

**BOROUGH OF BERLIN
PLANNING BOARD MINUTES
REGULAR MEETING
November 9th, 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	Absent
Nick Guerere	Present

MINUTES:

Minutes from October 13th, 2015

A motion to approve the minutes from October 13th, 2015 was made by Carl Canfield Jr, and seconded by Dan Pomponio. 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 continue this resolution until the December meeting to give board members more time to review was made by Mayor Armano, and seconded by Dan Pomponio. On roll call vote, all voted affirmative.

Case # 08: 9-26

John Aducat

Block: 1001 Lot: 6

Amended Site Plan Approval

A motion to approve the resolution for John Aducat was made by Councilman Bilella, and seconded by Carl Canfield Jr. On roll call vote, all voted affirmative.

Case# 15:9-1

57th Street Homes LLC

137 Clementon Road

Minor Subdivision/Bulk Variance

A motion to approve the resolution for 57th Street Homes LLC was made by Mayor Armano and seconded by Councilman Bilella. On roll call vote, all voted affirmative.

Case # 15:9-3

Jeffrey Greenberg

27 Coleman Rd.

Bulk Variance

A motion to approve the resolution for Jeffrey Greenberg bulk variance was made by Carl Canfield Jr., and seconded by Councilman Bilella. On roll call, all voted affirmative.

ZONING OFFICER'S REPORT:

Mike Depalma, Zoning officer

Mr. Rinaldi discussed a matter with the board regarding a shed at 49 E. Taunton Avenue, David Michael's Salon. There was an email from Mr. Hall questioning the location, and Mr. Rinaldi explained that Mr. DePalma had reservations with issuing the permit, and

asked Mr. Rinaldi for his opinion. Upon reviewing, Mr. Rinaldi determined that the R1 zoning standards are applied for this, and the shed is in compliance. The location meets the requirements as it is in the side yard, and meets the proper set backs. Mr. Hall asked was it ok for the sea container? The board secretary explained that the property owner received a notice to remove the sea container, which is what prompted him to apply for the shed permit. Location was an issue due to the close proximity of the neighbor's home, so taking into consideration not to block a window for the neighbor, this is a compliant location.

OLD BUSINESS:

Case # 15:8-3

Lambertista Financial LLC

110 Route 73

Block: 1100 Lot: 6

Major Site Plan, Completeness

Appearing before the board is Larry Luongo Esq. on behalf of the applicant Lambertista Financial LLC. Those providing testimony were sworn in at this time. Jack J. Gravelin Engineer 5345 White Horse Pike, Mullica Hill, NJ., Luciano Lamberti of 328 S. White Horse Pike, Berlin, NJ., and Alan Blair, Architect, of 211 Cross Keys Road, Berlin, NJ. At this time, Jennifer Bheam, of CME Associates, board Planner, as well as Jim Biegen of Maser Consulting LLC, board Engineer, and Debbie Simone Board Secretary were all sworn in. All verified the application is now complete, and can move forward.

Mr. Lamberti testified that he is proposing a restaurant for a-la carte meals, weddings, and banquets. The restaurant will be open 7 days a week, 8am. Until 2or 3am. for cleanup. Mr. Lamberti has a liquor license, and the weekends would be the busiest time. There would be up to at least 20 employees working. The building proposes a wine room, office space upstairs and the kitchen is on the ground floor, the basement area would be for storage, and coolers. There is a small outdoor patio proposed, a front patio and there will be valet parking. There will be entertainment in the facility.

Mr. Gravelin testified to his credentials, and was declared and expert. The property is located at 110 Route 73, Block: 1100 Lot: 6, and is 6.05 acres. This is in the C3 zone, and the side adjoins an I-2 zone. This plan has been revised since 2013, the south end of the site will have the restaurant, and the existing building will be demolished. There is a total seating proposed of 460 seats. The first floor is 11,618 sq. ft., the second floor is 5,880 sq. ft., and the basement is 3,355 sq. ft. Additionally there is a proposed retail and adjoining bank of 2,700 sq. ft. There is an area reserved for another pad site yet to be determined. New curbing will be installed, sidewalks, and bituminous asphalt, there will be planting islands as well. Route 73 there will be one driveway, and one driveway to Harker Avenue. The restaurant has been shifted NE to allow for a large basin. There was a traffic study completed and there are no issues. John Rea, traffic engineer determined the NJDOT will classify this as a major access permit, there are no traffic

