

Resolution No. 2016-1

**RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE
TOWNSHIP OF BERLIN PROVIDING FOR
THE APPOINTMENT OF CHAIRPERSON
2016**

WHEREAS, The Planning and Zoning Board of the Township of Berlin is empowered to appoint from among its members a Chairperson who shall preside at all public meetings, and assume the discharge of all of the responsibilities delegated by the Municipal Land Use Law 40:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was appointed to serve as Chairperson:

Craig DeGeorge

NOW THEREFORE, BE IT RESOLVED, that the aforementioned individual shall and is hereby appointed to serve as chairperson of the Planning and Zoning Board for the Township of Berlin for the year 2016.

ATTEST:

TOWNSHIP OF BERLIN
PLANNING and ZONING BOARD

Kelley Shendock
Kelley Shendock,
Secretary

Craig DeGeorge
Craig DeGeorge,
Chairperson

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning and Zoning Board of the Township of Berlin at a meeting held on January , 2016.

Kelley Shendock
Kelley Shendock, Secretary

Resolution No. 2016-2

RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE
TOWNSHIP OF BERLIN PROVIDING FOR
THE APPOINTMENT OF VICE CHAIRPERSON
2016

WHEREAS, The Planning and Zoning Board of the Township of Berlin is empowered to appoint from among its members a Vice Chairperson who shall preside at all public meetings, and assume the discharge of all of the responsibilities delegated by the Municipal Land Use Las 40:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was appointed to serve as Vice Chairperson:

Frank McHenry

NOW THEREFORE, BE IT RESOLVED that the aforementioned individual shall and is hereby appointed to serve as vice chairperson of the Planning and Zoning Board for the Township of Berlin for the year 2016.

ATTEST:

Kelley Shendock
Kelley Shendock,
Secretary

TOWNSHIP OF BERLIN
PLANNING and ZONING BOARD

Craig DeGeorge
Craig DeGeorge,
Chairperson

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning and Zoning Board of the Township of Berlin at a Meeting held on January , 2016.

Kelley Shendock
Kelley Shendock, Secretary

Resolution No. 2016-3

**RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE
TOWNSHIP OF BERLIN PROVIDING FOR
THE APPOINTMENT OF SECRETARY
2016**

WHEREAS, The Planning and Zoning Board of the Township of Berlin is empowered to appoint a Secretary, who need not be a member of the Board, to serve as Secretary to the Board and assume and dispatch all obligations and duties of an administrative officer under the Municipal Land Use Law 40:55D-1, et seq.; and

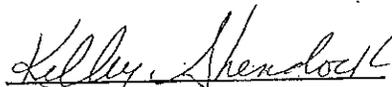
WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was appointed to serve as Secretary:

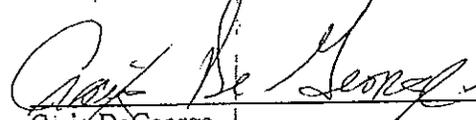
Kelley Shendock

NOW THEREFORE, BE IT RESOLVED that the aforementioned individual shall and is hereby appointed to serve as secretary of the Planning and Zoning Board for the Township of Berlin for the year 2016.

ATTEST:

TOWNSHIP OF BERLIN
PLANNING and ZONING BOARD


Kelley Shendock
Secretary


Craig DeGeorge
Chairperson

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning and Zoning Board of the Township of Berlin at a Meeting held on January , 2016.


Kelley Shendock, Secretary

Resolution No. 2016-4

**RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE
TOWNSHIP OF BERLIN PROVIDING FOR PROFESSIONAL SERVICES
ATTORNEY - 2016**

WHEREAS, The Planning and Zoning Board of the Township of Berlin is in need of the services of an ATTORNEY; and

WHEREAS, N.J.S.A. 40:55D-24 authorizes the Planning Board to employ engineers, attorneys, experts and other staff and services; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N.J.S.A. 40A:11-2(6), and the award of such contracts are exempt from competitive bidding pursuant to N.J.S.A. 11-51A9(i); and

WHEREAS, Said contract for professional services is not subject to the provisions of N.J.S.A. 19:44a-20.4 et seq. as said contract is valued less than \$17,500.00, And

David F. Carlamere, Esq.
1546 Blackwood-Clementon Rd.
PO BOX 1397
Blackwood, NJ 08012

David N. Rowan, Esq.
1546 Blackwood-Clementon Rd.
PO BOX 1397
Blackwood, NJ 08012

NOW THEREFORE, BE IT RESOLVED that the aforementioned individual(s) be and is appointed ATTORNEY for the Berlin Township Planning and Zoning Board for the year 2016.

