

**BOROUGH OF BERLIN  
PLANNING BOARD MINUTES  
SPECIAL MEETING  
April 27<sup>th</sup>, 2015**

**REGULAR MEETING: 7:00PM**

**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	Present
Nick Guerere	Present

**MINUTES:**

Minutes from March 23<sup>rd</sup>, 2015

A motion to approve the minutes from March 23<sup>rd</sup> was made by Richard Crain, and seconded by Dan Pomponio. On roll call vote, all voted affirmative.

**RESOLUTIONS:**

None

**OLD BUSINESS:**

**Case # 06:1-18**  
**Berlin Multi Family LLC**  
**The Village at Berlin**  
**Preliminary Major Site Plan**  
**& Subdivision**  
**Block: 1700, Lots: 1 & 3**

Appearing on behalf of the applicant, Berlin Multi Family LLC is Richard Hoff, Esq. Mr. Hoff commented this is a continuation of the Preliminary Major Site Plan and Subdivision application. At last meeting there were comments regarding the environmental remediation, a letter from Patrick Nocera at Arecon Ltd that was submitted dated April 21<sup>st</sup>, 2015. This letter indicates he has been retained, there is a matter that has been left open, regarding blending of site construction. Mr. Cahill of Bohler Engineering is qualified to discuss this matter.

Mr. Platt explained the process of the application, and the board procedures. Appearing before the board and being sworn in at this time is John Rea of McDonough & Rea Associates, Inc., traffic engineer 1431 Lakewood Road, Manasquan, NJ. Kevin Blackney, of Blackney Hayes Architects, 150 Independence Mall West, Philadelphia. Mr. Blackney testified to his licensing, and degrees, and that he has appeared before several boards. He was then qualified as an expert. Mr. Blackney stated he is the design professional for the project, he designed the architecture, interior and exterior layouts, exterior elevations, etc. Mr. Blackney identified exhibit A-3 as the colorized version of H-3 building front elevation. These are garden style apartment, with 4 units per floor. Each unit is accessible from a stair area ( breezeway ). The first floor will be stone, windows trimmed in painted wood with shutters. There is a lintel type header to show a level of architecture. Floors 2 and 3 are vinyl siding, some lap siding, some shingle siding. A pitched roof with asphalt shingles. There are balconies, each unit has one, and are framed by round columns, nice railings, to have an open space. The Building height complies with the zoning standards. The plans identify building numbers and types. Mr. Blackney identified exhibit A-4 as C3 single front elevation breezeway, with arched windows. All buildings will have the same architecture. Exhibit A-5 floor plan A1.1 of original plans submitted dated April 17<sup>th</sup>, 2015. Mr. Blackney pointed out a portico shaped front, walking into a leasing area, a meeting room, a weight/exercise room, and adjacent to that is a pool with a deck area for lounging, and restrooms. There will also be a sample rental unit adjacent to the leasing area. The exterior of the Clubhouse is consistent with the elevation of the other buildings. Exhibit A-6 was shown, the front elevation of the clubhouse, with a stone based front, and a pitched roof with shingles. Mr. Blackney addressed he limitations on the bedroom counts. There are 399 market rate units, and 71 affordable, of the 399 market rate units there are 710 bedrooms. There are several units that have dens that are counted as ½ bedrooms. 20% of those units will be 3 bedrooms and no more than 20% will be 1 bedroom. Mr. Blackney stated the bedroom chart was revised to comply with testimony. Mr. Hoff stated he has nothing further on this expert testimony.

Mayor Armano addressed exhibit A-3, he asked how many units are on the top floor? Mr. Blackney stated this unit shown, there are 8 units, since the 2 buildings together are separated with a breezeway. Mr. Blackney described how each unit is divided up, from left side, 2 windows and a balcony represents 1 unit. Mayor Armano also asked if the sample rental unit will be occupied, Mr. Blackney stated no.