concerns. The site is required to have 195 spaces, 207 are provided with 138 on the south end, and 69 spaces on the north end. There will be interior pedestrian crossing on the site, and onsite circulation. There is no dead end parking, the site provides adequate geometry, there are no circulation issues. The existing curblines are 1.7ft. from the R.O.W. to the widening of 4.5 ft. at the south end. There is a proposed 15ft. planting strip along Route 73 reducing the impervious coverage. A proposed large trash enclosure area behind the restaurant that is 30ft. long for solids and recycles. Mr. Gravelin added there is 71.9% impervious existing coverage plus the stone parking areas, we are proposing 56.8 % impervious, plus the pad site. There will be a second enclosure behind the bank/retail space at the end of the drive aisles. All buildings meeting the bulk requirements, the majority of the site is asphalt, there is no storm sewer onsite. Currently the drainage is a sheet flows to lot 1, on the south west curbs on perimeter the water will be collected through a piping system, with a series of inlets discharged to a new retention basin. Key Engineers did soil borings on the site, which show a high water table. The proposed basin will be a wet basin, with a permanent pool of water, with an attractive black fence around. Irrigation will be provided to the site, the area of permanent pool will exceed 2.5 acres and 89 or 9 ft. deep in the center, this will function as a detention basin. All utility letters will be provided. Mr. Gravelin met with Mark Mauger from Berlin Borough Department of Public Works, and there is adequate capacity for water, the utilities connection is at the curblines, sewer is on Harker Avenue and will run underground. The site proposes 550 trees and shrubs, the proposed buffer along Harker Avenue will be in compliance, all the lighting onsite will be replaced. The new lighting will shine downward, not outward, they will be LED efficient, and night sky friendly. Mr. Gravelin discussed the variances requested. The bulk standards require a minimum floor area ratio of 0.25%, however we are proposing 0.11%, and the pad site will bring it closer to the maximum 0.25% threshold, there are no plantings in-between buildings and parking area, landscaping will be around the restaurant. The proposed parking spaces are 9ft. where 10ft. is required, for the restaurant, and 10ft. spaces at the retail to allow for packages. The plantings along Route 73 is tripled with a less than 20ft. set back, 5.1ft. on the south side, and 1.7ft. for the bypass traffic, the existing 1.7ft. along the north side a 10ft. set back where 4.9 is existing. Mr. Gravelin mentioned waivers, allowing the use of HDPE pipe where RCP pipe is required, since this is a privately owned system, all of the Borough pipe will be the RCP. The driveway offset is 96ft. where 200ft. is required, and there is no discussion on signage since the signage was discussed in the original application. The property is uniquely shaped, and will be redeveloped with minimal impact. The proposed time limit for construction is late spring.

Mr. Pomponio asked about the previous approvals, and what is different with this application. Mr. Rinaldi stated we will treat this as an amendment to the original application, so all of the approvals for signage, do not need to be addressed on this application, and this amendment adds additional approvals. Mr. Maccaroni asked about the Harker Avenue chain link fence. Mr. Gravelin stated that will be removed, ½ width roadway with a new curblines and sidewalk will be in place, and a buffer of plantings to supplement the fence. Traffic will be directed to Atlantic then Cross Keys road with signage. There will also be a concrete sidewalk behind the curblines. The Gazebo is not indicated on this plan.

Mr. Biegen indicated on the design waivers that the parking stall striping permits 9ft. if it is hair pin striping, Mr. Gravelin agreed to do that. Mr. Biegen stated the parking set backs is improved, and Mr. Beigen has no objections to the HDPE pipe onsite, and concrete pipe offsite, as well as the set back for the driveway. Mr. Gravelin stated he agrees with all other comments. Mr. Gravelin stated that there will be satellite dishes, on the roof, however there will be a parapet wall to disguise that. Ms. Bheam from CME Associates asked if there is a wall around the outdoor seating. Mr. Gravelin stated there will be a portico at the front, there will be textured concrete and valet parking. A large wheel based vehicle can circulate the site, and we will provide for a WB50. A turning template will be provided.

Mr. Blair testified that there will be a wall around the patio 50 inches high. No public will have access to the basement, and the building will be sprinklered. The outside patio will have a portico to enter the building to the lobby area. There is an area for private dining, as well as main dining, and a banquet area including a main bar. Mr. Biegen asked if the side outside patio has additional seating. Mr. Gravelin stated no, those are tables and chairs brought out from the inside. There will be no additional seating added. There is a maximum of 460 seats. The 2nd floor is ushaped space, there is a VIP dining area, bridal suited, offices and storage, a wine room. The elevations are contemporary, with cultures stone, and the pad site will complement the restaurant. 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. AT this time, Mr. Luongo requested the board vote on amended preliminary and final major site plan. Mayor Armano made a motion to approve this application with the aforesaid variances, and waivers, and Dan Pomponio 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
Nick Guerere	Yes

NEW BUSINESS:

NONE

CORRESPONDENCE:

None

PUBLIC PORTION:

None

GOOD OF THE ORDER:

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