

NOVEMBER 24TH, 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 NOVEMBER 24TH, 2015 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 ARRIVED ANT 5:40
MR. DEPALMA P
MR. DEGEORGE P
V. CH. MCHENRY A
COUNCIL PRESIDENT
MORRIS P
MR. PANTANO P
MR. BALISKI A
MR. SYKES A
MRS. SIMPSON P

MR. GIBSON

208 4TH AVENUE WEST BERLIN-MINOR SUBDIVISION APPLICATION WITH VARIANCE. MR. GIBSON WAS SCHEDULED FOR THE 10/27/2015 PLANNING AND ZONING BOARD MEETING AND FAILED TO SHOW SO AT THE 11/24/2015 PLANNING BOARD MEETING A MOTION TO DENY MR. GIBSONS APPLICATION WITHOUT PREJUDICE WAS MADE BY MR. PANTANO AND SECONDED BY MR. DEPALMA. THE MOTION WAS CARRIED OUT BY ROLL CALL.

JOE & DONNA
ROMEO

MR. AND MRS. ROMEO CAME BEFORE THE BOARD AND WERE SWORN IN BY MR. ROWAN. MR. RIEBEL WAS ALSO SWORN IN BY MR. ROWAN.

THE APPLICANT IS BEFORE THE BOARD TO REQUEST A VARIANCE TO CONSTRUCT A 24 X 32 FOOT POLE BARN ON HIS PROPERTY LOCATED AT 212 NORTH AVE IN WEST BERLIN. THE POLE BARN WILL BE USED TO STORE HAY AND FEED FOR HIS TWO HORSES.

SECTION 340-19 OF THE BERLIN TOWNSHIP ZONING CODE STATES THE FOLLOWING REQUIREMENTS AND RESTRICTIONS FOR ACCESSORY STRUCTURES.

1. CAN BE NO CLOSER THAN 10 FEET TO A PRINCIPAL BUILDING.
2. SHALL NOT EXCEED 15 FEET IN HEIGHT
3. SHALL NOT EXCEED 12 X 20 (VARIANCE IS BEING REQUESTED)
4. CANNOT BE LOCATED IN THE FRONT YARD
5. NO CLOSER THAN 5 FEET TO REAR AND SIDE PROPERTY LINES
6. CANNOT EXCEED 25% OF THE REAR YARD

7. NO MORE THAN 2 ACCESSORY STRUCTURES(VARIANCE IS BEING REQUESTED)
8. ACCESSORY STRUCTURES CANNOT EXCEED 20% OF THE PRINCIPAL STRUCTURE.(A VARIANCE IS BEING REQUESTED)

**OPEN AND CLOSE
TO THE PUBLIC**

A MOTION TO OPEN THE MEETING TO THE PUBLIC WAS MADE BY MR. PANTANO 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 MR. PANTANO AND SECONDED BY COUNCIL PRESIDENT MORRIS.

MOTION

A MOTION TO APPROVE THIS APPLICATION AS SUBMITTED WAS MADE BY MAYOR MAGAZZU AND SECONDED BY MR. PANTANO. THIS MOTION WAS CARRIED OUT BY ROLL CALL WITH NO ABSTENTIONS.

**FRANKEL AND
RUBINSON**

**AMENDED SITEPLAN AND VARIANCE APPLICATION FOR
199 EDGEWOOD AVENUE, WEST BERLIN
BLOCK 1702 AND LOT 6.01**

THIS SITE IS LOCATED ALONG THE NORTH SIDE OF EDGEWOOD AVENUE ACROSS FROM THE EDGEWOOD AVENUE SOCCER COMPLEX. THE SITE CONTAINS TWO OFFICE/WAREHOUSE BUILDINGS. THE SITE IS LOCATED WITHIN THE C-3 RGA COMMERCIAL PINELANDS REGIONAL GROWTH AREA. THE APPLICANT DOES NOT NEED TO MAKE APPLICATION TO THE PINELANDS SINCE THEY ARE NOT PROPOSING ANY DEVELOPMENT.

THE APPLICANT IS REQUESTING AMENDED SITE PLAN APPROVAL AND A VARIANCE TO PERMIT THE PLACEMENT OF TWO (2) 40 CUBIC YARD ROLL OFF CONTAINERS, WITHOUT ANY TRASH ENCLOSURE, BETWEEN THE TWO BUILDINGS.

THE APPLICANT WILL BE REQUIRED TO POST THE NECESSARY PERFORMANCE AND MAINTENANCE GUARANTEES AND INSPECTION ESCROW AT THE APPROPRIATE TIMES, FOR ALL PROPOSED IMPROVEMENTS.

**OPEN AND CLOSE
TO THE PUBLIC**

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

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 COUNCIL PRESIDENT MORRIS.

MOTION

A MOTION TO APPROVE THIS APPLICATION AS SUBMITTED WAS MADE BY MR. PANTANO AND SECONDED BY COUNCIL PRESIDENT MORRIS. 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.

2015-15

MaHesh Patel – Parade Enterprise LLC
Burger King Restaurant and Retail Unit
593-595 Route 73
West Berlin, NJ 08091

Block 1002, Lot 10, 10.02 and 11

Berlin Township Planning and Zoning Board Granted Approval for Preliminary and Final Site Plan With Variance.

2015-16

Continental Cast Stone

450 Taunton Avenue

West Berlin, NJ 08091

Block 1906, Lot 2.02, 2.03

Berlin Township Planning and Zoning Board Granted Approval for Preliminary and Final Site Plan With variance.

ADJOURNMENT

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