ATTEST:


Kelley Shendock,
Secretary

TOWNSHIP OF BERLIN
PLANNING and ZONING BOARD

Craig DeGeorge
Chairperson

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning and Zoning Board of the Township of Berlin at a meeting held on January , 2016.


Kelley Shendock, Secretary

Resolution No. 2016-5

**RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE
TOWNSHIP OF BERLIN PROVIDING FOR PROFESSIONAL SERVICES
ENGINEER - 2016**

WHEREAS, The Planning and Zoning Board of the Township of Berlin is in need of the services of an Engineer; and

WHEREAS, N.J.S.A.40:55D-24 authorizes the Planning Board to employ engineers, attorneys, experts and other staff and services; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N.J.S.A. 40A:11-2(6), and the award of such contracts are exempt from competitive bidding pursuant to N.J.S.A. 11-51A(i);

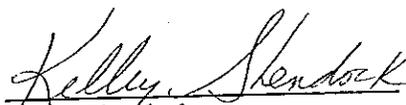
WHEREAS, Said contract for professional services is not subject to the provisions of N.J.S.A. 19:44a-20.4 et seq. as said contract is valued less that \$17,500.00, and

WHEREAS, The following individual(s) is deemed by the Planning and Zoning Board to have the experience and reputation in the filed, knowledgeable of the Township of Berlin, available for required meetings of the Board and is best qualified to serve as Engineer:

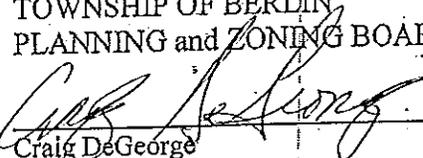
Charles J. Riebel, Jr., P.E.,P.L.S., P.P.

NOW THEREFORE, BE IT RESOLVED that the aforementioned individual(s) be and is appointed Engineer for the Berlin Township Planning and Zoning Board for the year 2016.

ATTEST:



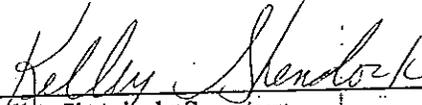
Kelly Shendock,
Secretary

TOWNSHIP OF BERLIN
PLANNING and ZONING BOARD


Craig DeGeorge
Chairperson

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning and Zoning Board of the Township of Berlin at a Meeting held on January , 2016.



Kelly Shendock, Secretary

Resolution No. 2016-6

**RESOLUTION OF THE PLANNING AND ZONING BOARD OF
THE TOWNSHIP OF BERLIN ESTABLISHING REGULAR
MEETING DATES AND THE OFFICIAL NEWSPAPERS
IN CONFORMITY WITH THE OPEN PUBLIC MEETING ACT
2016**

WHEREAS, The Open Public Meeting Act requires advance written notice of all meetings of the Planning and Zoning Board be posted in one public place designated by the Board and mailed, telephoned, telegram or hand delivered to at least two newspapers designated by resolution and mailed to all persons requesting a copy of same upon payment of the established fee; and

NOW THEREFORE, BE IT RESOLVED by the Planning and Zoning Board of the Township of Berlin as follows:

1. All advance written notices of Board meetings shall be posted by the Board Secretary on the official bulletin of Berlin Township.

2. All notices of Board meetings and other official notices shall be given to at least one of the following newspapers; Courier Post and Inquirer.

3. All advance written notices of Board meetings from January, 2016 through the date of 2017 reorganization meeting of the Planning Board shall be mailed to any person requesting a copy of the same after receipt of payment by such person of a fee set by the Township of Berlin. News Media shall be exempt from such fee.

5:30 pm
6:30 pm; 4. The regular meetings of the Board are hereby set for the following dates at

See Attached Schedule of Dates (Annual Notice)
Schedule "A"

5. The regular meetings shall be held as scheduled unless canceled for lack of applications to process.

6. The Board may provide for special meetings at the call of the Chairman or at the request of any two of its members, which special meetings shall be open to the public and are to be held on a least forty-eight (48) hours notice, which notice shall be in the same manner as that for regular meeting.

7. The Chairman may call an executive session at any time to discuss procedural preliminaries of an application being considered, or to discuss any matters permitted to be discussed in closed session by N.J.S.A. 10:4-6 et seq. "The Open Public Meetings Act".

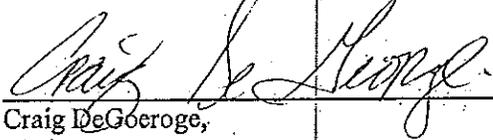
8. Notice of the schedule of meetings indicated in paragraph 4 above shall be posted on the official bulletin board, filed with the Clerk of the Township of Berlin and mailed to the official newspapers named above.

