

JUNE 24TH, 2014
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 JUNE 24TH, 2014 AT
6:30 PM, FOLLOWED BY THE SALUTE TO THE FLAG.*

ROLL CALL

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

SAM SYKES

*SAM SYKES
250 DIVISION STREET
WEST BERLIN, NJ 08091*

*MR. SYKES IS CURRENTLY A MEMBER OF THE PLANNING AND ZONING
BOARD AND HAS STEPPED DOWN TO PRESENT HIS APPLICATION TO
THE BOARD.*

*MR. ROWAN STATED THAT MR. SYKES HAS THE RIGHT TO ASK FOR
RELIEF FROM THE BOARD EVEN IF HE IS A PLANNING BOARD
MEMBER.*

*MR. SYKES IS PRESENTLY BEFORE THE PLANNING AND ZONING BOARD
TO PLACE A 12 FEET BY 18 FEET GARAGE WHERE THE ORDINANCE
STATES THAT THE STANDARD SIZE IS 12 X 16 ANYTHING LARGER
REQUIRES A VARIANCE.*

*THE GARAGE WILL BE PLACED ON LOT 8 OF MR. SYKES PROPERTY
WHICH HIS HOUSE IS LOCATED ON AT 250 DIVISION STREET.
THE GARAGE IS PRE-BUILT, PRE-ASSEMBLED AND DELIVERED TO THE
PROPERTY.*

OPEN AND CLOSE
TO THE PUBLIC

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

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

MOTION

A MOTION TO APPROVE THIS APPLICATION AS SUBMITTED WAS MADE BY MAYOR MAGAZZU AND SECONDED BY V. CH. MCHENRY. THIS MOTION WAS CARRIED OUT BY ROLL CALL WITH NO ABSTENSIONS.

ST JOHNS CHURCH

*SITE PLAN EXPANSION AND RENOVATION TO
ST JOHNS UNITED METHODIST CHURCH
409 FAIRVIEW AVENUE
BLOCK 1905, LOT 2*

THE PARCEL IS LOCATED WITHIN THE R-2 RESIDENTIAL AND I-1 INDUSTRIAL ZONING DISTRICT. THE CHURCH IS A PERMITTED USE WITHIN THIS ZONING DISTRICT.

THE APPLICANT IS PREPARING A 25 FOOT BY 59 FOOT, TWO STORY ADDITION TO THE REAR OF THE CHURCH BUILDING.

THE LOWER FLOOR OF THE ADDITION WILL CONTAIN A KITCHEN, RESTROOMS, JANITOR'S ROOM AND CLOSET.

THE UPPER FLOOR WILL CONTAIN A MEETING ROOM, REST ROOMS AND JANITOR'S CLOSET.

THE FELLOWSHIP HALL, WITHIN THE LOWER FLOOR OF THE EXISTING BUILDING WILL BE EXPANDED WITH THE RELOCATION OF THE NURSERY TO THE PORTION OF THE BUILDING, WHICH CONTAINS RESTROOMS; THE ELIMINATION OF A STORAGE ROOM AND CONVERSION OF THE KITCHEN TO A BOOK STORE.

THE EXISTING RESTROOMS ON THE UPPER FLOOR WILL BE CONVERTED TO AN OFFICE AND STORAGE ROOM.

THE PROPOSED BUILDING ADDITION COMPLIES WITH THE REQUIRED BUILDING SETBACKS FOR THE R-2 RESIDENTIAL ZONING DISTRICT.

MR. RIEBEL HAD MET WITH THE REPRESENTATIVES OF THE CHURCH ALONG WITH THE ARCHITECT ON JANUARY 27, 2014, AND THEY HAD STATED THAT THE PROPOSED BUILDING ADDITION WILL NOT RESULT IN AN INCREASE IN THE NUMBER OF SEATS.

THE APPLICANT STATED THAT THE APPROXIMATE NUMBER OF SEATS IS 240, AND THE APPLICANT AGREES TO REVISE THE PLAN TO NOTE THE NUMBER OF SEATS.

THE APPLICANT DOES AGREE TO COMPLY WITH THE TOWNSHIP ENGINEERS LETTER DATED MAY 9, 2014.

