

MARCH 12<sup>TH</sup>, 2013  
REGULAR SCHEDULED MEETING  
OF THE  
PLANNING AND ZONING BOARD

*LET THE RECORD REFLECT THAT THE MEETING  
WAS HELD AT 135 ROUTE 73 SOUTH.*

CHAIRMAN

*SECRETARY KELLEY MCCAULEY OPENED THE MEETING WITH  
THE OPEN PUBLIC MEETINGS STATEMENT MARCH 12<sup>TH</sup>, 2013 AT  
5:00 PM, FOLLOWED BY THE SALUTE TO THE FLAG.*

ROLL CALL

MR. RIEBEL P  
MR. ROWAN P  
Mr. CARLAMERE A  
KELLEY MCCAULEY P  
MAYOR MAGAZZU A  
CH. SIMONE P  
MR. DEPALMA P  
MR. DEGEORGE ARRIVED LATE @ 5:45  
V. CH. MCHENRY P  
COUNCIL PRESIDENT  
MORRIS P  
MR. PANTANO P  
MR. BALISKI A  
MR. SYKES A

NOONAN

*SITE PLAN APPLICATION FOR NOONAN INDUSTRIES LLC PROPERTY  
LOCATED AT 500 COOPER ROAD WEST BERLIN, NJ 08091,  
BLOCK 2102, LOT 1.01.*

*THIS SITE IS LOCATED ON THE CORNER OF COOPER ROAD AND  
CUSHMAN AVENUE. THE PARCEL IS LOCATED WITHIN THE C-2 RD  
PINELANDS HIGHWAY COMMERCIAL (RURAL DEVELOPMENT) ZONING  
DISTRICT. THE PROPOSED OFFICE/WAREHOUSE USE IS PERMITTED  
WITHIN THIS ZONING DISTRICT.*

*MR. ALAN NICKERSON IS THE ATTORNEY FOR THIS APPLICATION  
HE CAME FORWARD WITH HIS CLIENT MR. NICHOLAS NOONAN AND  
BOTH WERE SWORN IN BY MR. ROWAN.*

*MR. NICKERSON EXPLAINED THAT MR. NOONAN IS THE OWNER OF  
NOONAN LLC AND THE PRESIDENT OF VISIONARY BRANDS, INC WHICH  
WAS FOUNDED IN 2002, AND IS THE PARENT COMPANY OF  
GLOWSHIFT GAUGES AND LED LIGHTING, LLC.*

*MR. NOONAN EXPLAINED THAT GLOW SHIFT GAUGES IS AFTER  
MARKET AUTOMOTIVE GAUGES AND GAUGE PODS FOR BOTH DIESEL  
AND GAS POWERED VEHICLES, WHILE LEDGLOW IS A LEADING  
PROVIDER OF AFTERMARKET AUTOMOTIVE, MOTOCYCLE, AND HOME  
LED LIGHTING PRODUCTS.*

*HE STATED TO THE BOARD THAT HE HAS NOW COME TO A POINT  
WHERE HE HAS OUTGROWN HIS 6 UNITS THAT HE CURRENTLY OWNS  
ON 154 COOPER ROAD, AND HIS GOAL IS TO CONTINUE TO GROW AS*

*HE HAS BEEN FOR THE PAST 10 YEARS, AND TO DO THAT HE NEEDS A BUILDING THAT WILL SUIT HIS COMPANIES NEEDS AND GROWTH EXPECTATIONS.*

*MR. NOONAN STATED THAT HIS CURRENT HOURS OF OPERATION OUR MONDAY THROUGH FRIDAY 9:00 AM TO 6:00 PM AND THAT HE CURRENTLY HAS 19 EMPLOYEES. HE HAS TWO UPS TRUCK DELIVERIES DAILY, ONE USPS CARRIER DAILY, AND ONE BELLMAWR MAIL TRUCK DELIVERY DAILY. ONE TRASH PICK UP DAILY AND ONE CARDBOARD PICK UP DAILY.*

*THE SITE IS LOCATED WITHIN THE PINELANDS AREA. THE PREVIOUS APPLICANT HAD OBTAINED A CERTIFICATE OF FILING FROM THE PINELANDS COMMISSION.*

*MR. NOONAN ATTENDED A PRE-APPLICATION MEETING WITH THE PINELANDS DEVELOPMENT REVIEW STAFF. THE PINELANDS COMMISSION STAFF MEMBER ISSUED A LETTER STATING THAT THEY MAY UTILIZE THE EXISTING (DANDREA) CERTIFICATE OF FILING AND PROCEED TO OBTAIN ALL NECESSARY MUNICIPAL AND COUNTY PERMIT APPROVALS. THEREFORE THIS APPLICATION CAN BE HEARD AT THE BERLIN TOWNSHIP PLANNING BOARD AT THIS TIME.*

