

**BOROUGH OF BERLIN  
PLANNING BOARD MINUTES  
April 13th, 2015**

**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 Jim Bilella	Present
Chairman Jack Gangluff	Present
Jack Hall	Present
Richard Crain	Present
Nick Maccaroni	Present
Dan Pomponio	Present
Ron Katkocin	Present
Carl Canfield Jr.	Present
John McCall	Absent
Nick Guerere	Present

**MINUTES:**

A motion to adopt the minutes from March 9th 2015 was made by Richard Crain and seconded by Dan Pomponio. On roll call vote:

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

Nick Guerere

Yes

**RESOLUTIONS:**

**Case # 15:1-1**

**Berlin Brewing Company/ Patricia Gareau**

**220 W. White Horse Pike**

**Block: 1408 Lot: 3**

**Zoned: C2**

**Minor Site Plan**

A motion to approve the resolution for Patricia Gareau, Berlin Brewing Company was made by Richard Crain, and seconded by Carl Canfield. On roll call vote:

Mayor John Armano	Yes
Councilman Jim Bilella	Yes
Chairman Jack Gangluff	Yes
Jack Hall	Yes
Nick Maccaroni	Yes
Dan Pomponio	Yes
Ron Katkocin	Yes
Carl Canfield Jr.	Yes
Nick Guerere	Yes

**OLD BUSINESS:**

**Case # 15:2-1**

**94 White Horse pike LLC**

**30 Park Avenue**

**Block: 300 Lot: 3**

Appearing before the board is Tim Kalavruzos Esq. Mr. Kalavruzos, those giving testimony were sworn in, Kristos Kolovos of 15 Presidential Drive, Berlin NJ., and John Pettit, The Pettit Group LLC of 497 Center Street Sewell, NJ, and Jim Franchetti of 5 Wheatland Court, Marlton, NJ. Mr. Pettit placed on the record he is a licensed professional Planner for 25 years, and licensed professional Engineer for 15 years, and has appeared before 40-50 different boards. At this time Mr. Pettit was deemed an expert.

Mr. Pettit testified that there is a proposed Landscape business to utilize this site, it was previously a used car dealership. This is in the C2 zone, this use will also promote

municipal use, no customers so there is less of an impact, it will promote appropriation density, there is no residential associated with this, there is sufficient space as it is agricultural, and landscaping is local and regional, this will also promote the free flow of traffic and the use is close to Route 30, and contractors can access Route 30 easily, with no customers on site. Mr. Pettit testified that the use presents no detriment to the public, and is surrounded by commercial, and only 1 residential use to the NW and will be screened with vegetation. Mr. Pettit added this site is suited for this use, the criteria has been met. The negative impact would be that the site is fully developed. Traffic will be minimized as there are no customers. There are existing variances, and the applicant is proposing a new concrete storage bin with ample truck and trailer parking. Mr. Kalavruzos called on Mr. Kolovos to testify. Mr. Kolovos stated that he is the Business owner of Lucien's Manor and it is in his best interest to keep the site nice, and enhance the empty lot. Next Mr. Kalavruzos called on Mr. Franchetti to testify. Mr. Franchetti testified that the hours of operation would be from 7:30 am until 5pm. The vehicles are all a pick up size, and onsite there are about 30 employees that get in their vehicles and leave. Only 1 or 2 employees stay on site during the day. The materials stored are mulch and vegetation. After discussion with the board, the applicant, and engineer Mr. Pettit agreed to add additional landscaping along Dill Avenue. Mr. Pettit stated the trucks are stored overnight and there is no need for fencing. The sidewalk and ramps are inadequate and will be replaced with ADA compliant ramps. The lighting will remain and limit the hours they are lit. The metal building will be occupied as an office and storage of equipment. The current office is 15 x 30 as shown on Exhibit A2, 28ft. 11 inches is the remainder for equipment storage. The hours 7:30- 5pm would be Monday through Saturday there are no Sunday hours. The only materials stored would be mulch, stone and only in the storage area. All grass clippings go to the County Conservation site. There is no retail.

Mr. Crain asked about storage of fuel onsite. Mr. Franchetti stated there will be 5 gallon containers of fuel for lawn mowers, etc. to fill up, and 1 20 gallon container on the trailers. Mr. Crain also asked about repairs to equipment onsite. Mr. Franchetti stated minor repairs will be done onsite in the storage area. There are 8 to 12 vehicles all single axle vehicles. Mr. Canfield asked if the trailers are open or closed. Mr. Franchetti stated open and closed. Mr. Crain asked if the applicant will do snow removal, Mr. Franchetti stated yes, but those trucks go home with the crew. Councilman Bilella asked if the plows are stored indoors, Mr. Franchetti stated yes in the storage area. Mr. Hall asked where a landscape business fits, in what zone he could not locate it in the ordinances. Mr. Hall also asked about the odor from the mulch. Mr. Franchetti stated that is fresh mulch. Servicing of equipment is done during the daytime hours, trailers may be inside, and some are open, some are closed. Some of the equipment needs to start up at 7:30am, and with a former used car lot, vehicles would come and go all the time. There will be tractor trailer deliveries to the site with mulch. With nothing further from the board, Chairman Gangluff opened this portion of the meeting up to the public. No one from the public wishing to speak, the public portion was closed. On the use variance, Mr. Crain made a motion to approve the application, and Mr. Pomponio seconded the motion, those eligible to vote:

Chairman Jack Gangluff	Yes
Jack Hall	No
Richard Crain	Yes
Nick Maccaroni	Yes
Dan Pomponio	Yes
Ron Katkocin	Yes
Carl Canfield Jr.	Yes
Nick Guerere	Yes

