

**BOROUGH OF BERLIN
PLANNING BOARD MINUTES
December 8th, 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.

At this time, new member Nick Guerere was sworn in to serve an open unexpired term

ROLL CALL:

Mayor John Armano	Present
Councilman Nick Maccaroni	Present
Jack Gangluff	Absent
Carl Canfield Jr.	Present
Richard Crain	Absent
Jack Hall	Present
Dan Pomponio	Present
Ron Katkocin	Present
John McCall	Present
Nick Guerere	Present

REGULAR MEETING:

Due to the absence of Chairman Jack Gangluff , Vice Chairman Jack Hall will chair the meeting.

MINUTES:

A motion to approve the minutes from November 10th, was made by Mayor John Armano and seconded by Carl Canfield. Those eligible to vote, all voted aye.

RESOLUTIONS:

Case # 14:10-3
Kimberly Knowles
17 Rondon Ave.
Block: 2103 Lot: 6
Bulk C Variance

A motion to approve the Bulk C Variance for Kimberly Knowles of 17 Rondon Avenue was made by Dan Pomponio and seconded by Rick Miller. On roll call vote:

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

ZONING OFFICERS REPORT:

Craig Fallstick, Zoning officer

OLD BUSINESS:

Case # 14:10-2
Erich Cobourn
34 E. Taunton Avenue
Block: 1400 Lot: 3
Minor Subdivision with Variance

NEW BUSINESS:

Appearing before the board is Eric Cobourn and Jack Donovan land surveyor. Mr. Cobourn testified that he approached the property owners of lot 24 regarding selling of 10ft. of the rear of their property to make the new proposed lot conforming. The property owners are not willing to sell any portion of their lot. Mr. Cobourn also stated he is willing to shift the location of the proposed house to give more space between the proposed house and lot 22. Mr. Donovan stated there is 16ft. to the building, giving a total of 30 ft. to the structure on lot 22.

Mr. Cobourn testified that the existing house has been made to be more esthetically pleasing to the neighborhood. That property was in disrepair, and by permitting the subdivision and allowing a new house to be built, it will create jobs and have an opportunity for growth. Mr. Donovan added that there are other lots in the area that are similar in size.

Mr. Biegen of Maser Consulting addressed his letter to the applicant. Mr. Biegen commented on the vacated alley that is shown on the plan. Mr. Biegen is looking for legal documentation in a deed or title search for the vacated alley. Mr. Biegen commented that the applicant has agreed to all other conditions listed.

Councilman Maccaroni asked if the resident on lot 24 had been notified. That lot number does not seem to appear on the list that is shown on the plan. Planning Board secretary verified that all persons have been noticed, however lot 24 was not included in the certified list provided to the applicant by the Borough Tax Assessor.

Mr. Katkocin asked since the residents on lot 24 are not interested in selling, what about buying? Mr. Katkocin suggested the applicant seek a purchaser for the lot as opposed to someone willing to sell portion of their lot. Show a contract contingent on the sale of the property. Mayor Armano asked what the hardship is. Mayor Armano stated that there are undersized lots, however none of them have a new construction home on them. With nothing further from the board, Vice Chairman Hall opened up this portion of the meeting to the public for questions. With no one from the public wishing to ask questions, Vice Chairman Hall opened this portion of the meeting up to the public for comments.

Appearing before the board is Gary Wolf of 31 Jefferson (* lot 22). Mr. Wolf stated he spoke with Jennifer and Chris owners of lot 24, and they are not happy with having a house built behind them. Mr. Wolf stated he is willing to purchase the property and is willing to discuss further with the applicant.

Next to appear before the board is Dan Molnar of 7 & 13 Jefferson Ave. Mr. Molnar stated he has lived here since 1958. There is no record of a subdivision that did not conform in that area. This is not a rateable as the applicant stated, a rateable is a commercial property that pays taxes, this could be a home where children live, and go to our school which is not a rateable. With nothing further from the public, Vice Chairman Hall closed the public portion.

Mr. Cobourn requested that the application be tabled again until the January 12th meeting, and will waive the 45 day right of action by the board. Mayor Armano made a motion to approve the request to table the application until January 12th, and Mr. Canfield Jr. seconded the motion. On roll call vote:

Mayor John Armano	Yes
Councilman Nick Maccaroni	Yes
Rick Miller	Yes

Jack Hall	Yes
Dan Pomponio	Yes
Ron Katkocin	Yes
Carl Canfield Jr.	Yes
John McCall	Yes

GOOD OF THE ORDER:

NONE

CORRESPONDENCE:

Berlin Township Planning Board Agenda

Vice Chairman Hall mentioned the literature that was in the packets “ New Jersey Planner” and information on things that we are currently dealing with such as cell towers, and digital signs.

PUBLIC PORTION:

NONE

ADJOURNMENT OF REGULAR MEETING:

Carl Canfield Jr. made a motion to adjourn the meeting, Mayor John Armano 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