

**BOROUGH OF BERLIN
PLANNING BOARD MINUTES
November 10th, 2014**

CAUCUS: 7:00PM

REGULAR MEETING: 7:30PM

CALL TO ORDER:

FLAG SALUTE:

SUNSHINE STATEMENT: This meeting is being held in compliance with the “Open Public Meetings Act: and has been duly noticed and published by law.

ROLL CALL:

| | |
|---------------------------|---------|
| Mayor John Armano | Present |
| Councilman Nick Maccaroni | Present |
| Jack Gangluff | Present |
| Rick Miller | Present |
| Ken Clegg | Absent |
| Richard Crain | Present |
| Jack Hall | Present |
| Dan Pomponio | Present |
| Ron Katkocin | Present |
| Carl Canfield Jr. | Present |
| John McCall | Absent |

REGULAR MEETING:

Due to the absence of Ken Clegg, and John McCall, Carl Canfield Jr. will be voting on all matters before the board.

MINUTES:

A motion to approve the minutes from October 14th, 2014 was made by Jack Hall and seconded by Carl Canfield. Those eligible to vote, all voted aye.

RESOLUTIONS:

Case # 14: 8-1
281 White Horse Pike LLC
281 White Horse Pike
Block: 700 Lot: 19
Use D Variance

A motion to approve the Use D Variance for 281 White Horse Pike LLC was made by Carl Canfield Jr., and seconded by Dan Pomponio. On roll call vote:

| | |
|------------------------|-----|
| Chairman Jack Gangluff | Yes |
| Rick Miller | Yes |
| Richard Crain | Yes |
| Jack Hall | Yes |
| Dan Pomponio | Yes |
| Ron Katkocin | Yes |
| Carl Canfield Jr. | Yes |

Case # 07:5-25
GBK Company, LLC
41 S. White Horse Pike
Block: 307 Lots: 7 & 9
Preliminary Major Site Plan Request for Extension

A motion to approve the Preliminary Major Site Plan Request for Extension was made by Dan Pomponio, and seconded by Jack Hall. On roll call vote:

| | |
|------------------------|-----|
| Chairman Jack Gangluff | Yes |
| Rick Miller | Yes |
| Richard Crain | Yes |
| Jack Hall | Yes |
| Dan Pomponio | Yes |
| Ron Katkocin | Yes |
| Carl Canfield Jr. | Yes |

Case # 14:10-1
Sharon Kane
6 Joans Lane
Block: 2105 Lot: 21
Appeal of Administrative Officer's Decision

A motion to approve the Appeal of the Administrative Officer's Decision was made by Rick Miller, and seconded by Dan Pomponio. On roll call vote:

| | |
|-------------------|-----|
| Mayor John Armano | Yes |
|-------------------|-----|

| | |
|---------------------------|-----|
| Councilman Nick Maccaroni | Yes |
| Chairman Jack Gangluff | Yes |
| Rick Miller | Yes |
| Richard Crain | Yes |
| Dan Pomponio | Yes |
| Ron Katkocin | Yes |
| Carl Canfield Jr. | Yes |

ZONING OFFICERS REPORT:

Craig Fallstick

OLD BUSINESS:

NONE

NEW BUSINESS:

Case # 14:10-3
Kimberly Knowles
17 Rondon Ave.
Block: 2103 Lot: 6
Bulk C Variance

Appearing before the board is Kimberly Knowles of 17 Rondon Avenue. Ms. Knowles testified that she proposes a concrete pad 3.11 ft. from the property line to redirect water from her home. Ms. Knowles submitted photos (exhibit A), and the concrete pad is 5 inches.

Mary Mazakas of 19 Rondon Avenue testified on behalf of Ms. Knowles. She is the neighbor, and has no problem with the front landscaping wall, if there is a problem in the future, she would like the applicant to be held responsible. Jack Hall asked about the wall and the chain link fence and who it belonged to. With nothing further from the board, Chairman Gangluff opened this portion of the meeting up to the public.

