

**BOROUGH OF BERLIN  
PLANNING BOARD MEETING  
October 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.

**ROLL CALL:**

Mayor John Armano	Present
Joe Adolf	Present
Councilman Nick Maccaroni	Present
Richard Crain	Present
Ken Clegg	Present
Jack Hall	Absent
Carl Canfield	Present
Chairman Jack Gangluff	Present
Dan Pomponio	Present
Ron Katkocin	Present

Dan Pomponio will be voting as a regular member for the vacant seat, and Ron Katkocin will be voting in place of Jack Hall.

**MINUTES:**

A motion to approve the minutes for the September 12th, 2011 meeting was made by Richard Crain, and seconded by John Armano. All eligible members voted aye.

**RESOLUTIONS:**

Case # 11: 7-2

Cingular Wireless PCS LLC

Block: 518 Lot: 10

250 S. Franklin Avenue

Berlin, NJ 08009

Minor Site Plan

A motion to approve the resolution for Cingular Wireless PCS LLC was made by Carl Canfield, and seconded by Joseph Adolf.

Mayor John Armano	Aye
Councilman Nick Maccaroni	Aye
Chairman Jack Gangluff	Aye
Joseph Adolf	Aye
Carl Canfield Jr.	Aye
Ken Clegg	Aye
Richard Crain	Aye

Case # 11:7-3

Good to Go Foods LLC

Robert Long

2 Route 73 South

Berlin, NJ. 08009

Bulk Variance

A motion to approve the resolution for Good to Go Foods LLC was made by Richard Crain, and seconded by Carl Canfield.

Mayor John Armano	Aye
Councilman Nick Maccaroni	Aye
Chairman Jack Gangluff	Aye
Joseph Adolf	Aye
Ken Clegg	Aye
Richard Crain	Aye
Carl Canfield, Jr.	Aye

OLD BUSINESS:

Case # 11;7-1

Cingular Wireless PCS LLC

Block: 1502 Lot: 4

Block: 1600 Lot: 4

160 Jackson Road

Berlin, NJ. 08009

Bulk Variance, Use Variance, Minor Site Plan

Mr. Rinaldi stated that this applicant has requested a postponement to the November meeting. Joseph Adolf made a motion to continue this application, and Carl Canfield seconded the motion. All members voted aye.

NEW BUSINESS:

Case # 11: 8-1

George and Karen Grace

Block: 2009 Lot: 29

29 Brandywine Drive

Berlin, NJ. 08009

Bulk Variances

Mr. and Mrs. Grace appeared before the board. Mr. Grace testified that he is requesting 2 set back variances, 28.72 feet where 45 feet is required, and 31.34 feet where 45 feet is required. The current setback for the house on Brandywine is 41.28 pre-existing, and on Villanova it is 38.19 feet pre-existing. The addition will consist of a porch and an attached garage with a 2<sup>nd</sup> floor master bath. The family needs more space. The house sits on a corner lot, faces 2 streets, so there are 2 frontages.

Mr. Katkocin questioned the drainage, and where the downspouts will go. Testimony was given that a grading plan will be provided for review to the Borough Engineer, and a final inspection will occur after the project is complete.

With nothing further from the board, Chairman Gangluff opened this portion of the meeting up to the public. No one from the public wishing to speak on this application, Chairman Gangluff closed the public portion.

Joseph Adolf made a motion to approve this application, Mayor Armano seconded the motion. All members voted aye.

GOOD OF THE ORDER:

Due to the resignation of Bonnie Deery, Dan Pomponio will serve as a regular voting member, and Ron Katkocin will be a 1<sup>st</sup> Alternate.

Joe Adolf addressed the Site Plan Review Committee, Carl can make the meetings if they are later in the day. Mike DePalma requested another day, Thursday's are bad for him. Joe Adolf made a motion to change the day to Monday's at 3pm., Carl Canfield seconded the motion. All members voted aye.

Due to the resignation of Dan MacDonnell, who was our Vice Chairman, Joe Adolf made a motion to nominate Richard Crain as Vice Chairman for the remainder of the year, and Carl Canfield 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, Mr. Adolf made a motion to adjourn the meeting, and Mr. Canfield Jr. 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 Township