

**BOROUGH OF BERLIN**  
**PLANNING BOARD MINUTES**  
**September 10th, 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	Absent
Joseph Adolf	Present
Ken Clegg	Present
Richard Crain	Present
Jack Hall	Present
Carl Canfield Jr.	Present
Dan Pomponio	Present
Ron Katkocin	Present
John McCall	Present

Due to the absence of Chairman Jack Gangluff, Vice Chairman Jack Hall ran the meeting. Due to the absence of Chairman Jack Gangluff alternate Ron Katkocin, will be voting on all applications.

MINUTES:

A motion to approve the minutes for August 13th, 2012 was made by Carl Canfield Jr., and seconded by Dan Pomponio All eligible members voted aye.

RESOLUTIONS:

NONE

OLD BUSINESS:

Case # 12:7-1

Barry and Kathleen Laskowski

30 Bryce Road

Block: 2504 Lot: 6

Bulk C Variance

Mr. Rinaldi informed the board that Mr. and Mrs. Laskowski have retained an Attorney, and the Attorney has requested a postponement until the October 9<sup>th</sup>, 2012 meeting.

NEW BUSINESS:

Case # 12:8-1

National Mentor Healthcare, LLC

D/B/A New Jersey Mentor

87 Cross Keys Road

Block: 307 Lot: 10

Site Plan Waiver, Use Variance

Neil O'Brien, Esq. appeared on behalf of the applicant National Mentor Healthcare, LLC. The use is currently a single family dwelling in a C2 Zone. This use is currently legal non-conforming. A permitted conditional use, is a child/day care facility, and this falls under that type of use.

Executive Director Valery Bailey, of 80 Cottontail Lane, was sworn in and gave testimony. Ms. Bailey stated the Nation Mentor Healthcare services over 400 residents mostly in the NW region. The outcome is to be located near the Vineland Developmental Center. Once they leave Vineland, they are placed into the community.

Ms. Bailey stated they try to be good neighbors, there are overnight fire drills. The Department of Human Services dictates the codes to operate.

There would be 4 individuals in the house. Each resident would have her own room. There are 4 women ranging from 45 to late 50. Their individual IQ is below 70. The residents need full support, they are never unsupervised. There is 24-hour care, and 2 people support each shift, the Supervisor is there on the day shift only. There will be 3 staff on the morning shift, 8 full time staff. The garage is used for parking.

There may be bathroom renovations to accommodate ADA compliance, however no other renovations will need to be done. Photos were submitted to the board solicitor. The home

consists of open space, the bedrooms are large, and near all emergency services, police, fire, and hospital. This location is near the resident's families for visitation.

Due to the shift schedule, it is rare to have more than 5 vehicles there. There is one House Manager, 2 staff members per shift, and there are 2 vans for transportation of the residents. Each shift is 8 hours, there are 3 shifts per day, during the shift changes the number of vehicles and staff could overlap. 1 van will always be in the garage.

Mr. Crain asked if meals are prepared on or off site. Ms. Bailey stated they are prepared on site. Mayor Armano asked if visitors are allowed, and when? Ms. Bailey stated she does not know the frequency of the visits, which would be up to the visiting family; there are no set hours. Mr. Biegen, board engineer commented that in order for the building to require handicap access, it would need more than 5 residents, less than 5 does not require retro-fitting. Mr. Katkocin commented he has a concern of the residents walking out onto Cross Keys Road, which is a high traffic road.

Lance Landgraf of marathon Engineering 2922 Atlantic Avenue Suite 3A, Atlantic City, N.J. provided testimony. Mr. Landgraf addressed an Aerial photo marked exhibit A-2. There is a pest control facility next door, and site plan exhibit A-3, which showed the dwelling, and a u-shaped driveway. 2 trees would need to be removed, and the driveway widened. 7 parking spaces can be provided, and the current material for the driveway is stone with a concrete curb, and sidewalk.

Mr. Katkocin asked if there would be signage for entrance/exit purposes. Mr. Landgraf stated no, the intention is to keep with the residential feel. Mayor Armano asked if Mr. Landgraf had made any visits to the site, as the concern is the additional traffic leaving the site onto Cross Keys road, as it is very busy. Mr. Landgraf stated yes, 3 times, during different times of the day. The driveway is gravel, and it is proposed to stay gravel since it is better for water run off.

Ms. Bailey provided additional testimony. The property is leased, and she is given power of attorney. The leases vary, maybe 5 years. The occupants are responsible for property maintenance. The organization normally has contracts with local contractors for snow removal, and lawn maintenance.

Jim Beigen, Borough Engineer commented that as a condition of approval, verification from the Fire Marshall will be needed as well as County Planning Board approval. He also recommended railroad ties, and for them to be shown on the plan. Currently this is an R1 use group, 5 or more residents makes it an I2 use group. With nothing further from the board, Vice-Chairman Hall opened this portion of the meeting up to the public.

Robert Kane of 12 Park Drive addressed the board, and was sworn in. Mr. Kane commented that his concern was for safety. He has a dog, and a hot tub, and is concerned with one of the residents getting hurt. He stated he has no children, and no fence. His dog is very friendly, but may scare the residents. Ms. Bailey responded, there are 4 individuals that will live there, and they are not permitted to leave. She prefers to work with the neighbors, possibly install a fence, and invite people over for an open house.

Gary Knight of 91 Cross Keys Road also gave testimony. Mr. Knight owns the adjacent property. Cross Keys Road is very busy, 23,000 cars per day. Mr. Knight stated that properties such as the CVS, and the Bank Branch are the best use for those properties and their locations. He feels that the board should determine if this is the best use for this property. There may not be enough parking available; there is a concern for Fire Department access, and a concern for the high traffic road. There is a concern for the safety of the residents, and the cars. With nothing further from the public, that portion of the meeting was closed.

Joseph Adolf made a motion to approve the Minor Site Plan, and Dan Pomponio seconded the motion. On roll call vote:

Mayor John Armano	Yes
Councilman Nick Maccaroni	Yes
Joseph Adolf	Yes
Ken Clegg	Yes
Richard Crain	Yes
Jack Hall	Yes
Carl Canfield Jr.	Yes
Dan Pomponio	Yes
Ron Katkocin	Yes
John McCall	Yes

#### CORRESPONDENCE:

Letter Dated September 7<sup>th</sup>, 2012 from the Law Office of Timothy Prime.

Duncan Prime attorney for WaWa has asked for relief from the required posting of a bond prior to work commencing at the WaWa site on Route 73. The requirement does not have to be in a Bond form, it can be a cash bond, which stays in place for the purpose of making sure the project is completed as approved.

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; Mayor John Armano seconded the motion. Motion carried by assenting voice of the board.

Respectfully Submitted,

Deborah Simone

Planning Board Secretary