On the site plan portion of the application, Mr. Maccaroni asked if additional screening will be added and Mr. Kolovos stated yes. Mr. Maccaroni made a motion to approve the site plan, and Mr. Guerere seconded the motion. On roll call vote:

Mayor John Armano	Yes
Councilman Jim Bilella	Yes
Chairman Jack Gangluff	Yes
Jack Hall	Abstain
Richard Crain	Yes
Nick Maccaroni	Yes
Dan Pomponio	Yes
Ron Katkocin	Yes
Carl Canfield Jr.	Yes
Nick Guerere	Yes

**NEW BUSINESS:**

**Case # 15:3-1**  
**McGuckin**  
**41 London Avenue**  
**Block: 1600 Lot: 3**  
**Zoned: PC2**  
**Bulk Variance**

Appearing before the board is Michael and Tina McGuckin. Both were sworn in at this time. Mrs. McGuckin explained that they are proposing to put a front porch on their new house. The original house was demolished, and after found out that Pinelands needed to issue a certificate of filing for approval of the demolition. Mr. McGuckin stated they have received the approval, and don't need additional approval to build the new house if it is built within 5 years. The original foundation of the house is 26.1 ft. from the property line, and with the porch addition, it is a proposed 18.4ft. Mr. McGuckin added it is a wrap-around porch. Mr. Rinaldi summarized the property is in the PC2 zone, and our ordinance allows us to apply the R1 standards for residential. Mr. Pomponio asked if the 26.1 ft. is at the closest point. Mr. McGuckin stated plus the steps from the original house. There is 9 acres of ground, and Mr. and Mrs. McGuckin agreed to have the porch

remain open, they will not close it in, there will be no heat, a/c, or plumbing. With nothing further from the board, Chairman Gangluff opened this portion to the public. With no one from the public wishing to speak, Chairman Gangluff closed the public portion. Mr. Rinaldi mentioned that the real hardship is that to move the house to conform would then create full Pinelands review and approval. Mayor Armano made a motion to approve this application, and Mr. Canfield seconded the motion. On roll call vote:

Mayor John Armano	Yes
Councilman Jim Bilella	Yes
Chairman Jack Gangluff	Yes
Jack Hall	Yes
Richard Crain	Yes
Nick Maccaroni	Yes
Dan Pomponio	Yes
Ron Katkocin	Yes
Carl Canfield Jr.	Yes
Nick Guerere	Yes

**Case # 15:3-2**

**Iulliucci**

**191 Clementon Road**

**Block: 501 Lots: 22-14**

**Bulk C Variances**

Appearing before the board is Michael Iulliucci who was sworn in at this time. Mr. Iulliucci explained to the board it is his intention to remove his existing garage, and build a new 3 car garage. His hardship is that living on the corner of Clementon Road and Maine, Clementon road poses a danger to his children and he is trying to block that road. Mr. Iulliucci stated he was looking for a 3 car garage so 2 vehicles can park, and the third bay would be for storage. The current set back to the house is 33.6ft. 2 sheds would also be removed, and the proposed 24 x 36 garage would face the rear of the property with a driveway off of Maine Ave. The proposed garage would be 21.9ft. off Main Ave. Mr. Iulliucci commented on the front corner of the yard near Clementon Rd. is like a black hole he can't do anything with. The kids, and dogs do not go there. This project is phase 1 of an overall project. Mr. Iulliucci intends on building an addition in the rear of the house. The rear of the property backs up to the School and Carriage Stop. Mr. Katkocin asked if trees would be removed, and Mr. Iulliucci stated no he intends on adding trees. Councilman Bilella asked if Mr. Iulliucci would be willing to move the proposed garage to another location. Mr. Iulliucci stated he cannot, he would have to remove trees. Councilman Bilella asked what the back elevation would look like, and Mr. Iulliucci responded 3 windows, all brick it will look like the house. There will be no commercial use for the garage. Mr. Iulliucci stated there would be electric in the garage, and just a spicket for a hose. Mr. Hall asked what the completed time frame would be. Mr. Iulliucci stated by next fall. Mr. Iulliucci also added that he would like to change his

address to Maine Ave. Mr. Maccaroni commented that it appears the sq ft. of the old garage is about the same as the new proposed garage. Councilman Bilella asked if he would be putting the brick up right away, and Mr. Iulliucci stated he would have maroon T-111, until the addition goes up, then he would install the brick all at once for the addition and the garage. Mayor Armano asked if there was anyway to move the location of the garage. Mr. Iulliucci stated he cannot it would block the entrance to the house, and he would have to remove trees. 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. Mr. Crain made a motion to approve this application, and Mr. Pomponio and Mr. Guerere seconded the motion at the same time, Chairman Gangluff recognized Mr. Guerere as the second on the motion inadvertently as he is the alternate member. On roll call vote:

Mayor John Armano	No
Councilman Jim Bilella	Yes
Chairman Jack Gangluff	No
Jack Hall	No
Richard Crain	Yes
Nick Maccaroni	No
Dan Pomponio	Yes
Ron Katkocin	Yes
Carl Canfield Jr.	No

With 5 no votes and 4 yes votes, the application is denied.

#### **CORRESPONDENCE:**

The board was informed that the Nexus application will be heard on the April 27th special meeting date. The meeting will be held at the Berlin Community School Gym.

#### **PUBLIC PORTION:**

None

#### **GOOD OF THE ORDER:**

None

#### **ADJOURNMENT OF REGULAR MEETING:**

Richard Crain made a motion to adjourn the meeting, Carl Canfield Jr. seconded the motion. All in favor, meeting adjourned.

Respectfully Submitted,

Deborah Simone, Planning Board Secretary

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 Craig DeGeorge, West Berlin Planning Board