Mr. McCall asked what the sq. ft. of the study is, it appears to be “sneaking in” another bedroom, and the den is larger than the bedrooms. Mr. Blackney responded it is a den and not intended for use as a bedroom. Mr. McCall stated at 179 sq. ft., who will monitor or enforce this? Mr. Hoff stated the onsite management company will monitor, and there will be restrictions in the lease. There will also be enforcement by residents as well. Mr. McCall voiced a concern of making sure the den is not converted. Mr. Platt interjected, this is part of an agreement that is part of the code. There is a specific bedroom count which is a concern, dens could be converted and as a result of that concern, that den was not counted as a bedroom, even though there are more dens, it will be up to them to police it, as well as Borough enforcement. This has been a concern of many people. Chairman Gangluff added that the applicant will have restrictions in the leases, and the board will want to review those restrictions, and the verbiage of those lease agreements. Mr. Platt stated he has been developing a list of conditions/restrictions that will go into each lease.

Mr. Hall asked what the capacity of the Clubhouse is. Mr. Blackney stated the meeting room is 1,389 sq. ft., capacity is casual maybe 12 people. The code is 10 sq. ft. per person allowing 100 people and the pool is 32 x 76, on the smaller side.

Mr. Crain asked what the pitch of the roof? Mr. Blackney stated it has not been determined yet. Mr. Crain asked what the pitch of the roof of the Clubhouse? Mr. Blackney stated that has not been determined yet either. Mr. Crain explained that due to the possibility of fighting a fire, the pitch of the roof is cause for concern. The firewall does it go all the way to the roof? Mr. Blackney stated yes. Mr. Crain asked if the clubhouse needed to be used for a point of evacuation, what the occupant load be. Mr. Blackney stated the meeting room, lobby area, and exercise room would total about 3500 sq. ft. Mr. Crain also asked if there an emergency generator? Mr. Blackney stated not at this time.

Mr. Katkocin asked of the clubhouse, is the meeting room considered recreational space? Mr. Katkocin stated there is a calculation for recreation, so he is interested in what portion of the clubhouse that is considered recreation. Mr. Cahill of Bohler engineering, still under oath from last meeting, testified that only the gym or exercise room, and the ordinance allows a portion of the parking and pool, tennis area as recreation. Mr. Katkocin asked about the tot lot, what ages is that designed for. Mr. Cahill stated there are 3 different elements, it is designed 3600 sq. ft. Mr. Blackney stated there has been no final determination for the equipment yet, it will be age appropriate. Mr. Katkocin added that based on the number of bedrooms, and the anticipated proposed teenagers, what study was done to determine you are utilizing the space you have in the most sensible manner. Chairman Gangluff asked that if that question can be held to a later time.

Mr. Maccaroni asked if the 1<sup>st</sup> elevation has 8 units in the top level? Mr. Blackney stated yes. Mr. Maccaroni asked if this is the front or rear elevation? Mr. Blackney stated the front. Mr. Maccaroni asked if the buildings are smooth front. Mr. Maccaroni stated the overall colored site plan that shows bump outs. Mr. Blackney stated the bump outs are bedrooms. The contour of the building is different. Mr. Maccaroni mentioned the porches, and the elevations are different. Mr. Maccaroni asked what the access is? Mr. Blackney stated the stairway is the access. Mr. Maccaroni asked what the stair construction is, Mr. Blackney stated they would be wood, enclosed, and a more abrasive material like an epoxy floor.

Councilman Bilella referenced Chapter 256 of the Borough Ordinance dictating the bedroom side, rental unit inspections, occupancy levels that the design is in compliance. Mr. Blackney stated the buildings have been designed to code. Mr. Hoff mentioned there is a difference of ordinance and building code. Mr. Blackney stated he is more familiar with the building code. Mr. Platt addressed there is a section of the ordinance that deals with size of the rooms, and requirements of a den, and asked if Mr. Blackney has considered the rental ordinance enforcement. Mr. Hoff stated the plans show dens, that is how they are called out. Mr. Platt mentioned that the Architect has not considered this, and the board is informing the applicant that this is something to be looked at. Mr. Hoff mentioned that there are no comments in the review letters regarding this issue.

