

BOROUGH OF BERLIN
PLANNING BOARD MINUTES
January 12th, 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.

SWEARING IN OF NEW AND RE-APPOINTED BOARD MEMBERS:

Mayor John Armano	Class I	Expires 12/31/2015	4 Year Term
Councilman Jim Bilella	Class III	Expires 12/31/2015	1 Year Term
Jack Gangluff	Class IV	Expires 12/31/2015	4 Year Term
Richard Crain	Class II	Expires 12/31/2015	1 Year Term
Carl Canfield Jr.	Class IV	Expires 12/31/2015	4 Year Term
(Unexpired term of Ken Clegg)			
Nick Maccaroni	Class IV	Expires 12/31/2018	4 Year Term
Jack Hall	Class IV	Expires 12/31/2016	4 Year Term
Dan Pomponio	Class IV	Expires 12/31/2018	4 Year Term
Ron Katkocin	Class IV	Expires 12/31/2016	4 Year Term
John McCall	Alternate # 1	Expires 12/31/2016	1 Year Term
Nick Guerere	Alternate # 2	Expires 12/31/2015	2 Year Term
(Unexpired term of John McCall)			

APPOINTMENT OF SOLICITOR:

A motion to appoint Mark Rinaldi as Solicitor was made by Richard Crain, and Seconded by Ron Katkocin. On roll call vote, all members voted aye.

APPOINTMENT OF OFFICERS:

A motion to appoint Jack Gangluff as Chairman was made by Mayor John Armano and Seconded by Carl Canfield Jr. On roll call vote, all members voted aye.

A motion to appoint Jack Hall as Vice Chairman was made by Nick Maccaroni And seconded by Ron Katkocin. On roll call vote, all members voted aye.

APPOINTMENT OF SECRETARY:

A motion to appoint Debbie Simone as Planning Board Secretary was made by Mayor John Armano and seconded by Nick Guerere. On roll call vote, all members voted aye.

APPOINTMENT OF ENGINEER:

A motion to appoint Maser Consulting LLC, as Planning Board Engineer was made by Mayor John Armano, and seconded by Richard Crain. On roll call vote, all members voted aye.

APPOINTMENT OF PLANNER:

A motion to appoint CME Associates as Planner was made by Mayor John Armano, and seconded by Jack Hall. On roll call vote, all members voted aye.

RE-ADOPTION OF RULES AND REGULATIONS:

A motion to re-adopt rules and regulations was made by Mayor John Armano, and seconded by Carl Canfield Jr. On roll call vote, all members voted aye.

FEE FOR NOTICE OF MEETING:

A motion to approve the fee of \$25.00 for notice of meetings was made by Richard Crain, and seconded by Dan Pomponio. On roll call vote, all members voted aye.

MEETING DATES:

The Second Monday of every month is reserved for Planning Board Meetings, and the Fourth Monday of each month is reserved for Special Meetings should it be necessary due to large agendas, or special schedules as needed.

A motion to adopt the meeting dates as provided was made by Carl Canfield Jr, and seconded by Mayor John Armano. On roll call vote, all members voted aye.

REPORT FOR BOROUGH OF BERLIN PLANNING BOARD ON VARIANCE APPLICATIONS DURING 2014.

A motion to adopt the report on variance applications during 2014 was made by Jack Hall, and include clothing drops, pods/ sea containers, solar panels, dual uses and multiple sheds, and was seconded by Dan Pomponio. On roll call vote, all members voted aye.

PUBLIC PORTION:

ADJOURNMENT OF RE-ORGANIZATION:

A motion to adjourn re-organization was made by Richard Crain, and seconded by Nick Guerere. On roll call vote, all members voted aye.

REGULAR MEETING:

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:

A motion to adopt the minutes from December 8th, 2014 was made by Mayor John Armano and seconded by Carl Canfield Jr.

RESOLUTIONS:

NONE

ZONING OFFICERS REPORT:

Report prepared by Craig Fallstick, Zoning Officer

OLD BUSINESS:

Case # 14:10-2
Eric Coburn
34 E. Taunton Ave.
Block: 1400 Lot: 23
Minor Subdivision

Mr. Rinaldi stated on the record that Mr. Guerere signed a prepared affidavit that he listened to the tape of the November Planning Board hearing for this application and is now able to vote on this application. Said affidavit will be in the file located in the Planning and Zoning office. Appearing before the board Eric Cobourn, applicant. Mr. Cobourn requested to withdraw his application for this subdivision. The board confirmed with Mr. Cobourn, and the application is withdrawn.

