

**BOROUGH OF BERLIN  
PLANNING BOARD MINUTES  
SPECIAL MEETING  
June 15<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	Absent
Nick Maccaroni	Present
Dan Pomponio	Present
Ron Katkocin	Present
Carl Canfield Jr.	Present
John McCall	Present
Nick Guerere	Present

Mr. McCall is the first alternate and will be voting on any matters due to Mr. Crain's absence.

**MINUTES:**

Minutes from April 27<sup>th</sup>, 2015

A motion to approve the minutes from April 27<sup>th</sup> was made by Nick Guerere, and seconded by Mayor John Armano. 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 bedroom count and a chart that the Architect Mr. Blackney will discuss.

Mr. Blackney submitted Exhibit A-9 showing buildings #1 through #24, the building type, the quantity of units, and number of bedrooms. There are 399 market rate units with 710 bedrooms, and 71 affordable units with 143 bedrooms. The affordable units have 3 bedrooms which is dictated by the COAH regulations. Ms. Beahm commented that the new chart is consistent with the regulations at 857 total bedrooms, 2 of which are for the superintendents. Mr. Blackney continued with testimony regarding the roof pitch of the buildings which will be 6 / 12 pitch the elevations have been submitted. With nothing further from the applicant, Chairman Gangluff opened this portion up for public questions.

Appearing before the board is James Osborne of 533 Riggs Avenue, Winslow Township. Mr. Osborne asked the total number of people, and Mr. Blackney does not know how many people there will be, that cannot be determined. Next to appear before the board is Charles McHugh of 13 W. Broad Ave, Berlin. Mr. McHugh has a question on the school taxes, who pays that, and how many children are anticipated? Mr. Blackney did not have an answer for that. Next to appear before the board is Ron Sabatini of 63 Gardens Avenue. Mr. Sabatini asked how a den could be ½ bedroom. Mr. Hoff responded to Mr. Sabatini, that ½ was offered towards the total bedroom counts. Mr. Platt added that being concerned with the number of bedrooms, 710 maximum market rate using the den as ½ bedroom added to the count and limited the actual number. Ms. Beahm mentioned that she is requesting revised architectural plans to show the actual room dimensions, building lighting and sign details. Mr. Hess mentioned the architectural plans should also show the change in the archway for the dens vs. a doorway. Chairman Gangluff asked Mr. Blackney if they have considered esthetics, if buildings will look the same or not. Mr. Hess asked if the applicant has reviewed the local property rental codes for the Borough. Mr. Hoff stated he reviewed what he could find regarding inspections and registrations, there was brief discussion on compliance with the rental codes.

Additional testimony was provided by Keith Cahill, Engineer. Mr. Cahill was previously sworn in, and brought Exhibit A-2, the overall site plan. Mr. Cahill discussed drainage, and the proposed fence around the basin. The basin up front has a max depth of 11ft with a 3:1 slope. The fence is proposed to be 4ft. high board on board with wire fence and gates for access. The water in the basin does not sit for more than 72 hours based on

ordinance requirements. Mr. Cahill added that a 4 ft. fence is safer than a 6 ft. or 8 ft fence. Mr. Cahill showed Exhibit A-1 with 3 basins adjacent to the property, one at Spring Oaks, which is designed the same way, Virtua basin has a similar design, no outfall and no discharge pipe. The basin is designed in access of 100 year storm. The project will include roadway improvements on Tansboro Road, and there will be less run off. The depth of the pipe at 3 to 4 ft. underground can be done, but doesn't make sense from an engineering standpoint. The fence is proposed to be board on board, vinyl fence. Mr. Cahill introduced exhibit A-10, school bus circulation. This is a derivative of the site plan, it's a bus turning template, and the buses can circulate in a clockwise or counterclockwise motion. This plan shows 3 basic stops, which are not approved by the Board of Ed as they determine where the stops are. There is one between buildings # 22 and 23, another by the tot lot, and another between buildings # 18 and 19. Access can be provided through the lots, the parking lot is in excess of parking spaces, so deliveries can be made without blocking cars in, external mailboxes are proposed there is 1 box for every 12 units. Mr. Cahill presented Exhibit A-11, open space dated 6/4/15. The green areas shown are the open space, 10.2 acres that does not include the small portion of Pinelands area. Mr. Cahill added that as for the pet policy, pets will be permitted at a premium rate, no multiple pets will be permitted, and there will be a limitation on size. 33% is an open area there will be designated areas for pets to walk, and no exotic pets will be permitted. Mr. Cahill addressed Exhibit A-12, active recreation dated 2/6/15. The recreation is 150 sq. ft. per unit, equaling 71531 sq. ft. in 3 different components. The tot lot will be fenced in, 100 x 36ft. area. The walking trail will be linked to the sidewalks, and along the perimeter trail there are exercise locations. The ¾ mile loop is not counted in the recreation. The Clubhouse, tot lot, and pool are 16% younger kids similar to other areas in town. Ages over 5 or 6 will utilize the pool area, teenagers will utilize the gym, and jogging path, adults will utilize the jogging path and tennis courts. The tot lot is in the rear, and the clubhouse is in the front. The equipment for the tot lot was shown on exhibit A-13 with a basic layout. Tot lot is ½ acre of ground with fencing and rubberized mulch, fencing will be 4ft. split rail, no wire mesh. Exhibit A-14 dated 3/23/15 is the trash compactor. The compactor will be located between buildings # 3 and 4 with proposed striping parking stalls. There is an enclosure with a manway access, 30" high circulation is available. The enclosure will be 8ft. high board on board fence that is gated with a key or a swipe pad for entry. Lights and security cameras will be installed with signage. The compactor is 100 cubic yards which averages to 4.4 lbs. per person of trash. The compactor will be emptied 2 to 3 times per week, and it will be run by the maintenance department. There will be 2 extra containers, one for recycles, and one for extra trash. An alternate or additional location can be by building # 16 if another area is needed for a second compactor. Mr. Maccaroni asked what formula is used for that calculation. Mr. Cahill responded the USEPA solid waste standards 1.5 lbs of recycling it's a split system for recycles and trash, with 5300 lbs. generated for 1200 people. Councilman Bilella asked with the size of the compactor is, and there may be a need for a second compactor and an alternate location is found, will that be one of the first buildings? What is proposed for the enclosure? Mr. Cahill stated an 8 ft. fence. Chairman Gangluff mentioned a masonry enclosure may be better. Ms. Beahm added that between an 8 ft. fence and a masonry wall, the masonry wall would conform to the architecture. Mayor Armano commented about the residents not wanting to walk across

