

MAY 24, 2011
REGULAR SCHEDULED MEETING
OF THE
PLANNING AND ZONING BOARD

*LET THE RECORD REFLECT THAT THE MEETING
WAS HELD AT 135 ROUTE 73 SOUTH.*

CHAIRMAN

*CH SIMONE OPENED THE MEETING WITH THE OPEN
PUBLIC MEETINGS STATEMENT MAY 24, 2011 AT 6:30 PM
FOLLOWED BY THE SALUTE TO THE FLAG.*

ROLL CALL

MR. RIEBEL	P
MR. CARLAMERE	P
KELLEY MCCAULEY	P
MAYOR MAGAZZU	P LEFT @ 6:50
CH. SIMONE	P
MR. DEPALMA	P
MR. DEGEORGE	P
V. CH. MCHENRY	A
COUNCIL PRESIDENT	
MORRIS	P
MR. PANTANO	P
MR. EPIFANIO	A

ANTHONY PINTO

*MINOR SITE PLAN APPLICATION
SIGN APPLICATION WITH VARIANCE
330 ROUTE 73 NORTH
BLOCK 810, LOT 1.04*

*THIS LOT IS LOCATED ON ROUTE 73 AND HARRISON AVENUE.
CURRENTLY THE SITE CONTAINS AN EXISTING BUILDING WHICH
SERVED AS A GAS STATION AND AN AUTOMOBILE REPAIR STATION.*

*MR. PINTO IS PROPOSING TO RENOVATE THE BUILDING FOR A
PROPOSED RETAIL USE, INCLUDING THE APPLICANTS CELL PHONE
STORE. HE WILL BE REQUESTING A VARIANCE FOR 3 FAÇADE SIGNS
TOTALING 126 SQUARE FEET.*

THIS LOT CONTAINS PRE-EXISTING NON-CONFORMING CONDITIONS

	<u>REQUIRED</u>	<u>EXISTING</u>
LOT AREA	20,000 S.F. MIN	19,206
LOT WIDTH	100 MIN	225
LOT DEPTH	150 MIN	85.5
FRONT YARD		
SET BACK	50 MIN	23
REAR YARD		
SET BACK	25 MIN	30
SIDE YARD		
SET BACK	15 MIN	22

THE APPLICANT IS REQUESTING SEVERAL WAIVERS TO PERMIT GRAVEL/MILLING SURFACE RATHER THAN THE REQUIRED PAVED SURFACE, CONTOUR LINES, TRASH ENCLOSURE (APPLICANT HAS A CLEANING COMPANY AND THEY TAKE THE TRASH WITH THEM ONCE A WEEK), THE CURBING ALONG THE PERIMETER OF ALL PARKING AREAS, LOADING AREA, FULL LENGTH SIDEWALK, ELEVATIONS (THE APPLICANT IS DEFERRING AT THIS TIME), SITE LIGHTING (TO BE DONE AT A LATER TIME) AND ITEM 8A LANDSCAPING.

THE PLAN HAS INCLUDED A PARKING SCHEDULE, WHICH NOTES THAT EIGHT PARKING SPACES ARE REQUIRED FOR FULL RETAIL USE OF THE BUILDING. THE PLAN SHOWS EIGHT PARKING SPACES IN THE FRONT YARD AREA AND NINE PARKING SPACES IN THE REAR YARD AREA FOR A TOTAL OF SEVENTEEN PARKING SPACES.

THE APPLICANT IS PROVIDING A SOLID VINYL FENCE TO SCREEN THE PROPOSED COMMERCIAL ACTIVITIES FROM THE RESIDENTIAL USE.

*OPEN ND CLOSE
TO THE PUBLIC*

A MOTION TO OPEN THE MEETING TO THE PUBLIC WAS MADE BY MR. DEGEORGE AND SECONDED BY MR. PANTANO.

NO ONE IN THE PUBLIC CAME FORWARD. A MOTION TO CLOSE THE MEETING TO THE PUBLIC WAS MADE BY MR. DEGEORGE AND SECONDED BY MR. DEPALMA.

MOTION

A MOTION TO APPROVE THIS APPLICATION AS SUBMITTED WAS MADE BY MR. DEGEORGE AND SECONDED BY MR. PANTANO.