NEW BUSINESS:

Case# 14: 12-1

Eric Coburn

34 E. Taunton Ave

Block: 1400 Lot: 23

Bulk C Variance

Appearing before the board is Eric Cobourn. Mr. Cobourn testified that he purchased the property at 34 E. Taunton Avenue, and tore down 2 dilapidated sheds. He replaced one shed on the existing foundation, and added crushed stone over the existing concrete pad. The new shed is larger than the original structure. Mr. Cobourn submitted exhibits A through C which are photos of the new structure. Mr. Rinaldi commented if the structure is a shed or a garage. Mr. Cobourn testified that there are no utilities, there will be no driveway, and no motor vehicles stored. Mr. Rinaldi explained to the board they need to decide if this structure will be considered a shed or a garage. Mr. Hall asked if this is considered a shed, can the board restrict the usage to no vehicular storage. Mr. Rinaldi stated yes. Mr. Hall asked about the fence and where the proposed fence would be. Mr. Cobourn stated the proposed fence would run parallel with the adjoining fence, and cross to the house with no gate. Mr. Cobourn added that he chose a larger shed for storage to avoid having multiple sheds on the lot and keep with a historical look. 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, the public portion was closed.

Mr. Rinaldi summarized the application, and Mr. Hall made a motion to approve the application as a shed with a side yard variance of 14 feet where 20 feet is required, and with conditions that there will be no utilities, no driveway, and no storage of motor vehicles, Mr. Guerere seconded the motion. On roll call vote:

Mayor John Armano	Yes
Councilman Bilella	Yes
Chairman Gangluff	Yes
Jack Hall	Yes
Richard Crain	Yes
Nick Maccaroni	Yes
Dan Pomponio	Yes

Ron Katkocin
Carl Canfield Jr.

Yes
Yes

CORRESPONDENCE:

Berlin Township Planning Board Agenda

Supreme Court COAH information presented by Mark Rinaldi

PUBLIC PORTION:

Appearing before the board is Michael Iluicci of 191 Clementon Road. Mr. Iluicci addressed the board by stating it is his intention to build a garage and would like to change his address to Maine Avenue, as he is building an addition, and the front of the house will face Maine Avenue. Direction was given by the board to Mr. Iluicci to come to the zoning office with a survey and a plan and the zoning officer will assist in direction of what the set backs are and what will be permitted.

GOOD OF THE ORDER:

Chairman Gangluff mentioned that if anyone on Borough Council has questions regarding any application, to please call him, and he suggested that members of Council attend Planning Board Meetings. Mr. Hall asked that relative to applications that have not been heard, what the Planning Board Members are permitted to discuss and what cannot be discussed. Mr. Rinaldi informed the board that no pending application can be discussed at all outside of the actual hearing. Members are encouraged to contact the Planning and Zoning office, or the Attorney for the board. The application cannot be discussed unless it is completed, with a signed resolution.

Mr. Rinaldi addressed another matter regarding Luciens and an approved resolution for a Use Variance for a Church and a Bakery in the KB Properties strip store lot. Mr. Kolovos is requesting amending the resolution/application to permit the bakery to be open on Sundays. There was discussion regarding the parking at that time, and currently the Church occupies the space with 80 seats available. The board has requested that Mr. Jim Biegen verify the actual parking, Mayor Armano stated by what he has observed is that there are not many cars in the parking lot. Mr. Hall mentioned that the board voiced a concern and by his recollection that the board decided what the Church will be in the future, not what it is today, so regarding parking, we decided full capacity at parking what the overall potential would be. Chairman Gangluff stated we had limited information at the time of the application. Chairman Gangluff added that we may need more information as to what the hours would be and get confirmation from our Engineer as to what the actual parking is for the Church and what it would be for the Bakery as

well as including any overflow parking from Luciens. Mr. Rinaldi will send the Attorney for Mr. Kolovos a letter explaining the boards actions.

Mayor John Armano made a motion to obtain more information from the Engineer to verify parking, and make an administrative decision, however we would need some type of letter, and Carl Canfield Jr. seconded the motion. On roll call vote:

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

Mr. Rinaldi discussed a previous application for Luciens, the solar canopy. Mr. Rinaldi has been called to testify regarding a court case involving the application's resolution.

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