

**BOROUGH OF BERLIN
PLANNING BOARD MINUTES
January 9th, 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.

SWEARING IN OF NEW AND RE-APPOINTED BOARD MEMBERS:

Mayor Jim Bilella	Class I	Present
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	Present
Andrew Simone	Class IV	Present
Dan Pomponio	Class IV	Absent
Thomas Dulin	Class IV	Present
Patricia Cummings	Alternate # 1	Present
Fran Ballak	Alternate # 2	Present

APPOINTMENT OF SOLICITOR:

A motion to appoint Stuart Platt Esq. from the office of Platt & Riso as Solicitor made by Mayor Bilella and seconded by Dan MacDonnell. On roll call vote:

Mayor Jim Bilella	Yes
Michael McGowan	Yes
Councilman Dan MacDonnell	Yes
Jeannine Schumacher	Yes
Ron Sabatini	Yes
Nick Maccaroni	Yes
Andrew Simone	Yes
Thomas Dulin	Yes
Patricia Cummings	Yes

APPOINTMENT OF OFFICERS:

A motion to appoint Andrew Simone as Chairman was made by Mayor Bilella and Seconded by Councilman Dan MacDonnell. On roll call vote:

Mayor Bilella	Yes
Michael McGowan	Yes
Councilman MacDonnell	Yes
Jeannine Schumacher	Yes
Ron Sabatini	Yes
Nick Maccaroni	Yes
Andrew Simone	Yes
Tom Dulin	Yes
Patricia Cummings	Yes

A motion to appoint Mike McGowan as Vice Chairman was made by Chairman Andy Simone, and seconded by Councilman MacDonnell, on roll call vote:

Mayor Bilella	Yes
Michael McGowan	Abstain
Councilman MacDonnell	Yes
Jeannine Schumacher	Yes
Ron Sabatini	Yes
Nick Maccaroni	Yes
Andrew Simone	Yes
Tom Dulin	Yes
Patricia Cummings	Yes

APPOINTMENT OF SECRETARY:

A motion to appoint Debbie Simone as Secretary was made by Dan MacDonnell, and seconded by Mayor Bilella. On roll call vote:

Mayor Bilella	Yes
Michael McGowan	Yes
Councilman MacDonnell	Yes
Jeannine Schumacher	Yes
Ron Sabatini	Yes
Nick Maccaroni	Yes
Andrew Simone	Yes
Tom Dulin	Yes
Patricia Cummings	Yes

APPOINTMENT OF ENGINEER:

A motion to appoint Maser Consulting LLC, Jim Biegen as Planning Board Engineer was made by Councilman Dan MacDonnell and seconded by Mayor Bilella. On roll call vote:

Mayor Bilella	Yes
Michael McGowan	Yes
Councilman MacDonnell	Yes
Jeanine Schumacher	Yes
Ron Sabatini	Yes
Nick Maccaroni	Yes
Andrew Simone	Yes
Tom Dulin	Yes
Patricia Cummings	Yes

APPOINTMENT OF PLANNER:

A motion to appoint CME Associates, Jim Clarkin as Planner was made by Dan MacDonnell and seconded by Mayor Bilella. On roll call vote:

Mayor Bilella	Yes
Michael McGowan	Yes
Councilman MacDonnell	Yes
Jeannine Schumacher	Yes
Ron Sabatini	Yes
Nick Maccaroni	Yes
Andrew Simone	Yes
Tom Dulin	Yes
Patricia Cummings	Yes

At this time our board professionals were both sworn in for the 2018 year, and placed their credentials on the record.

RE-ADOPTION OF RULES AND REGULATIONS:

A motion to re-adopt rules and regulations was made by Mike McGowan and seconded by Tom Dulin. On roll call vote:

Mayor Bilella	Yes
Michael McGowan	Yes
Councilman MacDonnell	Yes
Jeannine Schumacher	Yes
Ron Sabatini	Yes
Nick Maccaroni	Yes

Andrew Simone	Yes
Patricia Cummings	Yes
Tom Dulin	Yes

FEE FOR NOTICE OF MEETING:

A motion to approve the fee of \$25.00 for notice of meetings was made by Mike McGowan, and seconded by Tom Dulin. On roll call vote:

Mayor Bilella	Yes
Michael McGowan	Yes
Councilman MacDonnell	Yes
Jeannine Schumacher	Yes
Ron Sabatini	Yes
Nick Maccaroni	Yes
Andrew Simone	Yes
Tom Dulin	Yes
Patricia Cummings	Yes

MEETING DATES:

The Second Monday of every month is reserved for Planning Board Meetings, and the Fourth Monday of each month is reserved for Special Meetings should it be necessary due to large agendas, or special schedules as needed.

