

August 11TH, 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 AUGUST 11TH, 2015 AT
5:30 PM, FOLLOWED BY THE SALUTE TO THE FLAG.**

ROLL CALL

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

CHERRY PLAZA

**AMENDED SITEPLAN-PROPOSED PANCHEROS MEXICAN GRILL
RESTAURANT AND RECONFIGURATION OF THE PARKING AREA AT
THE CHERRY PLAZA SHOPPING CENTER.
BLOCK 1301, LOT 2 115 NORTH ROUTE 73.**

**THE SITE IS LOCATED ALONG THE NORTHBOUND SIDE OF ROUTE
73.**

**THE SITE IS SURROUNDED BY THE FOLLOWING USES:
NORTH OF THE SITE – EXISTING OFFICE BUILDING WITHIN THE
C-1 ZONE AND THE REAR AREA OF THE RESIDENTIAL PROPERTY
ON PINE TERRACE IN THE RESIDENTIAL ZONING DISTRICT.
EAST SIDE OF THE SITE-RESIDENCE ALONG WALNUT CIRCLE,
WITHIN THE RESIDENTIAL ZONING DISTRICT.
SOUTH OF THE SITE-N.J.D.O.T RAMP.
WEST OF THE SITE-FRONTAGE ALONG THE N.J.D.O.T. OPEN SPACE
AREA HIGHWAY FOR ROUTE 73.**

**THE PROPERTY IS LOCATED WITHIN THE C-1 COMMERCIAL
ZONING DISTRICT. THE CHERRY PLAZA SHOPPING CENTER
CONSISTS OF 13,600 SQ FT BUILDING WITH 9 TENANT UNITS AND A
5,857 SQ FT BUILDING WHICH WAS FORMERLY AN AUTOMOBILE
REPAIR FACILITY. THE APPLICANT IS PROPOSING TO CONVERT
THE AUTO REPAIR FACILITY TO A PANCHEROS MEXICAN GRILL
RESTAURANT, WITHIN A 2800 SQ FT PORTION OF THE FRONT OF
THE BUILDING, AND 2 TENANT UNITS IN THE REAR PORTION OF**

THE BUILDING. ONE OF THE TENANT UNITS WILL BE 1657 SQ FT AND THE OTHER BEING 1400 SQ FT.

THE PROPOSED PANCHEROS USE IS A PERMITTED USE WITHIN THE C-1 COMMERCIAL ZONING DISTRICT. THE APPLICANT INFORMED THE PLANNING BOARD OF THE PROPOSED OPERATION OF THE RESTAURANT, HOURS OF OPERATION, NUMBER OF EMPLOYEES, AND A DRIVE THRU IS BEING PROPOSED FOR THE RESTAURANT.

THE APPLICANT MUST SUBMIT A GRADING PLAN DEPICTING THE EXISTING AND PROPOSED ELEVATIONS AND LIMITS OF PAVEMENT RECONSTRUCTION FOR THE AREAS OF PAVEMENT RECONSTRUCTION.

AN EXISTING LOADING AREA HAS BEEN DESIGNATED WITHIN THE DRIVE, WHICH IS LOCATED BEHIND THE LARGER BUILDING.

THE APPLICANT WILL SUBMIT A FLOOR PLAN FOR THE PROPOSED RESTAURANT AND TENANT UNITS.

THE APPLICANT HAS SUBMITTED ARCHITECTURAL BUILDING ELEVATIONS FOR ALL FOR SIDES OF THE BUILDING, WHICH WILL CONTAIN THE RESTAURANT AND TWO TENANT UNITS.

**OPEN AND CLOSE
TO THE PUBLIC**

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

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

MOTION

A MOTION TO APPROVE THIS APPLICATION AS SUBMITTED WAS MADE BY MR. PANTANO AND SECONDED BY MR. DEPALMA. THE MOTION WAS CARRIED OUT BY ROLL CALL.

**COOPER AND
TAUNTON LLC**

**CONTINENTAL CAST STONE – 450 TAUNTON AVE
PRELIMINARY/FINAL SITEPLAN APPROVAL**

THE PARCEL IN QUESTION IS LOCATED ALONG THE SOUTH EAST SIDE OF TAUNTON AVE ACROSS FROM TAUNTON RUN APARTMENTS. THE PARCEL IS SURROUNDED BY THE FOLLOWING USES:

ALONG THE SOUTHWEST SIDE OF THE PARCEL – SINGLE FAMILY HOMES AND ENVIROMENTALLY SENSITIVE AREA WITHIN THE R-2 ZONE.

ALONG THE SOUTHEAST SIDE – WOODED REAR PORTION OF THE LOT OCCUPIED BY ASCELON STUDIOS, IN THE I-1 LIGHT INDUSTRIAL ZONING DISTRICT.

ALONG THE NORTHEAST SIDE – RESIDENTIAL DWELLINGS WITHIN THE I-1 LIGHT INDUSTRIAL ZONE.

