

MARCH 10<sup>TH</sup>, 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 MARCH 10<sup>TH</sup>, 2015 AT  
6:30 PM, FOLLOWED BY THE SALUTE TO THE FLAG.

ROLL CALL

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

JOHN SOUBASIS  
84 HADDON LLC

MR. JEFFREY BARON THE ATTORNEY FOR THE APPLICANT CAME  
FORWARD AND STATED THAT HE WOULD LIKE ALL OF THE  
FOLLOWING SWORN IN:

JOHN SOUBASIS OWNER  
JOHN PETIT ENGINEER  
DEBBIE CZYZEWSKI MANAGER OF DOLLAR TREE  
RICH ROSER  
KRISTINA BLAKSLEE RETRO FITNESS  
NICK GROCH ARCHITECT  
DEANNA DRUM TRAFFIC PROFESSIONAL  
SCOTT HORN ENVIRONMENTAL CONSULTANT

ALL THE ABOVE MENTIONED AS WELL AS THE TOWNSHIP  
ENGINEER MR. CHARLES RIEBEL WERE SWORN IN BY SOLICITOR  
DAVID CARLAMERE.

MR. BARON STATED TO THE BOARD THAT THE APPLICANT HAS  
SUBMITTED FOR A SUBDIVISION PLAN TO CREATE 2 NEWLY  
CONFIGURED LOTS AND A PRELIMINARY AND FINAL MAJOR SITE  
PLAN. THE PROPOSAL IS TO CONSTRUCT A SHOPPING CENTER  
ONE LOT WILL HAVE A 10,125 SQUARE FOOT BUILDING FOR A  
DOLLAR TREE AND THE SECOND LOT WILL HAVE A 13,000 SQUARE  
FOOT RETRO FITNESS ALONG WITH A 2500 SQUARE FOOT  
MEZZANINE AND A 7000 SQUARE FOOT BUILDING WHICH DOES  
NOT HAVE A TENANT AT THIS TIME.

**THIS PROPERTY IS LOCATED IN THE C-1 COMMERCIAL ZONING DISTRICT. THE PROPOSED RETAIL USES ARE SPECIFICALLY PERMITTED WITHIN THE ZONING DISTRICT. MR. BARON STATED THAT HE HAS APPLIED AND NOTICED FOR A D-VARIANCE (USE VARIANCE) THE C-1 ZONE DOES DESCRIBE CERTAIN TYPE USES THAT WOULD ALLOW THE RETRO-FITNESS USE. MR. BARON STATED HE WAS ABLE TO OBTAIN OTHER APPROVALS THAT THIS PLANNING BOARD HAS APPROVED WITH IN THE TOWNSHIP OF BERLIN FOR FITNESS CENTERS AND THEY WERE NOT REQUIRED TO OBTAIN A USE VARIANCE.**

**THE BOARD HAS DETERMINED WITH PREVIOUSLY SUBMITTED APPLICATIONS FOR FITNESS CENTERS THAT THIS USE IS A PERMITTED USE IN THE COMMERCIAL ZONING DISTRICT.**

**MOTION**

**A MOTION TO DETERMINE THAT A FITNESS CENTER IS A PERMITTED USE WITHIN THE C1 ZONE WAS MADE BY MR. PANTANO AND SECONDED BY MR. SYKES. THIS MOTION WAS CARRIED OUT BY ROLL CALL PLEASE NOTE MAYOR MAGAZZU AND COUNCIL PRESIDENT ARE UNABLE TO VOTE ON A USE VARIANCE.**

**MR. BARON DISCUSSED THE VARIANCES THAT HAVE BEEN NOTICED FOR.**

**MR. BARON BROUGHT MR. SOUBASIS FORWARD TO GIVE AN OVERVIEW OF THE PROPOSED PROJECT.**

**MR. BARON BROUGHT DEBBIE CZYZEWSKI THE DISTRICT MANAGER OF DOLLAR TREE TO GIVE TESTIMONY FOR DOLLAR TREE. IT HAS BEEN STATED THE HOURS OF OPERATION WILL BE 8 AM TO 10 PM MONDAY THROUGH SATURDAY AND 9 AM TO 8 PM ON SUNDAY. THERE WILL BE 14 EMPLOYEES WITH POSSIBLY 4 NEW HIRES. THE STORE RECEIVES ONE DELIVERY A WEEK AND THE UNLOAD TAKES ROUGHLY 2 HOURS. THE DELIVERIES ARE BETWEEN 7 AM AND NOON. FOR THE REFRIGERATED TRUCKS DELIVERING THE FROZEN FOOD THAT DELIVERY TAKES 15 MINUTES.**

**MR. BARON BROUGHT KRISTINA BLAKSLEE THE OPERATIONS TEAM FOR RETRO FITNESS FORWARD TO PRESENT TESTIMONY FOR THE BOARD AND PUBLIC. THERE ARE OTHER FACILITIES LOCATED IN BELLMAWR, MOORESTOWN, CHERRYHILL AND LUMBERTON. THE HOURS OF OPERATION WILL BE MONDAY THROUGH FRIDAY 5 AM TO 11 PM AND SATURDAY AND SUNDAY 7 AM TO 7PM. THE 5 AM OPENING IS PRETTY TRADITIONAL FOR THE WORKING PERSON. RETRO FITNESS IS A FAMILY ORIENTED FITNESS CENTER WITH GROUP CLASSES, PERSONAL TRAINING AND SMOOTHIE BAR. THE NUMBER OF EMPLOYEES IS 6 TO 8 PEOPLE. THE TYPES OF DELIVERIES ARE UPS AND FEDEX.**

