

APRIL 24TH, 2012
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. SIMONE OPENED THE MEETING WITH THE OPEN
PUBLIC MEETINGS STATEMENT APRIL 24TH, 2012 AT 5:00 PM
FOLLOWED BY THE SALUTE TO THE FLAG.**

ROLL CALL

MR. RIEBEL P
MR. CARLAMERE ARRIVED @ 5:10
KELLEY MCCAULEY P
MAYOR MAGAZZU A
CH. SIMONE P
MR. DEPALMA P
MR. DEGEORGE Arrived @ 5:25
V. CH. MCHENRY P
COUNCIL PRESIDENT
MORRIS P
MR. PANTANO P
MR. BALISKI A

**INFORMAL
TED GRAMOSLI**

TED GRAMOSLI
229 HADDON AVE
WEST BERLIN, NJ 08091

MR. GRAMOSLI CAME BEFORE THE BOARD INFORMALLY.
HE EXPLAINED HE IS THE OWNER OF A TV REPAIR SHOP AND THE TV
BUSINESS IS DEAD AND THAT HE RECEIVED A PHONE CALL FROM THE
AN INTERESTED PARTY LOOKING TO RENT HIS BUILDING TO OPEN
A BERLIN GROCERY STORE. MR. GRAMOSLI SPOKE WITH ROB MARTIN
THE ZONING OFFICER AND ROB HAD STATED THAT THERE WERE
SOME MINOR ITEMS WITH THE PROPERTY THE TRASH ENCLOSURE,
AND ADEQUATE PARKING.

MR. RIEBEL MENTIONED THAT THE SITE IS ZONED COMMERCIAL
HE HAD SOME QUESTIONS WITH THE PAVING OF THE PARKING LOT;
HE DOES NOT RECALL THE BOARD APPROVING THIS AND THE LOT IS
CURRENTLY PAVED AND NOT TO THE PROPER REQUIREMENTS. HE
QUESTIONED THE SITE LIGHTING, HE MENTIONED THERE IS NO CURB
IMPROVEMENTS ON LESTER AVENUE SIDE, THE HANDICAPP PARKING
SIGN, PARKING SPACES ARE NOT STRIPED, AND THERE IS NO
DESIGNATED LOADING ZONE.

COUNCIL PRESIDENT MORRIS QUESTIONED IF THE PROPERTY NEXT
STORE IS OWNED BY MR. GRAMOSLI AND HE STATED THAT IT IS,
COUNCIL PRESIDENT STATED THAT THE REASON HE ASKED WAS THE
SIDEWALK IS IN PRETTY BAD SHAPE AND SHOULD BE LOOKED AT TO
PREVENT ANY TRIPPING HAZARDS. HE STATED THAT IT IS A COUNTY
ROAD BUT THE RESPONSIBILTY TO MAINTAIN FALLS ON THE OWNER.

THE BOARD WOULD LIKE TO SEE A MINOR SITE PLAN APPLICATION BEFORE THE BOARD SO THEY CAN SEE AND ADDRESS ANY DEFICIENCIES ON THE PROPERTY.

INFORMAL
CARL MALONEY

*CARL MALONEY AND ALAN MALONEY
41 HADDON AVENUE
WEST BERLIN, NJ 08091*

MR. MALONEY CAME BEFORE THE BOARD ON AN INFORMAL BASIS, AND HE EXPLAINED TO THE BOARD HE IS INTERESTED IN SUBDIVIDING HIS PROPERTY.

DAVE CARLAMERE ASKED THE ENGINEER THAT IF THIS LOT IS DIVIDED WILL IT BE A CONFORMING LOT AND HE ANSWERED NO AND MR. CARLAMERE SAID THAT IS AN ISSUE.