THE APPLICANT IS REQUESTING A WAIVER WITH REGARDS TO THE REQUIRED LAND DEDICATION FOR THE WIDENING OF FAIRVIEW AVENUE.

THE APPLICANT IS REQUESTING A WAIVER FROM THE INSTALLATION OF SIDEWALKS, AFTER MUCH DISCUSSION THE BOARD STATED THE

APPLICANT WILL INSTALL THE SIDEWALK WITHIN ONE YEAR OF THIS APPLICATION.

THE APPLICANT STATES THAT THE PARALLEL PARKING SPACES ALONG THE EXIT DRIVE HAVE BEEN REMOVED FROM THE PLAN.

THE "ENTER" AND "EXIT" SIGNS WILL BE INSTALLED AS WELL AS THE "DO NOT ENTER" SIGNAGE.

THE PLAN HAS BEEN REVISED TO SHOW THE EXISTING WALL MOUNTED LIGHTS.

THE APPLICANT WILL REVISE THE PLAN TO SHOW THE RELOCATION OF THE AIR CONDITIONING CONDENSERS.

THE PLAN HAS BEEN REVISED TO SHOW THAT THE HANDICAPP PARKING SPACES HAVE BEEN RELOCATED TO THE FRONT.

THE APPLICANTS AGREES TO REDIRECT THE REAR ROOF DRAIN DISCHARGE.

THE APPLICANT AGREES TO DEPICT THE ELEVATIONS ALONG THE REAR OF THE BUILDING.

*OPEN MEETING
TO THE PUBLIC*

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

*MR. JEROME MCINTOSH
WEST BERLIN, NJ 08091*

*CLOSE MEETING
TO THE PUBLIC*

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

MOTION

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

INFORMAL

DANIELLA TAMBURO
A Plus Cleaners
115 North Route 73 Plaza

*MR. AND MRS. TAMBURO CAME FORWARD INFORMALLY BEFORE THE BOARD TO EXPLAIN THAT THEY ARE NEW OWNERS AND THE HOURS OF OPERATION WILL BE MONDAY TO FRIDAY 7 AM TO 7 PM AND SATURDAY 7 AM TO 5 PM.
THE CHEMICALS ARE COMPLETELY ORGANIC AND NON-TOXIC.*

BUSINESS IS IN THE C1 ZONE AND IS A PERMITTED USE IN THIS ZONE.

ZONING OFFICER:

JOSH SHELLENBERGER CAME FORWARD AND ASKED THE BOARD FOR A LITTLE GUIDENCE REGARDING RD ZUELI LOCATED ON COMMERCE LANE. HE HAD APPLIED FOR A MERCANTILE LICENSE FOR OFFICE SPACE AND NOW HE HAS A GAS TANK, OUTSIDE STORAGE OF CONSTRUCTION EQUIPMENT NO ADEQUATE SCREENING AND BUFFERING. HOW DO WE GET HIM TO COME BEFORE THE BOARD?

THE BOARD SAID SEND HIM A LETTER REQUESTING HIM TO COME BEFORE THE BOARD AND LET HIM KNOW HE IS IN VIOLATION AND HE HAS 15 DAYS TO COMPLY AND IF NON COMPLIANCE THEN SEND HIM A VIOLATION.

RESOLUTIONS:

THE FOLLOWING RESOLUTIONS WERE MEMORIALIZED AT THE MEETING OF JUNE 24TH, 2014.

2014-9

*Hov Bros Berlin LLC
Montebello Minor Subdivision
Block 2404, Lot 18 & 19
I-1 Light Industrial with Senior Citizen Community Overlay Zoning*

Berlin Township Planning and Zoning Board granted permission to Administratively Amend its Final Subdivision Plat, in order to adjust the Lot line between Lots 18 & 19 In Block 2404.

2014-10

*AtlantiCare Urgent Care Physicians, LLC
255 Route 73
West Berlin, NJ 08091
Block 1203, Lot 3
C-1 Highway Commercial Zoning District*

Berlin Township Planning and Zoning Board Granted Preliminary and Final Approval with Variances.

ADJOURNMENT

A MOTION TO ADJOURN THE MEETING WAS MADE BY MR. DEGEORGE AND SECONDED BY MR. SYKES THE MEETING ADJOURNED AT 7:50 PM.