the parking lot to throw out their trash, and he believes it may be put on balconies, on cars, etc. until they leave the premises for work, or to run errands. There is also a concern for illegal dumping. Will the walk up will be locked at all times? Mr. Cahill stated yes, there will be a swipe card entry by a 3<sup>rd</sup> party vendor. Mr. McCall mentioned the security cameras will it be recorded or is there onsite security that is watching? Mr. Cahill stated there is maintenance on site. Mr. Hall asked when the trash is removed and the container taken off site, how long are they gone? If there is no container and a resident missed that pick up, where do they put their trash? Mr. Cahill stated they are gone 15 minutes, no more than an hour, and there are 2 containers on site. Each lease will contain provisions of do's and don'ts. Mr. Platt asked what the pick up times and duration of compaction is. Mr. Cahill responded 2 to 3 times per week, and pick may be at 8 pm. or mid-day, and compaction is 1 to 3 minute cycles. Mr. Maccaroni mentioned that if the fence is over 6ft. a variance would be required, and Ms. Beahm stated if the applicant goes with the masonry enclosure it eliminates that variance. Mr. Hess addressed the overflow from the basin. The basin is designed for volume, the pipes are designed for instantaneous flow, for a low intensity rain event if the basin is not perking. Mr. Cahill agreed to accommodate Mr. Hess comments. At the time the board took a 15 minute recess.

The board resumed at 8:50pm. Ms. Beahm clarified the submission of the Architecturals. Mr. Cahill commented on sheet 38 of 38 A-15 in the package dated 3/20/15 is the easement plan it is colorized showing the sewer main, and water main. All buildings will be outside of the easements. On the northeast corner Building # 5 the surveyor is confirming locations to make sure the buildings will be out of the easements. Mr. Cahill addressed Exhibit A-2 as there was a suggestion for raised crosswalks for speed control, they will be flush with the curb height. Snow will be removed off site, and irrigation will be provided where plantings are by way of a well that the maintenance building will control. The water mains are 8 inch mains throughout, there will be a fire sprinkler system for each building and the applicant is working with the Borough Engineer for off tract improvements. Mr. Platt added that as per 2.3 of the agreement, the applicant is responsible for all off tract improvements. Chairman Gangluff commented on the Rental Ordinance, 2014-9 the requirement of a 70 sq. ft. bedroom for 1st person, and no more than 4 people over the age of 15 in 1 bedroom. Mr. Hoff stated he must not have an updated copy of the ordinance. Mayor Armano asked about the fence location, Mr. Cahill stated it will run along the Winslow Township side and along the Solid Rock Baptist Church side, and end at that property line. It will not continue behind Spring Oaks. Chairman Gangluff asked about the wire fencing around the basin, Mr. Cahill stated it is mesh put on the outside, coated black. Chairman Gangluff asked for clarification on the mailboxes. Every 12 units there is a box, what about the double buildings. Mr. Cahill stated there are 2 sidewalk areas for the double buildings, there will be a mailbox on each. Councilman Bilella commented on the basin draining in 72 hours or less, is that under normal soil conditions? Mr. Cahill testified post testing will be necessary, there is an operations manual, and a bi-annual inspection takes place. The sand basin will be scraped, and replaced in a 5 to 10 year period of time, it will be recorded with the deed, and there is no standing water. Councilman Bilella also asked about shelters for the school buses, and stations for the exercise areas along the perimeter