MR. RIEBEL STATED THAT HE HAS PROVIDED EVERYONE WITH A COPY OF HIS HAND WRITTEN NOTES DATED 11-30-2011. HE DOES QUESTION FIRST IF A USE VARIANCE IS NEEDED FOR THE EXISTING RESIDENCE ON THE PROPOSED LOT IN A COMMERCIAL ZONE. MR. RIEBEL PROVIDED ARIEL PHOTOS AND COPY OF THE CURRENT SURVEY FOR THIS PROPERTY. MR. RIEBEL STATED THAT VARIANCES WILL BE REQUIRED FOR BOTH LOTS THE RESIDENTIAL AND THE COMMERCIAL. MR. MALONEY IS SHORT ON THE FOLLOWING FOR THE RESIDENCE: SHORT ON THE LOT AREA, LOT DEPTH, FRONT YARD BUILDING SETBACK, SIDE YARD BUILDING SETBACK, SIDE YARD BUILDING SET BACK FOR PRINCIPAL BUILDING AND SHED. SHORT ON THE FOLLOWING FOR THE COMMERCIAL LOT: SHORT ON LOT AREA, LOT DEPTH AND FRONT YARD BUILDING SETBACK.

DAVE CARLAMERE STATED THAT WITH THIS SUBDIVISION THE APPLICANT IS INCREASING THE VARIANCES SUBSTANTIALLY AS WELL AS CREATING LOTS THAT ARE UNDERSIZED.

MR. RIEBEL STATED THAT CAMDEN COUNTY PLANNING BOARD APPROVAL WILL BE REQUIRED.

MR. CARLAMERE STATED THAT THE BOARD SHOULD NOT GO INTO TOO MUCH MERIT. THIS IS AN INFORMAL HEARING. HE EXPLAINED TO MR. MALONEY THAT THE BOARD AND THE ENGINEER ARE TELLING YOU SOME OF THE THINGS THAT ARE GOING TO BE AN ISSUE WITH YOUR APPLICATION WHICH GIVES YOU SOMEWHAT OF AN ADVANTAGE TO DECIDE IF YOU WISH TO PROCEED FORWARD OR IF THE BURDEN IS TOO SEVERE..

ALAN MALONEY CAME FORWARD AND EXPLAINED TO THE BOARD THAT THE GAME PLAN FOR THIS SUBDIVISION IS SO CARL CAN OWN HIS LOT WITH THE POLE BARN AND THERE SISTER WILL OWN THE LOT WITH HER HOUSE AND ALAN WILL OWN HIS SHOP.

CH. SIMONE STATED THAT HE FEELS THAT THIS LOT IS A UNIQUE PIECE OF PROPERTY. HE QUESTIONED IF THERE IS ACCESS TO CONNECT TO THE WATER AND SEWER. IN HIS OPINION HE THINKS IF APPLICATION IS MADE FOR SEWER AND WATER AND A CERTIFICATE IS OBTAINED THAT THE BOARD CAN NOT BE HELD

LIABLE AND AGAIN IT IS JUST HIS OPINION. HE SAID MAKE APPLICATION SO THE BOARD CAN SEE WHAT THEY ARE UP AGAINST. GO HOME MAKE A DECISION AND SHOW THAT COUNTY AND TOWNSHIP SEWER AND WATER IS AVAILABLE.

HOVBROS

HOVBROS BERLIN LLC
AMENDED FINAL SUBDIVISION APPLICATION

MR. MITCHELL GRAYSON THE ATTORNEY FOR THE APPLICATION CAME FORWARD ALONG WITH JAMES MADONNI THE ENGINEER AND JEFF GOODWIN FROM HOV BROS. THEY WERE ALL SWORN IN BEFORE THE BOARD, BY MR. CARLAMERE.

MR. CARLAMERE WANTED TO LET THE RECORD REFLECT THAT THIS APPLICATION IS PROPERLY BEFORE THE BOARD.

MR. RIEBEL HAS COMPLETED HIS REVIEW LETTER DATED APRIL 16, 2012. HE STATES IN HIS LETTER THAT HE HAD MET WITH THE DESIGN ENGINEER ON JANUARY 5, 2012. HE HAD PRESENTED A PROPOSAL FOR THE ADJUSTMENT TO THE LOT LINES FOR THIS APPLICATION. THE DEVELOPER WAS CONSIDERING MARKETING A DWELLING UNIT, WHICH WOULD BE ON A SLAB, SINCE THIS UNIT HAS BEEN SUCCESSFUL IN THEIR DEVELOPMENT IN DELAWARE.

