

JULY 7TH, 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

*V. CH. MCHENRY OPENED THE MEETING WITH THE OPEN PUBLIC
MEETINGS STATEMENT JULY 7TH, 2015 AT
5:30 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 SHENDOCK</u>	<u>P</u>
<u>MAYOR MAGAZZU</u>	<u>A</u>
<u>MR. DEPALMA</u>	<u>A</u>
<u>MR. DEGEORGE</u>	<u>A</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>P</u>
<u>MR. SYKES</u>	<u>P</u>
<u>MRS. SIMPSON</u>	<u>P</u>

SAHARA SAMS

*AMENDED SITE PLAN APPLICATION
EXPANSION TO SAHARA SAMS OASIS INDOOR WATER PARK.
535 RT 73 NORTH, BLOCK 1101, LOT 16.*

*THE APPLICANT IS PROPOSING TO CONSTRUCT A 9,835 SQUARE
FOOT ADDITION IN THE PLACE OF THE EXISTING OUTDOOR PATIO
AREA AND SEA BOX CONTAINERS. THE BUILDING ADDITION WILL
HOUSE A WATERSLIDE COMPLEX, WHICH WILL EXTEND OUTSIDE
OF THE FRONT OF THE BUILDING; A LEISURE POOL AND
FILTER/MECHANICAL ROOM.*

*THE APPLICANT IS REQUESTING A VARIANCE TO ALLOW FOR THE
HEIGHT OF THE BUILDING ADDITION TO BE 54 FEET WERE
SECTION 340-66.A.(6) PERMITS A MAXIMUM BUILDING HEIGHT OF
50 FEET.*

*THE APPLICANT AGREES TO REVISE THE PLAN TO DEPICT THE
LOCATION AND HEIGHT OF THE SLIDE TUBES AND SUPPORTING
STRUCTURE AND CLEARANCE OVER TRAFFIC TRAVEL AREAS.*

*THE PARCEL IS CONSIDERED TO BE WITHIN THE COMMERCIAL
INDUSTRIAL C-1 ZONE AND DOES NOT BORDER RESIDENTIAL, THE
PROPOSED USE IS CONSIDERED TO BE AN EXPANSION OF THE
PERMITTED AMUSEMENT USE.*

THE APPLICANT IS PROPOSING TO ALTER THE VEHICULAR CIRCULATION PATTERNS FOR THE SITE. THE PLAN DEPICTS THE CONVERSION OF THE TWO WAY DRIVE, WHICH IS ALONG THE SOUTH SIDE OF THE BUILDING, FROM THE CURRENT TWO WAY TRAVEL TO ONE WAY FROM ROUTE 73 TO THE PARKING AREA, BEHIND THE BUILDING. THEREFORE, ALL MOTORISTS, WHICH UTILIZE THE REAR PARKING AREA AND REQUIRED TO EXIT ONTO COOPER ROAD. THERE WILL, NO LONGER BE ANY DIRECT ACCESS TO ROUTE 73 FROM THE SITE, EXCEPT FOR THE SMALL (32 PARKING SPACE) PARKING AREA, WHICH IS LOCATED ALONG THE NORTH SIDE OF THE BUILDING.

THE PLAN DEPICTS THE RECONFIGURATION/EXPANSION OF THE ORIGINAL PARKING AREA AND THE RECENTLY CONSTRUCTED (PHASE 2) PARKING AREA, WHICH IS CLOSED TO COOPER ROAD. THE PLAN ALSO, DEPICTS TEN, PROPOSED PARKING SPACES ALONG THE FRONT DRIVE, ALONG THE FRONT YARD OF ROUTE 73. THE PLAN NOTES THAT 77 ADDITIONAL PARKING SPACES ARE BEING PROVIDED. THE SIZE OF THE PARKING SPACES, IN PHASE 2, WILL BE REDUCED FROM 10 FEET BY 20 FEET TO THE PERMITTED 9 FEET BY 18 FEET. THE WIDTH OF THE AISLES ARE BEING REDUCED FROM 25 FEET TO 24 FEET.

THE PLAN NOTES THAT RECONFIGURATION /EXPANSION OF THE PARKING AREA WILL ADD 77 PARKING SPACES FOR A TOTAL OF 596 PARKING SPACES.

