

OCTOBER 27TH, 2015
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 27TH, 2015 AT 5:30 PM, FOLLOWED BY THE SALUTE TO THE FLAG.

ROLL CALL

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

BURGER KING

AMENDED SITE PLAN – PROPOSED BURGER KING RESTAURANT AND RETAIL UNIT 593-595 ROUTE 73; BLOCK 1002, LOTS 10,10.02 AND 11.

ON DECEMBER 16, 2015 THE PLANNING BOARD GRANTED CONDITIONAL, PRELIMINARY AND FINAL SITE PLAN APPROVAL ALONG WITH VARIANCES.

THE DESIGN ENGINEER HAD INFORMED OUR TOWNSHIP ENGINEER THAT THE NEW JERSEY DEPARTMENT OF TRANSPORTATION REQUIRED, AS PART OF THEIR REVIEW FOR THE HIGHWAY ACCESS PERMIT, THAT THE BUILDING FLOOR AREA BE REDUCED TO COMPLY WITH THE NJDOT ACCESS MANAGEMENT CODE.

THE APPLICANT HAS ELIMINATED THE PROPOSED RETAIL BUILDING AND IS PROPOSING TO EXTEND THE BUILDING WHICH CONTAINS THE PROPOSED BURGER KING FOR RETAIL USE.

THE APPLICANT ORIGINALLY PROPOSED A 2,740 SQUARE FOOT BURGER KING ALONG ROUTE 73 AND A 10,000 SQUARE FOOT RETAIL STRIP STORE CENTER BEHIND THE BURGER KING. THEY ARE NOW PROPOSING A 2756 SQUARE FOOT BURGER KING AND A 1207 SQ FT RETAIL UNIT.

THIS PROPERTY IS LOCATED IN THE C-2 COMMERCIAL ZONING DISTRICT AND THE PROPOSED USES ARE PERMITTED.

**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.

MOTION

A MOTION TO APPROVE THIS APPLICATION WAS MADE BY MR. PANTANO AND SECONDED BY MR. SYKES. THE MOTION WAS CARRIED OUT BY ROLL CALL WITH NO ABSTENTIONS.

**COOPER AND
TAUNTON LLC**

**COOPER AND TAUNTON LLC
CONTINENTAL CAST STONE
450 TAUNTON AVENUE**

THIS APPLICATION WAS CONTINUED FROM THE AUGUST 11TH, 2015 MEETING.

THE PARCEL IS LOCATED WITHIN THE I-1 LIGHT INDUSTRIAL ZONING DISTRICT. THE DWELLING AND METAL OFFICE/SHOP BUILDING HAVE BEEN DEMOLISHED AND REMOVED FROM THE SITE. A WOODEN SHED AND CONCRETE PAD STILL EXIST ON THE PROPOSED LOT 2.03 AND ARE NOTED FOR REMOVAL.

THE APPLICANT HAS STATED THAT THE TRASH, DEBRIS AND STOCKPILED ASPHALT MILLINGS WILL BE REMOVED FROM THE SITE.

THE APPLICANT IS PROPOSING A GRAVEL SURFACED YARD, WHICH WILL CONNECT WITH THE EXISTING CONTINENTAL CAST STONE CONCRETE PRODUCTS MANUFACTURING FACILITY, WHICH IS LOCATED ON THE ADJACENT BLOCK 1907, LOT 10. THE APPLICANT IS PROPOSING TO UTILIZE ASPHALT DRIVE AND STONE DRIVE ON THE PROPOSED LOT 2.02 TO ACCESS THE PROPOSED STORAGE YARD.

THE PROPOSED BUILDING MATERIALS STORAGE YARD IS A PERMITTED USE WITHIN THE I-1 LIGHT INDUSTRIAL ZONING DISTRICT.

AT THE PLANNING BOARD MEETING OF AUGUST 11, 2015 THE APPLICANT PROVIDED TESTIMONY REGARDING THE PROPOSED OPERATIONS FOR THE STORAGE YARD. THE APPLICANT HAD STATED THAT THE YARD WOULD BE USED FOR THE STORAGE OF ARCHITECTURAL CAST STONE ITEMS PLACED ON WOOD PALLETS WITH THE HEIGHT OF THE ITEMS NOT TO EXCEED THE HEIGHT OF THE FENCE. HE STATED THAT THE STORED ITEMS MAY BE ON THE SITE FOR A PERIOD OF TEN DAYS TO SIX MONTHS. THEY DO EXPECT TO HAVE TRACTOR TRAILERS THROUGH THE STORAGE YARD FOUR TIMES A DAY BETWEEN 7 AM AND 5PM MONDAY THROUGH SATURDAY NO SUNDAYS. THE TRACTOR AND TRAILERS WILL TURN RIGHT ONTO TAUNTON, NO LEFT TURN WHEN THEY EXIST THE PROPOERTY.

**OPEN TO THE
PUBLIC**

**A MOTION TO OPEN THE MEETING TO THE PUBLIC WAS MADE BY
V. CH. MCHENRY AND SECONDED BY COUNCIL PRESIDENT
MORRIS.**

THE FOLLING FROM THE PUBLIC CAME FORWARD:

**DEBRA KAUFFMAN-GIANO
308 CENTAURIAN DRIVE
WEST BERLIN, NJ 08091**

**HUSAN
460 TAUNTON AVENUE
WEST BERLIN, NJ 08091**

**AUDREY BAY-POWELL
480 TAUNTON AVENUE
WEST BERLIN, NJ 08091**

**DAWN CHANDLER
380 TAUNTON AVENUE
WEST BERLIN, NJ 08091**

**CLOSE TO THE
PUBLIC**

**A MOTION TO CLOSE THE MEETING TO THE PUBLIC WAS MADE BY
V.CH. MCHENRY AND SECONDED BY MAYOR MAGAZZU.**

MOTION

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

PUBLIC PORTION

THERE WAS NO ONE IN THE PUBLIC TO COME FORWARD.

RESOLUTIONS:

**THE FOLLOWING RESOLUTION WAS MEMORIALIZED AT THE
OCTOBER 27TH, 2015 PLANNING BOARD MEETING.**

**2015-14
Cherry Plaza, LLC
115 North Route 73
West Berlin, NJ 08091
Block 1301, Lot 2**

**Berlin Township Planning and Zoning Board granted the approval for
amended site plan/proposes Pancheros Mexican grill restaurant and
reconfiguration of parking area at the cherry plaza shopping center
with waivers and variances.**

ADJOURNMENT

**A MOTION TO ADJOURN THE MEETING WAS MADE BY V. CH.
MCHENRY AND SECONDED BY MR. DEPALMA THE MEETING
ADJOURNED AT 8:15PM.**