

BOROUGH OF BERLIN
PLANNING BOARD MINUTES
April 9th, 2012
CAUCUS: 7:00 PM
REGULAR MEETING: 7:30 PM

CALL TO ORDER:

FLAG SALUTE:

SUNSHINE STATEMENT: This meeting is being held in compliance with the "Open Public Meetings Act" and has been duly noticed and publishes required by law.

ROLL CALL:

Mayor John Armano	Present
Councilman Nick Maccaroni	Present
Chairman Jack Gangluff	Present
Joseph Adolf	Absent
Ken Clegg	Present
Richard Crain	Present
Jack Hall	Present
Carl Canfield Jr.	Absent
Dan Pomponio	Present
Ron Katcokin	Absent
John McCall	Present

MINUTES:

A motion to approve the minutes for March 12th, 2012 was made by Richard Crain and seconded by Jack Hall All eligible members voted aye.

RESOLUTIONS:

None

Meeting went into closed session.

Meeting re-opened to public

OLD BUSINESS:

Case # 11:12-1

Chad and Valerie Neighbors

19 Leroy Avenue

Block: 2007 Lots: 7 & 12

Bulk C Variance

Chad Neighbors appeared before the board. Mr. Neighbors summarized his application that he reduced the size of his proposed addition to 498 sq. ft. from the original 800 sq. ft. There was a concern of a 9ft. side yard set back on the original plan, this has now been increased to a 12ft. 8 set back. There will be living space above the proposed garage, and the garage is a 1 ½ car garage.

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

Mr. Rinaldi summarized the application, there are 5 varainces, existing minimum lot size, existing lot width, existing front yard, and side yard set back, and a right side yard set back. Chairman Gangluff made a motion to approve the application, Mayor John Armano seconded. All members present voted aye.

NEW BUSINESS:

Case # 12:3-1

Michael Kernan

205 West Broad Avenue

Berlin, NJ. 08009

Block: 1314 Lot: 7

Bulk C Variances

Michael Kernan appeared before the board. Mayor Armano, Richard Crain, and Councilman Maccaroni were all unable to vote on this application, and stepped down.

Mr. Kernan summarized that the application reflects the intention of demolishing the existing home, and building a new home on the same lot. The required front yard set back is 45 feet, he is proposing 22ft. Chairman Gangluff suggested 27 feet, Mr. Kernan stated he would consider 25feet. Mr. Kernan testified there would be an extra step added to the garage to make the difference, for grading. One possibly two vehicles will fit in the driveway. The neighboring homes are similarly located on their lots with 27 to 35 feet front yard to curb line. Mr. Rinaldi also added there is a pre existing non conforming lot size requirement. 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. Mr. Pomponio made a motion to approve this application; with a 25ft. front yard set back, and Mr. McCall seconded the motion. All eligible voting members voted aye.

CORRESPONDENCE:

Berlin Township Planning Board Agenda

GOOD OF THE ORDER:

None

PUBLIC PORTION:

None

ADJOURNMENT OF REGULAR MEETING:

With nothing further, Richard Crain made a motion to adjourn the regular meeting; Mayor John Armano seconded the motion. Motion carried by assenting voice of the board.

Respectfully Submitted,

Deborah Simone

Planning Board Secretary