

**BOROUGH OF BERLIN
PLANNING BOARD MINUTES
SPECIAL MEETING
December 18th, 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	Present
Michael McGowan	Class II	Absent
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	Absent

REGULAR MEETING:

MINUTES:

A motion to approve the minutes from December 11th, 2017 was made by Cynthia Jennings, and seconded by Dan Jeannine Schumacher. On roll call vote, those eligible:

Mayor Bilella	Abstain
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

RESOLUTIONS:

Ordinance 2017-15 Amendment and Supplement of the Borough Code

A motion to approve the ordinance 2017-15 was made by Dan MacDonnell, and seconded by Dan Pomponio. On roll call vote: all eligible members voted aye.

Case# 17:9-2
Sennette Krug
2 Splitrail Court
Bulk C Variance

A motion to approve the resolution for Sennette Krug was made by Dan Pomponio and seconded by Dan MacDonnell. On roll call vote: all eligible members voted aye.

Case# 17:4-1
PB BB LLC (Royal Farms)
Block: 1300 Lots: 1, 2 & 4
Amended Final Site Plan

A motion to approve the resolution for PB BB LLC (Royal Farms) was made by Jeannine Schumacher, and seconded by Tom Dulin. On roll call vote: all eligible members voted aye.

ZONING OFFICERS REPORT:

NONE

OLD BUSINESS:

NONE

NEW BUSINESS:

Case # 06:1-18
Berlin Multi Family LLC
530 Tansboro Road
Berlin, NJ. 08009
Amended Preliminary and Final Major Site Plan

Appearing before the board on behalf of the applicant is Attorney Richard Hoff of Bisgaier Hoff LLC. At this time all board professionals were sworn in. Mr. Hoff summarized the application as an Amended and Preliminary Final Major Site Plan. Preliminary approval was received in December 2015. Those providing testimony were sworn in at this time. Kevin Blackney of Blackney Hayes Architects, at 150

Independence Mall West, Philadelphia, PA. registered architect Keith Cahill of Boehler Engineering, 35 Technology Drive, Warren, NJ. Professional Engineer.

Mr. Cahill referenced exhibit A1 the overall site plan sheet #5 revision #9 date 12/6/17 for Block 1700 Lots 1&3. 24 buildings with 472 units, 2 units for superintendents, 399 market value units, and 71 affordable units. Mr. Cahill mentioned there is 2 access points at Tansboro Road. There are 2 islands that a cut through has been revamped to allow for emergency access between buildings #17 and #18, and between # 23 & 24. There are 2 parking structures that have been added between buildings # 19 & #20, and in front of building # 6. There are 2 handicap stalls, 40 stalls total each building. There is a second trash compactor that has been added in the front area of the site. Cut sheets have been provided to the board engineer. A pump station has been added for sanitary sewer, it is an underground collection system and pump system. It is located underground with the exception of an electrical box, enclosed by a fence and landscaping. It will be pumped to the county system. This will have no impact on the town's infrastructure. The pool area has been modified. A water tank has been added that is 24ft. high and 26ft. in diameter. This is for safety for the fire suppression for this site. To meet the current RSIS standards, and NFPA codes, we have this tank that will hold about 8,000 gallons. There are 2 water mains underground, one for residential use, and one for fire protection. This also will have no impact on the town's water system. The tank is shielded by the clubhouse, and landscaped. The parking has been reduced by 37 stalls by adding the garages. The tot lot area includes a fenced area for dog run, fall protection and other details. Raised crosswalks have been provided with extra striping and signage. The variance in question is the access point across from Coleman rd. for a 4- legged intersection, it is the safest location for a driveway, there is no additional variances requested. Mr. Platt confirmed that this will not require a variance.

