

BOROUGH OF BERLIN
PLANNING BOARD MEETING
April 11th, 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	Present
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 March 14th, 2011 was made by Richard Crain and seconded by Carl Canfield. All eligible members voted aye.

RESOLUTIONS:

Case # 02: 5-23

Block: 2100 Lot: 2.21

Zoned: R1

Fentell Builders

Chillemi Court

Berlin, NJ. 08009

Amended Final Major Subdivision

A motion to approve the resolution for Fentell Builders, Chillemi Court was made by Joe Adolf, and seconded by Mayor John Armano.

ROLL CALL:

Mayor John Armano	Yes
Councilman Nick Maccaroni	Yes
Joe Adolf	Yes
Jack Hall	Yes
Chairman Jack Gangluff	Yes
Carl Canfield Jr.	Yes
Richard Crain	Yes

OLD BUSINESS:

Case # 09:11-3

Block: 1108 Lot: 1

Zone C2

33 S. White Horse Pike

Berlin, NJ. 08009

Amended Minor Site Plan (Continuance)

Appearing on behalf of the applicant is Lisa Only, and the applicant Gurvinder Singh. Ms. Only stated the applicant has completed the required tasks for the site plan as per the previous resolution, and is seeking approval for the requested variance for his shed.

Mr. Biegen, from Maser Consulting stated he walked the site just before the meeting, and the chain link fence still needs vinyl inserts for the trash enclosure. Mr. Singh testified that the fence company would be back to install the inserts. He also stated he has cleaned up the back portion of the lot.

Mayor Armano mentioned that the applicant was given 30 days to complete all items listed in the original resolution, and has he completed it all? If not, do we give additional time?

Jack Hall asked what items are stored in the shed. Mr. Singh testified that extra stock of motor oil, and anti-freeze, etc. are stored so he does not leave it in the store with the food. 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 the application, Chairman Gangluff closed the public portion.

Chairman Gangluff made a motion to approve the application with conditions that the remainder of debris is cleaned up, and the fence has the vinyl inserts installed within 14 days. Richard Crain seconded the motion. All members voted aye.

NEW BUSINESS:

Case # 10:11-1

7 Aces LLC

121 Route 73

Block: 1001 Lot: 1

Final Major Site Plan

Appearing on behalf of the applicant is Andrew Cohen, and providing testimony is Brian Peterman, Engineer from Peterman Maxy Associates, William Cohen, Architect, and Dr. John Bernard.

Mr. Peterman began testimony with discussion from the review letter from Jim Biegen, of Maser Consulting. Mr. Peterman stated the applicant is seeking deferrals from providing a cost estimate until after the approval is granted, providing soil conservation certification, copies of plans, and additionally the applicant is seeking a waiver of a traffic impact report as the proposed use is on a State Road. The applicant is seeking a variance request for the sign location of 6/17 feet from the R.O.W. where 20 ft. is required. A construction cost estimate will be provided, as the applicant will need to post a bond and inspection escrow. Architectural plans have been provided as part of the site plan application as requested, and the sidewalk connection to the westerly parking area has been added to the plan. Regarding drainage, there are 4 different discharge points so the water discharge is sufficient.

Mr. Peterman addressed the review letter received from Brian Slauch, Borough Planner. The applicant is seeking a parking lot variance of 5.5 ft. in the front, 7.15 ft. in the rear and 4 ft. on the side. There is 99% impervious coverage existing on the lot, the fence will be replaced with a stockade fence and additional landscaping for the residential area. The proposed signage will also need a variance as the ordinance allows a free standing sign in the front, however the sign on the building that faces the side will need a variance. This is a single use facility; there will be no other tenants. Mr. Peterman added that the Planning notes on the plan have been revised.

Chairman Gangluff read the comments from the Fire Official, William Behnke. Beth McManis from Clarke Caton and Hintz was sworn in. Mr. Biegen stated that the recent revisions largely took care of most comments. Mr. Biegen stated he is willing to work with the applicant regarding

minor storm water management issues. Ms. McManis made a recommendation to change the location of the Free Standing Sign to give an 8 ft. set back. Mr. Peterman agreed. Mr. Bernard of Seven Aces LLC agreed to no objections of making the changes as per Mr. Biegen, and Ms. McManis regarding the location of the sign, and the change with the veneer.

Mr. Hall asked how many employees there will be at one time. Mr. Bernard testified 1 secretary, 1 nurse, 1 physician, 1 x-ray technician, 1 receptionist. Mr. Hall asked if there will be a need for ambulatory care? Mr. Bernard stated that there will be no need for that. There would be a rare occasion that due to any extreme condition of a patient that was beyond their care, an ambulance would be called. There is a continuous internal drive on the site for the ambulance to access the building. Mr. William Cohen testified regarding the rear door that the ambulance could access with wheel chair accessibility. With nothing further from the board, Chairman Gangluff opened this portion up to the public. With no one from the public wishing to speak on this application, Chairman Gangluff closed the public portion. Joe Adolf made a motion to approve the application for Final Major Site Plan Approval, and Mayor Armano seconded the motion. All members voted aye.

Case# 10:7-1

William Koehler

103 Watsontown New Freedom Road

Block: 800 Lot: 20 & 21

Bulk Variance

This is the second time this application was called, no one showed on behalf of this application. There are no other applications pending, and the board discussed with Mr. Rinaldi what the options are. Mr. Rinaldi explained due to lack of testimony, the board can vote to deny with or without prejudice. Mayor Armano made a motion to deny the application without prejudice, which allows the applicant to reapply, and Joe Adolf seconded the motion. All members voted aye.

PRIVELEGE OF THE FLOOR:

None

CORRESPONDENCE:

Township of Berlin Planning Board Agenda

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.