

SEPTEMBER 24, 2013
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 SEPTEMBER 24TH, 2013 AT
6:30 PM, FOLLOWED BY THE SALUTE TO THE FLAG.*

ROLL CALL

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| <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>CH. SIMONE</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> |

NOONAN
INDUSTRIES

*MINOR SITE PLAN APPLICATION FOR NOONAN INDUSTRIES
PROPERTY ADDRESS 444 COMMERCE LANE, WEST BERLIN
NJ 08091. BLOCK 2301, LOT 27.*

*MR. NICHOLAS NOONAN AND ENGINEER SAM RENARO OF
BELLMAWR, NJ AND ATTORNEY ALAN NICKERSON OF BERLIN,
NJ WERE ALL SWORN IN BY PLANNING BOARD ATTORNEY DAVID
CARLAMRE, ESQ.*

*MR. CARLAMERE STATED THAT THIS APPLICATION IS PROPERLY
BEFORE THE BOARD AND HAS MET ALL THE JURISDICTIONAL
REQUIREMENTS.*

*THIS APPLICANT HAD RECEIVED SITE PLAN APPROVAL FROM THE
PLANNING BOARD, ON MARCH 12, 2013 FOR A PROPOSED
OFFICE/WAREHOUSE BUILDING, AT THE CORNER OF COOPER
ROAD AND CUSHMAN AVENUE. IT IS THE UNDERSTANDING THAT
THE APPLICANT HAS DECIDED NOT TO PROCEED WITH THE
ABOVE MENTIONED, PROPOSED DEVELOPMENT AND INTENDS TO
PURCHASE THE SITE AND OPERATE HIS BUSINESS AT 444
COMMERCE LANE.*

*THE SITE IS LOCATED ON COMMERCE LANE AND CONTAINS A
20,807 SF BUILDING WHICH IS CURRENTLY OCCUPIED BY CHETTI
LANDSCAPING AND STONE IMPRESSIONS. BOTH BUSINESSES ARE
ABOUT 95% OUT.*

MR. NOONAN IS PROPOSING AN OFFICE/WAREHOUSE USE WHICH IS PERMITTED BY THE ZONING CODE. THE PARCEL IS LOCATED WITHIN THE C-2 COMMERCIAL ZONING DISTRICT.

MR. NOONAN STATED TO THE BOARD THAT HE IS AN INTERNET RETAIL COMPANY WITH 21 EMPLOYEES, 90% OF THE RETAIL IS OUT OF STATE HE DOES SHIP THROUGHOUT THE WORLD. THE HOURS OF OPERATION WILL BE 9 TO 6 MONDAY THROUGH FRIDAY.

MR. NOONAN INFORMED THE BOARD THAT THE DELIVERIES PER DAY ARE 3 UPS TRUCKS AND ONE POSTAL BOX TRUCK. VISIONARY BRANDS HAS ONLY 5 SHIPMENTS PER MONTH.

DURING MR. RIEBELS VISIT TO THE SITE HE HAD OBSERVED LANDSCAPE TIES, PILES OF BROKEN CONCRETE, WOOD CHIPS, DEAD SOD, GRASS CLIPPINGS, BRUSH AND OTHER MATERIALS ASSOCIATED WITH THE LANDSCAPE BUSINESS.

THE APPLICANT STATED THAT THIS WILL BE ADDRESSED.

THE APPLICANT INFORMED THE BOARD THAT CARDBOARD AND NORMAL TRASH ARE THE TYPE OF MATERIALS THAT WILL BE STORED WITHIN THE TRASH ENCLOSURE.

THE APPLICANT IS NOT SURE AT THIS TIME WITH RESPECT TO THE TYPE OF SIGNAGE THAT THEY WILL HAVE.

OPEN TO THE PUBLIC

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

THE FIRE MARSHAL MR. JOE CORNFORTH CAME FORWARD AND ADDRESSED THE BOARD THAT AFTER VISITING THE SITE AND REVIEWING THE APPLICATION HE OFFERS THE FOLLOWING RECOMMENDATIONS:

- **KNOX-BOX**
- **APPLICATN INSTALL ONE ADDITIONAL BOLLARD.**
- **“NO PARKING FIRE LANE”**
- **REVISED PLANS THAT SHOW THE UTILITY ROOMS AS WELL AS ANY MECHANICAL ROOMS.**
- **ELECTRONIC COPIES OF ALL FUTURE AMENDMENTS.**

CLOSE TO THE PUBLIC

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

MR. DAVE CARLAMERE CLARIFIED THE APPLICATION FOR THE BOARD MEMBERS:

- **NO VARIANCES ARE BEING REQUESTED.**
- **THE APPLICATION IS IN COMPLIANCE WITH ALL ZONING REQUIREMENTS.**

- **WAIVER FROM THE REQUIRED GATE ENCLOSED TRASH COLLECTION AREA.**
- **AS STATED IN CHUCKS ENGINEERS REPORT ITEM 11A, 11B AND 11C ARE PRE-EXISTING CONDITIONS AND THE APPLICANT IS REQUESTING A WAIVER.**
- **APPLICANT DOES AGREE AS A CONDITION OF THE APPLICATION THAT THE 2 VEHICLES ONE BOX TRUCK AND ONE TRAILER WILL BE PARKED IN THE REAR OF THE BUILDING AND WILL NOT BE LEFT OUT FRONT OVER NIGHT.**
- **APPLICANTS DOES AGREE TO THE FIRE MARSHALLS COMMENTS.**
- **WAIVER FOR THE LED LIGHTING.**

MOTION

A MOTION TO APPROVE THS APPLICATION WAS MADE BY MR. DEGEORGE AND SECONDED BY V.CH. MCHENRY. THE MOTION WAS CARRIED OUT BY ROLL CALL.

