

MARCH 25TH, 2014
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 MARCH 25TH, 2014 AT
5:00 PM, FOLLOWED BY THE SALUTE TO THE FLAG.

ROLL CALL

MR. RIEBEL P
MR. ROWAN A
MR. CARLAMERE P
KELLEY MCCAULEY P
MAYOR MAGAZZU P
CH. SIMONE P
MR. DEPALMA A
MR. DEGEORGE ARRIVED AT 5:05
V. CH. MCHENRY P
COUNCIL PRESIDENT
MORRIS P
MR. PANTANO P
MR. BALISKI P
MR. SYKES A

GEORGE
PAPATHANASIOU

VARIANCE APPLICATION
280 GROVE AVENUE
WEST BERLIN NJ

DAVE CARLAMERE STATED THAT THIS APPLICATION IS PROPERLY
BEFORE THE BOARD AND HAS MET THE JURISDICTIONAL
REQUIREMENTS OF NOTICE AND PUBLICATION.

DAVID PATTERSON THE ATTORNEY FOR THE APPLICANT GEORGE
PAPATHANASIOU CAME FORWARD AND HAD HIS CLIENT SWORN
BY MR. CARLAMERE.

MR. PATTERSON STATED TO THE BOARD THAT THE APPLICANT IS
REQUESTING A BULK VARIANCE FOR THE REAR YARD TO PERMIT THE
APPLICANT TO CONSTRUCT A SINGLE FAMILY DWELLING ON 280
GROVE AVENUE. A REAR YARD VARIANCE IS REQUIRED WHERE THE
PROPOSED REAR YARD IS 20.97 FEET WHEN 25 FEET IS REQUIRED.
THE APPLICANT IS REQUESTING A 21.63 VARIANCE.

THE APPLICANT HAS ACQUIRED AN EIGHT FOOT PERMANENT
EASEMENT FROM ADJOINING LOT 9.0, WHICH WILL PROVIDE A REAR
YARD SETBACK OF 28.97 FEET WHEN INCLUDING THE EASEMENT.

MR. PATTERSON PROVIDED TWO EXHIBITS TO THE BOARD EXHIBIT A-1
IS THE RECORDED DEED AND EXHIBIT A-2 IS THE RECORDED
EASEMENT. MR. PATTERSON STATED TO THE BOARD THAT THE
RECORDED EASEMENT STATES THAT THE EASEMENT IS

GRANTED FOR THE PURPOSE OF THE UNRESTRICTED USE OF THE PROPERTY BY THE GRANTEE AS PART OF THE GRANTEE'S YARD. THE GRANTEE MAY ENCLOSE ALL OR A PORTION OF SAID PROPERTY BY A FENCE. "GRANTEE AS USED HEREIN SHALL INCLUDE GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS IN THE ABOVE-DESCRIBED PROPERTY. THE EASEMENT SHALL RUN WITH THE LAND.

**OPEN AND CLOSE
TO THE PUBLIC**

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

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

MOTION

A MOTION TO GRANT A REAR YARD 21.63 VARIANCE WAS MADE BY MR. PANTANO AND SECONDED BY MAYOR MAGAZZU. THE MOTION WAS CARRIED OUT BY ROLL CALL WITH NO ABSTENSION.

**INFORMAL
VICTORY LANE**

MR. ANDY LIKOIANNIS THE OWNER OF VICTORY LANE CAME BEFORE THE BOARD ON AN INFORMAL BASIS.

MR. LIKOIANNIS EXPLAINED TO THE BOARD HE WOULD LIKE TO REMOVE THE FLOWER BEDS THAT ARE CURRENTLY LOCATED IN THE FRONT OF THE BUILDING HE WOULD THEN COME LEVEL WITH THE PARKING LOT, HE WOULD NOT BE ADDING ANY STEPS AND THEN USE THAT OUTDOOR AREA ADDITIONAL OUTDOOR DINING 8 – 10 TABLES.

DAVE CARLAMERE RECOMMENDS THAT HE CHECKS WITH THE ABC REGULATIONS REGARDING THE PLACE TO PLACE LICENSE TO BE ABLE TO DRINK OUTSIDE IN THE PROPOSED OUTDOOR DINING AREA AND THEN MAKE A FORMAL AMENDED SITEPLAN APPLICATION AND COME BACK BEFORE THE BOARD.

PUBLIC PORTION:

A MOTION TO OPEN THE MEETING TO THE PUBLIC WAS MADE MR. DEGEORGE AND SECONDED BY V. CH. MCHENRY.

THERE WAS NO ONE IN THE PUBLIC TO COME FORWARD. A MOTION TO CLOSE THE MEETING TO THE PUBLIC WAS MADE BY MR. DEGEORGE AND SECONDED BY MAYOR MAGAZZU.

ZONING OFFICER:

MR. SHELLENBERGER CAME FORWARD AND STATED TO THE BOARD THAT TWO NEW BUSINESSES WERE APPROVED BY MAYOR AND COUNCIL:

1. PURE PUFF VAPOR SUPPLY
ACROSS FROM WENDY'S
2. HAIR TOO YOU
IN LOS AMIGOS STRIP CENTER.

MR. SHELLENBERGER STATED THAT HE VISITED THE ANYTIME FITNESS SITE ALONG WITH THE CHIEF OF POLICE AS DIRECTED BY THE BOARD. EVERYTHING SEEM TO BE IN COMPLIANCE AND THE CHIEF SUBMITTED A LETTER TO THE BOARD.

MR. PANTANO BROUGHT UP THE DUMPSTER FILLED WITH THE OVERFLOWING AMOUNT OF CARDBOARD AT GOLDEN CORAL.

V. CH. MCHENRY QUESTIONED WHO IS SUPPOSED TO MAINTAIN THE TRAFFIC SIDE OF THE WALL (THE JUG HANDLE). IT IS TERRIBLE.

RESOLUTIONS:

2014-7

Applicant: George Bresler

**Property: 145 Bradford Drive
Block 1203, Lot 5**

Berlin Township Planning and Zoning Board granted approval For one free standing sign totaling 64 square feet and 8 feet in height.

ADJOURNMENT

A MOTION TO ADJOURN THE MEETING WAS MADE BY MR. DEGEORGE AND SECONDED BY MR. MCHENRY THE MEETING ADJOURNED AT 5:54 PM.