

**BOROUGH OF BERLIN
PLANNING BOARD MEETING
June 14, 2010**

Jack Gangluff, Chairman, called the meeting of the Board to order and stated that it was being held in compliance with the "Open Public Meetings Act" and has been duly noticed and published as required by law.

ROLL CALL:

Mayor John Armano, Councilman Nick Maccaroni, Chairman Jack Gangluff, Joseph Adolf, Carl W. Canfield Jr., Ken Clegg, Bonnie Deery, Jack Hall

ABSENT:

Daniel MacDonnell who is continuing service in the Military, Gary Knight, and Richard Crain. Jack Hall and Ken Clegg as alternate members will be voting on all matters.

MINUTES:

A motion to approve the minutes for May 10th, was made by Carl Canfield, seconded by Bonnie Deery, all members voted aye on roll call.

RESOLUTIONS:

Case # 10-27-1

Virtua West Jersey

100 Townsend Avenue

Berlin, NJ. 08009

A motion to approve the resolution for Virtua West Jersey was made by Joe Adolf, seconded by Ken Clegg, all members voted aye on roll call.

OLD BUSINESS:

Joe Adolf reported on the Site Plan Review Committee and potential Planning Board applications.

NEW BUSINESS:

Case # 10:4-1

Lauren Lafferty

392 S. White Horse Pike

Berlin, NJ 08009

Block: 1700 Lot: 21

Bulk Variance for Pole Barn

Appearing before the board is Lauren Lafferty and Robert Lafferty of 392 S. White Horse Pike. Both applicants were sworn in to give testimony at this time. Mrs. Lafferty testified that she wishes to construct a 30 x 80 x 16 Pole Barn, where 15ft. is allowed. She meets the proper set back requirements; she is requesting a height variance. The purpose of the Pole Barn is for business and personal. Testimony was given that Mr. Lafferty operates a Heating and Air Company and needs to store vehicles and materials in the pole barn, and they would use it to store their boat as well.

Chairman Gangluff pointed out that the mean height is 22 feet, and the wall height is 16 feet, which brings it to 7 feet over the allowable height. The door will be 14 feet in height. The property is also located in a commercial zone.

Mayor Armano questioned drainage problems that may occur for such a large structure. Jim Biegen, from Maser Consulting commented that he visited the site, and it would be minimus, as it falls below the threshold, run off from the roof will be collected at the driveway. Mr. Lafferty testified that a grading plan has been submitted with the permit application to the Construction Department. Mr. Lafferty also testified that the driveway apron is 6 feet and is out front and the driveway will be gravel so there is no additional impervious coverage. Mr. Biegen added that Gregory Fusco of Key Engineers prepared the grading plan on April 4th, 2010 showing the 30 x 80 structure location plus the 6 ft. apron, there are also 2 large trees that will be saved.

Mr. Lafferty continued testimony that there will be no exterior site lighting added, and they consent to the letter prepared by Mr. Biegen. With nothing further from the board, Chairman Gangluff opened this portion of the meeting up to the public. With no one from the public wishing to speak on this application, Chairman Gangluff then closed the public portion.

Mark Rinaldi, board solicitor summarized the application stating the applicant is seeking 1 variance for height, and 2 waivers, one for environmental impact, and traffic impact. The driveway is stone, there will be no site lighting, and Evergreens will be planted to provide a 25ft. buffer to the residential side of the property. Mayor Armano made a motion to approve the application, and Bonnie Deery seconded the motion. All members voted aye on roll call.

Case # 10:5-1

KB Property, LLC/Lucien's

81 W. White Horse Pike

Berlin, NJ. 08009

Block: 304 Lot: 1

Site Plan Waiver, Bulk Variance

Appearing on before the board on behalf of the applicant is Dennis Riley Esq.. Mr. Riley testified that this application is for a waiver of site plan after meeting with the site plan review committee; they felt that a site plan was not needed. The application is also for a covered lot, and on top will be solar panels. Providing testimony on the application is Charles Kartsaklis, Engineer; Kristos Kolovos, owner; John Scorsone, Jerry Kendra, Michael Doughty, and Peter Lazaropoulos, Architect, Engineer. The covered lot will be the lot to the left of the entrance of the building. Mr. Lazaropoulos explained that a variance is required for the set backs from both Clementon Road and Egg Harbor road where 50 feet is required, the applicant is seeking 2 feet. The existing use will not change.

Mr. Biegen stated that the application should reflect lots 1 and 1.01. He briefly reviewed the plans submitted. Mr. Kendra showed the board photos. There was testimony that the landscaping plan will be finalized. Mr. Lazaropoulos discussed the materials used for construction, and that the primary function will remain the same. There is a requirement for a 20 foot set back in the front, and the main building has an existing 0 ft. set back from the White Horse Pike. The proposed structure will be 37 feet from the front. Landscape islands do exist and the applicant is proposing to install additional landscape islands. The purpose for the covered solar powered parking area is to provide shading for the parking area, and it will be energy free. The applicant also proposed storm water inlets on the southern most part of the lot by way of roof drains. This will eliminate any ponding. Mr. Lazaropoulos added that there will be LED lighting with 1 footcandle of light. The panels will be stationary, and the canopies have a surrounding view, and are not offensive.

Chairman Gangluff commented on the timely manner that the site plans were submitted and that the board members including the engineer, have not had enough time to review the plans. Mr. Biegen added that the property is in a C2 zone, and the lot depth is a variance that is existing, it is an irregular shaped lot, there are potentially 2 front yards. The lot coverage cannot exceed 70% and the plan shows 82% existing. There is a need for a parking variance. Councilman Maccaroni agrees with Chairman Gangluff, that there was not enough time to review the plan.

Mr. Riley addressed the board asking for a postponement, and they will come back with a full site plan. Mr. Rinaldi stated they may not need to renote. Mr. Rinaldi reviewed the applicants notice, and will determine if they need to renote. Mr. Riley agreed to waive the 45 day decision time.

Mayor Armano asked for more details on the request for a 2foot setback on Egg Harbor Road. Mr. Lazaropoulos testified that they only have 5 feet to work with, they can put a landscape island and put a column behind the shrubs. The property to edge of pavement is 8 feet. Egg Harbor road is a one way street and it is a county road.

Mrs. Deery stated she has heard testimony on the front, but what will the back look like? Mr. Lazaropoulos stated it will look the same. Mr. Hall asked if there will be an outdoor area. Mr. Lazaropoulos stated yes it will look the same. There is no generator, there is an inverter that is no bigger than a house size panel box to alternate the current. With nothing further from the

board, the chairman opened this portion of the meeting up to the public. With no one from the public wishing to speak on this application, Chairman Gangluff closed the public portion.

Mr. Scorsone approached the board to make a statement. He stated they are using the parking facility for the solar panels because there is not enough room on the roof, it will provide electricity. This design is both economical and environmental. The applicant then requested a withdrawal of the current application and will resubmit for a full site plan.

CORRESPONDENCE:

PUBLIC PORTION:

ADJOURNMENT OF REGULAR MEETING

Nick Maccaroni made a motion to adjourn, and Carl seconded the motion. All voted aye on the roll call.

Cc: Bill Behnke, Fire Marshall

Stacey DiVello, Escrow Financial Department

Michael DePalma, Construction Official

Terry Stagliano, Tax Axxessor

Lou DeMarco, Captain, EMS

Paul Miller, Fire Chief

Chairman Andrew Simone, West Berlin Planning Board