

**BOROUGH OF BERLIN
PLANNING BOARD MINUTES**

March 11th, 2013

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 published as required by law.

ROLL CALL:

Mayor Deisgnee Jim Bilella	Present
Councilman Nick Maccaroni	Present
Chairman Jack Gangluff	Present
Jack Hall	Present
Richard Crain	Present
Ken Clegg	Present
Dan Pomponio	Present
Ron Katkocin	Present
Rick Miller	Absent
Carl Canfield Jr.	Present
John McCall	Present

Due to the absence of Rick Miller, Carl Canfield Jr. will be voting on all matters this evening.

MINUTES:

A motion to approve the minutes for the February 11th meeting was made by Jack Hall, and seconded by Carl Canfield Jr. All eligible members voted aye.

RESOLUTIONS:

None

OLD BUSINESS:

Case # 12:11-2

Lamberista, LLC

110 Route 73

Block: 1100 Lot: 6

Preliminary Major Site Plan with Variances

Appearing on behalf of the applicant is Lawrence Luongo Jr. Esq. Those providing testimony were sworn in, Jack Gravlin, project engineer, Luciano Lamberti, applicant, and John Rea, traffic engineer. Mr. Luongo stated that the 2 property owners that were not noticed at the last meeting have been properly noticed of this application.

Mr. Jack Gravlin provided testimony regarding the site plan application. Mr. Gravlin stated changes have been made to the plan, adding planter islands, and other small details. The main change is the additional drainage. The entire site sheetflows to the rear of the lot, and onto the adjoining properties, Mr. Gravlin stated there is no increase in impervious area, but there is a decrease, due to the planter islands. There is a drainline that will collect all the roof leaders, to the new detention basin at the rear of the site. There is an existing basin, actually a berm that slows the water down. We are proposing to collect all the water, and there will be an offsite drainage line along Harker Avenue, and down to the railroad. This will be piped underground to connect to an existing manhole structure. There is a portion of the site that also drains to the adjoining ground that goes to the woods. Mr. Gravlin has reduced the amount of drainage by installing the new system. The primary problem is at Harker Avenue, and this plan addresses that. There is additional landscaping added as well. The rear of the existing building is now not going to be demolished. This area will be used for storage.

Mr. Gravlin addressed the proposed signs on the plan. One sign is located on new island on Route 73 in front of the restaurant. The old curb line has moved to provide additional landscaping, and the island that contains the sign in front. Both signs are part of this application. One sign is a pylon sign with 2 poles. This is the restaurant sign, and there should be an LED reader board as well. The other sign is a monument sign. These signs are necessary to draw from existing traffic flows. All the variances are listed, twin pole sign where single pole is permitted. Proposed set back is 10 ft. where 20 ft. is required. The monument sign in front is a variance, 8ft in height where 5 ft. is required, and a set back of 7 ft. where 10ft. is required. The only other variance would be to permit a floor area ratio of 0.11 where 0.25 minimum is required. That number will increase when the adjoining property comes in for approvals. The Architecturals show elevations, front and side. There is a proposed new roof, and siding to be placed.

John Rea, traffic engineer was sworn in and testified. Mr. Rea is located at 1431 Lakewood Road in Manasquan, NJ., and has appeared before the Borough of Berlin before. Mr. Rea prepared a traffic analysis for the project. Traffic counts were conducted during peak hours. 166 driveway movements are anticipated and 200 driveway movements during Saturday hours. The future levels of services have been

calculated. The level of service for this site is generally a level B or C, based on the day/peak hours. Mr. Rea addressed parking, that the site has more than what is required. Mr. Rea testified that he took Mr. Biegen's suggestion and redesigned the access to Route 73, and changed the location to accommodate a WB50 and proper turning radius. Mr. Biegen addressed the level of service along Harker Avenue, and Mr. Rea stated that an additional during peak hour would be 50 vehicles. Most of that traffic will come in from Cross Keys Road. Mr. Pomponio asked if the vehicles that would travel Wright Avenue change the thoroughfare to Atlantic Avenue vs. Wright Avenue. Wright Avenue is smaller, and has apartments on it. There is no parking along Atlantic Avenue, and can only make a right turn. Mr. Rea stated that he would discuss with the applicant to install signage to encourage traffic to go down Atlantic Avenue. There would be an impact on 3 homes on Harker Avenue. Mr. Gravlin stated the applicant will widen their portion of Harker Avenue.

Mr. Gravlin addressed the engineer letter from Maser Consulting. The applicant agrees to comply with the reports needed prior to approval. There is a letter regarding a storage tank needing to be removed. Mr. Gravlin stated it is his understanding that all tanks have been removed. The entire parking lot will be restriped to solid based on comments from Mr. Biegen. The proposed storage in the rear portion of the building is proposed to be restaurant equipment. The 2nd floor storage will be for immediate use storage, such as canned goods, etc. The rear portion would be for equipment, tables, chairs, etc. All storage would be limited to items needed for the principal use. The hours of operation are from 11am. To 2am. The number of handicap spaces is adequate. Mr. Gravlin addressed putting in a sidewalk on Route 73, and proposes along the back to pave the driveway from Harker Avenue for pedestrian access as well as installing a sidewalk along the back of the building. On the access road to Harker Avenue, there will be a left turn only, to Atlantic Avenue to access Cross Keys Road.

The size of the overall signs are mentioned, just not the details. Mr. Gravlin will address that. Chairman Gangluff asked with the second sign; if the applicant is unsure of what tenants are going in, why ask for approval now? Mr. Gravlin stated he wanted to be able to represent any potential leasee. Chairman Gangluff suggested that the additional sign not have any representation of the principal use. The sign on Harker will be a small scaled functional sign, with the name on it. Mr. Gravlin has sent a lighting plan out for review, and will forward all information to Mr. Biegen. The old stone parking area will be cleaned up and refurbished and restored. Councilman Maccaroni has a concern with the way it looks now. Mr. Gravlin stated the fence on Harker Avenue will be removed. There will be additional landscaping to add to the existing vegetation. Mr. Katkocin mentioned landscaping and lighting along the Harker Avenue drive. Mr. Gravlin stated he has illumination along that driveway and the ones at the end of the drive will be less intrusive. Mr. Crain asked what will be in the gravel area. Mr. Gravlin stated no outside activities, maybe employee parking on the edge, but there will be no specific use proposed. Chairman Gangluff suggested leaving it as open space. The gazebo proposed in the front is an architectural feature only, and no bar service will be permitted. 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. Rinaldi summarized the variance requests at this time.

Dan Pomponio made a motion to approve the preliminary site plan approval with variances, and Chairman Maccaroni seconded the motion.

Mayor Deisgnée Jim Bilella	Yes
Councilman Nick Maccaroni	Yes
Chairman Jack Gangluff	Yes
Jack Hall	Yes
Richard Crain	Yes
Ken Clegg	Yes
Dan Pomponio	Yes
Ron Katkocin	Yes
Carl Canfield Jr.	Yes

CORRESPONDENCE:

Berlin Township Planning Board Agenda

GOOD OF THE ORDER:

None

PUBLIC PORTION:

None

ADJOURNMENT OF REGULAR MEETING:

Carl Canfield Jr. made a motion to adjourn the regular meeting, seconded by Dan Pomponio. Motion carried by assenting voice of the board.

Cc: Bill Behnke, Fire Marshall, Fire Chief
Stacey DiVello, Escrow Financial Department
Michael DePalma, Construction Official
Terry Stagliano, Tax Assessor
Lou DeMarco, Captain, EMS
Chairman Andrew Simone, West Berlin Planning Board