

**BOROUGH OF BERLIN
PLANNING BOARD AGENDA
September 12, 2022**

CAUCUS: 7:00PM

REGULAR MEETING: 7:00PM

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:

MINUTES:

Minutes July 11th, 2022

A motion to _____ the minutes for July 11th, 2022, was made by _____ and seconded by _____. RC

Minutes August 8th 2022

A motion to _____ the minutes for August 8th 2022 was made by _____ and seconded by _____. RC

RESOLUTIONS:

**Case # 22-04
Schaeffer Land, LLC
Block 2406 Lot 27**

Use variance with bulk variance relief to permit a subdivision of 6.92-acre parcel for a residential townhouse community, consist in of 44-lots, including 41 residential lots, two lots for stormwater management basins and a remainder open space lot for real property at the northwest corner of the intersection of Watson New Freedom Road and Sequoia Drive along the southwestern edge of the Borough and bordering Pine Hill Borough in the C-2 neighborhood zoning district.

A motion to _____ the resolution for case #22-04 was made by _____ and seconded by _____. RC

Case#22-05

Rettinger Fireplace Systems

216 Berlin Cross Keys Road

Block 2201 Lot 2.01

Preliminary and Final Major Site Plan with Bulk Variances and Design Waivers to permit an 8,246 square foot building addition to the 11,900 square foot former Agway building for a fireplace sales business on a 3.4-acre parcel on real property at 216 Cross Keys Road in the C-2 Neighborhood Commercial Zoning District.

A motion to _____ the resolution for case #22-05 was made by _____ and seconded by _____. RC

Case#22-06

Berlin Wall Holdings, LLC

150 Airport Road

Lakewood, New Jersey 08701

Minor Subdivision Approval and Preliminary and Final Major Site Plan Approval with Bulk

Variances to permit construction of a 10,640 square foot Dollar General retail facility and related site improvements at Block 1502, Lots 1, 2 and 3.

A motion to _____ the resolution for case #22-06 was made by _____ and seconded by _____. RC

ZONING OFFICERS REPORT:

OLD BUSINESS:

NEW BUSINESS:

Ordinance No. 2022-10 – Amend land use regulations in Section 335-83, C-2 and PC-2 Neighborhood Commercial District and Section 335-84, C-3 and PC-3

A motion to _____ the Ordinance No. 2022-10 was made by _____ and seconded by _____. RC

Ordinance No. 2022-12 – Ordinance amending Chapter 28-7, Designation of Historic Landmarks

A motion to _____ the Ordinance No. 2022-12 was made by _____ and seconded by _____. RC

22-07

Barbara Kowalska
75 Jackson Road
Berlin, NJ 08009
Minor Subdivision

CORRESPONDENCE:

PUBLIC PORTION:

GOOD OF THE ORDER:

ADJOURNMENT OF REGULAR MEETING:

Cc: Bill Behnke, Fire Marshall
Stacey DiVello, Escrow Financial Department
Edward Toussiant, Construction Official
Terry Stagliano, Tax Assessor
Lou DeMarco, Captain, EMS