

**BOROUGH OF BERLIN
PLANNING BOARD MINUTES
August 11th, 2014**

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
Jack Gangluff	Present
Rick Miller	Present
Ken Clegg	Present
Richard Crain	Absent
Jack Hall	Absent
Dan Pomponio	Present
Ron Katkocin	Absent
Carl Canfield Jr.	Present
John McCall	Absent

REGULAR MEETING:

Due to the absence of Richard Crain, Ron Katkocin, and John McCall, Carl Canfield Jr. will be voting on all matters before the board.

MINUTES:

A motion to approve the minutes from Special Meeting on July 28th, 2014 was made by Carl Canfield and seconded by Ken Clegg. Those eligible to vote, all voted aye.

RESOLUTIONS:

Case # 14:6-2
Winters Gun Specialty
Joe Winters
66 W. White Horse Pike
Berlin, NJ. 08009
Block: 302 Lot: 6
Bulk C Variance for signage

A motion to approve the resolution for Winters Gun Specialty was made by Mayor John Armano, and seconded by Councilman Nick Maccaroni. Those eligible to vote:

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

Case # 14:6-1
Cellco Partnership d/b/a Verizon Wireless
427 S. White Horse Pike
Berlin, NJ. 08009
Block: 1601 Lot: 1.01
Minor Site Plan with Variances

A motion to approve the resolution for Cellco Partnership d/b/a Verizon Wireless was made by Mayor John Armano, and seconded by Carl Canfield. Those eligible to vote:

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

Case # 14:6-3
Pat Castrataro
22 McClellan
Block: 1206 Lot: 2
Bulk C Variance

A motion to approve the resolution for Pat Castrataro was made by Carl Canfield Jr., and seconded by Councilman Nick Maccaroni. Those eligible to vote:

Mayor John Armano	Yes
Councilman Nick Maccaroni	Yes

Chairman Jack Gangluff	Yes
Ken Clegg	Yes
Carl Canfield Jr.	Yes

Case # 14:6-4

Tom Regan

15 Ridgeview Avenue

Block: 2102 Lot: 17

Bulk C Variance

A motion to approve the resolution for Tom Regan was made by Councilman Nick Maccaroni, and seconded by Mayor John Armano. Those eligible to vote:

Mayor John Armano	Yes
Councilman Nick Maccaroni	Yes
Ken Clegg	Yes
Carl Canfield Jr.	Yes

ZONING OFFICERS REPORT:

NONE

OLD BUSINESS:

NONE

NEW BUSINESS:

Case # 14:7-1

Sharon Laddey

65 Roosevelt Blvd.

Block: 2403 Lot: 36

Bulk C Variance, set backs

Appearing before the board is Sharon Laddey. At this time the applicant was sworn in. The board secretary Debbie Simone verified that all application fees are paid, all notices have been sent in a timely manner, and the application is therefore complete.

Ms. Laddey testified she is proposing a 4ft. fence to contain her dog. Her intention is the line up her fence with her neighbor's fence which will bring her fence line 17 ft. off of Wyndam Road. Ms. Laddey agreed that she will remain 10ft. off the rear property line and will keep the fence out of the access easement. The proposed fence is a 4 ft. wooden picket fence. Mr. Rinaldi explained the application contains a single variance for 17ft. set back where 20 ft. is required in this zone. 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, Chairman Gangluff closed the public portion. Rick Miller made a motion to approve this application, and Mayor John Armano seconded the motion. On roll call vote:

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

Case # 14:7-2

Sign Pros C/O Berlin Park LLC

49 W. White Horse Pike

Block: 307 Lot: 1

Bulk C Variance for Signage

Due to a conflict, Chairman Jack Gangluff will be stepping down from this application. Dan Pomponio will Chair the meeting for this application.

Appearing on behalf of the applicant is Michael Colluzzi, Esq. of Maressa and Patterson. Nick Kappatos of Sign Pros and owner of the plaza Robert Marks is present. Mr. Colluzzi stated this application reflects relief from 3 variances. One is for a pre-existing non-conforming sign that is located in the street R.O.W. per chapter 335-77R12a.1. The applicant is proposing 17.08ft. from the R.O.W. to the base of the sign where 20 ft. is required. The second variance requested is for a 2nd pole to be added to the existing sign per chapter 335-77 R12a. where a single pole is required, and the third and final variance requested if for the size of the tenant directories 335-77R12a.4 , 10.625 sq. ft. where 20-40 sq. ft.

Mr. Kappatos stated the new sign will hold 11 tenants with the anchor, and the identification of Berlin Park Plaza. The existing sign will have a second pole, and add a pole skirting to make it more esthetically pleasing. Mr. Kappatos testified that this does not interfere with the site triangle. Mr. Rinaldi added that there is an additional variance per chapter 335-77 R12.a.2, the maximum sq. ft. of a sign shall be 200 sq. ft or 10% of the overall façade, which ever is smaller. The sign measures 205.50 sq. ft. which is smaller than 10% of the façade. With nothing further from the applicant, and no further questions from the board, Mr. Pomponio opened this portion up to the public. With no one from the public wishing to speak on this application the public portion was then closed. Mr. Pomponio asked if the center of the sign was being shifted, Mr. Kappatos stated yes, Mr. Pomponio also asked if the poles are concealed, and Mr. Kappatos confirmed they are concealed. Mr. Kappatos stated the overall height of the sign is 20ft. which is smaller than what was there, it is internally illuminated with translucent plastic. There will be no animation to the sign. The tenant panels can be removed as new tenants move in, and both sides of the sign are duplicated, they are exactly the same. With

nothing further, Mayor John Armano made a motion to approve this application, and Rick Miller seconded the motion. On roll call vote:

Mayor John Armano	Yes
Councilman Nick Maccaroni	Yes
Rick Miller	Yes
Ken Clegg	Yes
Dan Pomponio	Yes
Carl Canfield Jr.	Yes

GOOD OF THE ORDER:

Chairman Gangluff addressed the board regarding 3 application that were before site plan review committee.

CORRESPONDENCE:

NONE

PUBLIC PORTION:

NONE

ADJOURNMENT OF REGULAR MEETING:

Mayor John Armano made a motion to adjourn the meeting, Carl Canfield Jr. seconded the motion. All in favor, 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