Appearing before the board is Bill Tierno of 6 Glenside Ave. Mr. Tierno asked if the concrete pad is for a shed? Ms. Knowles stated no. With nothing further from the public, Chairman Gangluff closed the public portion. Dan Pomponio made a motion to approve this application, Mayor Armano seconded the motion. On roll call vote:

| | |
|---------------------------|-----|
| Mayor John Armano | Yes |
| Councilman Nick Maccaroni | Yes |

| | |
|------------------------|-----|
| Chairman Jack Gangluff | Yes |
| Rick Miller | Yes |
| Richard Crain | Yes |
| Jack Hall | Yes |
| Dan Pomponio | Yes |
| Ron Katkocin | Yes |
| Carl Canfield Jr. | Yes |

Case # 14:10-2

Erich Cobourn

34 E. Taunton Avenue

Block: 1400 Lot: 3

Minor Subdivision with Variance

Appearing before the board is Erich Cobourn of 315 Myrtle Avenue, West Berlin, and Jack Donovan of 19 Hillcrest Rd. Stratford, NJ. Land Surveyor.

Mr. Donovan testified that the applicant Mr. Cobourn intends on building a new single family dwelling on new proposed lot 23. The proposed driveway will be a front entry garage with a driveway. 70 ft. frontage and 70 ft. width is required, the applicant is seeking variances for width and frontage. The lot meets the depth requirement. Mayor Armano asked Mr. Cobourn if he will be residing at the Taunton Avenue house? Mr. Cobourn testified yes that is his intention. Mr. Hall asked Mr. Cobourn if either house will be a rental. Mr. Cobourn stated it is his intention to sell the new construction home.

Mr. Biegen, board engineer addressed his letter. Mr. Donovan state the applicant agreed and will comply with Mr. Biegen's letter, and the new construction home will be no higher than 30 ft. Mayor Armano stated Jefferson Avenue facing the proposed house, to the left on lot 22, that existing house is very close to the property line. Mr. Pomponio asked the applicant if he is willing to shift the new proposed house to the right more. With nothing further from the board, Chairman Gangluff opened this portion of the meeting up to the public.

Appearing before the board is Marilyn Wolf of 31 Washington Avenue. She is concerned as Jefferson Avenue has a lot of traffic, and the application should comply with no variances.

Next to appear is Gary Wolf of 31 Jefferson Avenue. Mr. Wolf stated when he built his home, he had to comply with no variances.

Next to appear is Dan Molnar of 13 Jefferson Avenue. Mr. Molnar stated that he feels no variances should be granted for an undersized lot. In 1998 the former owners were willing to subdivide, and Mr. Molnar was told by a previous Zoning Official that no variances would be approved. It was suggested to attempt to obtain 10 feet from the neighboring property Lot 24. With nothing further, the public portion was then closed.

Mr. Donovan requested to table the application to the December 8th meeting. Mayor Armano made a motion to table the application, Carl Canfield Jr. seconded the motion. On roll call vote:

| | |
|---------------------------|-----|
| Mayor John Armano | Yes |
| Councilman Nick Maccaroni | Yes |
| Chairman Jack Gangluff | Yes |
| Rick Miller | Yes |
| Richard Crain | Yes |
| Jack Hall | Yes |
| Dan Pomponio | Yes |
| Ron Katkocin | Yes |
| Carl Canfield Jr. | Yes |

GOOD OF THE ORDER:

NONE

CORRESPONDENCE:

Berlin Township Planning Board Agenda

PUBLIC PORTION:

NONE

ADJOURNMENT OF REGULAR MEETING:

Carl Canfield Jr. made a motion to adjourn the meeting, Mayor John Armano seconded the motion. All in favor, Meeting Adjourned.

Respectfully Submitted,

Deborah Simone, Planning Board Secretary

Cc: Bill Behnke, Fire Marshall, Fire Chief
Stacey DiVello, Escrow Financial Department
Michael DePalma, Construction Official
Terry Stagliano, Tax Assessor
Lou DeMarco, Captain, EMS
Chairman Andrew Simone, West Berlin Planning Board