

**BOROUGH OF BERLIN
PLANNING BOARD MINUTES
March 10th, 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	Absent
Councilman Nick Maccaroni	Present
Jack Gangluff	Present
Rick Miller	Present
Ken Clegg	Present
Richard Crain	Present
Jack Hall	Absent
Dan Pomponio	Absent
Ron Katkocin	Present
Carl Canfield Jr.	Present
John McCall	Absent

REGULAR MEETING:

With the absence of Mayor John Armano, Councilman Jim Bilella will be sitting in.
With the absence of Dan Pomponio, Carl Canfield Jr. will be voting on all matters of the board.

MINUTES:

A motion to approve the minutes from February 10th, 2014 was made by Rich Crain and seconded by Carl Canfield Jr. Those eligible to vote, all voted aye.

ZONING OFFICERS REPORT:

Craig Fallstick, Zoning Officer prepared report from February 11th, through March 10th, 2014, and was present for questions. Mr. Crain asked about the lawn type signs being collected. Mr. Fallstick pointed out that there are substantially less signs being posted. The management company for Berlin Park Plaza has been contacted regarding signage there that needs to be removed. Mr. Crain also asked about the tents behind CVS. Mr. Fallstick informed the board that he is working with the Police in this matter.

SELECTION OF CONFLICT ENGINEER:

Councilman Maccaroni made a motion to select CME Associates as our Conflict Engineer, and Carl Canfield Jr. seconded the motion. On roll call vote:

Councilman Jim Bilella	Yes
Councilman Nick Maccaroni	Yes
Jack Gangluff	Yes
Rick Miller	Yes
Ken Clegg	Yes
Richard Crain	Yes
Ron Katkocin	Yes
Carl Canfield Jr.	Yes

RESOLUTIONS:

Case # 14:1-1
Evino's Corporation
81 W. White Horse Pike
Block: 301 Lot: 1.01
Amended Minor Site Plan (Retaining Wall)

A motion to adopt the resolution for Evino's Corporation was made by Carl Canfield Jr. and seconded by Ken Clegg. On roll call vote:

Councilman Nick Maccaroni	Yes
Chairman Jack Gangluff	Yes
Richard Crain	Yes
Ken Clegg	Yes
Carl Canfield Jr.	Yes

Case# 13:1-1
Berlin Residences LLC
Spring Oaks Assisted Living Facility
Block: 1700 Lot: 1.01
Use and Bulk Variances

A motion to adopt the resolution for Berlin Residences LLC was made by Rich Crain, and seconded by Ken Clegg. On roll call vote:

Councilman Nick Maccaroni	Yes
Chairman Jack Gangluff	Yes
Richard Crain	Yes
Ken Clegg	Yes
Carl Canfield Jr.	Yes

Case # 14:1-2
Timothy and Sandra Hooper
111 W. White Horse Pike
Block: 205 Lot: 1
Bulk Variance

A motion to adopt the resolution for Timothy and Sandra Hooper was made by Rich Crain, and seconded by Carl Canfield. On roll call vote:

Councilman Nick Maccaroni	Yes
Chairman Jack Gangluff	Yes
Richard Crain	Yes
Ken Clegg	Yes
Carl Canfield Jr.	Yes

OLD BUSINESS:

NONE

NEW BUSINESS:

Case # 14: 2-2
Charles Pfluger
38 N. Franklin Avenue
Block: 103 Lot: 1
Bulk Variances/Addition

Due to a conflict with the applicant, Jack Gangluff stepped down and Richard Crain, chaired the meeting for this application.

Appearing before the board is Charles Pfluger of 2323 Eileen Avenue, Atco, N.J. The board secretary confirmed to the board that the applicant noticed the required property owners, and provided proof of service, as well as proof of notification in the Courier Post. Mr. Pfluger stated it is his intention to rebuild an addition on the rear of the structure.