Mr. McCall commented on the side and back elevations, if they are consistent. Mr. Blackney stated yes.

Ms. Beahm of CME Associates addressed the dimensions of the rooms, and building heights should be called out on the plans. Mr. Blackney stated they will comply. Ms. Beahm addressed signage, the lettering, size and colors be called out, and Mr. Blackney stated he will comply. Ms. Beahm addressed the play equipment in the tot lot, the surface of the lot, the manufacturing information all be provided, Mr. Blackney stated he will comply. Ms. Beahm addressed the building mounted lighting, and Mr. Blackney stated he will comply.

Mr. Hess of CME Associates addressed a concern of the bedroom study, and conversion of den to a bedroom. Mr. Hess asked if the applicant would consider removing the door to the den, and install archways. Mr. Blackney stated yes. Also Mr. Hess asked if the buildings will be sprinklered. Mr. Platt discussed regarding storage, in the R5 zone and if the compliance has been met. Mr. Blackney stated exterior storage is on the balconies, 5 x 8, and interior closets. There is no distinction between the market rate units, and affordable units. Mr. Platt also raised the questions of who can use the pool and what the operational hours are. Chairman Gangluff mentioned the Architectural colors, and is there one color for every building. Mr. Blackney stated right now all the same, and the elevations show earth tones, and Mr. Blackney stated yes they will be similar to what is shown. Will there be irrigation? Mr. Blackney stated he does not have a plan for that. Mr. McCall asked if there will be landscaping irrigation, and Chairman Gangluff stated we will address that. With nothing further from the board, Chairman Gangluff opened this portion of the meeting up to the public for questions of the Architect, Mr. Blackney.

Appearing before the board is Charles Clark, Pastor of Solid Rock Baptist Church, 102 Regan Court, Berlin. Mr. Clark asked how many bedrooms there are, and how many dens. Mr. Blackney stated there are 857 bedrooms, and referred to exhibit A-7, a revision to the submission of the Berlin Housing Bedroom chart. That includes the superintendent. That count included the superintendents units. Pastor Clark stated he has busses that go out for the Church, and it is not uncommon for 2 or 3 children to occupy one bedroom. Will the Borough have enforcement that addresses this? Chairman Gangluff stated there are ordinances in place to govern this.

Next to appear is James Osborne of 536 Riggs Ave, Winslow Twp. Mr. Riggs asked what the pitch of the roof is, and what the height of the balconies are. Mr. Blackney stated the balcony is 18 ft. to the bottom. Mr. Osborne asked if the balconies jet off of the building, and Mr. Blackney stated no they do not, they are recessed. Each floor in the double building has 8 balconies, and in the smaller building, there is a breezeway with no rear opening, and 4 balconies. Mr. Hoff asked regarding exhibit A-4, what is the height of the building, Mr. Blackney stated the height is 41 ft. 3 inches. Mr. Osborne asked what the build out time frame will be, and Mr. Blackney stated he does not know.

Ms. Beahm addressed the bedroom count, and the table submitted on exhibit A-2 with a count of 714. That table says 78 one bedroom, 74 one bedroom with study, 196 two bedroom, and 53 two bedroom with study, 14 one bedroom, and 57 two bedroom affordable units. Has the numbers changed in new table? Mr. Blackney stated yes, and has submitted a more accurate chart. The testimony given and numbers calculated comes out to 857, and that updated changes have not been submitted. Mr. Hoff stated the 714 is with the 2 superintendent units. Mr. Blackney stated he does not know the exact number, and Ms. Beahm addressed that the bedroom count is important, and how much of the information requested is unknown. Mr. Blackney and Mr. Hoff explained that the board will be provided with each building, and each unit, with the count of each building, and dens in one exhibit. This will be rectified. The bedroom count will not be exceeded. With nothing further from the board, at this time the board will take a 10 minute recess.