Mr. Hoff referenced Mr. Hess' letter from CME Associates dated December 15th. Mr. Cahill responded that there are 3 comments regarding drainage that the applicant agrees to and will do item #'s 2, 3, and 4 to add notes. Mr. Hess asked for testimony on the status of outside agency approvals, and the status of site environmental clean- up. Mr. Cahill stated that the applicant has received County approval, there is a resubmission pending for county roadway improvements for total sign off. The final soil erosion approval will be applied for after this meeting. Mr. Cahill stated that the county has seen the changes brought to this board. CCMUA is aware of the TWA that will go for approval and the Borough will receive documents. Arecon is the LSRP for the project and the remedial outcome has been completed and submitted. If the borough has not received that documentation it will be provided. Mr. Platt addressed the letter from our Borough Planner Mr. Clarkin of CME Associates. Mr. Hoff addressed page 7 of Mr. Clarkin's letter regarding comments that have already been addressed. There are no plans for a renter's organization, the details on the clubhouse operations will be provided, no outside use. Phase construction was included in the package provided. The details of the emergency generator will be provided. The water tank color will be the least intrusive. Signage package has been provided, with various display boards that are in the Construction Office. Traffic circulation and report has been submitted, and the remaining questions or statements the applicant agrees to comply with. Mr. Hoff stated that the

applicant agrees to the ERI letter from Mr. Noll. Mr. Noll stated that Mr. Cahill has accurately described the water situation.

Mr. Platt addressed the bedroom count and affordable housing regulations. The bedroom count is 710 market rate bedroom maximum, and dens were ½ bedroom. The dens depicted have doors on them, and the issue is if that counts as a full bedroom, or is a den with a door not considered a bedroom, and would comply with no variance. Mayor Bilella commented that this application has been a long process, including litigation. From the Town's perspective people count is added to apartments and houses by dens, spare rooms. The thought process is if it is open and not able to be closed off it does not work well for a private bedroom. The applicant has previously stated that the dens would not be marketed as a bedroom, but Mayor Bilella added that people will continue to make that space a functional bedroom. Mayor Bilella stated that he feels the doors are a problem, and he asked that the doors be eliminated. Mr. Hoff commented that there is nothing in the settlement agreement that prohibits doors. The applicant feels that it is an important marketing factor, however the applicant is in agreement to remove the doors, and if it is clear that no variance or waivers are required. Mr. Platt read the caption in the agreement that pertains to the bedroom count. Mr. Hoff agreed that as an accommodation/request from the board that the doors will be removed, and new plans will be submitted. With no further witnesses, or testimony to provide, Chairman Simone asked the board for comments. With no comments from the board, Chairman Simone opened this portion of the meeting up to the public.

Appearing before the board is Joseph Theurer at 21 Coleman Road. Mr. Theurer asked if all the units are the same size? He stated that it may start as 3 people, then end up with 6 people. Mr. Theurer is concerned with why so many units, and he voiced concern of traffic problems, and with 3 story buildings with 400 plus units, 2 cars per unit, we will need more police, and this type of development will destroy the community. Our taxes will go up, our water will go up. Mr. Theurer is against the application. He also feels that traffic lights will be a hinderance. Next to appear before the board is James Osborn of 536 Riggs Ave, Winslow Township. Mr. Riggs asked about the added trash compactor, it is across the parking lot from his back yard. Will there be hours of operation, he is concerned with odor, and does it have to be there. Mr. Osborn asked how long will the project take to build? The mile of piping will that tear up roads in his neighborhood, or Tansboro Road? Has the board or the developers considered that traffic will cut through his street and development. Already traffic is cutting through. He asked the board to give that some consideration. Next to appear before the board is Harry Earle of 3 Schaeffers Way. Mr. Earle commented on parking. He stated that the parking appears tight, there are standards, but with the clubhouse is there separate parking, and is the proposed parking including the clubhouse. Next to appear is Bill Bansch of 79 New Freedom Road. He has lived in town for 40 years, he is not in favor of the application, however this project will help with the Borough's COAH requirement. Mr. Bansch asked if a traffic light is being proposed, the applicant stated no, there will be close to 1000 cars, 462 units, everyone has 1 ½ cars, how will traffic be controlled. Would the applicant consider no thru traffic signs through Bel Air Estates, and would the applicant consider speed bumps in Bel Air Estates? Mr. Bansch mentioned that during peak traffic

