

The Regular Meeting of the BERKELEY TOWNSHIP PLANNING BOARD was held on September 4, 2014 at the Municipal Building's Meeting Room, Pinewald-Keswick Road, Bayville, New Jersey.

Roll call was taken. Present were Chairman Anthony DePaola, Councilman John Bacchione, Mayor Carmen Amato (arrived at 6:30), Dominick Lorelli, Jack Wiegartner, Robert Winward and Nick Mackres. Also present were Ernie Peters, Planning Board Engineer, James Oris, Planning Board Planner, Greg McGuckin, Esq., Planning Board Attorney, Linda Sullivan-Hill, Court Reporter and Kelly Hugg, Secretary to the Planning Board.

Chairman DePaola led the flag salute, moment of silence, read the public announcements and started the meeting.

Chairman DePaola discussed approval of Resolution for Breckenridge, PB#14-007.

Attorney McGuckin stated that the Attorney for the applicant waived time due to not being able to agree on language in the Resolution for Breckenridge, PB#14-007.

Vouchers Submitted for Payment

Remington, Vernick & Vena - \$4,391.25

Dasti, Murphy, McGuckin, Ulaky, Cherkos & Connors - \$1,467.00

Motion to approve by Mr. Wiegartner, seconded by Mr. Mackres motion carried.

Consideration of Agenda application:

1. Applicant: Armando Cocci, Jr.  
Type of Application: Minor Subdivision  
Block: 1674 Lots: 32 through 39  
Location: 216 Route 37 West (Pelican island)  
Project: 2 lot subdivision  
Engineer: East Coast Engineering Inc.  
Attorney: John J. Devincens

Action: Public hearing, discussion and consideration of application

Attorney DeVincens sworn in and explained the application and discussed the review letters of Remington, Vernick and Vena and T & M Associates regarding the rear and side yard setback variances and lots are conforming. Attorney DeVincens stated that variances were pre-existing variances. Pictures and subdivision plan entered as Exhibits A-1 and A-2. Attorney DeVincens would prefer the lots to be maintained as the application was submitted to Board and recommended that deck could be reduced by two feet.

Mr. Peters agreed with Attorney Devincens.

Attorney McGuckin recommended that reference to the variances in the Remington Vernick and Vena review letter be a condition in the Resolution since it was unknown if the variances were pre-existing.

Mr. Oris explained the site and stated that with the proposed new lot, there would be a side yard variance for the deck that would be created for proposed Lot 36.01; further testimony was requested regarding this matter. Waiver is requested for street trees; Mr. Oris stated he would recommend that street trees be planted, K-turn for Lot 32.01 be provided and new construction complies with the Township's Flood Plain Management Ordinance.

Jay Pierson sworn in and explained credentials. Mr. Pierson explained the pictures from Exhibit A-2 and the locations they represented; described area of property and where located; improvements to remain on Lot 36.01; discussed the variance that would be created by the approval of the subdivision; uses proposed are acceptable in that area; lots proposed are more consistent with the existing neighborhood; requesting a 2 foot variance to deck; requested a shade tree waiver.

Attorney McGuckin requested a deed of consolidation.

The Board members questioned pictures entered into the exhibits and the locations; trees in the area; installation of the street trees, location and why recommended by Mr. Oris; the location of the proposed lot line and could the proposed lot line be moved so that there would not be a variance; if lot lines remained as proposed, the deck variance would not be an issue.

Mr. Peters said deck should be reduced before the map was filed.

Motion to approve by Mr. Mackres with stipulations that shade trees be planted and applicant reduce the deck by two feet to comply with setback requirements, seconded by Mayor Amato motion carried.

Mr. McGuckin stated to open to public; however no public where in attendance.

Adjournment

Motion for adjournment by Mayor Amato, seconded by Mr. Wiegartner motion carried.