

**BOROUGH OF BERLIN
PLANNING BOARD MINUTES
September 10th, 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	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	Absent
Andrew Simone	Class IV	Present
Dan Pomponio	Class IV	Present
Thomas Dulin	Class IV	Present
Patricia Cummings	Alternate # 1	Present
Fran Ballak	Alternate # 2	Present

REGULAR MEETING:

Due to the absence of 1 regular member, Mrs. Cummings will be voting.

MINUTES:

Minutes June 11th, 2018

A motion was made by Mike McGowan to approve the minutes from June 11th, 2018 and Councilman Dan MacDonnell seconded the motion. On roll call vote those eligible all voted aye.

RESOLUTIONS:

PB18-0002

Dunn

103 Presidential Dr.

Block: 519 Lot: 3.01

A motion to approve the resolution for Zachary Dunn was made by Mike McGowan, and seconded by Councilman Dan MacDonnell. On roll call vote, those eligible all voted aye.

ZONING OFFICERS REPORT:

7-1-18 through 7-31-18

OLD BUSINESS:

NONE

NEW BUSINESS:

PB18-003

**Steven Hotz Jr. Jasticon LLC
80 Tansboro Road
Block: 1900 Lot: 20.01
Zoned R1
Use D Variance**

This application was not heard due to the applicant not providing proper notice to the public.

PB18-004

**John Cole
42 Canyon Dr.
Block: 2501 Lot: 27
Bulk C Variance**

Appearing before the board is John Cole, residing at 42 Canyon Dr., Berlin, NJ. Mr. Cole testified that he is seeking relief from section 355-77 (f) 2b. of the Code of the Borough of Berlin. Mr. Cole stated his property fronts Olympic, Canyon, and Bryce, so he has 3 reverse frontages. Mr. Cole stated he is considering a pool in the near future, and he is proposing a 6ft. vinyl fence to meet pool code, the fence will be raised 4 inches to allow for drainage, the gates will open out, and be self-closing self-latching. The corner site triangle will be 45 degrees, so as not to interfere, and he feels that this will esthetically look better, and match his neighbor. With no further testimony from Mr. Cole, Chairman Simone asked for board comments. With no comments from the Board, Chairman Simone opened this portion of the meeting up to the public. No one from the public appeared on this application. Board Engineer, Jim Biegen of Maser Consulting summarized the variances. The application is to permit a fence in the front yard, (2 front yards), 17 inches from the Right of Way, pushing the fence back to Olympic 10ft, and 7ft. to Bryce. The fence will be tan in color, the existing shade trees will remain, and the fence cannot impede the growth of the shade trees. There are no site improvements

required. With nothing further, 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
Jeanine Schumacher	Yes
Ron Sabatini	Yes
Chairman Andrew Simone	Yes
Dan Pomponio	Yes
Tom Dulin	Yes
Patricia Cummings	Yes

CORRESPONDENCE:

MEL Joint Insurance Fund Land-Use Training

Board Solicitor Cheryllynn Walters gave the training to the board members that were present.

PUBLIC PORTION:

None

GOOD OF THE ORDER:

Our Next board meeting is scheduled for Tuesday October 9th due to the Columbus Day holiday.

ADJOURNMENT OF REGULAR MEETING:

Ms. Schumacher made a motion to adjourn the meeting, and Councilman MacDonnell 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