trail. Mr. Cahill responded there are 8 ft. sidewalks plenty of room for kids to wait at a bus stop, there are no shelters proposed, there are stations shown on Exhibit A-2 for the exercise trail about 10 along the outer loop, there is a bench with chin up bars, etc. and the trail is not illuminated. Mr. Guerere commented on the bus shelters, he feels they are necessary for the children to stay out of the elements. Mr. Cahill commented that he feels they create a maintenance issue and no bus shelters are proposed. Mr. Katkocin asked if there are details on the gym equipment. Mr. Cahill responded there are free weights and typical nautilus equipment, and he asked for reconsideration of a basketball court. Mr. Hall asked with the pool, are there outside bathroom/shower facilities? Mr. Cahill stated there are restrooms and lockers. Mr. Hall asked the occupancy of the pool, Mr. Cahill stated the pool is 8,000 square feet, residents are the only ones with pool access. The pool is about 70 x 35, and will have a separate entrance. Mr. Maccaroni asked if there will be cameras throughout the site for instance in the common areas, walkways, and breezeways. Mr. Cahill stated no cameras in those areas. Mr. Maccaroni addressed bicycles on the balconies, or parking them in the hallways, trash piling up in the common hallways with no cameras, and no security it becomes a safety concern. Who monitors this? Mr. Cahill testified there will be provisions in each lease, the maintenance people will monitor. The applicant has a vested interest to attract renters, and if the project is sold to a developer the approvals go with the property. Mayor Armano asked if the board will see the leases. Mr. Platt stated he will review the leases and it will be a condition of final approval.

Ms. Beahm addressed oversized vehicles, recreational vehicles, and trailers. Mr. Hoff stated they are not permitted. Ms. Beahm asked about accessory structures, patio type furniture, BBQ's, if they will be permitted. Ms. Beahm also mentioned other projects that Mr. Cahill has designed of this magnitude, and similar nature. Mr. Cahill mentioned Roger's Walk in Mt. Laurel. It's a larger area, 30 acres, 276 units, 34 buildings in all. Buildings are 2 story, with parking meeting all RSIS standards, no children this is age restricted. Then it was re-approved as normal market rate with 10,000 sq. ft. clubhouse, no tot lots. There is another project of 940 units in Rosell, NJ. on 50 acres, 2 parks onsite, 2 clubhouses, walking/connecting trails consisting of 2, 3, and 4 story, with groups of 12 up to 36. With no further questions from the board, Chairman Gangluff opened this portion of the meeting up to the public.

Appearing before the board is Stella Welcer of 108 Stockton Blvd. Ms. Welcer asked about the 2<sup>nd</sup> trash compactor. One compactor is proposed and it may not be enough, a second area has been identified. How far from the road is this? Mr. Cahill stated 200 plus ft. from the roadway. The homes across the street may be effected by the smell and noise. Mr. Cahill stated at 300 ft. away, that's a football field. Ms. Welcer addressed he busing and the number of kids. If there are 4 buses, and 2 loops what is the approximate amount of children. Chairman Gangluff added that 2 Planners estimated the number of kids and the schools impact are factored in.

Next to appear before the board is Brenda Rowand of 39 Joans Lane in Belair. Ms. Rowand commented that 200 vehicles per hour during rush hour, Belair will be a cut through, will speed bumps be put in Belair to assist with this? Mr. Cahill responded that

is a D.O.T. issue, not studies were done in Belair. Ms. Rowand asked if a study can be done, and Mr. Cahill stated they will not be doing any further studies. There has been no testimony that Belair will be a cut through, there are no proposed improvements to Belair.

Next to appear is William Earle of 3 Schaffer's Way. Mr. Earle commented on the bus stops, if they are along the internal road where the cars park, where is the final determination of where the bus stops will be? Will parking impact the stops? Mr. Cahill stated he does not see that as a problem, there are an excess of 60 spaces throughout the site, there is significant parking. Mr. Earle asked in the event of an overflow of water, where does that water go? Mr. Cahill responded it discharges to the farm field, from the inlet to the pipe to the detention basin off site. The proposed basin onsite is structured for a 100 year storm, and meets all storm water management regulations. It is made to reduce the water/drainage. Mr. Earle commented that the recreation areas are broken up, is there space for football, or whiffle ball? Mr. Cahill responded there are sizeable green areas that will remain open, with no trees.

Next to appear is Jim Osborne of 536 Riggs Avenue, Winslow. Mr. Riggs asked if any of the trees along the Winslow side will be removed for additional recreation. Mr. Cahill stated no. With nothing further from the public, Mr. Hoff stated the applicant has concluded their testimony. Chairman Gangluff then closed the public question portion, and commented that all professionals should be present at the next meeting scheduled for Monday August 10<sup>th</sup> at the Borough Hall, 7pm. Chairman Gangluff mentioned for the applicant to address the intersection at Route 30, regarding feedback on infrastructure, Mr. Hoff stated they can assist, but have not submitted anything, it has to go to the NJDOT, but that corner can handle the traffic. Chairman Gangluff addressed environmental concern of the involvement of NJDEP, what the process and protocol is, what is soil blending, chlordane has been found on that site, what precautionary methods will be taken?

**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. McCall 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