**MR. BARON BROUGHT MR. JOHN PETIT WHO IS THE PROFESSIONAL ENGINEER AND PROFESSIONAL PLANNER FOR THIS APPLICATION. MR. PETTIT PRESENTED TESTIMONY TO THE BOARD ON THE FOLLOWING:**

- **SUBDIVISION PLAN**
- **THE TRAFFIC CIRCULATION**

- **PARKING**
- **THE ANGELED PARKING SLOTS**
- **SITE LIGHTING**
- **DRAINAGE**
- **STORM WATER**
- **VARIANCES (POSITIVE & NEGATIVE)**
- **SIGNAGE**
- **LOADING AREA**
- **WAIVERS**

**MR. BARON BROUGHT FORWARD MR. NICK GROCH THE ARCHITECT FOR THIS APPLICATION. MR. GROCH PRESENTED TESTIMONY REGARDING THE FOLLOWING:**

- **WHAT THE BUILDING WILL BE CONSTRUCTED OF**
- **THE BUILDINGS FINISHED LOOK**
- **THE MATERIAL USED FOR THE BASE OF THE BUILDINGS**
- **TREATMENT OF THE FACADES**
- **ARCHITECTURAL ELEMENTS**
- **ARCHITECTURAL VARIANCES**

**MR. BARON BROUGHT FORWARD MR. SCOTT HORN THE ENVIRONMENTAL CONSULTANT. MR. HORN PRESENTED TESTIMONY REGARDING THE FOLLOWING:**

- **INVESTIGATION ON 2 AREAS OF CONCERN**
- **INVESTIGATION REGARDING AND ENVIROMENTAL ASSESSMENT IN 2005 FOR PESTICIDES**
- **INVESTIGATION REPORTED A RELEASE FROM A HYDRAULIC LIFT.**

**MR. BARON BROUGHT FORWARD MS. DEANNA DRUM A PROFESSIONAL TRAFFIC ENGINEER. MS. DRUM PRESENTED TESTIMONY TO THE BOARD REGARDING THE FOLLOWING:**

- **TRAFFIC ENGINEER STUDY**
- **OPERATIONS OF THE SITE ACCESS POINTS**
- **UPGRADE TO THE TRAFFIC SIGNAL**
- **LEVELS OF TRAFFIC SERVICE**
- **SITE DESIGN OF THE TRAFFIC CIRCULATION**
- **CUT THROUGH TRAFFIC**
- **PERCENTAGE INCREASES OF TRAFFIC ON WALKER AVE AND HADDON AVE FROM THIS SITE**

**MR. RIEBEL STATED TO THE BOARD THAT HE HAS HAD THE OPPORTUNITY TO MEET WITH THE APPLICANTS DESIGN ENGINEER ON TWO DIFFERENT OCCASIONS AND THE DESIGN ENGINEER HAS ADDRESSED THE COMMENTS IN MR. RIEBELS REPORT DATED MARCH 6, 2015.**

**OPEN TO THE PUBLIC**

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

**THE FOLLOWING IS A LIST OF RESIDENTS THAT CAME FORWARD AT THIS TIME AS THE APPLICATION HAS BEEN OPENED TO THE PUBLIC:**

**TERRY HERTZBERG  
202 LUCAS AVENUE  
WEST BERLIN, NJ08091**

**CAROLYN PICCIOTTI  
96 HUDSON AVE  
WEST BERLIN, NJ 08091**

**CHRIS NIEMANN  
91 HADDON AVENUE  
WEST BERLIN NJ 08091**

**RONALD PICCIOTTI  
96 HUDSON AVENUE  
WEST BERLIN NJ 08091**

**LUISE AMATO  
206 LUCAS AVENUE  
WEST BERLIN NJ 08091**

**KAREN NIEMANN  
91 HADDON AVENUE  
WEST BERLIN NJ08091**

**DELORES HERTZBERG  
202 LUCAS AVENUE  
WEST BERLIN NJ08091**

**PAUL ROWAND  
103 HADDON AVE  
WEST BERLIN NJ 08091**

**FRANCIS FIDELL  
ADDRESS NOT STATED**

**CLOSE TO THE  
PUBLIC**

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

**MR. CARLAMERE GAVE THE BOARD MEMBERS AN OVERVIEW OF  
THIS APPLICATION FOR PRELIMINARY AND FINAL MAJOR SITE  
PLAN ALONG WITH A SUBDIVISION PLAN. MR. CARLAMERE  
STATED THAT THE APPLICANT HAS COMPLIED WITH THE  
ENGINEERS COMMENTS AND MR. CARLAMERE SPELLED OUT THE  
LIST OF VARIANCES, WAIVERS, AND CONDITIONS FOR THIS  
APPLICATION.**

**MOTION**

**A MOTION TO APPROVE THIS APPLICATION AS SUBMITTED WAS  
MADE BY MR. PANTANO AND SECONDED BY MAYOR MAGAZZU.  
THE MOTION WAS CARRIED OUT BY ROLL CALL AND LET THE  
RECORD REFLECT MR. BALISKI VOTED NO.**

**RESOLUTIONS:**

N/A

**ADJOURNMENT**

***A MOTION TO ADJOURN THE MEETING WAS MADE BY MAYOR  
MAGAZZU AND SECONDED BY MR. BALISKI THE MEETING  
ADJOURNED AT 8:51 PM.***