*THE ORDINANCE REQUIRES THAT THE APPLICANT MUST SUBMIT A TREE MITIGATION PLAN. AS PART OF THE MITIGATION FOR TREE REMOVAL, THE APPLICANT MUST PLANT A TREE, ON OR OFF-SITE, FOR EVERY TREE, WHICH IS 10 INCHES OR LARGER, IN DIAMETER.*

*MR. NOONAN IS REQUESTING A WAIVER FROM THIS REQUIREMENT AND WITH MUCH DISCUSSION BETWEEN THE APPLICANT AND THE BOARD MEMBERS, MR. NOONAN IS WILLING TO POST \$4000.00 TOWARDS THE PLANTINGS OF TREES. THE BOARD AGREED WITH THIS.*

*IT IS THE RECOMMENDATION OF MR. RIEBEL THAT THE PLANNING BOARD CONSIDER GRANTING A WAIVER FOR THE MORE EFFICIENT LED FIXTURES RATHER THEN THE REQUIRED HIGH PRESSURE SODIUM FIXTURES.*

*IT IS ALSO THE RECOMMENDATION OF MR. RIEBEL THAT THE APPLICANT OBTAIN SITE PLAN APPROVAL FROM CAMDEN COUNTY PLANNING BOARD. THE SIZE OF THE EXISTING CURBING RADIUS, AT THE CORNER OF COOPER ROAD AND CUSHMAN DO NOT COMPLY WITH COUNTY STANDARDS.*

*THE ORDINANCE REQUIRES A 25 FOOT WIDE PLANTED BUFFER ALONG THE SIDE OF THE PROPERTY, WHICH ABUTS THE RESIDENTIAL ZONING DISTRICT. IT IS THE OPINION OF THE TOWNSHIP ENGINEER THAT THE EXISTING WOODED AREA, WHICH IS TO REMAIN, IS TO SERVE AS THE BUFFER, IN LIEU OF THE REQUIRED PLANTED BUFFER, BUT IF THERE IS AN AREA THAT REQUIRES FILLING THE APPLICANT MUST COMMIT TO SAID PLANTINGS.*

*OPEN AND CLOSE  
TO THE PUBLIC*

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

*MR. JOE CORNFORTH CAME FORWARD REGARDING THE COMMENTS FROM THE FIRE DISTRICT. HE IS REQUESTING THAT THE PLANNING BOARD REQUIRE THE APPLICANT TO AFFIX A KNOX-BOX RAPID KEY ENTRY IN THE AREA OF THE MAIN BUILDING. THE KNOX-BOX SHALL BE KEYED TO MATCH THE CURRENT REQUIREMENT FOR THE BERLIN TOWNSHIP POLICE DEPARTMENT. THIS ALLOWS ACCESS TO THE PROPERTY IN THE EVENT OF AN EMERGENCY.*

*THE FIRE DISTRICT IS RECOMMENDING THAT THE APPLICANT MOVE THE PROPOSED FOOTPRINT OVER TOWARDS CHESTNUT AVENUE. THIS ALLOWS FOR THE ADDITION OF 18 FOOT DRIVE AISLE ALONG CUSHMAN AVENUE. REQUIRE THE APPLICANT TO PROVIDE A DRIVE AISLE THAT CONNECTS THE REAR DRIVE AISLE AND LOADING DOCK AREA TO CUSHMAN.*

*CLOSE TO THE PUBLIC*

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

*MOTION*

*A MOTION TO APPROVE THIS APPLICATION WAS MADE BY MR. PANTANO AND SECONDED BY V. CH. MCHENRY. THE MOTION WAS CARRIED OUT BY ROLL CALL AND PLEASE NOT MR. DEGEORGE WAS NOT ABLE TO VOTE DO TOO HIS LATE ARRIVAL.*

*FIRE DISTRICT*

*INFORMAL HEARING FOR THE BERLIN TOWNSHIP FIRE DISTRICT NUMBER 1, LOCATED AT 186 HADDON AVE.*

*MR. JOHN MICHAEL MCGEE OF 131 PINE AVENUE, WEST BERLIN CAME FORWARD AND STATED HE IS HERE TONIGHT REPRESENTING THE BOARD OF FIRE COMMISSIONERS. HE EXPLAINED TO THE BOARD THAT THEY ARE UNDERTAKING A PROJECT TO REPAIR, REHAB AND ADD ON TO THE EXISTING BUILDING LOCATED AT HADDON AND CLARENCE.*