hour the light at Washington is always backed up. The former K-Mart Shopping Center on Florence Ave, would the applicant work with NJDOT, and Camden County to utilize Florence Ave as an access to the White Horse Pike. The 8,000 gallon water tank will it be the Borough responsibility? The applicant stated it will be the developer's responsibility. Mr. Bansch stated he does not want this to turn into a Lindenwold or Camden. With nothing further from the public Chairman Simone asked for a motion to close the public portion. Mr. Pomponio made a motion, and Ms. Jennings seconded the motion. All in favor.

Mr. Hoff addressed the issues that were raised by the public. The unit sizes have not changed. There is no traffic light proposed, all the buildings will be sprinklered. The proper notice has been provided. Trash enclosure is located where it was for the preliminary application, and the 2nd one is 265 ft. away with a masonry enclosure. Mr. Hoff added that the board asked for the 2nd one, and it may not ever be constructed. The project phasing has been supplied as 3 phases. The applicant will work with Mr. Noll on the water, they propose directional drilling with no impact on roads. As for traffic the applicant stands behind the traffic report that was submitted. Florence Ave is not going to be a cut through. As for parking the clubhouse has it's own parking separate from the unit parking. The dens although the elimination of the doors for purpose of parking that drove the parking demand up by 40 standards by RSIS standards. Mr. Simone asked if there will be some kind of parking passes? Mr. Hoff stated the garages will be first come first serve. The signage in the Bel Air development and speed bumps, the roads are an existing condition, and we have no jurisdiction on Borough streets. The water tank will remain the responsibility of the developer. Mr Cahill added that 1 to 2 years to final phase 1, and phase 2 and 3 over a 3 to 4-year span to completion. Mr. Hoff thanked the board and professionals for time and consideration. Mr. Maccaroni asked for more testimony on the garages. Mr. Cahill stated there are 2 different locations of 40 stalls each. It will be allowed to be used/leased as a parking space. Mr. Cahill stated the garages will have garage doors that are power, total height is 16ft. it is enclosed with mason construction. The garages will be sprinklered, and there is lighting on the garage door and one outlet. Mr. Maccaroni asked what the purpose is. Mr. Hoff stated it is an amenity. Mr. Maccaroni asked about security cameras. Mr. Cahill stated the clubhouse will have cameras. Mr. Platt stated the clubhouse and garage rules and regulations will need to be provided. Mr. Pomponio asked if the emergency generator was on the preliminary, and is it only for the pump station? Mr. Cahill stated it is for the pump station and does not support lighting, just fire water and sewer pumps. Mr. Platt summarized the application with changes to the board. Mr. Pomponio made a motion to approve this application, Cynthia Jennings seconded the motion. On roll call vote:

Mayor Jim Bilella	Yes
Councilman Dan MacDonnell	Yes
Cynthia Jennings	Yes
Ron Sabatini	Yes
Nick Maccaroni	No
Andrew Simone	Yes
Dan Pomponio	Yes

Thomas Dulin
Jeannine Schumacher

Yes
Yes

CORRESPONDENCE:

None

PUBLIC PORTION:

Mr. Osborne of 536 Riggs Ave. commented that his development has traffic issues with cars that cut through from Riggs to E. Taunton. There were signs installed stating “no heavy equipment”. Mr. Osborne wanted it on the record that the engineer for applicant was wrong. With nothing further from the public, the public portion was closed.

GOOD OF THE ORDER:

Mayor Bilella thanked the board for their time, and volunteering for the good of the community. Ms. Jennings will need to resign from the board, due to her work schedule, and Mayor Bilella thanked her for her service. Chairman Simone thanked the board professionals for all their work throughout the year.

ADJOURNMENT OF REGULAR MEETING:

Councilman Dan MacDonnell 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