At 8:45, the meeting resumed. Chairman Gangluff summarized some issues from a personal aspect, regarding storm water drainage, no outfall and water will be recaptured onsite, what happens if the perc fails and the water comes out onto Tansboro Road, maybe an overflow pipe is needed. An 11ft. deep basin and fencing, if a 4ft. fence is appropriate, as well as the fencing along the residential side, and a letter from Pastor Clark regarding a fence adjoining Solid Rock Baptist Church, testimony on the School bus traffic, trips per day just for this project and picking the children up on Tansboro Road is a concern. Testimony relative to the pet policy, the operation of 1 trash compactor for the entire project, also present a snow removal plan. The utility easement shown, there is no information on the plan of how close will buildings 4 and 5 be to that easement, if there is an irrigation plan, will there be a well. The settlement agreement in place the Borough has the availability for water, however it may not be at the 8 inch main, and the applicant needs to address that. The water and sewer engineer will review that. The proposed lease format, what should be in the lease, recreational vehicles, lawn furniture, tents, decks, BBQ grills, no storage structures of any type. Deliveries need to

be addressed, move in, move out, pizza delivery, furniture deliveries, where will they park? Mail delivery needs to be addressed as well. What will be in the tot lot, maybe a small fence around should be considered, and the Clubhouse, hours, rules, guest provisions. We also need information on emergency parking, for ambulance, police, fire, etc.

Mr. John Rea, traffic engineer put his credentials on the record, and was considered an expert. Mr. Rea addressed Exhibit A-2, regarding onsite traffic. Tansboro Road gives access to the internal loop road Sunrise Road. Based on the number of units there are 2 points of access. 34ft. wide level Camden county roadway, and Mr. Cahill has met with the County and improvements are requested such as a left turn lane to turn into Coleman Road, and a left turn lane into this development. Initially a traffic study is done for peak hour traffic counts. Originally done at Tansboro and Coleman, and Tansboro and Riggs. They have been updated and recounted in February and April of 2015 to make sure the 2013 study is accurate. The 3 time frames are all consistent. The estimates of peak hour traffic counts per the ITE data is 48 inbound am peak hour which is 7am. to 10am, and 4pm. to 7pm, and 193 outbound for a total of 241. Afternoon is 190 inbound and 102 outbound for a total of 292. The predominant traffic flow is northbound on Tansboro road. There is a proposed 5 year build out for the project for NJDOT tables there is a 1% per year growth, however the applicant has proposed 2% just to be safe for full build volumes at those locations to operate safely and efficiently. The level of service has been calculated at level of service B which is a minimal amount of delay. The available site distance is virtually unrestricted. The adequate site triangles have been addressed per Camden County. Exhibit A-8 shows the striping and widening of Tansboro Road that the County has required. The northerly driveway opposite Coleman there will be a left turn lane, and north bound there will be a left turn lane into that development. The internal site circulation shows 2 access points, Sunrise road is a loop road to traverse the site, with no parking permitted. All of the parking is in courts, or parking aisles. The parking is well distributed, sidewalks have been provided throughout the site for pedestrian safety. Mr. Hoff mentioned the applicant will need County Planning Board approval as well. Mr. Hoff addressed Mr. Rea and the traffic counts on Tansboro Road. Mr. Rea stated there is a problem at White Horse Pike and Washington Avenue, over the years this has not changed. There is a 2 phase signal, to progress the traffic flow to White Horse Pike which is a State Highway. It takes 2 cycles to get through the light. We will be adding about 2 cars per minute to that approach, it is an offsite intersection but NJDOT needs to be contacted to calculate the timing. The NJDOT can change it. There are 3 County roads that lead to 1 State Road in the center of town. There is no access DOT permit required, this project does not connect to a State highway. Chairman Gangluff asked what the level of service is at Washington Ave. Mr. Rea stated the level of service at Tansboro road is a level F, at Washington Avenue he did not calculate the exact level of service.

