

**BOROUGH OF BERLIN  
PLANNING BOARD MINUTES  
REGULAR MEETING  
December 14<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	Absent
Nick Guerere	Present

**MINUTES:**

Minutes from November 9<sup>th</sup>, 2015

A motion to approve the minutes from November 9<sup>th</sup>, 2015 was made by Nick Guerere and seconded by Mayor John Armano. On roll call vote, all eligible members voted affirmative.

## **RESOLUTIONS:**

### **Case # 06:1-18**

**Berlin Multi Family LLC**

**Preliminary Major Site Plan & Subdivision**

**Block: 1700 Lots: 1 & 3**

A motion to approve the resolution for Berlin Mult Family LLC Preliminary and Major Site Plan and Subdivision was made by Jack Hall, and seconded by Richard Crain. On roll call vote: All eligible members voted aye.

### **Case # 15:8-3**

**Lambertista Financial LLC**

**110 Route 73**

**Block: 1100 Lot: 6**

**Major Site Plan, Preliminary and Final**

A motion to approve the resolution for Lambertista Financial LLC was made by Carl Canfield Jr. and seconded by Dan Pomponio. On roll call vote: All eligible members voted aye.

## **ZONING OFFICER'S REPORT:**

November 1<sup>st</sup> to November 30<sup>th</sup>, 2015

## **OLD BUSINESS:**

### **Case #15:9-1**

**57<sup>th</sup> Street Homes LLC**

**137 Clementon Road**

**Minor Subdivision/Bulk Variance**

**Administrative Change/Review**

A motion to approve the administrative change on the resolution for 57<sup>th</sup> Street Homes LLC was made by Mayor John Armano and seconded by Dan Pomponio. On roll call vote, all members voted aye.

### **Case# 01:8-28**

**WaWa**

**409 Route 73 South**

**Block: 1200 Lots: 2,3,5, & 6**

**Administrative Change/Review**

A motion to approve the administrative change on the resolution for WaWa was made by Dan Pomponio and seconded by Jack Hall. On roll call vote, all members voted aye.

## **NEW BUSINESS:**

**Case # 15:12-1**

**Wyndam Road LLC**

**Block: 2406 Lot: 25**

**Minor Subdivision/Bulk Variances**

Appearing before the board is David Wallman Esq. on behalf of the applicant. Also appearing is Chuck Insalaco owner of Wyndam Road LLC 1107 Brookview Circle, Marlton, NJ. who was sworn in at this time.

Mr. Wallman stated this application came before the site plan review committee, with a concept plan to build a new Day Care facility. The current building is old and needs to be updated to be more functional. Mr. Wallman referenced a concept plan as exhibit A-1, dated 6/13/14, with a revision date of 7/23/14. Mr. Wallman explained the proposed development is on the corner of Watsonstown New Freedom Road and Wyndam Road. The applicant proposes new building for the Day Care facility, and the other lot would be low rise office professional. This is not a site plan, just a minor subdivision. The current lot is undersized, divided would be .96 and .98 acres each lot. Mr. Rinaldi commented that this application reflects creating 2 non-conforming lots. Mr. Biegen of Maser Consulting addressed the fact that this application did not have the concept plan included in it for review. The applicant is using the potential site plan as justification, and it is difficult to justify with no site plan to review. Mr. Insalaco stated the Day Care facility is more conducive to this area vs. the light industrial that this zone permits. Mr. Biegen stated he could review based on the conceptual site plan, with no formal filing until the formal site plan comes in. Mr. Peterman of Peterman Maxy Associates, engineer for the applicant commented that a day care facility has a minimum lot area of ½ acre. Mr. Hall asked if this was a 2 phase project. Mr. Insalaco responded that the majority of the development will be done. Chairman Gangluff mentioned the Dunkin Donuts project where all of the site work was completed, although there is an approval for retail that has not been built yet. Mr. Hall asked if there should be consideration to change the zoning of the property. Chairman Gangluff commented there is no spot zoning. Mr. Pomponio commented if the lot size as is may be just too big for a day care, and does this limit what other uses can be built next to or near it.