THE PLAN HAS BEEN REVISED TO DEPICT A TOTAL OF 12 HANDICAP PARKING SPACES, WHICH COMPLIES WITH THE GOVERNING REGULATIONS. THE APPLICANT MUST ENSURE THAT ALL APPLICABLE SITE IMPROVEMENTS COMPLY WITH THE GOVERNING FEDERAL AND STATE REGULATIONS, REGARDING THE PROVISIONS FOR DISABLED PERSONS.

APPLICANT IS ASKING FOR A WAIVER OF SUBMITTING ANY CURRENT SURVEY OF THE PREMISES, DEED, ALONG WITH THE RECORDED EASEMENTS, AND ANY PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS.

THE APPLICANT IS ASKING FOR A WAIVER OF THE PAVEMENT CROSS SECTION, WHICH DOES NOT APPEAR TO BE EQUIVALENT TO THE REQUIRED CROSS SECTION FOR THOSE AREAS OF PAVEMENT, WHICH ARE UTILIZED BY TRUCKS [SECTION 200-89.T.1(A)].

THE APPLICANT GAVE TESTIMONY VERIFY THAT THERE WILL BE NO CHANGE IN VOLUME AND RATE OF THE DISCHARGED BACKWASH WATER TO THE SANITARY SEWER SYSTEM AS A RESULT OF THE PROPOSED EXPANSION OF THE FACILITY.

SINCE THE SITE IS LOCATED ALONG COOPER ROAD, WHICH IS UNDER THE JURISDICTION OF CAMDEN COUNTY, THE APPLICANT MUST OBTAIN SITE PLAN APPROVAL FROM THE CAMDEN COUNTY PLANNING BOARD.

THE APPLICANT MUST OBTAIN DEVELOPMENT CERTIFICATION FROM THE CAMDEN COUNTY SOIL CONSERVATION DISTRICT.

SINCE THE APPLICANT IS NOT PROPOSING ANY MODIFICATIONS TO THE DRIVEWAY AT ROUTE 73, THE APPLICANT MUST CONTACT THE N.J. DEPARTMENT OF TRANSPORTATION AND REQUEST A LETTER OF NO INTEREST, REGARDING THE PROPOSED EXPANSION OF THE FACILITY.

THE APPLICANT MUST OBTAIN ALL NECESSARY APPROVALS AND PERMITS FROM ALL GOVERNING DEPARTMENTS AND AGENCIES.

THE PLAN NOTES THAT THE EXISTING LAWN/LANDSCAPE IRRIGATION SYSTEM WILL BE RELOCATED, WHERE NECESSARY.

LET THE RECORD REFLECT THE A REPORT WAS SUBMITTED FROM:

BERLIN TOWNSHIP POLICE DEPARTMENT DATED 7/3/2015

BERLIN TWP FIRE DISTRICT DATED 7/3/2015

BERLIN TWP ENGINEER DATED 7/7/2015

**OPEN TO
THE PUBLIC**

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

**MR. JEFF GOTLIEB
RESINTECH**

**CLOSE TO THE
PUBLIC**

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

MOTION

A MOTION TO APPROVE THIS APPLICATION AS SUBMITTED WAS MADE BY MR. PANTANO AND SECONDED BY MR. SYKES. THIS MOTION WAS CARRIED BY ROLL CALL WITH AN ABSTENTION MADE BY COUNCIL PRESIDENT MORRIS.

**INTERSTATE
INVESTMENTS**

**USE VARIANCE AND AMENDED SITEPLAN
BLOCK 1702, LOT 6.08
200 AND 250 ALLIED PARKWAY**

THE PARCEL IS LOCATED AT THE END OF ALLIED PARKWAY. THE REAR OF THE SITE IS LOCATED ALONG CUSHMAN AVENUE (NO ACCESS)

THE PARCEL CONTAINS TWO DIFFERENT OFFICE/WAREHOUSE BUILDINGS AND PARKING AREAS. A STORMWATER MANGEMENT BASIN IS LOCATED ALONG A PORTION OF THE CUSHMAN AVE FRONT.

