

**BOROUGH OF BERLIN
PLANNING BOARD MINUTES
MAY 8TH, 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	Present
Councilman Dan MacDonnell	Class III	Absent
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	Absent
Patricia Cummings	Alternate # 2	Present

REGULAR MEETING:

Chairman Simone informed the board that due to the absences of Councilman MacDonnell, that alternate Patricia Cummings will be voting on all applications.

MINUTES:

A motion to approve the minutes from April 10th, 2017 was made by Dan Pomponio and seconded by Cynthia Jennings. On roll call vote, those eligible:

Mayor Jim Bilella	Yes
Michael McGowan	Abstain
Cynthia Jennings	Yes
Ron Sabatini	Yes
Nick Maccaroni	Yes
Andrew Simone	Yes

Dan Pomponio	Yes
Thomas Dulin	Yes
Patricia Cummings	Yes

RESOLUTIONS:

Case# 17:3-2
Hassbro LLC
175 Cross Keys Road
Block: 906 Lots: 1, 2, and 3
Minor Site Plan

A motion to approve the resolution for Hassbro LLC was made by Mayor Bilella, and seconded by Dan Pomponio. On roll call vote, those eligible voted aye.

ZONING OFFICERS REPORT:

4-1-17 through 4-33-17 Michael Depalma, Zoning Officer

NEW BUSINESS:

Case # 17:3-1
Schaeffer Land LLC
11 Jackson Road
Block: 1400 Lot: 12
Minor Subdivision

Appearing on behalf of the applicant is Richard Hoff Esq., those providing testimony are Brian Peterman of Peterman Maxy Associates 189 Lakeview Dr. Ste. 101, Gibbsboro, NJ. and Jason Schaeffer of 432 Kelly Dr. West Berlin. Mr. Hoff summarized that this application is for a 3 lot minor subdivision in R2 Zone. A Certificate of appropriateness has been applied for as this is in the Historic district. The Historical Commission is not in favor of the demolition of the existing structure, and Mr. Long the Borough Solicitor is drawing up a settlement agreement. The lots are identified as lots A, B, and C. Lot B will be deeded to the Borough, lots A and C will be subdivided from lot B and sold with specific models for lot A, and no restrictions for lot C. The Garage will be demolished; the Historic Commission has agreed to that. Prior to conveyance, a revised plan has been prepared for review. The proposal is to shrink lot B, and still be conforming. The new plan (exhibit A-1) R.O.W. dedication dated 3/28/17 revision on 3/16/17 Mr. Peterman concurs with the testimony.

Mr. Pomponio asked for clarity. If lot B shrinks, will that hinder any future plans for building? Do the set backs conform? Lot A is on Washington, and Lot C is on Jackson. Mr. McGowan questioned Lots A and C would no longer be in the historical district. Lot

A can only build certain models, and lot C has no restrictions. Mr. Hoff stated contingent upon approval, the settlement agreement would be a condition of approval. Chairman Simone asked if all 3 lots are in the Historic District. Mr. Miller stated no, not lots A, or C. With nothing further from the Board, Chairman Simone opened this portion of the meeting up to the public.

Appearing before the board is Micki Armano of 112 Rich Ave, Berlin. Mrs. Armano was sworn in, and asked how much the lot was reduced by. Mr. Peterman stated N.E. shifts 20 ft. to Jackson Road, and N.W. 26ft, making the rear and side more square. Mrs. Armano stated she disagrees with this as this change was not discussed with the Historic Commission.

Next to appear is Christina Hoffman of 55 Summit Ave. Mrs. Hoffman was sworn in, stated she is the Chairperson for the Historic Commission and this change is a total surprise. She feels the change adversely effects the smaller piece of land. With nothing further from the public, Mr. Sabatini made a motion to close the public portion, Ms.Jennings seconded it. Mr. Pomponio made a motion to approve the application as amended, contingent upon board professionals review and approval, Mayor Bilella seconded the motion. On roll call vote:

Mayor Jim Bilella	Yes
Michael McGowan	Yes
Cynthia Jennings	Yes
Ron Sabatini	Yes
Nick Maccaroni	No
Chairman Simone	Yes
Dan Pomponio	Yes
Thomas Dulin	Yes
Patricia Cummings	Yes

Mr. Maccaroni stated he is not comfortable voting on a plan he did not see, so he voted no. Majority of the vote is aye, motion carries.

Case# 17:3-3
India Temple
25 E.Taunton Ave.
Block: 1103 Lots: 3 & 4.01
Minor Site Plan

Appearing on behalf of the applicant is Dave Patterson Esq. Those providing testimony were sworn in, Danny Parikh of 22 Ashton Dr. Voorhees, he is the founding member, and Trustee of the temple, William Nicholson, 4 Rancocas Blvd., Site engineer of Mt. Laurel. Mr. Nicholson included his credentials on the record, and was deemed an expert.

Mr. Parikh confirmed that he is the founding member, and trustee, the location of the temple is on the corner of Haines and E. Taunton for over 35 years. This is a 2 story

structure with a social hall, restrooms, a small warming kitchen, foyer and storage area. The 2nd floor is an altar, hall and single residence for 1 priest. There are currently 17 parking spaces. The Temple operates 305 days, and no more than 30 to 50 people on Saturdays, and 60 to 80 people on Sundays, there are 8 occasions where the occupancy is 150 to 250 people. On the bigger occasions, people park at the Borough Hall, and there is 2 way street parking. The last 2 years that has been changed to 1 street side parking. The last 30 years, the Temple has utilized the assistance of the Berlin Police Dept. to aid in traffic assistance for the events. The proposal is to add 42 parking spaces which will eliminate problems on 358 days a year. Cars average 3 persons per vehicle. In August of 2015 the second lot was purchased, and 2 priests will live in the structure there. The lots will be consolidated. Mr. Nicholson stated there are 49 spaces total, the lighting in the lot is proposed to be LED lighting in central area of the lot. The applicant also proposes adjustments to the curb cut, and relocation of the trash enclosure. The paving is proposed to be porous.