ACROSS TAUNTON AVENUE – OFFICE WAREHOUSE UNITS AND TAUNTON RUN SENIOR CITIZEN APARTMENTS WITHIN THE I-1 ZONE.

THE APPLICANT INFORMED THE PLANNING BOARD OF THE PROPOSED OPERATIONS FOR THE PROPOSED STORAGE YARD, WHICH INCLUDES THE TYPE OF MATERIAL TO BE STORED, ANTICIPATED TURNOVER TIME FOR STORAGE AND REMOVAL OF SAID MATERIALS, TYPES AND SIZES OF THE DELIVERY VEHICLE AND EQUIPMENT. ANTICIPATED FREQUENCY AND THE TIME OF DAY THAT VEHICLES AND EQUIPMENT WILL BE PRESENT AT THE SITE, NUMBER OF EMPLOYEES.

THE APPLICANT DID NOT SUBMIT A LAYOUT SHOWING AREAS FOR THE STORAGE OF THE MATERIALS AND SHOWING THE TRAVEL AISLE. THE BOARD STATED THEY WOULD LIKE TO HAVE A LAYOUT PROVIDED.

THE TOWNSHIP CODE REQUIRES THAT ALL AREAS WHICH ARE USED FOR LOADING AND DELIVERY OF GOODS AND MATERIALS BE PAVED IN ACCORDANCE WITH THE CODE.

THE APPLICANT INTENDS TO USE THE CURB OPENING FOR THE DRIVEWAY ON TAUNTON AVE FOR AN ENTRANCE AND EXIT.

THE BOARD WOULD PREFER TO SEE THE ACCESS USED AS EITHER AN ENTRANCE OR AS AN EXIT NOT BOTH.

THERE WAS DISCUSSION REGARDING THE 6 FOOT CHAIN LINK FENCE WITH GREEN SLATES THAT IS BEING PROPOSED. IT WAS MENTIONED THAT IN LIEU OF THE GREEN CHAIN LINK FENCE WITH GREEN SLATS A SOLID OPAQUE FENCE TO SCREEN THE VIEW OF THE CONTENTS OF THE STORAGE YARD, AT LEAST ALONG THE ADJACENT PROPERTIES WITH RESIDENCES TO PROVIDE IMPROVED SCREENING, SOME REDUCTION TO NOISE AND LESS MAINTENANCE.

IT WAS MENTIONED THAT THE APPLICANT HAS SOME EMPLOYEES THAT ARE PARKING ON THE GRASS AREA. THE BOARD DOES NOT WANT TO SEE CARS PARKED IN THE GRASS AREA AND MENTIONED THE APPLICANT SHOULD RECONFIGURE THE PARKING AREA TO ACCOMMODATE FOR MORE PARKING SPACES.

IT IS THE FEELING OF THE BOARD THAT THE APPLICANT SHOULD CONTINUE THIS APPLICATION AND PROVIDE FURTHER DETAILED INFORMATION.

OPEN TO THE PUBLIC

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

THE FOLLOWING MEMBERS OF THE PUBLIC CAME FORWARD:

**DAWN CHANDLER
380 TAUNTON AVENUE
WEST BERLIN, NJ 08091**

*HUSAN
460 TAUNTON AVENUE
WEST BERLIN, NJ 08091*

*DOROTHY MUEUER
6 CENTAURIAN COURT
WEST BERLIN, NJ 08091*

*HARRY AND MICHELLE
TAUNTON RUN SENIOR VILLAGE
401 EAST TAUNTON AVENUE
WEST BERLIN, NJ 08091*

***CLOSE TO THE
PUBLIC***

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

MOTION

***THIS APPLICATION IS BEING CONTINUED UNTIL OCTOBER 27, 2015
MEETING AT 5:30 PM AND NOTE THAT THE APPLICANT IS NOT
REQUIRED TO NOTICE THE PUBLIC OR NEWSPAPER.***

PUBLIC PORTION

THERE WAS NO ONE IN THE PUBLIC TO COME FORWARD.

RESOLUTIONS:

Resolution # 2015-12

Applicant: Apex Park Group, LLC

Address: 535 Route 73 North

West Berlin, NJ 08091

Block 1101, Lot 16

Berlin Township Planning/Zoning Board granted the Approval of an
Amended Site Plan with Bulk Variances and Waivers.

Resolution # 2015-13

Applicant: Interstate Investment, LLC

Address: 200-250 Allied Parkway

West Berlin, NJ 08091

Block 1702, Lot 6.08

Berlin Township Planning/Zoning Board granted the Approval for a Use
Variance with
Waivers/Amended Site Plan.

ADJOURNMENT

***A MOTION TO ADJOURN THE MEETING WAS MADE BY MR SYKES
AND SECONDED BY MR. PANTANO THE MEETING ADJOURNED AT
8:25 PM.***

