

BOROUGH OF BERLIN
PLANNING BOARD MEETING
October 12, 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, Joe Adolf, Councilman Nick Maccaroni, Richard Crain, Bonnie Deery, Carl Canfield, Chairman Jack Gangluff, Jack Hall Present, Ken Clegg. ABSENT: Daniel MacDonnell Gary Knight

Chairman Gangluff announced that Daniel MacDonnell should be returning for the December meeting, and that Gary Knight has been unable to attend, however he wishes to remain on the board as an alternate. Mayor Armano made a motion to approve Jack as the new Class IV member, and the change in alternates, and Bonnie Deery seconded the motion, and Jack Hall will be the Class IV voting member. Gary Knight will be moved to the second alternate member, Ken Clegg will become the first alternate.

ROLL CALL:

Mayor John Armano Aye

Joe Adolf Aye

Councilman Nick Maccaroni Aye

Richard Crain Aye

Bonnie Deery Aye

Carl Canfield Aye

Chairman Jack Gangluff Aye

Jack Hall Aye

Ken Clegg Aye

MINUTES:

A motion to approve the minutes for September 13th, 2010 was made by Joe Adolf, and seconded by Carl Canfield.

ROLL CALL:

Mayor John Armano Aye

Joe Adolf Aye

Councilman Nick Maccaroni Aye

Richard Crain Aye

Bonnie Deery Aye

Carl Canfield Aye

Chairman Jack Gangluff Aye

Jack Hall Aye

Ken Clegg Aye

RESOLUTIONS:

Case # 10:8-1

Faith United Christian Church

117 Washington Avenue

Block: 1210 Lot: 12

Minor Site Plan

A motion to approve the resolution for Faith United Christian Church was made by Richard Crain, and seconded by Ken Clegg.

ROLL CALL:

Mayor John Armano Abstain

Joe Adolf Nay

Councilman Nick Maccaroni Abstain

Bonnie Deery Aye

Ken Clegg Aye

Jack Hall Aye

Carl Canfield Aye

Chairman Jack Gangluff Aye

Resolution Memorializing Decision

A motion to approve the resolution to memorialize the decision for the Ordinances amending the Central Business district was made by Joe Adolf, and seconded by Carl Canfield.

ROLL CALL:

Mayor John Armano Abstain

Joe Adolf Aye

Councilman Nick Maccaroni Abstain

Bonnie Deery Aye

Ken Clegg Aye

Jack Hall Aye

Carl Canfield Aye

Chairman Jack Gangluff Aye

OLD BUSINESS:

William Koehler

103 Watsontown New Freedom Road

Berlin, NJ. 08009

Block: 800 Lots: 20 & 21

Bulk Variance

Request for additional continuance to November meeting.

Mr. Rinaldi addressed the board by stating that he attempted to contact Mr. Koehler with regards to his attendance, and request for continuance. Mr. Koehler informed the Construction Department that he does not have the paperwork from the State yet, so he needs more time. Mr. Rinaldi attempted to call Mr. Koehler however his voicemail was full and Mr. Rinaldi was unsuccessful. Mr. Rinaldi will be sending Mr. Koehler a letter regarding the request from Mr. Koehler, and to discuss the waiver of 45 day time period for action from the board. Joe Adolf made a motion to continue this application until November, and Bonnie Deery seconded the motion. On roll call, all members voted aye.

NEW BUSINESS:

Case # 10:-8-1

Michael and Cheryl Alexander

103 Watsontown New Freedom Road

11 Coleman Road

Berlin, NJ 08009

Bulk Variance

Appearing before the board is the applicant Cheryl Alexander. Mrs. Alexander described her application as a 12 x 18 shed. The shed is over the allowable 150 square feet, and over the allowable 10 feet in height. The distance from the property line is 5 feet which conforms to the ordinance. There were 2 sheds on the property previously, one was 10 x 12, the other was 6 x 8, and both were destroyed. Mr. Alexander stated she does not have a garage, or a basement, and needs the larger shed to store kayaks. With no comments 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, Mayor Armano made a motion to approve this application with variances, and Joe Adolf seconded the motion.

ROLL CALL:

Mayor John Armano Aye

Joe Adolf Aye

Councilman Nick Maccaroni Aye

Richard Crain Aye

Bonnie Deery Aye

Carl Canfield Aye

Chairman Jack Gangluff Aye

Jack Hall Aye

Ken Clegg Aye

At this time Joe Adolf made a motion to go into closed session, and Carl Canfield seconded the motion.

At 8:17pm, meeting resumed.

CORRESPONDENCE:

None

PRIVILEGE OF THE FLOOR:

None

ADJOURNMENT:

Joe Adolf made a motion to adjourn the meeting, and Bonnie Deery seconded the motion. All members voted aye.

Deborah Simone

Planning Board Secretary

CC: Stacey DiVello, Finance Department Escrow

Theresa Stagliano, Tax Assessor

Michael DePalma, Construction Official

Bill Behnke, Fire Marshall

Lou DeMarco, Captain, EMS

Paul Miller, Fire Chief

Andrew Simone, Planning Board Chairman Berlin Twp.