

OCTOBER 25TH, 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 OCTOBER 25TH, 2016 AT 5:30 PM, FOLLOWED BY THE SALUTE TO THE FLAG.

ROLL CALL

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

TRIPLE T CUTTING

135 EDGEWOOD AVENUE
WEST BERLIN, NJ 08091
BLOCK 1702, LOT 1

THE SITE CONTAINS A BUILDING WITH 4,800 SQUARE FEET OF OFFICE FLOOR AREA, ON TWO FLOORS, AND AN 8,400 SQUARE FEET OF SHOP FLOOR AREA.

THE APPLICANT IS PROPOSING TO CONVERT 513 SQUARE FEET OF OFFICE AREA, ON THE SECOND FLOOR, TO DEAD STORAGE AREA. THEY ARE, ALSO PROPOSING THE CONSTRUCTION OF A 100 FEET BY 50 FEET (5,000 SQUARE FEET) POLE BARN BUILDING, BEHIND THE EXISTING BUILDING, FOR "DEAD STORAGE" USE.

THE PARCEL IS LOCATED WITHIN THE C-3 PINELANDS COMMERCIAL REGIONAL GROWTH AREA ZONING DISTRICT. THE EXISTING OFFICE/WAREHOUSE/SHOP AND THE PROPOSED STORAGE FACILITY ARE PERMITTED USES WITHIN THIS ZONING DISTRICT.

THE EXISTING AND PROPOSED BUILDING COMPLYS WITH THE REQUIRED BUILDING SETBACKS FOR THIS ZONING DISTRICT.

THE PLAN NOTES THAT THE APPLICANT HAS PURCHASED PINELANDS DEVELOPMENT CREDITS TO PERMIT A MAXIMUM FLOOR AREA RATIO (FAR) OF 7.65%, WHICH EXCEEDS THE

PERMITTED 1.8% FAR. THE PROPOSED FLOOR AREA OF 18,200 SQUARE FEET RESULTS IN A 7.24% FAR.

THE PROPOSED BUILDING HEIGHT OF 25 FEET IS LESS THAN THE PERMITTED MAXIMUM HEIGHT OF 35 FEET.

**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 MAYOR MAGAZZU AND SECONDED BY MR. PANTANO.

MOTION

A MOTION TO APPROVE THIS APPLICATION AS SUBMITTED WAS MADE BY V. CH. MCHENRY AND SECONDED BY MR. PANTANO. THE MOTION WAS CARRIED OUT BY ROLL CALL.

**REOPEN
TRIPLE T CUTTING**

THE APPLICANT ASKED TO HAVE THERE APPLICATION REOPENED DUE TO THEY WOULD LIKE TO ADD HEAT IN THE POLE BARN. THE STATED THE POLE BARN WILL BE USED FOR STORAGE ONLY.

**OPEN AND CLOSE
TO THE PUBLIC**

A MOTION TO REOPEN THIS APPLICATION TO THE PUBLIC WAS MADE BY MAYOR MAGAZZU AND SECONDED BY COUNCIL PRESIDENT MORRIS.

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

MOTION

A MOTION TO APPROVE THIS APPLICATION WAS MADE BY MR. PANTANO AND SECONDED BY V. CH. MCHENRY. THIS MOTION WAS CARRIED OUT BY ROLL CALL.

ADPP ENTERPRISE

*250 ROUTE 73
WEST BERLIN, NJ 08091
BLOCK 708, LOT 2.01*

THIS SITE CURRENTLY HAS A ONE STORY BRICK BUILDING, WHICH SERVES AS A MOBILE MART SERVICE STATION, CONVENIENCE STORE AND AUTOMOTIVE REPAIR FACILITY. THE FUEL FILLING BAYS ARE LOCATED, IN FRONT OF THE BUILDING, UNDER A CANOPY.

THE APPLICANT IS PROPOSING TO ELIMINATE THE AUTOMOBILE REPAIR BAYS AND ADD A 12 FEET LONG ADDITION TO THE RIGHT SIDE OF THE BUILDING, AND CONVERTING THE ENTIRE BUILDING TO A 7-ELEVEN CONVENIENCE STORE. THE EXISTING FUELING STATIONS AND CANOPY ARE TO BE REPLACED WITH RECONFIGURED FUELING BAYS AND CANOPY WHICH WILL REMAIN AS A AMOBILE SERVICE STATION.

THE SITE IS LOCATED WITHIN THE C-1 HIGHWAY COMMERCIAL ZONING DISTRICT. THE CONVENIENCE STORE IS A PERMITTED USE, WITHIN THIS ZONING DISTRICT. THE AUTOMOBILE SERVICE STATION IS A CONDITIONAL USE WITHIN THIS ZONING DISTRICT.

THE EXISTING LOT AND BUILDING WITH THE PROPOSED ADDITION, COMPLIES WITH THE AREA AND BULK REQUIREMENTS FOR THE C-1 HIGHWAY COMMERCIAL ZONING DISTRICT.

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 V. CH. MCHENRY.

MOTION

A MOTION TO APPROVE THIS APPLICATION AS SUBMITTED WAS MADE BY MAYOR MAGAZZU AND SECONDED BY V. CH. MCHENRY. THE MOTION WAS CARRIED OUT BY ROLL CALL.

PUBLIC PORTION

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

RESOLUTIONS

N/A

ADJOURNMENT

A MOTION TO ADJOURN THE MEETING WAS MADE BY V. CH. MCHENRY AND SECONDED BY COUNCIL PRESIDENT MORRIS THE MEETING ADJOURNED AT 8:10PM.