THE DESIGN ENGINEER NOTED THAT THE PROPOSED, SLAB TYPE DWELLING IS WIDER THEN THE CURRENT MODELS, THEREFORE, IT WILL BE NECESSARY TO ADJUST LOT LINES TO ACCOMMODATE THE WIDER BUILDING.

MR. GRAYSON HAD MR. MADONNI COME FORWARD TO EXPLAIN TO THE BOARD THE LOT LINE ADJUSTMENTS THAT ARE BEING REQUESTED.

CH. SIMONE ASKED HOW DIFFERENT ARE THE PROPOSED HOUSES FROM THE OTHERS, AND WICH ROOMS WILL ENCROACH INTO THE LOT LINE.

MR. GOODWIN STATED THAT NORMALLY THE HOUSES ARE 45 FT WIDE. THIS PROPOSED HOUSE IS A RANCH STYLE HOUSE AND IS SLIGHTLY WIDER AND THE GRADING WORKS, SO THEY JUST NEED TO ADJUST THE LOT LINES.

V. CH. MCHENRY QUESTION ABOUT THE OPTIONAL SUNROOM HE WANTED TO SEE WHERE WILL GO.

MR. GOODWIN ADDRESSED BY SHOWING THE V. CH. ON THE PLAN.

MR. CARLAMERE STAED FOR CLARIFICATION THERE ARE TO CONDITIONS SHOULD THE BOARD APPROVE THIS APPLICATION. THE FIRST IS THE GRADING - APPLICANT WILL WORK ALONG THE ENGINEER PRIOR TO BUILDING PERMITS, AND SECOND THE CORRECTION OF THE STREET NUMBERS.

OPEN AND CLOSE
TO THE PUBLIC

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

THERE WAS NO ONE IN THE PUBLIC TO COME FORWARD, A MOTION TO CLOSE THE MEETING TO THE PUBLIC WAS MADE BY MR. DEGEORGE AND SECONDED BY COUNCIL PRESIDENT MORRIS.

MOTION

A MOTION TO APPROVE THIS APPLICATION WITH THE CONDITIONS STATED BY THE BOARD SOLICITOR WAS MADE BY CH. SIMONE AND SECONDED BY V. CH. MCHENRY. THIS MOTION WAS CARRIED OUT BY ROLL CALL.

ZONING OFFICER

NOTHING TO REPORT

PUBLIC PORTION

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

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.

RESOLUTION

THE FOLLOWING RESOLUTIONS WERE MEMORIALIZED:

2012-11

Applicant: Berlin PF, LLP

545-549 North Route 73

West Berlin, NJ 08091

Block 1002, Lot 1.01

Granted Amended Site Plan (Administrative) Approval.

This resolution was memorialized with a motion made By Mr. Degeorge and seconded by Mr. Pantano. The Motion was carried out by roll call with abstentions made by Council President Morris and V.Ch. McHenry.

2012-12

Applicant: H20 Entertainment Group, LLC

535 North Route 73

West Berlin, NJ 08091

Block 1101, Lot 16

Granted Amended Site Plan Approval with Variances and Waivers.

This resolution was memorialized with a motion made by Mr. Degeorge and seconded by Ch. Simone. The motion was carried out by roll call with abstentions made by Council President Morris And V.Ch. McHenry.

CORRESPONDENCE:

MR. RIEBEL EXPLAINED TO THE BOARD MEMBERS ABOUT THE BIKE PATH, THE TOWNSHIP HAS MADE APPLICATION TO THE COUNTY FOR A MULTI USE TRAIL GRANT. IT IS A 100,000 GRANT, SEVEN (7) APPLICATIONS HAVE BEEN SUBMITTED AND ONLY THREE (3) WILL BE FUNDED. THE FIRST PHASE WILL RUN FROM THE ELEMENTARY SCHOOL COMPLEX TO THE LUKE AVENUE COMPLEX. THR BIKE TRAIL WILL BE AN 8 X 2 PAVED TRAIL, IT WILL NOT BE LUMINATED AND THE TOWNSHIP WILL BE RESPONSIBLE FOR THE MAINTENANCE.

ADJOURNMENT

A MOTION TO ADJOURN THE MEETING WAS MADE BY V. CH. MCHENRY SECONDED BY MR. DEGEORGE. THE MEETING ADJOURNED AT 6:30 PM.