Ms. Jennings questioned the need for handicap parking at the residence. Testimony was given that the Temple is satisfactory, and the garage and trees will be removed, and a driveway will be added. The lot will have 4ft. wide white striping, use the existing bumpers and add new. Mr. Sabatini asked is if the basin was a detention or retention basin. Mr. Nicholson stated it will recharge back into the ground, drains to the middle and infiltrated underneath and interconnected at the street. The basin is onsite and is maintained by the applicant. Mr. McGowan questioned the drainage, regarding the current basements surrounding the site, and getting a soil report. Mayor Bilella requested more information on the porous pavers. Mr. Nicholson stated they are just for the parking areas, the remainder of the site is impervious. Mayor Bilella also asked about the lighting, Mr. Parikh testified they are relocating 2 existing lights. Mr. Parikh mentioned there is a 25ft. drive aisle, 18 parking spaces paved, one is to get to the trash. The lighting is not photocell and is on no later than 9am. By a timer, and 10pm on the few larger occasions. Mr. Pomponio asked about the lot behind the Temple that has existing parking and if the lots are consolidated will the fence line be removed? With nothing further from the board, Chairman Simone opened this portion of the meeting up to the public.

Appearing before the board is Domenic Forte of E. Broad Ave. Mr. Forte stated he lives behind the Temple. He stated cars park on both sides of Haines, and both sides of E. Broad. The last year to year and a half there have been property maintenance issues. Mr. Forte asked what the maintenance schedule is for the basin, he is also concerned with water run off. Mr. Forte asked if the applicant would consider a church playground. The church will eventually grow even more. Mr. Forte asked about a trash enclosure, what material it will be, and the lighting being L.E.D. those lights are very bright. Mr. Forte questioned what will happen to his property value. He asked if there is a buffer, is it trees or shrubbery with a fence? He also commented that EP Henry type block will allow vehicle fluids to leak into the ground.

Next to appear before the board is Donna Beebe of 13 Atlantic Ave. Ms. Beebe stated she has the same concerns as Mr. Forte, and the proposed parking lot will be a detriment to the area.

Next to appear before the board is Elizabeth Beebe of 57 Haines Ave. She lives next to the house and has concerns of parking in the back yard. With nothing further from the public, Mr. McGowan made a motion to close the public portion, Mrs. Cummings seconded the motion.

Ms. Jennings asked about the surface of the proposed parking, will grass grow through it? That will create even more of a property maintenance issue. How will it be maintained. Mr. Nicholson stated like a lawn with routine care.

Mayor Bilella commented that there are technical issues with the drainage, that was brought out in the letter from the Board Engineer. Mr. Patterson requested that the application be carried until the June 12th meeting to resolve the issues such as the lighting, fence detail, landscaping, drainage details, and basin maintenance plan. No notice will be required; the applicant will return on June 12th.

Case# 09:6-1

Gate of Heaven

Block: 100 Lots: 1 & 4

Amended Final Site Plan

Due to a conflict with Maser Consulting our board engineer, John Keating, of CME Associates will act on this application. Mr. Patterson appeared on behalf of the applicant, those providing testimony were Maryanne Linka of 531 Market St., Camden, she is the director of cemeteries, and Pamela Pellegrini engineer and planner for the applicant, of Maser Consulting. Mr. Patterson summarized the application is for 5 additional parking spaces. Ms. Linka confirmed there are 3 full time employees, there has been an increase in customers, and there is a high density burial space. There is a sidewalk through the high density burial space, which is the cremains area and has small flush markers.

Ms. Pellegrini addressed the exhibits which are an enlargement of what the board already has. Exhibit A-1 dated 5/8/17 shows the additional spaces to the existing area. There was a site plan and use variance approved in 2009, a maintenance building in 2011, and new office in 2013, this is the 4th modification. The proposal includes 4,247 sq. ft. sidewalk and parking, 900 linear ft. of sidewalk which does not encroach into the buffer. Ms. Pellegrini stated they agree with the comments on the submission waivers, and the drainage is diminimus, with a stone trench bypass. Mayor Bilella questioned a letter that was sent the borough from a resident. With no further comments from the board, the application was then open to the public. No one from the public wishing to speak on the application, Mr. Pomponio made a motion to close the public portion, Mr. Dulin seconded the motion the public portion was then closed. Mr. Pomponio made a motion to approve the application, Ms. Jennings seconded the motion. On roll call vote, all in favor.

OLD BUSINESS:

None

CORRESPONDENCE:

None

PUBLIC PORTION:

None

GOOD OF THE ORDER:

The Master Plan Committee is requesting all final comments and recommendations to design plans. Mr. Clarkin will prepare a final draft, consolidation, land use, transportation, historic, etc.

Nexus is on hold, there is an issue with water pressure for the fire suppression, hold on to all documents that you received, we may get revised plans, for amended preliminary and final approval.

ADJOURNMENT OF REGULAR MEETING:

Ms. Jennings made a motion to adjourn the meeting, and Mr. Pomponio 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