

DECEMBER 20TH, 2016
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. DEGEORGE OPENED THE MEETING WITH THE OPEN PUBLIC MEETINGS STATEMENT DECEMBER 20.TH, 2016 AT 5:30 PM, FOLLOWED BY THE SALUTE TO THE FLAG.

ROLL CALL

MR. RIEBEL P
MR. ROWAN P
MR. CARLAMERE A
KELLEY SHENDOCK P
MAYOR MAGAZZU P
MR. DEPALMA A
MR. DEGEORGE P
V. CH. MCHENRY A
COUNCIL PRESIDENT
MORRIS P
MR. PANTANO P
MR. BALISKI P
MR. SYKES P
MRS. SIMPSON P

WEST BERLIN
EQUITIES

301 ROUTE 73 NORTH
BLOCK 1202, LOT 3

THE PROPERTY IS LOCATED ON THE CORNER OF D ANGELO DRIVE AND ROUTE 73. THE PROPERTY CONTAINS A 6700 SQUARE FOOT, ONE STORY VACANT BUILDING.

THE APPLICANT IS PROPOSING TO DEMOLISH THE EXISTING BUILDING AND CONSTRUCT A 9600 SQUARE FOOT COMMERCIAL BUILDING. THE "SUMMARY OF THE APPLICATION" NOTES THAT THEY DO NOT HAVE ANY TENANTS FOR THE PROPOSED BUILDING. THE ARCHITECTURAL FLOOR PLANS DEPICT A 3,032 SQUARE FOOT DENTISTS OFFICE AND 6568 SQUARE FOOT FUTURE TENANT SPACE.

THE PROPERTY IS LOCATED WITHIN THE C-2 HIGHWAY COMMERCIAL ZONING DISTRICT. THE EXISTING LOT COMPLIES WITH THE REQUIRED LOT AREA AND DIMENSIONAL REQUIREMENTS. THE PROPOSED BUILDING COMPLIES WITH THE REQUIRED MINIMUM BUILDING SETBACKS. THE PROPOSED USES WILL BE RESTRICTED TO THOSE RETAIL AND OFFICE USES, IN WHICH THE PROPOSED NUMBER OF PARKING SPACES IS ADEQUATE TO SERVE PER THE ZONING CODE.

THE SITE PLAN NOTES THAT THE REMAINING WOODED AREA BETWEEN THE PROPOSED BUILDING AND STORMWATER MANAGEMENT BASIN, IS RESERVED FOR FUTURE DEVELOPMENT. THE APPLICANT WILL BE REQUIRED TO OBTAIN AMENDED SITEPLAN APPROVAL.

OPEN AND CLOSE
TO THE PUBLIC

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

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

MOTION

A MOTION TO APPROVE THIS APPLICATION WAS MADE BY MAYOR MAGAZZU AND SECONDED BY MR. SYKES. THE MOTION WAS CARRIED OUT BY ROLL CALL.

ALTEC

ALTEC INDUSTRIES
340 -- 342 CHESTNUT AVENUE
BLOCK 2103, LOT 13

THIS SITE IS LOCATED ALONG DEAD END OF CHESTNUT AVENUE. THE SITE CONTAINS TWO BUILDING BOTH OFFICE/WAREHOUSE.

THE SITE IS LOCATED WITHIN THE I-1 LIGHT INDUSTRIAL ZONING DISTRICT. THE APPLICANT IS APPLYING FOR A USE VARIANCE.

THE APPLICANT DESCRIBED THE USE AS THE FOLLOWING:

SERVICE, REPAIR AND MAINTENANCE OF HYDRAULIC, ELECTRICAL AND MECHANICAL SYSTEMS OF SPECIALIZED ACCESS EQUIPMENT AND CRANES AND RELATED BODIES, COMPONENTS, PARTS AND ACCESSORIES. (SPECIALIZED ACCESS EQUIPMENT INCLUDES AERIAL DEVICES, DIGGER DERRICKS, AND WOOD CHIPPERS. SERVICE, REPAIR AND MAINTENANCE IS LIMITED TO HYDRAULIC, ELECTRICAL AND MECHANICAL SYSTEMS AND BODIES. SERVICE, REPAIR AND MAINTENANCE OF MOTOR VEHICLES, INCLUDING TRUCKS, IS NOT INCLUDED. SERVICE RANGES FROM INOR REPAIRS TO REBUILDING AND REMOUNTING SPECIALIZED ACCESS EQUIPMENT. MAINTENANCE INCLUDES ANNUAL PREVENTIVE MAINTENANCE INSPECTIONS AND DIELECTRIC TESTING.)

