

SEPTEMBER 23RD, 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

*V. CH. MCHENRY OPENED THE MEETING WITH THE OPEN PUBLIC
MEETINGS STATEMENT SEPTEMBER 23RD, 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>A</u>
<u>MR. CARLAMERE</u>	<u>P</u>
<u>KELLEY MCCAULEY</u>	<u>P</u>
<u>MAYOR MAGAZZU</u>	<u>P</u>
<u>MR. DEPALMA</u>	<u>P</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>P</u>
<u>MR. SYKES</u>	<u>A</u>

BETSY SIMPSON:

*MS. BETSY SIMPSON CAME FORWARD AND WAS SWORN IN BY
DAVID CARLAMERE AS THE NEWLY APPOINTED MEMBER OF THE
PLANNING AND ZONING BOARD.*

*COUNCIL PRESIDENT MORRIS ANNOUNCED THAT WE HAD
ADVERTISED FOR THE POSITION OF A DEPUTY PUBLICWORKS
DIRECTOR AND HAD SEVERAL APPLICANTS THAT WERE
SCREENED FOR THE POSITION. THE INTERVIEWS WERE DONE BY
COUNCIL PRESIDENT MORRIS ALONG WITH CHARLES RIEBEL AND
ANDREW SIMONE WAS SUCCESSFULLY CHOSEN FOR THIS
POSITION AND HE IS UNABLE TO REMAIN CHAIRMAN OF THE
PLANNING AND ZONING BOARD.*

CHAIRMAN:

*A MOTION TO APPOINT MR. CRAIG DEGEORGE AS THE CHAIRMAN
OF THE PLANNING AND ZONING BOARD AND SECONDED BY V. CH.
MCHENRY. THIS MOTION WAS CARRIED OUT BY ROLL CALL.*

REPUBLIC BANK

SITE PLAN APPLICATION
220 ROUTE 73 NORTH
BLOCK 703, LOT 12

*THIS SITE IS LOCATED ON THE CORNER OF ROUTE 73 AND BERLIN
CIRCLE PLAZA SHOPPING CENTER MAIN DRIVE. THE SITE IS,
CURRENTLY OCCUPIED BY THE BURGER KING FAST FOOD
RESTAURANT WITH A DRIVE THRU.*

*THE APPLICANT IS PROPOSING TO DEMOLISH THE EXISTING 2950
SQUARE FOOT BURGER KING RESTAURANT AND A MAJORITY OF*

THE SITE IMPROVEMENTS TO CONSTRUCT A 3372 SQUARE FOOT REPUBLIC BANK AND RELATED SITE IMPROVEMENTS.

THIS PARCEL IS LOCATED WITHIN THE C-1 COMMERCIAL ZONING DISTRICT. THE PROPOSED USE IS PERMITTED.

THE APPLICANT HAS INFORMED THE PLANNING BOARD OF THE HOURS OF OPERATION, MAXIMUM NUMBER OF EMPLOYEES, LOCATION OF THE ATM AND RESPECTIVE SECURITY PROVISIONS.

THE PROPOSED DEVELOPMENT COMPLIES WITH THE REQUIRED LOT AREA AND BUILDING SETBACK REQUIREMENTS.

THE APPLICANT IS NOT REQUESTING ANY BULK VARIANCES BUT IS REQUESTING THE FOLLOWING:

- **VARIANCE FOR THE EXTERIOR MATERIALS OF THE BUILDING**
- **VARIANCE FOR THE TRASH ENCLOSURE**
- **VARIANCE TO PERMIT MULTIPLE FAÇADE SIGNS THAT EXCEED THE ALLOWABLE 64 SQUARE FEET.**
- **VARIANCE FOR THE SIGN NOT FRONTING ON AN APPROVED STREET**
- **VARIANCE FOR THE FREESTANDING SIGN BEING WITHIN 3 FT OF THE RIGHT OF WAY.**
- **MEET THE REQUIREMENTS AND TESTIMONY AS PER THE FIRE MARSHALL.**

MOTION

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

**INFORMAL
STEVEN ZEULI**

MR. STEVEN ZEULI CAME INFORMALLY BEFORE THE BOARD REGARDING 288 PINEDGE DRIVE, WEST BERLIN.

MR. ZEULI IS JUST LOOKING FOR DIRECTION FROM THE BOARD FOR PROPER PROCEDURE HE HAS INSTALLED AN OFF ROAD 3500 GALLON DIESEL TANK AND HE DID NOT KNOW HE NEEDED PERMITS FOR THIS INSTALLATION. THE COMPANY THAT DID THE INSTALL IS LICENSED WITH THE STATE AND THE TANK HAS BEEN INSPECTED AND CLEANED.

DAVE CARLAMERE EXPLAINED TO MR. ZEULI THAT HE WILL NEED TO MAKE A SITE PLAN APPLICATION BEFORE THE BOARD AND THEN AFTER THAT HE WILL NEED TO OBTAIN PERMITS FROM ZONING OFFICE AND CONSTRUCTION OFFICE.

**INFORMAL
BILL STEINER**

MR. STEINER CAME BEFORE THE BOARD REGARDING A 12X 20 SHED THE HE IS CURRENTLY BUILDING WITHOUT PERMITS AND RECEIVED A NOTICE FROM THE ZONING OFFICER.

AFTER DISCUSSION MR. CARLAMERE STATED THAT MR. STEINER WILL NEED TO APPLY FOR A VARIANCE TO CONSTRUCT THIS SHED

FOR THE SIZE OF THE SHED BEING 12 X 20 AND A SIDE YARD VARIANCES, MR. CARLAMERE ALSO EXPLAINED THAT HE WILL NEED TO SUBMIT A SURVEY WITH HIS APPLICATION.

ZONING OFFICER: *JOSH SHELLENBERGER CAME FORWARD AND STATED TO THE BOARD THAT THE SHELL GAS STATION BY THE RED WHITE AND BLUE HAS CHANGED OWNERS.*

CIGAR AND TOBACCO SHOP WAS APPROVED BY THE DOLLAR STORE

MEDISENSE A STAFFING AND WEB DESIGN WAS APPROVED ON COMMERCE LANE

DRY CLEANERS WAS APPROVED LOCATED IN CHERRY PLAZA

RESOLUTIONS: *THE FOLLOWING RESOLUTIONS WERE MEMORIALIZED AT THE MEETING OF SEPTEMBER 23RD, 2014.*

2014-11 ST. JOHN'S UNITED METHODIST CHURCH
410 FAIRVIEW AVENUE
WEST BERLIN, NJ 08091

BERLIN TOWNSHIP PLANNING AND ZONING BOARD GRANTED PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR THE EXPANSION TO THE EXISTING CHURCH.

2014-12 SAMUEL SYKES
250 DIVISION STREET
WEST BERLIN, NJ 08091

BERLIN TOWNSHIP PLANNING AND ZONING BOARD GRANTED A BULK VARIANCE APPROVAL TO CONSTRUCT A 12 X 18 ACCESSORY BUILDING ON LOT 8 OF THE APPLICANT'S PROPERTY.

ADJOURNMENT *A MOTION TO ADJOURN THE MEETING WAS MADE BY MR. DEGEORGE AND SECONDED BY MR. SYKES THE MEETING ADJOURNED AT 8:00 PM.*