

**BOROUGH OF BERLIN
PLANNING BOARD MINUTES
June 11th, 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	Absent
Councilman Nick Maccaroni	Present
Chairman Jack Gangluff	Present
Joseph Adolf	Absent
Ken Clegg	Present
Richard Crain	Absent
Jack Hall	Present
Carl Canfield Jr.	Present
Dan Pomponio	Present
Ron Katcokin	Present
John McCall	Present

MINUTES:

A motion to approve the minutes for April 9th, 2012 was made by Dan Pomponio and seconded by Jack Hall All eligible members voted aye.

RESOLUTIONS:

Case # 11: 7-1

New Cingular Wireless

Block: 1502 Lot: 4

Block: 1600 Lot: 4

Amended Minor Site Plan

A motion to approve the resolution for New Cingular Wirelss was made by Jack Hall, and seconded by Dan Pomponio. All eligible members voted aye.

Case # 11: 12-1

Chad and Valerie Neighbors

Block: 2001 Lots: 7 & 12

Bulk Variances

A motion to approve the resolution for Chad and Valerie Neighbors was made by Jack Hall and seconded by Councilman Nick Maccaroni. All eligible members voted aye.

Case # 12:3-1

Michael T. Kernan

205 W. Broad Avenue

Block: 1314 Lot: 7

Bulk Variance

A motion to approve the resolution for Michael Kernan was made by Dan Pomponio, and seconded by Jack Hall. All eligible members voted aye.

OLD BUSINESS:

NONE

NEW BUSINESS:

Case # 12:5-1

McClain

18 Monmouth

Block: 2300 Lot: 1

Bulk Variance

Appearing before the board is Steve McClain of 18 Monmouth. Mr. Rinaldi disclosed that he too lives on Monmouth drive, however he is not within 200 ft. of the applicant. Mr. McClain testified that he is proposing a Basetball court in his side yard as opposed to the street due to the blind curve that is there. It is dangerous for the kids to play there. The proposed pad will be 29' x 27', made of concrete, it is proposed to be 26' from the front yard, and 15' side yard.

Mr. Rinaldi commented that in chapter 335-78 deals with decks, patios, walkways, and accessory uses. This falls under that chapter. The required set back is 45' from the front, and 10' from the side. The variance is needed for the front yard set back.

Mr. McClain testified there will be a natural landscape, no fencing and no lighting. It is his intention to plant arborvitaes and blend in with what is there. This will be a permanent hoop. The driveway is on a hill, and court is currently staked out. There is a 6' natural burm, however Mr. McClain testified that his driveway is on a bit of a hill, and he will need to bring fill in to flatten the court. He is safety conscious of the neighborhood. The court/hoop will face the neighbors garage side of the house. And the hoop will be approximately 60 ft from the house. 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. Dan Pomponio made a motion to approve this application, with the condition to use the previously testified arborvitaes for landscaping, Mr. Clegg seconded the motion.

Councilman Nick Maccaroni	Yes
Chairman Jack Gangluff	Yes
Ken Clegg	Yes
Jack Hall	No
Carl Canfield Jr.	Yes
Dan Pomponio	Yes
Ron Katkocin	Yes
John McCall	Yes

Case # 01: 8-28

WaWa Inc.

409 Rte. 73

Block: 1200 Lots: 2, 3, & 6

Block: 1412 Lots: 1, 7, 8 & 8.01

Amended Final Site Plan

Appearing on behalf of the applicant is Duncan Prime Esq. Mr. Prime testified this application is to convert 2 of 10 gas pumps to diesel from regular gas. The pricing on the signs will change to add the diesel prices per state law. WaWa will deter diesel gasoline sales to tractor trailers. Diesel pumps will not be able to fill the tractor trailers with the amount they need, WaWa will not carry that capacity. The Diesel is for the smaller box type trucks, pick-ups and smaller cars.

There will be no circulation changes, and 1 underground tank will be added. Those giving testimony were sworn in.

Ronald Kloz, of Bohler Engineering, and Kristen Ritz, project manager for WaWa.

Mr. Kloz testified that WaWa's intention is to capture the diesel market, 2 dispensers will be removed and replaced with 1 diesel dispenser. They will be the center dispensers adjacent to the tank pad. There will be an underground tank added, and piping underground. There is a signage detail provided in the application package shows there will be no size change, just adding the diesel pricing required by state law. Signs will be posted on both sides of the canopy column to say " No tractor trailer fueling". Diesel will be self service. There is only a 14ft. clearance, and all tractor trailers will be told no service.

Kristen Ritz testified that with adding the diesel to the center isles, there is a shorter pipe run, minimal disturbance to the site. The end lanes tend to be busier, and it will deter larger trucks from coming into the site, and prevent bottleneaking. The center is a larger than normal drive aisle and cars can maneuver around. 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. Dan Pomponio made a motion to approve this application, and Carl Canfield Jr. seconded the motion.

Councilman Nick Maccaroni	Yes
Chairman Jack Gangluff	Yes
Ken Clegg	Yes
Jack Hall	Yes
Carl Canfield Jr.	Yes
Dan Pomponio	Yes
Ron Katkocin	Yes
John McCall	Yes

CORRESPONDENCE:

Berlin Township Planning Board Agenda

GOOD OF THE ORDER:

None

PUBLIC PORTION:

None

ADJOURNMENT OF REGULAR MEETING:

With nothing further, Carl Canfield Jr. made a motion to adjourn the regular meeting; Councilman Nick Maccaroni seconded the motion. Motion carried by assenting voice of the board.

Respectfully Submitted,

Deborah Simone

Planning Board Secretary