THE APPLICANT IS APPLYING FOR A USE VARIANCE AND AMENDED SITE PLAN TO PERMIT GYMNASTICS AND CHEERLEADING PROGRAMS, ONE IN EACH BUILDING.

THE CHEERLEADING PROGRAM ENTER AND EXIT FROM THE REAR DOOR OF EACH BUILDING AND PARK IN THE ENTIRE LOT IT A SHARED PARKING CONCEPT.

THE APPLICANT AGREES HANDICAPP PARKING AND PENALTY SIGNS WILL BE INSTALLED.

THE APPLICANT AGREES ALL LOOSE CONCRETE WHEEL STOPS WILL BE PLACED AT THE PROPER LOCATIONS AND ANCHORED WITH STEEL PINS.

THE APPLICANT DOES AGREE TO REVISE HIS PLAN TO REFLECT THE CURRENT SITE CONDITIONS.

THE APPLICANT AGREES TO STEEL-FRAMED, OPAQUE SURFACE, SELF-CLOSING AND SELFLOCKING GATESWILL BE INSTALLED ON THE ENCLOSURED BEHIND BUILDING #200 AND BUILDING #250.

THE APPLICANT DID STATE THAT THEY ARE NOT REQUESTING ANY TYPE SIGNAGE AT THIS TIME.

APPLICANT DOES AGREE TO FIX ALL BROKEN AND MISSING FENCE AND CUT AND/OR REMOVE ALL THE OVERGROWN VEGITATION.

THE APPLICANT DOES AGREE TO INFORM THE PINELANDS OF THE APPLICATION FOR THE USE VARIANCE AND SITEPLAN AND DETERMINE IF THEY WILL REQUIRE ANY FORMAL TYPE APPLICATION.

**OPEN TO AND
CLOSE TO THE
PUBLIC**

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

THERE WAS NO ONE IN THE PUBLIC TO COME FORWARD, A MOTION CLOSE THE MEETIN G TO THE PUBLIC WAS MADE BY MR. PANTANO AND SECONDED BY MR. SYKES.

MOTION

A MOTION TO APPROVE THIS APPLICATION AS SUBMITTED WAS MADE BY MR. PANTANO AND SECONDED BY MR. SYKES. THE MOTION WAS CARRIED OUT BY ROLL CALL. PLEASE NOTE COUNCIL PRESIDENT MORRIS IS UNABLE TO VOTE ON A USE VARIANCE.

STEVE SMYSER

MR. SMYSER CAME FORWARD TO ASK THE BOARD FOR THE RELIEF TO INSTALL A TEMPORARY MOBILE HOME DUE TO SUSTAINED STORM DAMAGE ON JUNE 23, 2015.

MR. ROWAN THE PLANNING AND ZONING BOARD ATTORNEY STATED THAT BERLIN TOWNSHIP LAND USE LAW STATES THAT THE USE OF A BARN, BUILDING OR STRUCTURE OF A TEMPORARY NATURE, GARAGE, HOUSE TRAILER, OUTBUILDING, SHACK OR TENT ON ANY LOT OR PARCELOF LAND FOR LIVING OR SLEEPING PURPOSES IN ANY DISTRICT ON EITHER A TEMPORARY OR PERMANENT BASIS IS SPECIFICALLY PROHIBITED IN ANY ZONE.

MR. ROWAN STATED THAT ON AN INFORMAL BASIS THE BOARD IS UNABLE BY LAW TO GRANT ANY TYPE RELIEF.

PUBLIC PORTION

THERE WAS NO ONE IN THE PUBLIC TO COME FORWARD.

RESOLUTIONS:

**2015-11 Applicant: Cooper and Taunton LLC
Property: Block 1906, Lot 2.02
ZONE: I-1INDUSTRIAL**

RESOLUTION OF THE BERLIN TOWNSHIP PLANNING/ZONING BOARD GRANTING MINOR SUBDIVISION WITH NO VARIANCE.

ADJOURNMENT

A MOTION TO ADJOURN THE MEETING WAS MADE BY MR SYKES AND SECONDED BY V.CH MCHENRY THE MEETING ADJOURNED AT 7:20 PM.