There are existing variances with the property as it is. This is an irregular lot. He would like to incorporate a Bedroom and mudroom off the back of the house.

Mr. Katkocin asked if the addition would be one floor, and Mr. Pfluger confirmed it would be. Mr. Canfield asked if the addition would be built further out, and is the requested 3ft. creating an additional variance. Mr. Pfluger stated yes. Mr. Clegg asked what the width of the house is, in relation to the addition, Mr. Pfluger stated the addition is as wide as the house, so it is 3ft. x 25ft. The exterior of the addition will match the existing house as best as possible. There will be access from the outside, you would come in to the mudroom. The addition is over a crawl space.

Mr. Crain opened this portion of the meeting up to the public for questions. Appearing before the board is Lauren Fischer of 40 N. Franklin Avenue. Ms. Fischer asked if by approving this variance request will it open things up for more variances, and approvals for others. Mr. Rinaldi explained that each application is reviewed by it's own merits, and others can apply, but there is not guarantee if this application is approved. The board takes into consideration the merits of each application. With nothing further, Mr. Crain closed the public question portion. With nothing further from the board, Mr. Crain opened the public comment portion of the meeting. With no one from the public wishing to comment, the public portion was closed. Mr. Rinaldi summarized the variances for this application, both side and rear yard, as well as lot area. Councilman Maccaroni made a motion to approve this application, and Mr. Canfield seconded the motion. On roll call vote:

Councilman Nick Maccaroni	Yes
Councilman Jim Billela	Yes
Richard Crain	Yes
Ken Clegg	Yes
Ron Katkocin	Yes
Rick Miller	Yes
Carl Canfield Jr.	Yes

Case # 14:2-3

Robert Graham

101 Thackara Avenue

Block: 1310 Lot: 4

Bulk Variances/Addition

Chairman Jack Gangluff joined the board on this application. Appearing before the board is Robert Graham of 101 Thackara Avenue, Berlin, NJ. The board secretary confirmed to the board that the applicant noticed the required property owners, and provided proof of service, as well as proof of notification in the Courier Post. Mr. Graham testified this is an application for an addition on the Thackara Avenue side of the property, as this is a corner property. The addition will include a living room and a bedroom. The front of the

house on Thackara Avenue, will be reconfigured to now be on Thackara vs. Central. Mr. Rinaldi stated the first variance will be a front yard set back of 30.64 ft. where 45 is required, and on the Architect rendering show no side or rear yard set back. The second variance is for lot area, where 14,520 is required, the applicant has 14,200.

Councilman Billela asked if the addition would be internally connected to the existing house, and Mr. Graham stated yes it would be, and it would be one unit. Mr. Graham added that the addition will not have a separate meter. Mr. Katkocin asked if this is granted is the front yard, now a side yard? Mr. Rinaldi stated since it is a corner property it will always be considered to have 2 front yards. The board could consider this application in the future. The old front yard does not become a side yard.

Mr. Graham stated he has lived in this house since 1995. The homes in this block all seem to conform to each other. With no further questions, the Chairman Gangluff opened this portion of the meeting to the public for questions. With no one from the public, wishing to ask questions, Chairman Gangluff closed the public question portion. Chairman Gangluff opened this portion of the meeting up to the public for comments, with no one from the public wishing to comment, Chairman Gangluff then closed the public portion.

Mr. Miller made a motion to approve this application, and Mr. Katkocin seconded the motion. On roll call vote:

Councilman Jim Billela	Yes
Councilman Nick Maccaroni	Yes
Jack Gangluff	Yes
Rick Miller	Yes
Ken Clegg	Yes
Richard Crain	Yes
Ron Katkocin	Yes
Carl Canfield Jr.	Yes

GOOD OF THE ORDER:

NONE

CORRESPONDENCE:

NONE

PUBLIC PORTION:

NONE

ADJOURNMENT OF REGULAR MEETING:

Richard Crain 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