

**BOROUGH OF BERLIN  
PLANNING BOARD MINUTES  
October 23<sup>rd</sup>, 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	Absent
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	Absent
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 Mayor Bilella, and Mrs. Cummings will be voting in place of Ms. Jennings who are absent.

**MINUTES:**

A motion to approve the minutes from August 14<sup>th</sup>, 2017 was made by Dan Pomponio, and seconded by Tom Dulin. On roll call vote, those eligible:

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

Jeanine Schumacher	Yes
Patricia Cummings	Yes

**RESOLUTIONS:**

**Case # 17:7-1 DFSB Properties**  
**194 Clementon Road**  
**Block: 609 Lot: 12**  
**Use Variance**

A motion to \_\_\_\_\_ the resolution for DFSB Properties was made by Michael McGowan, and seconded by Dan Pomponio. On roll call vote:

Michael McGowan	Yes
Councilman Dan MacDonnell	Yes
Andrew Simone	Yes
Dan Pomponio	Yes
Thomas Dulin	Yes
Jeanine Schumacher	Yes
Patricia Cummings	Yes

**ZONING OFFICERS REPORT:**

**8-1-17 through 8-31-17 Michael DePalma, Zoning Officer**  
**9-1-17 through 9-31-17 Michael DePalma, Zoning Officer**

**OLD BUSINESS:**

**NONE**

**NEW BUSINESS:**

**Case # 17:8-1**  
**Debbie & Gary Koopman**  
**130 S. Franklin Ave.**  
**Block: 505 Lot: 27**  
**Bulk C Variance**

Appearing before the board is Debbie and Gary Koopman of 130 S. Franklin Ave. On behalf of the applicant is Brian Peterman, of Peterman Maxy Associates 189 S. Lakeview Drive, Ste. 101 Gibbsboro, NJ.

Mr. Peterman testified that the application represents a request for a temporary variance. The proposal is for a New Single Family Dwelling to be constructed with a detached garage to the north side of the property. The Koopman's anticipate receiving a Temporary Certificate of Occupancy to move into the new structure, then once the old structure is vacant, they will demolish it. The new structure is to accommodate their handicap child. Mrs. Koopman's mother will also be moving in. This will not be a multi dwelling, the basement where Mrs. Koopman's mother will be, will have a kitchenette, with no cooking. The Temporary Use Variance is to permit 2 dwellings on one lot for a short period of time. Exhibit A-1 is the aerial photo of that part of Franklin Ave. dated 10-5-2017 shows the lot is oversized, and the southern side has more separation, and the rear is open space.

Jim Clarkin of CME Associates reviewed his letter, and written response from Mr. Peterman. Mr. Clarkin questioned the clearing of the lot, and the affordable trust fund payment. Since there is a dwelling that will be removed for a new one, no trust fund payment will be due. As for the clearing, it has been a matter of maintaining it, as it had been cleared previously.

Jim Biegen of Maser Consulting asked if the garage was one story or two, the timeline of the TCO, and if existing utilities will be utilized. Mr. Peterman responded, the Garage is one story, the TCO will only be in existence to move into the new dwelling, and existing utilities will be utilized.

Mr. Pomponio asked if both the carport and garage that is existing will be demolished. Mr. Peterman confirmed they would be, and the Koopman's intend on maintaining both driveways. Mr. Koopman testified that his builder estimates 5-6 months to completion. With no further testimony Chairman Simone opened this portion of the meeting up to the public.

Appearing from the public is Pat Kane of 132 S. Franklin Ave. Mr. Kane informed the board that he is in favor of the application, and it would be a good addition to the neighborhood. Next to appear is Paul Sowney of 24 Presidential Drive. His house faces the school, and he supports the application as well. Mr. Platt summarized the application as a bulk C variance, there will be no 2 family dwelling, and phased construction. Mr. Pomponio made a motion to approve this application, and Councilman Dan MacDonnell seconded the motion. On roll call vote:

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

**Case# 17:9-1**  
**Berlin Farmers Market II**  
**93 Clementon Road**  
**Block: 400 Lot: 3**  
**Minor Subdivision**

At this time Chairman Simone recused himself from this application since he is included in the 200ft. certified list of property owners. Due to Vice Chair Ms. Jennings absence, Councilman Dan MacDonnell nominated Tom Dulin to sit in as Chairperson, Jeanine Schumacher seconded the motion. All in favor.

Appearing on behalf of the applicant is Barbara Riefberg, Esq. Those providing testimony were sworn in, Robert Scott Smith Land Surveyor, and NJ Licensed Planner, of Key Engineers, 80 S. White Horse Pike, also Travis Pratt 41 Clementon Road of the Berlin Farmers Market II, and Jenna Ackerman of 41 Clementon Road, Berlin Farmers Market II. This property is adjacent to the Berlin Farmers Market, the top 10 acres will be for the Market, and the remaining 14 acres will be sold to the Borough of Berlin for Green Acres. There is a contract to purchase this parcel from the Simone Family Trust. Ms. Riefberg added there is a variance request for the newly created lot that would have no street frontage. There is no use proposed for this lot, this is only a subdivision application. Mr. Smith addressed Exhibit A-1 dated 10/13/17 Minor plan of survey prepared by Scott Smith, and original date of 7/26/17. Mr. Smith testified that this is a 24 acre parcel, there is a proposed easement, and a 50ft. buffer area to the unimproved Right of Way, and 75ft. to the existing residential. There are no future improvements proposed, and the existing home is not more than 35ft.

Mr. Clarkin of CME Associates discussed set backs for lot 3, what is proposed and what is existing. There were no comments from Mr. Biegen of Maser Consulting LLC. With no further testimony, Mr. Dulin opened this portion of the meeting up to the public. No one from the public wishing to speak, and no further comments from the board. Mr. Pomponio made a motion to close the public portion and Mr. McGowan seconded the motion. At this time Mr. McGowan made a motion to approve this application, and Mrs. Cummings seconded the motion. On roll call vote:

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

**CORRESPONDENCE:**

**None**

**PUBLIC PORTION:**

**None**

**GOOD OF THE ORDER:**

**ADJOURNMENT OF REGULAR MEETING:**

Mr. McGowan 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