Mayor Armano stated that in conversations with the NJDOT, it would be up to the applicant to address the changes at Washington Avenue and the White Horse Pike. Mr. Rea stated the morning hour is the most critical. Mr. Rea also added that this is a County Road into a State Highway, and the County can contact the NJDOT for changes. Mr. Rea

stated he will draft the letter, however would carry more weight coming from an elected official. Mayor Armano asked heading north on Tansboro road, turning left into Coleman will the 2 left turn lanes be head to head? Mr. Rea stated they will be a mirror image for proper engineering. Mr. Rea added that this is how the County wants it, and from an engineering standpoint is designed properly. Councilman Bilella questioned the data collected, and can it be provided to the board? Mr. Rea stated yes he can, and will provide a traffic study at White Horse Pike as well. The data will be provided to Mr. Hess. Mr. Hoff stated the applicant will provide copies of Exhibit A-8 dated February 16<sup>th</sup>, as a conceptual plan. Councilman Bilella asked about the no parking signs, Mr. Rea stated yes, the applicant will post them throughout. Councilman Bilella asked how people will utilize that road, and parking area. Mr. Rea explained based on where the building is that they need to access, they would circulate from Sunrise then enter the parking aisle as close to the specific building that they are in. Each loop on Sunrise has 3 crosswalks, and textured or raised crosswalks can be provided to slow traffic down. Mr. Guerere asked with 857 bedrooms, he is unsure of the children count of 115-118 kids, where that count comes from. Mr. Hoff stated that information was provided by the Borough. Mr. Guerere asked where visitor parking will be. Mr. Rea stated based on RSIS standards there is roughly 2 spaces per unit. The maximum is expected 1.5 per unit. The RSIS overcompensates. Mr. Guerere addressed the busses, and where they would stop. Mr. Rea stated he does not know what the transportation department for the schools will want. If the bus comes in, it will loop with 2 or 3 stops within the Community. Mr. Rea stated they have given the option to enter the site with the busses or to pick up on Tansboro Road. Mr. Rea added when the busses stop, and the lights are on, and stop sign comes out, it is illegal to pass the school bus. Mr. Hall asked what time school is? Mr. Guerere stated there are double routes, 7:15 for middle school, and 8:15 for elementary school. Mr. Hall stated there is a question on the volume of children, and it could potentially create congestion on Sunset. Mr. Hall asked if the cars will drive through the parking areas. As well as the busses stopping on Tansboro road may not be the safest choice. Mr. McCall stated a plan should be developed for signage, and cross walks with a 15 mile per hour speed limit. Mr. Guerere asked if New Freedom Road was looked at for traffic as it is a County Road, and Mr. Rea stated yes he did. Mr. Katkocin commented that 122 cars are being added to the White Horse Pike and Tansboro Road during peak hours. Will some cars take Florence Avenue to White Horse Pike? Cars may back up on Florence. Mr. Rea responded that as traffic moves towards the intersection, 1 or 2 vehicles may have used Florence. Mr. Crain asked if there should be a transportation meeting, and he feels that shelters would be helpful, and that the applicant should speak to the school, where each pick up is, what the number of children are, but get the school and the transportation department involved.

Mr. Platt commented that the Board of Education will make that decision based on the evaluation, what would be recommended to the BOE? Should the bus enter the site, or on Tansboro road. Mr. Rea stated it depends on how many kids are generated by this development. That will evolve over time and may change from year to year. Mr. Platt mentioned issues regarding offsite questions, access to and from the site, school children, discussion with the BOE may be a critical issue. Can busses traverse the loop road? Mr. Rea stated yes. Mr. Platt mentioned how will the pickup take place and where. Mr. Hoff

