

**BOROUGH OF BERLIN
PLANNING BOARD MINUTES
November 13th, 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	Present
Cynthia Jennings	Class IV	Absent
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 Cynthia Jennings.

MINUTES:

A motion to approve the minutes from October 23rd, 2017 was made by Dan Pomponio, and seconded by Councilman Dan MacDonnell. On roll call vote, those eligible:

Michael McGowan	Yes
Councilman Dan MacDonnell	Yes
Ron Sabatini	Yes
Andrew Simone	Yes
Dan Pomponio	Yes
Thomas Dulin	Yes
Jeanine Schumacher	Yes

Patricia Cummings

Yes

RESOLUTIONS:

Case # 17:8-1

Debbie & Gary Koopman

130 S. Franklin Ave.

Block: 505 Lot: 27

Bulk C Variance

A motion to approve the resolution for Debbie & Gary Koopman was made by Dan Pomponio and seconded by Councilman Dan MacDonnell. On roll call vote:

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

Case# 17:9-1

Berlin Farmers Market II

93 Clementon Road

Block: 400 Lot: 3

Minor Subdivision

A motion to approve the resolution for Berlin Farmers Market II was made by Michael McGowan, and seconded by Councilman Dan MacDonnell. On Roll call Vote:

Michael McGowan	Yes
Councilman Dan MacDonnell	Yes
Andrew Simone	Abstain
Ron Sabatini	Yes
Nick Maccaroni	Yes
Dan Pomponio	Yes
Thomas Dulin	Yes
Jeanine Schumacher	Yes
Patricia Cummings	Yes

ZONING OFFICERS REPORT:

10-1-17 through 10-31-17 Michael DePalma, Zoning Officer

Mr. DePalma gave a verbal report to the board, there were no questions or comments from the board members.

OLD BUSINESS:

NONE

NEW BUSINESS:

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

Appearing before the board is Sennette Krug who was sworn in at this time. Ms. Krug summarized her application to the board for a Bulk C Variance request for a fence on the side of her property. Her property is a corner lot, and she is proposing a wood stockade fence. The fence will match other neighboring fences. Ms. Krug stated the request is for safety reasons, she has a dog, and children. Also sworn in was James Casey, who resides at 2 split rail as well. Mr. Casey stated this property was an eyesore, and they did substantial renovations to bring it to a more esthetically pleasing condition. Mr. Casey added that Brierhill is the adjoining road, and is a heavily traveled road. Councilman MacDonnell asked if the fence would be on the corner side of Brierhill and Split Rail across the rear, the front and abut the one side to the neighbor on Split rail. Mr. Casey stated yes. Mr. Sabatini asked about the chain link fence that is shown, Ms. Krug stated she will remove that, and the finished side of the wood fence will face out.

Appearing from the public is Bill Bansch of 79 New Freedom Road. Mr. Bansch testified that the property was a vacant/foreclosed home that was in bad shape. Now there is a family living there, and has brought the property to compliance, he asks that the board vote in favor of the application. With nothing further from the public, the public portion was closed. Mayor Bilella made a motion to approve this application, and Councilman Dan MacDonnell seconded the motion. On roll call vote:

Mayor Jim Bilella	Yes
Michael McGowan	Yes
Councilman Dan MacDonnell	Yes
Ron Sabatini	Yes
Nick Maccaroni	Yes
Andrew Simone	Yes
Dan Pomponio	Yes

Thomas Dulin	Yes
Jeanine Schumacher	Yes

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

Appearing before the board is Kris Kluk of Kluk Consultants, LLC of 2 Eastwick Dr. Ste. 202 Gibbsboro, NJ, and Joseph Russo applicant of 6 West Brook Court, Voorhees, NJ. Mr. Kluck informed the board of his credentials and was confirmed and expert. At this time Mr. Kluck began to discuss comments from the Board Engineer. At this time the application could not be heard the applicant requested a variance, and proper notice was not given as is required. The application will be placed on a new meeting, date to be determined.

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

Mayor Bilella, Councilman Dan MacDonnell recused themselves from this application since it includes a Use D Variance request, Patricia Cummings also recused herself as she is within 200 ft. of the property. Mr. Biegen of Maser Consulting, board Engineer recused himself and John Keating of CME Associates took action on this application.

Appearing before the board is Dave Patterson Esq. Those giving testimony were sworn in, Tiffany Morrissey 7 Equestrian Drive, Galloway Professional Planner, Deanna Drumm of 2 Riverside Drive Camden, Traffic Engineer, Scott Homel of PB BB LLC 491 Old York Rd., Robert Blue of 1149 Skippect Pike, and Robert Carter of Marathon Engineering 552 Beckett Drive.

Mr. Patterson reminded the board the Preliminary and Final application was heard and approved on August 14th, 2017. Due to a requirement of Camden County Planning Board, there is a new location for the access driveway with an easement of 814 sq. ft. that is in the R1 Zone. Mr. Homel testified that he is a managing member of the LLC, and they have obtained the recorded easement (exhibit A1).

Mr. Blue testified that he prepared the original and revised site plan, there is a change in the intersection to accommodate the left out, and with the change, there is no detrimental impact. The driveway has been improved to both Borough and County standards. The driveway has shifted 17 – 20ft away from the intersection (exhibit A2). The driveway has been revised to align with CVS.

Deanna Drumm, discussed the traffic pattern. There will be a left out, right out, right in, but left in will be restricted via signage and island. There will be a don't block the box at that entrance as well. Nothing with traffic or volume has changed. Movements are shown on the plan, there are no other changes.

Mr. Carter testified on the Environmental Assessment, LOI. NJDEP did a final review the area of easement has no impact. The LOI was issued in 2011 has since expired. There are no wetlands, no wetlands impact.

Tiffany Morrissey testified on the Use Variance, this is in the R1 Zone, under special reasons the driveway improves the site safety, encourages and promotes health safety and welfare, and improves roadway traffic. The design promotes free flow of traffic, promotes purposes of zoning, promotes redevelopment and is no detriment to the public good. This is part of the Master Plan with safer access, and egress and is appropriate under the Medici standards, the use variance is for the easement only. Once approval is received, final complete plans will be submitted for signature.

Mr. Clarkin, Board Planner asked if there are any changes in operations, he asked if there were sidewalks on Cross Keys Rd, and the applicant stated no. Mr. Clarkin added that the exhibit reflects brick pavers, that will need to be added to the plan. Mr. Keating, Board Engineer sees no issues with the change. With nothing further from the applicant, Chairman Simone opened this portion of the meeting up to the public. With no public comments, Mr. Platt summarized the application. Michael McGowan made a motion to approve the Use Variance, and Amended Site Plan, Jeanine Schumacher seconded the motion. On roll call vote:

Michael McGowan	Yes
Ron Sabatini	Yes
Nick Maccaroni	No
Andrew Simone	Yes
Dan Pomponio	Yes
Tom Dulin	Yes
Jeanine Schumacher	Yes

CORRESPONDENCE:

None

PUBLIC PORTION:

None

GOOD OF THE ORDER:

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