A motion to approve the meeting dates as provided was made by Mike McGowan and seconded by Jeannine Schumacher. On roll call vote:

Mayor Bilella	Yes
Michael McGowan	Yes
Councilman MacDonnell	Yes
Jeannine Schumacher	Yes
Ron Sabatini	Yes
Nick Maccaroni	Yes
Andrew Simone	Yes
Tom Dulin	Yes
Patricia Cummings	Yes

PUBLIC PORTION:

Chairman Simone opened this portion of the meeting up to the public. With no comments from the public, this portion of the meeting was closed.

ADJOURNMENT OF RE-ORGANIZATION:

A motion to adjourn re-organization was made by Jeannine Schumacher and seconded by Dan MacDonnell. On roll call vote, all members voted aye.

REGULAR MEETING:

MINUTES:

NONE

RESOLUTIONS:

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

A motion to approve the resolution for Joseph and Natalie Russo was made by Mike McGowan and seconded by Tom Dulin. On roll call vote all eligible members voted aye.

ZONING OFFICERS REPORT:

12-1-17 through 12-31-17

OLD BUSINESS:

NONE

NEW BUSINESS:

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

Appearing before the board is Richard Hoff Esq. of Bisgaier Hoff Law Firm. Providing testimony is Brian Peterman of Peterman Maxy Associates 189 S. Lakeview Drive, Suite 101, Gibbsboro, NJ. 08026, and Scott Rote of 312 31st street, Brigantine, NJ. 08204. Both were sworn in at this time.

Mr. Hoff explained the plan is a proposal for 2 lots, with an odd property line. Both lots meet the area requirements in the R2 Zone. Mr. Peterman stated the applicant is seeking variances for width, and frontage. The general lots in the area vary in size and

dimensions, the frontage ranges from 45' to 70'. Lots 14 & 15, 16 & 17 are similar to this proposal. The applicant is also proposing a front yard set back variance. There are approximately 12 homes in this area that do not meet the current front yard set back. The proposed homes are consistent with the area 2 car garages, and footprint would be 2100-2200 square feet, 4 bedroom. The plan reflects a proposal for a k-turn. Camden County Planning Board has determined no review is required from them. This proposal is more conforming with rear yards, and decent lot area, with building size that is consistent and marketable for this area.

Mr. Hoff addressed Mr. Biegen's letter, regarding comment # 9 for sidewalks. This is a county road, and the county has determined they do not need to review. Mr. Peterman stated that these are all developed lots, and no sidewalks exist. This would be the only sidewalk. Mayor Bilella added that at some point we have to start somewhere. We are in the process of putting together an entire street plan, and we prefer to have sidewalks. Mr. Hoff stated the applicant agreed to front yard sidewalks only as a condition of approval. The applicant will keep the K-turn driveway, and agree to pay the affordable housing fees. Mr. Hoff addressed Mr. Clarkin's letter and are in agreement, the anticipated timing is once all outside agency approvals are received we will start. Mr. Hoff asked Mr. Peterman for testimony on the K-turn driveway. This is not anything that would trigger stormwater, and the vegetation on the east side will remain as much as possible. Mr. Platt asked if there will be basements, and Mr. Rote stated yes basements. Mr. Hoff confirmed that the lots will be filed by deed. Mr. Clarkin is satisfied with all testimony. Mr. Peterman gave testimony on the 2 adjoining properties and their sizes. Chairman Simone addressed the Fire Marshal's letter from Mr. Behnke that he has no issues, Camden county has waived any further review. Mr. Peterman added that they have received from the Tax Assessor the approved block and lot numbers. Chairman Simone opened this up to the board. Mr. Maccaroni asked what the distance from the end of the concrete to the subdivision line is. Mr. Peterman stated 1.5ft. Mr. Maccaroni stated that there is an ordinance on how far the driveway needs to be from the side property line. There was additional discussion on the relocation of the driveway to accommodate the requirement for distance from the property line. The applicant has agreed to work with the board engineer on the driveway set back. Mayor Bilella questioned the layout, and Mr. Peterman commented that the houses are mirrored. At this time with no further comments or questions from the board, Chairman Simone opened this portion of the meeting up to the public. With no one from the public appearing for comments, Mr. Platt summarized the testimony, the application, and variance requests. Mayor Bilella made a motion to approve this application, and Councilman MacDonnell seconded the motion. On roll call vote:

Mayor Bilella	Yes
Michael McGowan	Yes
Councilman MacDonnell	Yes
Jeannine Schumacher	Yes
Ron Sabatini	Yes
Nick Maccaroni	Yes
Andrew Simone	Yes

Tom Dulin	Yes
Patricia Cummings	Yes

CORRESPONDENCE:

Summary of Land Use Law that was provided to the board for new members. New Member mandatory training class.

PUBLIC PORTION:

None

GOOD OF THE ORDER:

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