THE BOARD WANTED TO VOTE ON THE USE VARIANCE PORTION OF THE APPLICATION.

**OPEN AND CLOSE
TO THE PUBLIC**

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

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

MOTION

A MOTION TO APPROVE THE USE VARIANCE PORTION OF THIS APPLICATION WAS MADE BY MR. PANTANO AND SECONDED BY MR. SYKES. THE MOTION WAS CARRIED OUT BY ROLL CALL.

THE BOARD CONTINUED WITH THE APPLICATION. THE APPLICANT GAVE TESTIMONY FOR THE PROPOSED OPERATIONS, HOURS OF OPERATION, MAXIMUM NUMBER OF EMPLOYEES. THE APPLICANT EXPLAINED INSIDE AND OUTSIDE THE BUILDING, WHICH ARE

DESIGNATED FOR ADMINISTRATION, SERVICE AND REPAIRS, DISPLAY FOR VEHICLES AND EQUIPMENT STORAGE AREAS, THE APPLICANT SUBMITTED A DETAIL DESCRIPTION REGARDING THERE BUSINESS.



2106 South Riverside Road
St. Joseph, MO 64507
www.altec.com

12/14/2016

To: Planning and Zoning Board of Berlin Township
From: Robert Fuemmeler, Real Estate Development Manager
Re: 340-342 Chestnut Avenue, Berlin, NJ

Section 340-74 of the Berlin Zoning Ordinance establishes certain performance standards for industrial uses. Please note the following manner in which Altec Industries shall comply with the required performance standards:

- A. The proposed operation disseminates minimal smoke, dust, odors, or fumes and will operate within the limits of related industrial tolerance standards. No noxious gases result from our operation. The minimal smoke, dust and odors that are created result from occasional welding and cutting torch use. Although trucks on the site will create exhaust, much of the fleet of our modern commercial vehicles have idle mitigation or idle shutdown features so as to minimize truck idling or to shut down the truck after a predetermined period of time.
- B. No liquid wastes and effluents will be discharged other than into an approved existing sewage facility in accordance with applicable regulations. Our operation will not have any liquid waste discharge into drains or sewers other than the normal intended discharge from restrooms used by our limited number of on-site employees.
- C. As a precaution against fire and other hazards, aerosols and/or flammable materials are stored in fireproof cabinets. All chemicals used on-site are stored with secondary containment systems. All of our work practices are in full compliance with OSHA.
- D. Our proposed operations will not create any vibrations or glare that will be evident at any point more than 150 feet from the source of vibration or light. (No significant vibration or light is experienced as part of our daily operation).
- E. Other than permitted off-street parking, loading and delivery areas, accessory fuel storage, parking for vehicles and equipment and intended outdoor storage areas, the only other use that will not be conducted within a completely enclosed building is the performance of operational testing and dielectric testing. These operational tests are conducted daily and consist of operation of truck mounted equipment to insure its proper operation and safety for use. Other than hybrid models that run on electricity, other engines are running during these tests.

Dielectric testing is also performed outdoors daily. All testing is done in accordance with OSHA and ANSI standards and requirements.

Altec Industries is experienced in the operation it proposes to commence in Berlin Township. It operates 27 facilities in 20 States and has been in existence for 87 years. Altec stores fluids used in connection with its operation, including new and used hydraulic oil, various aerosol touch-up paints, water-based parts washer fluid. Each of those fluids and cleaners are stored in drums or cabinets, as applicable, that are regulated and in full compliance with laws and regulations of applicable governmental authorities. Cabinets are UL-Listed flammable. All drums and cabinets are stored inside the building, subject to Altec's routine safety protocols. The facility will utilize secondary containment for storage of bulk oil and used oil. Containment will be provided to capture 110% of the largest container stored. 55-gallon drums of oil are maintained no closer than 6 feet to any building opening and 15 feet from any building opening for 330 gallon totes. Totes will have secondary containment that will include 110% of the volume of the tote. Each Altec facility has its custom designed Release Prevention Control and Countermeasures Plan which will be developed by Altec's emergency response team and implemented for the facility.

