

**BOROUGH OF BERLIN
PLANNING BOARD MINUTES
May 11th, 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	Absent
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 April 13th, 2015 was made by Jack Gangluff and seconded by Nick Guerere. 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
John McCall	Yes
Nick Guerere	Yes

RESOLUTIONS:

Case # 15:3-1

McGuckin

41 London Avenue

Block: 1600 Lot: 3

Zoned: PC2

Bulk Variance

A motion to approve the resolution for McGuckin was made by Carl Canfield Jr. and seconded by Dan Pomponio. 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

Case # 15:2-1

94 White Horse pike LLC

30 Park Avenue

Block: 300 Lot: 3

Use Variance/Minor Site Plan

A motion to approve the resolution for 94 White Horse Pike LLC for a Use Variance was made by Chairman Gangluff, and seconded by Nick Maccaroni. On roll call vote:

Chairman Jack Gangluff	Yes
Nick Maccaroni	Yes
Dan Pomponio	Yes
Ron Katkocin	Yes
Carl Canfield Jr.	Yes
Nick Guerere	Yes

A motion to approve the resolution for 94 White Horse Pike LLC for a Minor Site Plan was made by Chairman Gangluff, and seconded by Carl Canfield Jr. On roll call vote:

Mayor John Armano	Yes
Councilman Jim Bilella	Yes
Chairman Jack Gangluff	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

A motion to approve the resolution for Iulliucci was made by Jack Hall and seconded by Nick Maccaroni. On roll call vote:

Mayor John Armano	Yes
Chairman Jack Gangluff	Yes
Jack Hall	Yes
Nick Maccaroni	Yes
Carl Canfield Jr.	Yes

OLD BUSINESS:

NONE

NEW BUSINESS:

Case # 15: 4-1

Nathanael & Laura Swamy

102 Rutgers Blvd.

Block: 2302 Lot: 10

Bulk Variance

At this time the secretary confirmed that the application is complete, all the proper noticing has been completed, and all escrow and application fees have been paid. Appearing before the board is Laura Swamy, who was sworn in at this time. Mrs. Swamy stated she is a corner lot, and considered to have a 2nd front yard. Mrs. Swamy testified it is her intention to install a 6ft. vinyl fence in the rear of her property to stay in line with her neighbor. The neighbor has a white vinyl fence with lattice on top, Mrs. Swamy proposed a solid white vinyl with no lattice. Mark Rinaldi summarized the application, and the variance requested. The applicant agreed to place the fence raised 4

inches from the ground to allow for natural water flow. Mrs. Swamy testified that she will have 2 gates, one on each side of the house facing front. With nothing further from the board, Chairman Gangluff opened this portion of the meeting to the public. With no one from the public wishing to speak, the public portion was closed. Mayor Armano made a motion to approve this application with the condition that the fence is raised 4 inches, and John McCall seconded the motion. 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
John McCall	Yes

Case # 15: 4-2

Heidi Silvestro

16 Chillemi Court

Block: 2100 Lot: 2.14

Bulk C Variance

At this time the secretary confirmed that the application is complete, all the proper noticing has been completed, and all escrow and application fees have been paid. Appearing before the board is Heidi Silvestro, who was sworn in at this time. Mrs. Silvestro testified it is her intention to construct a 12 x 20 prefab shed. Also providing testimony is Lou Silvestro,(Father in law of Heidi Silvestro)of 284 Fishpond Road Unit 101 Washington Township, NJ 08080 who was also sworn in at this time.

Exhibit A1 was submitted as a photo of the style of shed, there is no overhead door. Mrs. Silvestro stated there will be barn style doors that open towards the interior. Mr. Silvestro testified that the height of the shed is 10ft. 4 inches, and there will be no electric to the shed. Mrs. Silvestro stated that the shed will be used for lawn equipment, tools and childrens toys. After some discussion from the board, the applicant agreed to move the shed to a 10ft. side yard set back. Mr. McCall asked what kind of tools, Mrs. Silvestro stated gardening tools, no professional landscaping tools. Mr. Silvestro stated the shed will be placed on the required crushed stone. 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, Chairman Gangluff closed the public portion. Mayor John Armano made a motion to approve this application, with the condition that no motor vehicles will be parked in the shed, and it will be moved to maintain a 10 ft. side yard set back, John McCall seconded the motion. 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
John McCall	Yes

CORRESPONDENCE:

None

PUBLIC PORTION:

None

GOOD OF THE ORDER:

Legislation on Clothing Bins, email from Jack Hall regarding them. There was discussion on how to handle the clothing bins by ordinance. Mr. McCall mentioned the Borough charging a fee to allow them in specific locations. It was also mentioned to include the upkeep and maintenance of the bins. Previously the Zoning Officer has treated the clothing bins like accessory structures, and requested that they be in the rear of any property. Mr. Rinaldi will meet with the Borough Solicitor Howard Long to go over ordinance changes for clothing bins, multiple sheds, solar to name a few.

Councilman Bilella addressed Mercantile Licenses and procedures. The Zoning Officer will send a letter of denial for those that need to come to the board. This way the Mercantile license will not be issued and the applicant will be required to come to the board first.

ADJOURNMENT OF REGULAR MEETING:

Nick Guerere 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