

JUNE 13TH, 2017
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 JUNE 13TH, 2017 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 P
MR. DEGEORGE P
V. CH. MCHENRY P
COUNCIL PRESIDENT
MORRIS P
MR. PANTANO P
MR. SYKES P
MRS. SIMPSON P

BETTY MITIDIERI

USE VARIANCE, ELIZABETH MITIDIERI, 413 PROSPECT AVE
WEST BERLIN, NJ 08091.

MRS. MITIDIERI CAME FORWARD AND WAS SWORN IN BY
MR. ROWAN.

LET THE RECORD REFLECT MAYOR MAGAZZU AND COUNCIL
PRESIDENT MORRIS RECLUDED THEMSELVES AND WILL NOT
PARTICIPATE IN THIS APPLICATION.

THE APPLICATION BEFORE THE BOARD IS FOR A USE VARIANCE
FOR A USE VARIANCE FOR A RESIDENCE IN A COMMERCIAL ZONE
AT THE PROPERTY KNOWN AS 413 PROSPECT AVE, WEST BERLIN,
NJ 08091, BLOCK 1203, LOT 12.

OPEN AND CLOSE
TO THE PUBLIC

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

MOTION

A MOTION TO APPROVE THIS APPLICATION WITH THE CONDITION
THAT THE APPLICANT MUST PUT IN A KITCHEN, WAS MADE BY
MR. DEGEORGE AND SECONDED BY MR. SYKES. THIS MOTION WAS
CARRIED OUT BY ROLL CALL.

MR. RIEBEL

**TOWNSHIP ENGINEER WANTED THE BOARD TO CONSIDER
MAKING A RECOMMENDATION TO MAYOR AND COUNCIL
REGARDING GENERATORS AND RAISED DECKS IN THE
MONTEBELLO DEVELOPMENT, SEE BELOW:**

CHARLES J. RIEBEL JR.
Township Engineer
P.E., P.L.S., P.P., C.M.E.,
criebeljr@berlintwp.com



TOWNSHIP OF BERLIN
ENGINEERING DEPARTMENT
135 Route 73 South
West Berlin, NJ 08091
Phone (856) 767-1854, Ext. 245
Fax (856) 767-4231

May 31, 2017

Berlin Township Municipal Building
135 Route 73 South
West Berlin, New Jersey 08091

ATTN: Planning Board Members

RE: POSSIBLE CONSIDERATION FOR AMENDMENTS TO THE TOWNSHIP ZONING CODE
EMERGENCY STANDBY GENERATORS AND RAISED PATIOS AND DECKS FOR THE
MONTEBELLO AGE-RESTRICTED RESIDENTIAL DEVELOPMENT
Berlin Township, Camden County, New Jersey

Dear Planning Board Members,

There have been several requests, made by the residents within the development, for the installation of emergency standby generators and for raised decks and patios. We have discussed these matters, on May 8, 2017, with members of the Architectural Review Board for the development.

Currently, Section 340-19.B. of the Township Code establishes the requirements for emergency standby generators and other ground mounted equipment. Due to the size of the lots and building setbacks, within the Montebello development, a generator cannot be installed and comply with the current code. Therefore, we recommend that the following setback requirements for permanent, emergency standby generators, within the Montebello development:

- a. Side yard setback- 1.5 feet
- b. Rear yard setback- 3.0 feet

Typically, the generators will be located along the side of the dwelling where the garage is located as the electric panel is located within the garage. I would note that the minimum clearance, between the generator and the building is 1.5 feet (when the exterior wall has a minimum one hour fire rating and/or the generator has a non-combustible housing. Otherwise, a minimum 5' clearance to the building is required by the governing code. The width of a generator, typically is between two to three feet.

We recommend the following requirements apply to generators within the Montebello development:

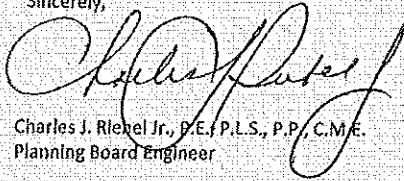
- a. Sound attenuation (enclosure, muffler silencer, etc.) be required to reduce noise levels, at the property line, to the acceptable levels under the State noise restrictions.
- b. Generators will not be permitted within the front yard.
- c. Evergreen landscaping be required to screen the view of the generator from the street.
- d. The generator be liquid propane or natural gas powered.

- e. The enclosure of the generator must be manufactured by the generator manufacturer and the appearance of the enclosure must be compatible with the residential character of the residential development.
- f. The generator must comply with the applicable codes, rules and regulations. For example, a minimum clearance of five feet is required from all doors, windows and vents.
- g. The generator must be ground mounted.
- h. The generator may only be operated during power loss or for maintenance operations, provided the maintenance operation shall be permitted only be between the hours of 11:00 a.m. and 1:00 p.m., Monday through Friday and in accordance with the manufacturer's specifications.
- i. The generator must be approved by the homeowners association.

In regard to the installation of raised decks and patios within the Montebello development, the Montebello Architectural Review Board requested that, where the rear line of the lots abuts an open space lot, a 0 feet setback be permitted for raised decks and patios. We have been informed that the New Jersey Building Code requires, for fire safety purposes, a minimum five feet clearance be provided between the structure and the property lines. Currently, the Township Code permits only ground level patios to be constructed to the rear lot line, when the line abuts an open space lot. Therefore, we recommend that the Code be amended to permit five feet side yard and rear yard setbacks for raised decks and patios, when the lot line abuts an open space lot. Sunrooms and enclosed porches and patios must, still, comply with the current Code requirements.

Please contact either one of us with any questions or comments, regarding this matter.

Sincerely,



Charles J. Riehel Jr., P.E., P.L.S., P.P., C.M.E.
Planning Board Engineer



Joshua Shellenberger
Zoning Officer

cc: Mr. David F. Carlamere, Esq., Planning Board Solicitor
Mr. Joshua Shellenberger, Zoning Officer
Ms. Kelley McCauley, Planning Board Secretary

MOTION

THE MOTION TO MAKE A RECOMMENDATION TO MAYOR AND COUNCIL WAS MADE BY V. CH. MCHENRY AND SECONDED BY MR. PANTANO.

PUBLIC PORTION

THERE WAS NO ONE IN THE PUBLIC TO COME FORWARD

RESOLUTION

THE FOLLOWING RESOLUTION WAS MEMORIALIZED AT THE JUNE 13TH, 2017 MEETING.

2017-11 AARNE REID
380 COOPER ROAD
WEST BERLIN, NJ 08091

AMENDED PRELIMINARY AND FINAL SITE PLAN WITH VARIANCE
AND WAIVERS.

ADJOURNMENT

A MOTION TO ADJOURN THE MEETING WAS MADE BY MR. PANTANO AND SECONDED BY CH. DEGEORGE THE MEETING ADJOURNED AT 6:30PM.