In effort to prevent oil and fuel release on the property as a result of leaks all equipment is inspected upon arrival and noticeable discrepancies are documented. Any discrepancy related to leaks is addressed immediately prior to parking on site. Altec would use absorbent mats or catch pans under the chassis while performing repairs. No vehicle is left on the lot for any period of time with a leak.

If Altec has a spill of any significance it will be addressed by the on-site response team. Where required, copies will be provided to local emergency response committee and or local fire department.

Altec's primary customer base in the region consists of Pepco, First Energy, PSE&G, Peco, Atlantic City Electric, as well as supporting Contractors. Fleet Equipment in our key Customer markets is kept in tip top condition and typically less than 5 years old. Newer equipment and trucks do not suffer from leaks as you would expect from older equipment. Our Customers use the equipment on public streets/roads alley ways in populated areas. There is a emphasis to Utility equipment and chassis suppliers to produce products that do not leak. Altec's primary use for a service facility is to inspect, perform scheduled maintenance, and damage repairs. What you would think of as break downs or operational issues are typically addressed by Altec's Field Service Technicians who drive to the customer location or job site to address these repairs and prevent taking the equipment out of service with unplanned downtime. Our equipment is used to put Lineman in power lines with the intent of doing the job safe and return home to their family every day. As you could imagine, because of the inherit dangers involved with this type of work there is a emphasis on safety. Not only with their work practices but with the equipment they use as well. Our equipment requires significantly more inspection and maintenance than you would typically think of with other types of lift or construction equipment. These requirements to a great degree, drive Altec's Service Center business.

OPEN AND CLOSE
TO THE PUBLIC

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

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

MOTION

A MOTION TO APPROVE THIS SITE PLAN WAS MADE BY MAYOR MAGAZZU AND SECONDED BY MR. SYKES. THE MOTION WAS CARRIED OUT BY ROLL CALL.

TOM DIGANGI &
DAN DIGANGI

TALL PINES PLAZA LLC
REQUEST FOR FIRST ONE YEAR EXTENSION

Tall Pines Plaza LLC
Thomas DiGangi & Daniel DiGangi
238 Grove Avenue
West Berlin, NJ 08091

December 15, 2016

Re: Block 1605, Lot 1.02
785 Route 73 South
Township of Berlin

Township of Berlin Planning Board
135 Route 73 South
West Berlin, New Jersey 08091


Dear Planning Board Members:

The purpose of this letter is to request our first extension of the Planning Board approval granted on May 15, 2007 for Block 1605, Lot 1.02. This requested extension is needed because the State of New Jersey's Permit Extension Act initially approved in 2008 will be expiring.

Upon the approval of this site development from the Planning Board, we initially had several prospective tenants. Due to the economic conditions of the local and national economy over the past several years, these prospective tenants were unable to proceed. Since obtaining Planning Board approval, we have marketed the property through three real estate agencies with no results. At this point, we are seeking an extension of our initial approval.

If any additional information is needed, please do not hesitate to contact us. Tom DiGangi can be reached at (609) 417-7653 or email at tdigangi@aif.net. Dan DiGangi can be reached at (856) 889-0467 or email at ddigangi@bowmanlp.com. We wish to thank the Board for their consideration in this matter.

Sincerely,


Thomas J. DiGangi


Daniel M. DiGangi

MOTION

A MOTION TO APPROVE THIS FIRST ONE YEAR EXTENSION WAS MADE BY MR. PANTANO AND SECONDED BY MR. SYKES. THE MOTION WAS CARRIED OUT BY ROLL CALL.

PUBLIC PORTION

N/A

RESOLUTIONS

2016-13

Applicant: Thomas Murakami and Thomas, LLC
Property: 135 Edgewood Ave
Block 1702, Lot 1
Application: Amended Site Plan

2016-14

Applicant: A.D.P.P Enterprises
Property: 250 Route 73
Block 708, Lot 2.01
Application: Site Plan Application, and Variances and Waivers

2016-15

Applicant: Chick-Fil-A
Property: Route 73 Express Car Wash LLC
Route 73 at Minck Ave
Block 703, Lot 11
Application: Site Plan with Variances

2016-16

Applicant: 84 Haddon Avenue
Property: Walker Avenue
Block 105 & 701, Lot 8 & 1

ADJOURNMENT

A MOTION TO ADJOURN THE MEETING WAS MADE BY MAYOR MAGAZZU AND SECONDED BY MR. SYKES THE MEETING ADJOURNED AT 7:52PM.