Mr. Biegen of Maser Consulting, and Ms. Staley of CME Associates both stated the application is not complete to move forward. Mr. Wallman stated the applicant proposes a postponement until the next meeting, and will give the board copies of the conceptual site plan for review to the Professionals. Mr. Rinaldi stated no new notice will be required of the applicant.

**Case # 15:11-1**  
**Schaeffer Land LLC**  
**170 New Freedom Road**  
**Block: 2211 Lots: 5.01 and 14**  
**Minor Subdivision**

Appearing before the board is Richard Hoff Esq. of Bisgaier Hoff, representing Schaeffer Land LLC. Also appearing is Rick Clemson of James Sassano Associates of 41 S. Route 73 Building 1 Suite 201, Hammonton, NJ.

Mr. Hoff stated this is a minor subdivision with no variances and no waivers. Mr. Hoff addressed the letter from Maser Consulting. There is public water and sewer that currently services that lot, so there is no well or septic, and the subdivision will be filed by deed and a description will be provided. The applicant agrees to provide any affordable housing obligations, and the applicant agrees to work with the Tax Assessor with appropriate block and lot numbers. The applicant agrees to extend the sidewalk along the frontage of New Freedom Road with an accessible ramp 15 to 20 ft. of sidewalk.

Mr. Hoff addressed the review letter from CME Associates. There are no variance or waiver requests, the application will be filed by deed, the applicant will provide a copy of the survey and will address depressed curbing, sidewalk, right of way, and proposed driveways. Mr. Pomponio asked if both homes will face Evanine, Mr. Clemson stated they will be using the existing drive on Evanine, and the existing drive on New Freedom Road. Mr. Katkocin commented on the trees that are noted on the plan, and if they will remain. Mr. Clemson stated there is no intention to remove the trees. Mr. Maccaroni stated he feels it would be safer to have the second driveway on Evanine, so guests can park on Evanine instead of New Freedom Road. Mr. Hoff agreed to look at that. Mr. Crain asked if the applicant has seen the letter from the Assessor commenting on the addresses. Will both houses be addressed to Evanine? Mr. Biegen stated Evanine on that side starts with #2, and #1 is owned by the Borough which is vacant open space. Mr. Hoff added that possibly 3 lots would need to be renumbered as an option, or have 1 on Evanine, and 1 on New Freedom. With nothing further, Chairman Gangluff opened this portion of the meeting up to the public.

Appearing before the board is Bill Bansch of 79 New Freedom Road. Mr. Bansch stated he is against the approval of the subdivision, and building 2 homes. He has lived here 38 years, and you cannot park on New Freedom Road. It is a heavily traveled road. Typically the speed limit is 40 miles per hour, there are large commercial trucks that travel that road frequently. Is there enough area to face New Freedom Road, and if both houses face New Freedom the numbering of the houses will work. Mr. Bansch does not agree with the driveway location. With nothing further from the public, Chairman Gangluff closed the public portion. Mr. Hoff stated this plan layout seems to be the best fit, however he will revisit locating the driveway to Evanine. Mayor Armano commented he feels for safety that the driveway would be better located on Evanine Drive. Mr. Hoff stated this is a Weston side entry garage model. With nothing further from the board,

Jack Hall made a motion to approve this subdivision, and Carl Canfield Jr. 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	No
Ron Katkocin	Yes
Carl Canfield Jr.	Yes

**CORRESPONDENCE:**

None

**PUBLIC PORTION:**

Mr. Rick Hoff addressed the board in thanking the board members for their service it is appreciated.

**GOOD OF THE ORDER:**

Mayor Armano stated that Chairman Jack Gangluff has dedicated 20 plus years to serving on the board, and thanked him.

**ADJOURNMENT OF REGULAR MEETING:**

With no one from the public with any comments, Nick Maccaroni made a motion to adjourn the meeting, and Nick Guerere 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