stated that the design complies with RSIS standards, and the bus can navigate the site. This is an application for preliminary approval, and another plan must be submitted for final. No testimony has been given other than the 2 professionals that have testified to the development being safe. Chairman Gangluff addressed another site and their parking issues, which is why we as a Planning Board would like more information regarding busses traversing the site, and parking. Somewhere between 118 and 150 students are proposed for this development. We would like to avoid parent's vehicles parking waiting for their children to exit the bus on Tansboro Road. Ms. Beahm and Mr. Hess have nothing further. Mr. Guerere asked if the applicant will meet with the BOE, transportation department to discuss this issue. Mr. Hoff stated the applicant will have to meet at some point, these applicants will remain the owners of this property. The owner will be able to discuss this, and determine where pick up will be. Mr. Maccaroni asked if the streets will be dedicated to the Borough, Mr. Rea stated no they will be private roads. Mr. Maccaroni mentioned the similarities of the road names, and other suggestions have been provided. The applicant is acceptable to other names. With nothing further from the board Chairman Gangluff opened this portion of the meeting up to the public.

Appearing from the public is James Osborne of 536 Riggs Avenue. Mr. Osborne asked Mr. Rea if he is estimating about 700 cars at capacity. Mr. Rea stated yes. Mr. Osborne asked for clarification on the number of outbound peak hour traffic. Mr. Osborne asked if Mr. Rea feels that the ratio of cars leaving the site will not be all at the peak hours pending various work schedules. Mr. Osborne questioned the comment of turning onto Florence to Route 30 that it was recommended to do so. Mr. Rea corrected Mr. Osborne and stated he does not recommend that. The Borough can post no cut through, no turning etc. If it is a safe movement, it can be used as a remedy and the Governing Body will determine that. Mr. Osborne asked if the intersection at Route 30 and Taunton have been looked at. Mr. Rea stated yes.

Next to appear before the board is Denise Anderson of 513 Riggs Avenue. Ms. Anderson asked if anyone has tried to go to Route 73 from Riggs. How many cars are anticipated to go to Route 73? Mr. Rea stated there is a barrier at the end of Johnny Boy Lane, and it makes it difficult to do that. Ms. Anderson stated straight to Riggs, and Right will get you to Taunton. Mr. Rea commented that he was not aware of that, and if it is that difficult, there will be less chance of traffic. Ms. Anderson asked what the dates were for the traffic counts. How many students will be picked up on that road? Mr. Rea stated he does not know, nor does he know if they will be picked up on Tansboro Road. With nothing further from the public, Chairman Gangluff closed the public portion. There was discussion of the date of the next meeting. Our next special meeting date, is Memorial Day and there will be no meeting. June 8 is the next regular meeting, June 15<sup>th</sup> at 7pm. will be the next scheduled meeting for this application. The meeting will be held at the Berlin Community Center located at 250 S. Franklin Avenue, Berlin.

Mr. Maccaroni asked that previously it was mentioned that other projects of this nature have been previously done. Mr. Cahill commented 900 units in Mt. Laurel, Rogers Walk. Mr. Maccaroni asked if demographics of the town could be provided. Mr. Hoff stated he could try. Mr. Pomponio asked if the H3 24 unit building, it's the 4<sup>th</sup> building

up on the perimeter of the property, there is a distinct front and back with entry way or breezeway shows no opening in the back. In the center island, that is a 24 unit building, is smaller than H3, does that have entryway both front and rear. Mr. Blackney stated yes there is access from the rear on the units only in the middle, he will confirm this at the next meeting. Mayor Armano asked what the market rate rent will be? Mr. Hoff stated we can try. That question is unknown at this time. With nothing further, Chairman Gangluff opened this portion of the meeting to the public for comments on any other items except this application.

**NEW BUSINESS:**

None

**CORRESPONDENCE:**

None

**PUBLIC PORTION:**

None

**GOOD OF THE ORDER:**

None

**ADJOURNMENT OF REGULAR MEETING:**

With no one from the public with any comments, Mr. Maccaroni made a motion to adjourn the meeting, and Mayor Armano seconded the motion.

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