*PART OF THE BUILDING IS APPROACHING 100 YEARS OLD.*

*\*TERMITES IN THE RAFTERS*

*\*TERMITES IN THE FLOORS*

*\*FLOORS ARE DROPPING*

*\*CONCRETE IS SETTLING*

*\*ROOFS ARE LEAKING*

*\*DRAINS ARE CLOGGING*

*WE CONTINUE TO SPEND TAX DOLLARS AGAIN AND AGAIN AND NONE OF US WANT TO DO THIS BUT IT IS TIME TO FIX THE BUILDING.*

*MR. MCGEE STATED THAT HE IS HERE TONIGHT WITH JOE JACKSON SR AND THE ARCHITECT FOR THIS PROJECT.*

*MR. MCGEE WOULD LIKE THE BOARD MEMBERS TO KEEP IN MIND THAT THE FIRE DISTRICT IS NOT CHANGING THE FOOTPRINT OF THE BUILDING EXCEPT FOR THE SMALL ADDITION OFF THE BACK AND THEY ARE ASKING TO GO UP.*

*THE FIRE DISTRICT IS TRYING TO GET EVERYTHING DONE AS QUICKLY AND AS CHEAP AS POSSIBLE, BECAUSE THE FIRE DISTRICT FUNDS IT*

AND FIRE DISTRICT HAS TO PAY FOR THE BONDS AND THEN COLLECTS THAT FROM TAXATION. WE DO NOT WANT TO TAX THE PUBLIC ANYMORE THEN HAS TO BE SO ANYTHING THAT CAN BE WAIVED, DROPPED, EXCUSED, PARDONED, OK'D WE ARE ASKING FOR.

MR. ROWAN STATED THAT THIS IS AN INFORMAL HEARING. THE BOARD HAS TO DETERMINE THAT IF WHAT IS PRESENTED IS THERE SUFFICIENT INFORMATION FOR THE BOARD MEMBERS AND THE TOWNSHIP ENGINEER TO SAY YES IT IS OK TO WAVE A FORMAL SITE PLAN APPLICATION.

MR. ROWAN STATED THAT THE FIRE DISTRICT IS A BENEFICIAL USE. SO IT IS SOMETHING THAT NORMALLY IS APPROVED EXPEDITIOUSLY.

MR. RIEBEL HAS DONE AN INFORMAL REVIEW AND HAS A REPORT DATED MARCH 12, 2013, WHICH HE DID GO THROUGH.

*OPEN TO THE PUBLIC*

A MOTION TO OPEN THE MEETING TO THE PUBLIC WAS MADE BY MR. DEGEORGE.

*CLOSE TO THE PUBLIC*

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. DEGEORGE.

*MOTION*

A MOTION TO APPROVE THE WAIVER OF A FORMAL SITE PLAN APPLICATION CONDITIONED THAT THE FIRE DISTRICT WILL SUBMIT THE FINAL SITE PLAN AND SURVEY TO MR. RIEBEL FOR HIS REVIEW AND FOR FINAL APPROVAL AND A WAIVER FOR THE PRE-EXISTING SETBACK CONDITIONS AND WAIVER OF BUFFER ALONG FIRST AVENUE, WAS MADE BY V. CH. MCHENRY AND SECONDED BY MR. DEPALMA. THE VOTE WAS CARRIED OUT BY ROLL CALL

**ZONING OFFICER**

STATED HE HAD NOTHING TO REPORT.

CH. SIMONE ASKED MR. MARTIN TO COME FORWARD AND REFERENCED THAT THE VERIZON WIRELESS NEXT TO SALAD WORKS, THE CH. SIMONE FEELS THAT WAS A CHANGE OF USE AND THE BOARD SHOULD HAVE BEEN NOTIFIED AND OF THERE SIGNAGE WHICH HAS NEON.

THE CASH FOR GOLD IS A CHANGE OF USE AND SHOULD HAVE COME BEFORE THE BOARD AND THERE SIGNAGE. CH. SIMONE WOULD LIKE THE BOARD TO BE AWARE OF WHAT IS GOING ON AND IF THE ZONING OFFICER INFORMS THE BOARD THEN THEY WILL BE ABLE TO HELPHIM MAKE HIS DECISIONS.

**PUBLIC PORTION**

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

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. DEGEORGE.

**RESOLUTIONS:**

*N/A*

**ADJOURNMENT**

*A MOTION TO ADJOURN THE MEETING WAS MADE BY MR. V. CH. MCHENRY AND SECONDED BY MR. DEGEORGE. THE MEETING ADJOURNED AT 7:45 PM.*