INFORMAL

DON BIGLEY OWNER OF OTTS GREENTOP CAME FORWARD FOR AN INFORMAL PRESENTATION. HE EXPLAINED TO THE BOARD THAT THERE WAS A FIRE AT THE END OF APRIL AT OTTS GREENTOP. NOW THEY ARE FORCED TO RENOVATE THE INSIDE OF THE BUILDING AND WILL BE BRINGING EVERYTHING UP TO CODE. HE STATED THAT THE FOOTPRINT OF THE BUILDING WILL NOT BE CHANGING IT WILL REMAIN THE SAME.

CURRENTLY THE FOOD COMES IN THE FRONT DOOR AND THE BEER GOES DOWN STAIRS IN A SPOT NO BIGGER THAN A CLOSET. WOULD LIKE TO PUT A 20 X 30 LOADING DOCK ONTO THE BACK OF THE BUILDING THAT IS NOT VISIBLE FROM ROUTE 73. WOULD LIKE TO PUT A WALK IN FREEZER, AND A WALK IN COOLING BOX AT THE LOADING DOCK AREA

MR. CARLAMERE STATED THAT A FEW YEARS BACK THE TOWN INCORPORATED A BUSINESS FRIENDLY PROCEDURE FOR BUSINESSES IN THIS TYPE SITUATION. THE BUSINESS OWNER WOULD MEET AND COMPLY WITH THE COMMENTS AND RECOMMENDATIONS OF THE TOWNSHIP ENGINEER AND ZONING OFFICER.

CHUCK RIEBEL

REDESIGNATE A PORTION OF THE PINELANDS RURAL DEVELOPMENT AREA TO REGIONAL GROWTH.

MR. RIEBEL STATED THAT BACK IN 2005 THE TOWNSHIP APPROACHED THE PINELANDS TO REDESIGNATE SOME OF THE BLOCK AND LOTS

AND IN 2009 THE PINELANDS CAME BACK AND SAID THAT THEY WOULD ONLY CHANGE THE PUBLIC WORKS COMPLEX AND THE OFFICE WAREHOUSE UNITS IN ALLIED PARKWAY AND THAT'S ALL AT THIS TIME.

MR. CARLAMERE STATED THAT THE BOARD IS INCLINED TO RECOMMEND THE CHANGES AS SET FORTH BY THE TOWNSHIP ENGINEER AND THE BOARD WILL NEED TO MAKE A MOTION TO APPROVE THE RECOMMENDATION TO MAYOR AND COUNCIL.

A MOTION RECOMMENDING THE CHANGES TO MAYOR AND COUNCIL WAS MADE BY CH. SIMONE AND SECONDED BY MR. DEGEORGE. THIS MOTION WAS CARRIED OUT BY VOICE VOTE WITH NO ABSTENTIONS.

PUBLIC PORTION

A MOTION TO OPEN THE MEETING TO THE PUBLIC WAS MADE BY MR. DEGEORGE AND SECONDED BY COUNCIL PRESIDENT MORRIS.

THERE WAS NO ONE IN THE PUBLIC THAT CAME FORWARD, A MOTION TO CLOSE THE MEETING TO THE PUBLIC WAS MADE BY MR. DEGEORGE AND MR. PANTANO.

ZONING OFFICER

NOTHING TO REPORT

RESOLUTION

THE FOLLOWING RESOLUTIONS WERE MEMORIALIZED:

2011-19

**Applicant: Yashraj Shabd
594 Route 73 South
West Berlin, NJ 08091
Block 1001, Lot 5.01**

Berlin Township Planning and Zoning Board granted A Minor Site Plan in order to expand the existing Non-conforming use and shall be permitted to install Propane tanks.

2011-20

**Applicant: Garden State Aikido Kokikai, LLC
575 RT 73 North Unit A-2
West Berlin, NJ 08091
Block 1002, Lot 6**

Berlin Township Planning and Zoning Board granted a Use Variance to permit a martial arts school and instruction.

ADJOURNMENT

A MOTION TO ADJOURN THE MEETING WAS MADE BY CH. SIMONE AND SECONDED BY MR. DEGEORGE. THE MEETING ADJOURNED AT 8:10 PM.