INFORMAL

INFORMALLY MR JERRY MURATORE OF VOORHEES, NJ AND MR. TOM DOYL, MOORESTOWN, NJ CAME BEFORE THE BOARD REGARDING THE PREVIOUSLY APPROVED PAPARONE HOUSING.

MR. MURATURE EXPLAINED THAT PAPARONE IS NO LONGER IN THE PICTURE AND THAT MR. MURATORE AND MR. DOYL ARE THE PRINCIPLES.

THE PREVIOUS APPROVED APPLICATION WAS APPROVED FOR 21 SINGLE FAMILY DWELLINGS AND MR. MURATURE AND MR. DOYL WOULD LIKE THE BOARD TO CONSIDER 21 TOWNHOMES IN LIEU OF THE 21 SFD.

MR. MURATURE FEELS THIS WILL PRESERVE OVER 7 ACRES OF OPEN SPACE AND THIS WILL STILL PROVIDE ENOUGH SPACING FOR THE TOWNHOMES.

MR. RIEBEL STATED THAT UNDER THE CURRENT ZONING TOWNHOMES ARE NOT PERMITTED SO A USE VARIANCE WOULD BE REQUIRED.

MAYOR MAGAZZU STATED THAT THE ANTICIPATION OF THE NEW HOMES WAS TAKEN VERY WELL IN OUR TOWN, A LOT OF PEOPLE WERE LOOKING FOR NEW HOMES.

THERE WAS DISCUSSION WITH REGARDS TO:

- **SAVING OF THE MATURE TREES**
- **COST EFFECTIVNESS OF THE DEVELOPMENT**
- **CAR TRAFFIC (RESIDENTIAL SITE IMPROVEMENT STANDARDS)**
- **ACCESS TO THE DEVELOPMENT**
- **DRAINAGE ON THE PROPERTY**
- **DRAINAGE ON KATHERINE AVENUE**
- **IMPROVMENTS TO KATHERINE AVENUE**

CH. SIMONE STATED HE WOULD LIKE TO SEE A CONCEPT PLAN HE SAID WE DO NO THAVE TO LIKE IT AND WE DO NOT HAVE TO GO

FOR IT, BUT FEELS THE BOARD SHOULD SEE A CONCEPT PLAN BEFORE AN APPLICATION IS MADE.

INFORMAL

JESSE HALL OF CLEMENTON, NJ, IS BEFORE THE BOARD INFORMALLY REGARDING 181 HADDON AVENUE.

STATED THAT HE RECENTLY PURCHASED 181 HADDON AVENUE AND IS LOOKING FOR DIRECTION AND CLARIFICATION.

CH. SIMONE SAID IN HIS OPINION HE RECALLS THAT BACK IN 2007 IT WAS LEFT IN HANDS OF THE TOWNSHIP ENGINEER. THERE WAS A PUNCH LIS AND IT MOSTLY PERTAINED TO THE SITE LIGHTING AND BRINGING THE BUILDING UP TO CODE. CH. SIMONE STATED THAT THERE WAS AN EASEMENT WITH REGARDS TO THE DRIVEWAY.

MR. DEPALMA SAID HE RECALLS THE BUILDING HAD CODE ISSUES.

MR. RIEBEL STATED THAT THERE ARE ISSUES WITH THE HANDICAPP SPACES THAT THEY DO NOT COMPLY, THERE ARE SITE LIGHTING ISSUES AND THE TRASH ENCLOSURE DOES NOT COMPLY.

THE BUILDING HAS 1 RETAIL SPACE AND 3 APARTMENT UNITS.

DAVE CARLAMERE IS QUESTIONING THE ISSUE OF ABANDONMENT.

MR. HALL WOULD LIKE TO PULL PERMITS TO SURE UP THE PROPERTY FOR THE WINTER WHILE THE BOARD WORKS OUT THE LEGAL ISSUES REGARDING THE ABANDONMENT.

**INFORMAL
ILYA GIRLYA**

ILYA GIRLYA CAME FORWARD AND PRESENTED A SLIDE SHOW TO LET THE BOARD SEE WHAT IS DIGGERLAND AND WHAT KIND OF AMUSEMENTS/EQUIPMENT IS THERE.

ZONING OFFICER

N/A

PUBLIC PORTION

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

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

RESOLUTIONS:

**APPLCANT: Berlin Haddon LLC
PROPERTY: 152 HADDON AVENUE
WEST BERLIN, NJ 08091
BLOCK 625, LOT 8.01**

RESOLUTION OF THE BERLIN TOWNSHIP PLANNING/ZONING BOARD GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCES.

ADJOURNMENT

A MOTION TO ADJOURN THE MEETING WAS MADE BY MR. PANTANO AND SECONDED BY MAYOR MAGAZZU. THE MEETING ADJOURNED AT 9:00 PM.