

**BOROUGH OF BERLIN
PLANNING BOARD MINUTES
OCTOBER 15TH, 2013**

CAUCUS: 7:00PM

REGULAR MEETING: 7:30PM

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 by law.

ROLL CALL:

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

Chairman Gangluff announced that due to the absence of Richard Crain, Carl Canfield Jr. will be voting on all matters.

MINUTES:

A motion to approve the minutes from September 9th, 2013 was made by Jack Hall, and seconded by Carl Canfield. Those eligible to vote, all voted aye.

ZONING OFFICERS REPORT:

Craig Fallstick, Zoning Officer
Applications and board recommendations
Complaints
Court actions

RESOLUTIONS:

Case # 13:7-2

Nirangan Yahnik

120 Rutgers Blvd.

Block: 2302 Lot: 1

Bulk Variance

A motion to memorialize the resolution for Nirangan Yahnik was made by Carl Canfield Jr, and seconded by Dan Pomponio. Those eligible to vote:

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

Case # 13:7-3

Deepak Joshi

202 Rutgers Blvd.

Block: 2307 Lot: 15

Bulk Variance

A motion to memorialize the resolution for Deepak Joshi was made by Dan Pomponio, and seconded by Jack Hall. Those eligible to vote:

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

Case # 13: 8-1

Jodi and Todd Wojtowicz

44 Canyon Drive

Block: 2501 Lot: 26

Bulk Variance

A motion to memorialize the resolution for Jodi and Todd Wojtowicz was made by Dan Pomponio, and seconded by Ken Clegg. Those eligible to vote:

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

OLD BUSINESS:

Case # 13: 7-1

Michael McNally

115 W. Taunton Avenue

Block: 1306 Lots: 3.03, and 5

Minor Subdivision with Variance

At this time Mr. Hall recused himself from this application due to conflict.

Appearing before the board is Michael McNally, applicant, and Addison Bradley for the applicant. Prior to testimony, Mr. Rinaldi addressed the issue of whether or not the Pool House would require a use variance. If so, Mayor John Armano, and Councilman Nick Maccaroni would need to recuse themselves from the application. A pool house or cabanna is not specifically listed as being permitted in the R1 Zone.

Mr. Bradley testified that it is the applicant's intention to remove the pool house with a demolition permit. Mr. Slaugh mentioned that the existing pool apron need a variance for the set backs. Mr. Bradley testified that the applicant agrees to amend the application to reflect the removal of the pool house, and all other encroachments will be removed. At the time of the application of the building permit, a grading plan will need to be submitted. There is a 5ft. set back for the concrete where a zero set back is proposed. Mr. Bradley also testified that the applicant and proposed developer (Jason Schaffer) agreed to a landscape easement to keep the existing maple trees, and any other vegetation within 15 ft. Chairman Gangluff informed the applicant that the developer (Jason Schaffer) will need to post a bond for the sidewalk, curbing, and shade trees prior to the permit being issued. 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. Mayor John Armano made a motion to approve this application, Mr. Canfield seconded, on roll call vote:

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

At this time Jack Hall joined the board again.

NEW BUSINESS:

Case # 13: 8-1

Janet Robinson

59 E. Taunton Avenue

Block: 1101 Lot: 15

Bulk Variance

Appearing before the board is Janet Robinson, and Matthew Robinson both of 59 E. Taunton Avenue, Berlin. Mr. Robinson gave testimony that it is his intention to build a new 24 x 16 shed. Mr. Robinson testified that their existing shed is too small, and once the new shed is built, the old shed will be removed. Mr. Rinaldi commented this property is in the R2 zone, complies with the appropriate set backs, however the measurements of 384 square feet, where 150 square feet is permitted. Mr. Robinson also testified that the proposed shed will be no higher than 16 ft. to the peak, and no closer than 6 feet to the property line from the building wall, and 5 feet to the property line from the overhang. The shed is for storage only. Mr. Robinson also testified that his vehicles are parked in the driveway, and there will be a concrete foundation. With nothing further from the board, Chairman Gangluff opened this portion of the meeting to the public. With no one from the public wishing to speak on this application, the public portion was closed. Mayor John Armano made a motion to approve this application, and Mr. Pomponio seconded the motion. On roll call vote:

Mayor John Armano	Yes
Councilman Nick Maccaroni	Yes
Chairman Jack Gangluff	Yes
Jack Hall	Yes
Ken Clegg	Yes
Dan Pomponio	Yes
Ron Katkocin	Yes
Rick Miller	Yes
Carl Canfield Jr.	Yes

GOOD OF THE ORDER:

Brian Slaugh reported that the Supreme Court ruled on the 3rd round of affordable housing ruled. The concept of growth share was intertwined with the third round ruled and threw it out. They allowed for rehabilitation, and the new rules are similar to the first and second rounds which the Borough is in compliance with.

CORRESPONDENCE:

Berlin Township Planning Board Agenda

PUBLIC PORTION:

None

ADJOURNMENT OF REGULAR MEETING:

Dan Pomponio made a motion to adjourn the meeting, Carl Canfield Jr. seconded the motion. Meeting Adjourned.

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