

**BOROUGH OF BERLIN
PLANNING BOARD MINUTES
February 12th, 2018**

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
Jeannine Schumacher	Class IV	Present
Ron Sabatini	Class IV	Present
Nick Maccaroni	Class IV	Absent
Andrew Simone	Class IV	Present
Dan Pomponio	Class IV	Present
Thomas Dulin	Class IV	Present
Patricia Cummings	Alternate # 1	Absent
Fran Ballak	Alternate # 2	Present

REGULAR MEETING:

Due to the absence of 2 regular members, Mr. Ballak will be voting.

MINUTES:

Minutes December 18th, 2017

A motion was made by Dan Pomponio to approve the minutes from December 18th, 2017 and Jeannine Schumacher seconded the motion. On roll call vote those eligible all voted aye.

Minutes January 9th, 2018

A motion was made by Mike McGowan to approve the minutes from January 9th, 2018, an Jeannine Schumacher seconded the motion. On roll call vote, those eligible all voted aye.

RESOLUTIONS:

- 2018-1 Appointment of Board Solicitor**
- 2018-2 Appointment of Board Engineer**
- 2018-3 Appointment of Board Planner**
- 2018-4 Appointment of Board Chairman**
- 2018-5 Appointment of Board Vice Chairman**
- 2018-6 Appointment of Board Secretary**

A motion was made by Councilman Dan MacDonnell to memorialize resolutions 2018-1 through 2018-6 and seconded by Mike McGowan. On roll call vote those eligible voted aye.

Case# 17:12-1
Haven Homes LLC
Minor Subdivision
43 Jackson Road
Block: 1402 Lot: 3.01

A motion was made by Mike McGowan to memorialize the resolution for Haven Homes LLC and seconded by Jeannine Schumacher. On roll call vote those eligible voted aye.

Case# 06:1-18
Berlin Multi Family LLC
530 Tansboro Road
Amended Final Major Site Plan

A motion was made by Dan Pomponio to memorialize the resolution for Berlin Multi Family LLC, and seconded by Tom Dulin. On roll call vote those eligible voted aye.

ZONING OFFICERS REPORT:

1-1-18 through 1-31-18

OLD BUSINESS:

NONE

NEW BUSINESS:

Case# 17:10-2
McGuckin
41 London Ave
Use D Variance

At this time Mr. John Keating of CME was sworn in, Planner for the Berlin Planning Board. Appearing before the board is Tina Townsend McGuckin of 41 London Avenue, and Robert Scott Smith of Key Engineers, Planner and Land Surveyor for the applicant. Mr. Smith placed his credentials on the record and was deemed qualified.

Mrs. McGuckin stated she has been in business for 13 years for pet grooming. Her hours are 9am to 3pm, and dogs come every hour and remain for about an hour and a half. Mrs. McGuckin has been in Berlin for 7 years located at 136 S. White Horse Pike unit B. She has one employee (her sister) and herself. Services are provided by appointment only Tuesday through Saturday. Mrs. McGuckin testified that she is the owner of the property.

Mr. Smith showed Exhibit A1- the variance plan dated 1/10/2018, and exhibit A2 photo of the existing barn style structure. It is one story, with outside lights/ motion lights on the corner, and one primary entrance. There is an existing horse shoe driveway, and the applicant is proposing 2 parking spaces with bumper stops, and one handicap parking space. Mr. Keating board Planner asked if the flooring in the building is accessible, and if there will be signage. Mrs. McGuckin testified there is a stable floor that is accessible, and there will be no signage. Mr. Biegen board Engineer asked where the parking would be for the Single-Family Dwelling. Mr. Scott testified that the single-family dwelling parking is in the loop drive, and in front of the home. There are no conflicting movements. Mrs. McGuckin added that there will be no additional staff, she has the same clients, and the same hours.

Mr. Smith testified to the positive and negative criteria stating property is 10.23 acres, showing Exhibit A-3 the aerial photo of the property. The location is near Owens Corning lot, and not in close proximity to other homes. Pets are not kenneled, this is a same day service. The zoning is PC2, commercial. The use would be permitted, but due to the existing home on the lot, this constitutes a dual use, and a 2nd principal structure. The applicant is seeking a D3 Variance, in looking at the R1 standards, customers will visit the site. There is specific parking for visitors, scheduled appointments, making it a low intense use with limited hours. The use is confined to one single story building, no business will be conducted in the home. Mr. Keating is satisfied with the testimony, Mr. Biegen commented there will be no impact on drainage and he is satisfied. Mr. Smith added that the closest residence is 510ft., 605ft, and 713ft. with adjoining vacant land. The previous business was a gas station, there is a bartending school at the intersection of London Ave and White Horse Pike. Mr. McGowan asked if the variance stays with the property or is it owner specific. Ms. Walters explained this would stay with the property, although the board can impose conditions. At this time Chairman Simone opened this portion of the meeting up to the public. No one from the public wishing to speak, the public portion was closed. Ms. Walters then summarized all conditions, hours of operation, requested all outside agency approvals and explained this is a Use Variance and Waiver of Site Plan application. Chairman Simone made a motion to approve this application with all listed conditions, and Mike McGowan seconded the motion. On roll call vote:

Michael McGowan	Yes
Jeannine Schumacher	Yes
Ron Sabatini	Yes
Dan Pomponio	Yes
Andrew Simone	Yes
Tom Dulin	Yes
Fran Ballak	Yes

CORRESPONDENCE:

None

PUBLIC PORTION:

None

GOOD OF THE ORDER:

None

ADJOURNMENT OF REGULAR MEETING:

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

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