ATTEST:

TOWNSHIP OF BERLIN
PLANNING and ZONING BOARD



Kelley Shendock,
Secretary



Craig DeGoeroge,
Chairperson

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning and Zoning Board of the Township of Berlin at a meeting held on January 26, 2016.



Kelley Shendock, Secretary

ANNUAL NOTICE

**THE FOLLOWING IS THE 2016 SCHEDULE OF THE
REGULAR MEETINGS OF THE BERLIN TOWNSHIP
PLANNING AND ZONING BOARD UNTIL THE NEXT
ANNUAL REORGANIZATION MEETING OF SAID BOARD,
ALL OF WHICH MEETINGS SHALL BE HELD AT 5:30,
THE MEETING WILL BE UNTIL 8:00 PM, ANY
APPLICATION STILL BEING HEARD AT THIS TIME WILL
BE TABLED TO THE NEXT MEETING.**

MEETING DATES 2016

January 26, 2016

February 23, 2016

March 8, 2016

April 26, 2016

May 24, 2016

June 14, 2016

July 12, 2016

August 9, 2016

September 27, 2016

October 25, 2016

November 29, 2016

December 20, 2016

RESOLUTION NO. 2016-7

Applicant: Robert W. Gibson and Cheryl A. Gibson

Property: 208 Fourth Avenue
Block 614, Lot 1

Zone: R-2 Residential Zoning District

Application: Minor Subdivision with Variances

Whereas: the Applicants, Robert W. Gibson and Cheryl A. Gibson, are the owners of the lands and premises situate at 208 Fourth Avenue, Block 614, Lot 1, which is located in the R-2 Residential Zoning District Zoning District; and

Whereas: the Applicants have made an application for a Minor Subdivision with Bulk Variances and Waivers with a hearing date set for October 27, 2015; and

Whereas: Charles J. Riebel, Jr., Township Engineer, did prepare a Review Letter dated October 15, 2015, which made certain comments and set forth other requirements which the Applicants need to comply; and

Whereas: the Applicants failed to appear before the Board on October 27, 2015, or give the Board notice of their intent to comply with the comments and requirements set for in that Review Letter dated October 15, 2015.

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin as follows:

The Applicants' applications is hereby denied without prejudice.

Attest:

Township of Berlin Planning/Zoning Board


Kelley McCauley
Secretary *Shendock*


Craig DeGeorge
Chairman

The undersigned, Secretary of the Township of Berlin Planning/Zoning Board, hereby certifies that the above is a true copy of a resolution adopted by the Board on the 26th day of January, 2016


Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board

RESOLUTION NO. 2016-8

Applicant: Joseph H. Romeo, Jr. and Donna Romeo

Property: 212 North Avenue
Block 513, Lot 1.02

Zone: R-2 Residential Zoning District

Application: Bulk Variances to Permit the Construction of a Pole Barn Measuring
24 feet by 32 feet.

Whereas: the Applicants, Joseph H. Romeo, Jr. and Donna Romeo, are the owners of the lands and premises situate at 212 North Avenue, Block 513, Lot 1.02, which is located in the R-2 Residential Zoning District; and

Whereas: the Applicants have made an application for certain Bulk Use Variances to permit the construction of a pole barn measuring 24 feet by 32 feet as set forth on a Survey Plan dated September 15, 2015, prepared by Donovan Surveyors; and

Whereas: the Zoning/Planning Board of the Township of Berlin has considered the Review Letter prepared and submitted by Charles J. Reibel, Jr. P.E. Township Engineer, which made certain recommendations and comments relevant to the application submitted; and

Whereas: The public was given an opportunity to make comments and ask questions regarding the request for Bulk Variances as submitted on behalf of the Applicants; and

Whereas: the Board has determined that the granting of the bulk variances requested is not a substantial detriment to the existing ordinance, nor does it impact the surrounding

area and neighborhood.

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin as follows:

1. The Applicants are granted a variance from Section 340-19A(3) of the Zoning Ordinance which limits the size of accessory buildings to 12 feet by 20 feet, so that the Applicants can construct an accessory building measuring 24 feet by 32 feet.

2. The Applicants are granted a variance from Section 340-19A(9) of the Zoning Ordinance which requires that the floor area of a accessory structure shall not exceed 20% of the total gross floor area of the principal building, so that the Applicants can construct an accessory structure measuring 24 feet by 32 feet which will contain floor area exceeding 20% of the principal building.

