

**BOROUGH OF BERLIN  
PLANNING BOARD MINUTES  
December 11<sup>th</sup>, 2017**

**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 Jim Bilella	Class I	Absent
Michael McGowan	Class II	Present
Councilman Dan MacDonnell	Class III	Present
Cynthia Jennings	Class IV	Present
Ron Sabatini	Class IV	Present
Nick Maccaroni	Class IV	Present
Andrew Simone	Class IV	Present
Dan Pomponio	Class IV	Present
Thomas Dulin	Class IV	Present
Jeannine Schumacher	Alternate # 1	Present
Patricia Cummings	Alternate # 2	Present

**REGULAR MEETING:**

Ms. Schumacher will be voting in place of Mayor Bilella.

**MINUTES:**

A motion to approve the minutes from November 13<sup>th</sup>, 2017 was made by Mike McGowan, and seconded by Dan Pomponio. On roll call vote, those eligible:

Michael McGowan	Yes
Councilman Dan MacDonnell	Yes
Cynthia Jennings	Yes
Ron Sabatini	Yes
Nick Maccaroni	Yes
Andrew Simone	Yes
Dan Pomponio	Yes

Thomas Dulin	Yes
Jeanine Schumacher	Yes
Patricia Cummings	Yes

**RESOLUTIONS:**

**NONE**

**ZONING OFFICERS REPORT:**

**11-1-17 through 11-30-17 Michael DePalma, Zoning Officer**

**OLD BUSINESS:**

**Case # 17: 10-1  
Joseph & Natalie Russo  
194 Clementon Road  
Block: 609 Lot: 12  
Minor Site Plan**

At this time Mr. Donald Meisel of CME Associates was sworn in, for Mr. Clarkin's absence. Mr. Meisel is a Professional Planner since 2001 with CME Associates, from Howell, NJ.

Testimony began with Kris Kluk of Kluk Consultants, the applicant's engineer. Also providing testimony is Joseph Russo, the applicant. Mr. Kluk stated this is a Minor Site Plan for a Landscaping Business, the applicant is seeking a variance for the driveway 17.01 ft. from the property line on one side, and .068 on the other side, where 20 ft. is required. This is an existing condition. Mr. Kluk testified that it is necessary for the variance for tractor trailer traffic to maneuver safely. There will be no detriment to the public good.

Mr. Russo testified that this is for a Landscape business and nursery. There will also be trucks parked on site for employees and a mulch bin. Mr. Kluk added that there is an existing house, accessory building that will be used for the retail, and parking for customers with landscaping blocks. A proposed ADA Handicap spot has also been provided on the plan. Mr. Russo added the hours of operation will be Monday through Friday 7am. to 6pm. Saturdays during the mowing season 7am. to 6pm, and closed on Sundays. All landscaping is done off site, employees pick up the truck from the site, and leave. There are 6-7 employees, and the intention is to expand with one more truck, currently there are 2 trucks. The landscape business services both residential and commercial sites. There will be snow removal in the winter months, the operation times will vary based on the snowfall.

Mr. Kluk stated the applicant agrees with all comments in both professional's letters. Mr. Meisel of CME asked for testimony on tractor trailer circulation, trash/ recycling, signage, and lighting. Mr. Kluk stated that the template has been provided in the plan and Mr. Meisel was satisfied with that. Mr. Russo stated that all materials will be disposed of at a landfill or recycling center. It will not be stored onsite. There is an existing sign onsite that will be updated, and no new lighting is proposed, just repair of existing.

Mr. Biegen addressed the original request for a port a john onsite. The applicant is proposing water and sewer being extended to the site. Mr. Russo stated he has a plumber that is looking at it, he is waiting for a quote. Mr. Pomponio asked if there will be a bathroom added to the accessory building, Mr. Russo stated yes. Mr. Sabatini questioned the truck movement, if they will be driven to the easterly side of the property. Mr. Russo stated shrubs will be there, and trucks will be parked in front of the green houses. With nothing further from the Board, Chairman Simone opened this portion of the meeting up to the public.

Appearing from the public is Joseph Nocella of 44 S. Arlington Ave, Berlin. Mr. Nocella stated he was the previous owner of this site. There was a previous water issue in the rear easterly side that rocks were put at one time, he has a concern with any additional paving. Mr. Nocella also stated his concerns with traffic being more congested now that Clementon Road is a 2 lane road VS. 4 lanes. Mr. Kluk responded that they are not increasing traffic with this type of use.

Next to appear is Marlene Nocella of 40 S. Arlington Ave, Berlin. Ms. Nocella requested some type of fence for screening, not just shrubs. The easterly side of the lot adjoins her property. Mr. Russo stated he has agreed to install a fence on Ms. Nocella's property that will be her fence. It will be a wood privacy fence 6ft., it will connect to the existing fence line and continue down the easterly side to the rear lot line. Ms. Jennings asked who would maintain that fence, and Ms. Nocella agreed she would. With nothing further from the public, Chairman Simone closed the public portion.

Mr. Platt summarized the application, variances requested, and all testimony. Ms. Jennings made a motion to approve this application, and Mr. McGowan seconded the motion. On roll call vote:

Michael McGowan	Yes
Councilman Dan MacDonnell	Yes
Cynthia Jennings	Yes
Ron Sabatini	Yes
Nick Maccaroni	Yes
Andrew Simone	Yes
Dan Pomponio	Yes
Thomas Dulin	Yes
Jeanine Schumacher	Yes

**NEW BUSINESS:**

**Ordinance 2017-15 Amendment and Supplement of the Borough Code.**

Mr. Platt summarized the ordinance, explained to the board their duties for review and approval if they feel the ordinance is consistent with the Master Plan that was previously approved. These are Zoning changes for chapter 256 of the Borough code. Chairman Simone stated that he has read through, and feels that this also helps create a more business friendly ordinance. Mr. Pomponio was happy with the definition update of side yard and front yard set backs as we deal with a lot of corner properties. With no further comments from the board, Ms. Jennings made a motion to recommend approval to Borough Council as this ordinance is consistent with the Master Plan, and Ms. Schumacher seconded the motion. On roll call vote:

Michael McGowan	Yes
Councilman Dan MacDonnell	Yes
Cynthia Jennings	Yes
Ron Sabatini	Yes
Nick Maccaroni	Yes
Andrew Simone	Yes
Dan Pomponio	Yes
Thomas Dulin	Yes
Jeanine Schumacher	Yes

**CORRESPONDENCE:**

None

**PUBLIC PORTION:**

None

**GOOD OF THE ORDER:**

There will be another meeting next Monday on December 18<sup>th</sup> for the Nexus application.

**ADJOURNMENT OF REGULAR MEETING:**

Mike McGowan made a motion to adjourn the meeting, and Ms. Schumacher seconded the motion, all in favor, meeting adjourned.

Cc: Bill Behnke, Fire Marshall, Fire Chief  
Stacey DiVello, Escrow Financial Department  
Michael DePalma, Construction Official  
Terry Stagliano, Tax Assessor  
Lou DeMarco, Captain, EMS

