

**BOROUGH OF BERLIN
PLANNING BOARD MEETING
February 14th, 2011**

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.

All new members, and reappointed members were sworn in.

ROLL CALL:

Mayor John Armano	Present
Joe Adolf	Present
Councilman Nick Maccaroni	Present
Richard Crain	Absent
Daniel MacDonnell	Absent
Jack Hall	Present
Bonnie Deery	Absent
Carl Canfield	Present
Chairman Jack Gangluff	Present
Ken Clegg	Present
Dan Pomponio	Present

MINUTES:

A motion to approve the minutes for January 10th, 2011 was made by Mayor Armano, and seconded by Carl Canfield.

ROLL CALL:

Mayor John Armano	Yes
Joe Adolf	Yes
Councilman Nick Maccaroni	Yes
Jack Hall	Yes
Carl Canfield	Yes

Chairman Jack Gangluff	Yes
Ken Clegg	Yes
Dan Pomponio	Yes

RESOLUTIONS:

Case # 10:11-2

Block: 401 Lot: 4

KB Properties

37 Clementon Road

Berlin, NJ. 08009

Minor Site Plan with Variances

A motion to approve the resolution for KB Properties LLC, Case # 10:11-2 was made by Joe Adolf, and seconded by Carl Canfield.

ROLL CALL:

Joe Adolf	Yes
Jack Hall	Yes
Chairman Jack Gangluff	Yes
Carl Canfield	Yes
Ken Clegg	Yes

Resolution Memorializing Decision To appoint Clarke Caton Hintz as Borough Planner

A motion to approve the resolution of decision to appoint Clarke Caton Hintz as Borough Planner was made by Councilman Nick Maccaroni, and seconded by Mayor Armano.

ROLL CALL:

Mayor Armano	Yes
Joe Adolf	Yes
Councilman Nick Maccaroni	Yes
Jack Hall	Yes

Carl Canfield	Yes
Chairman Jack Gangluff	Yes
Ken Clegg	Yes
Dan Pomponio	Yes

Resolution Memorializing Decision To appoint Mark A. Rinaldi Esq. as Planning Board Solicitor

A motion to approve the resolution of decision to appoint Mark A. Rinaldi Esq. as Planning Board Solicitor was made by Joe Adolf, and seconded by Mayor John Armano.

ROLL CALL:

Mayor Armano	Yes
Joe Adolf	Yes
Councilman Nick Maccaroni	Yes
Jack Hall	Yes
Carl Canfield	Yes
Chairman Jack Gangluff	Yes
Ken Clegg	Yes
Dan Pomponio	Yes

Resolution Memorializing Decision To appoint Maser Consulting as Planning Board Engineer

A motion to approve the resolution of decision to appoint Maser Consulting as Planning Board Engineer was made by Joe Adolf, and seconded by Councilman Nick Maccaroni.

ROLL CALL:

Mayor Armano	Yes
Joe Adolf	Yes
Councilman Nick Maccaroni	Yes
Jack Hall	Yes
Carl Canfield	Yes
Chairman Jack Gangluff	Yes
Ken Clegg	Yes

Dan Pomponio

Yes

OLD BUSINESS:

None

NEW BUSINESS:

Case # 09:11-3

Block: 1108 Lot: 1

33 S. White Horse Pike

Berlin, NJ. 08009

Zone: C2

Amended Minor Site Plan

With Bulk and Use Variances

Request for Continuance

Chairman Gangluff informed the board that the applicant is requesting a continuance in order to prepare a new site plan, as a hand drawing was not acceptable. The applicant is seeking to be placed on the March agenda, no additional notice will be required. Mayor Armano made a motion to approve the request for continuance, Carl Canfield seconded the motion. The motion carried by the assenting voice of the board.

Case # 09:6-1

Block 100 Lots" 1, 1.01, 4, 5, and 6

300 W. White Horse Pike

Berlin, NJ. 08009

Gate of Heaven Cemetery

Zone: C2/R1

Amended Minor Site Plan

David Patterson Esq. appeared on behalf of the applicant. Mr. Patterson addressed the Professionals that would be giving testimony on the application. Lawrence Reader from the Diocese of Camden 631 Market Street, and Pam Pellegrini of Kernan Engineers, 935 Kings Highway, Suite 100 Thorofare, NJ.

Mr. Patterson stated that this was a minor amendment to the maintenance building and traffic pattern. Ms. Pellegrini testified that this is a new Prototype for the Maintenance Building. The entrance and exit are now at the end instead of the front, and there is a revised circulation going into and exiting the Maintenance yard. This will eliminate the use of the Cemetery. The maintenance building will also be located further away from the residences. Mr. Biegen asked for testimony on the proposed trailer. Ms. Pellegrini testified that the trailer is for lawn maintenance equipment. 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, the public portion was closed. At this time, Chairman Gangluff asked for a motion. Mayor Armano made a motion to approve the amended final site plan, Joe Adolf seconded the motion.

ROLL CALL:

Mayor Armano	Yes
Joe Adolf	Yes
Councilman Nick Maccaroni	Yes
Jack Hall	Yes
Carl Canfield	Yes
Chairman Jack Gangluff	Yes
Ken Clegg	Yes
Dan Pomponio	Yes

Joe Adolf reported on the Site Plan Review Committee. The committee met with Betty Ryan regarding the Ryan Plumbing building. Mrs. Ryan is interested in a dual use for the building.

PRIVELEGE OF THE FLOOR:

None

CORRESPONDENCE:

None

ADJOURNMENT:

With nothing further from the board, Joe Adolf made a motion to adjourn the meeting, and Carl Canfield seconded the motion. All members voted aye.

Respectfully Submitted,

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