3. The Applicants are granted a variance from Section 340-19A(8) of the Zoning Ordinance which does not permit more than two (2) accessory structures on one lot, so that the Applicants can maintain three (3) accessory structures, which includes the new structure to be constructed, on Lot 1.02.

4. The granting of the above variances is conditioned on the Applicants submission of detailed elevations of the proposed building to be constructed.

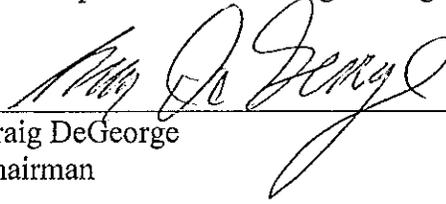
5. The variances granted herein are conditioned upon the Applicants obtaining any and all other approvals which may be required from all other governmental agencies.

Attest:

Township of Berlin Planning/Zoning Board



~~Kelley McCauley~~
Secretary



Craig DeGeorge
Chairman

The undersigned, Secretary of the Township of Berlin Planning/Zoning Board, hereby certifies that the above is a true copy of a resolution adopted by the Board on the 26 day of January, 2016



Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board

RESOLUTION NO. 2016-9

Applicant: Stephen F. Frankel and Ronald L. Rubinson

Property: 199 Edgewood Avenue
Block 1702, Lot 6.01

Zone: C-3 RGA Commercial Pinelands Regional Growth Zoning District

Application: Amended Minor Site Plan with Variances

Whereas: the Applicants, Stephen F. Frankel and Ronald L. Rubinson, are the owners of the lands and premises situate at 199 Edgewood Avenue, Block 1702, Lot 6.01, which is located in the C-3 RGA Commercial Pinelands Regional Growth Residential Zoning District; and

Whereas: the Applicants have made an application to amend the site plan, which was previously granted, together with a request for a variance from Section 340-22 and Section 340-16 of the Zoning Ordinance in order to permit the placement of two (2) 40 cubic yard roll-off containers, without enclosures, and between the two (2) existing buildings and to further permit the outside storage of large drill bits are equipment and not for sale ; and

Whereas: the Zoning/Planning Board of the Township of Berlin has considered the Review Letter prepared and submitted by Charles J. Reibel, Jr., P.E. Township Engineer, Dated November 18, 2015, which made certain recommendations and comments relevant to the application submitted; and

Whereas: The public was given an opportunity to make comments and ask questions

regarding the request for Bulk Variances as submitted on behalf of the Applicants; and

Whereas: the Board has determined that the approval of the amended site plan and the granting of the variances requested is not a substantial detriment to the existing ordinance, nor does it impact the surrounding area and neighborhood.

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin as follows:

1. The Applicants are granted a variance from Section 340-22 of the Zoning Ordinance which requires, among other things, that refuse station areas are to be enclosed using the same materials as used in the façade of the building, so that the Applicants can place two (2) 40 cubic yard roll-off type trash containers between the existing buildings and as depicted on Applicants' Exhibit #1, without enclosing the same with the same material as used in the façade of the buildings, subject to the following conditions:

a. Any disposed materials shall be placed in containers and shall not exceed the height of such containers.

b. The permitted containers shall be placed in inside the building or within the fenced area, and shall not be placed so that the public or adjacent properties can view the same.

2. The Applicants are granted a variance from Section 340-16 of the Zoning Ordinance which prohibits the outdoor storage of goods, articles, appliances and vehicles in a business and industrial districts unless the items being stored are to be sold on the premises, so that that Applicants are permitted to store outdoors large drill bits, used in the business of the Applicants within a fenced area which is described and designed on

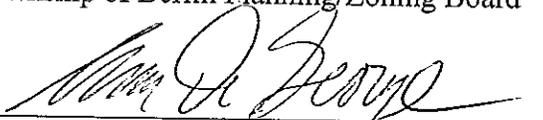
Applicants' Exhibit #1, subject to the following conditions:

- a. The Applicants will enclosed the outside storage area with a five (5) foot chain link fence with green slat inserts.
 - b. The materials stored within the proposed storage area shall not exceed the height of the fence.
3. All conditions set forth in any previous approval regarding this site shall remain in full force and effect.
4. The granting of this amended site plan and variances is conditioned upon the Applicants obtaining any and all other approvals which may be required from all other State, County or Local governmental agencies.

Attest:


~~Kelley McCauley~~ Sherdock
Secretary

Township of Berlin Planning/Zoning Board


Craig DeGeorge
Chairman

The undersigned, Secretary of the Township of Berlin Planning/Zoning Board, hereby certifies that the above is a true copy of a resolution adopted by the Board on the 26th day of January, 2016


Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board