

**BOROUGH OF BERLIN
PLANNING BOARD MINUTES
April 10, 2023**

CALL TO ORDER:

D. Pomponio called the meeting to order at 7:00 PM

FLAG SALUTE:

D. Pomponio called for everyone to rise and recite the pledge of allegiance to the flag.

SUNSHINE STATEMENT:

D. Pomponio announced that this meeting is being held in compliance with the Open Public Meetings Act and has been duly noticed and published by law.

ROLL CALL:

On roll call vote, the following members answered present to roll call: R. Miller, J. Schumacher, D. Pomponio, H. Earle, M. Wilkinson, J. Cole, K. Ryker,

D. Pomponio asked if there were any questions or comments on the minutes for March 13th, 2023, none heard.

MINUTES:

A motion to approve the March 13, 2023, minutes was made by R. Miller and seconded by K. Ryker.

Roll Call:

D. Pomponio – AYE
R. Miller – AYE
J. Schumacher – AYE
H. Earle – AYE
M. Wilkinson – AYE
J. Cole – AYE
K. Ryker – AYE

RESOLUTIONS:

**Case No. 23-01
David and Lori McPeak
252 S. White Horse Pike
Berlin, NJ 08009
Block 1408, Lot 15
*Use Variance Application***

A motion to approve Case No. 23-01 was made by H. Earle and seconded by K. Ryker.

Roll Call:

D. Pomponio – AYE
R. Miller – ABSTAIN
J. Schumacher – AYE
H. Earle – AYE
M. Wilkinson – ABSTAIN
J. Cole – AYE
K. Ryker – AYE

Case No. 23-02

Treah, Inc.

2 South Route 73

Berlin, NJ 08009

Block 1002, Lot 3 & 4

Site Plan Waiver Application

A motion to approve Case No. 23-02 was made by R. Miller and seconded by K. Ryker.

Roll Call:

D. Pomponio – AYE
R. Miller – AYE
J. Schumacher – AYE
H. Earle – AYE
M. Wilkinson – AYE
J. Cole – AYE
K. Ryker – AYE

ZONING OFFICERS REPORT:

NONE

NEW BUSINESS:

Case No. 23-03

Carriage Place, LLC

Preliminary and Final Major Subdivision

Block 2406, Lot 27

Mayor R. Miller and Councilman M. Wilkinson recused themselves since it was under a use variance application back in July of 2022 and will return once the presentation is over.

Richard Hoff, who represents the applicant Carriage Place, LLC, voiced that they are here for a Preliminary & Final Major Subdivision approval for a 46-lot including 41 residential Townhomes at Block 2406 Lot 27 mailing address is 259 Watson New Freedom Road.

Mr. Hoff went on to explain that they were here last July in 2022 since the townhomes were not permitted in a C-2 zone so they came in front of the board to be granted a D Variance. Mr. Hoff

explained during that July meeting they just had the basics on what they thought they were planning to do with the yield and lot figuration. Mr. Hoff pointed to Exhibit A1, which shows what they presented in July of 2022 on the layout of the townhomes.

Mr. Hoff stated they are still seeking approval for 41 units there is just a slight difference between the exhibits' Mr. Hoff introduced the two witnesses in support of the application which are John Kornick from K2 Consulting Engineer, Inc. who is the professional engineer and planner and Jason Schaeffer who is a member of the applicant, Carriage Place, LLC. The Borough attorney swore both in.

The proposal is for 41 townhomes on roughly 7.44 acres. The site frontage is roughly 590 feet along Watsonstown New Freedom Road which is a county road. Mr. Kornick went on to explain there are two access points, the existing Verizon building has been abandoned and has been utilized as a transportation and car repair facility. There is a single-story structure, right along the frontage of Watsonstown New Freedom Road and it carries to the west a smaller single-story structure and that the existing Verizon switch building common which is the range of the area which will remain. Mr. Kornick explain that they are reconfiguring slightly the access point to meet the counties standards for a pervious line and their requirements along Watsonstown New Freedom Road.

The Borough planner, Chris Dochney from CME Associates, spoke about the meeting back in July regarding the variances. Mr. Dochney explained that even though they picked the R-1a standards the board can determine which standards are appropriate. Mr. Dochney stated that the general proposal is very similar to the plan when the use variance was approved, one difference is the off parking. Mr. Dochney also brought up that there is substantially more space to provide additional landscaping throughout the development, since the driveway are being narrowed instead of having a second pull off space could be trees there unless it will be a concern with utilities.

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Mr. Kornick responded by stating that the gas company are not inside of the pavement section they are behind the curb, and it is starting to get challenging with planting the trees, but they are working with the developer and the utility companies to see where we can add the trees. Mr. Dochney said he would like to see street trees that are from the sidewalk to halfway in front of the house. Mr. Hoff said he can add those to the plans, as long as, they don't conflict with the utility company. Mr. Dochney said he would like to see more landscaping is just to the northwest of the residence. Mr. Kornick said that they can work with him in the office as far as the landscaping. Mr. Dochney did ask if there was going to be some landscaping after construction. Mr. Schaeffer stepped forward to answer some questions on the landscaping, he advised that they always include potted plants and explain that if they look at Mr. Schaeffer's other areas, they do

include landscaping. Mr. Dochney then went on to say he is happy to see that they included space in the garage for the trashcans. Mr. Dochney asked about needing a permit for off street parking or could that be internally managed. Mr. Hoff stated that they could come up with some stands about parking with the HOA but regulation of the street would be under the borough. Mr. Schaeffer asked if they had other size trashcans besides the large ones.

Mr. Pomponio opened the discussion to the Board and Mr. Pomponio did ask a question about the one entrance off Watsonstown New Freedom Road does it go into the cul-de-sac and Mr. Kornick answered that is the old Verizon building and it doesn't go into the cul-de-sac it is the Verizon switch building which is an access easement that existing on site and will be maintained. Mr. Kornick also said a new fence will be put around that area. Mr. Pomponio then asked if all 41 townhomes are going to be the same size. Mr. Schaeffer stated that the interior units are all the same size, but the end units are slightly bigger. Mr. Pomponio asked how affordable housing enter into this new development.

Mr. Ryker feels that may be an issue with the trash trucks. Mr. Kornick stated that traditionally what you see when the trash trucks come people are usually at work and that is why they only have parking on one side and there is also plenty of room in front of the driveway for the trashcans. Mr. Roberts then added that 22 feet is the requirement for the size of the parking space and most vehicles are 15 to 18 feet in length and then you have about 4 ft left, plus the additional two spaces to fit a couple of trashcans. Mr. Hoff asked if something could go into the HOA doc about the trashcans and Mr. Norman responded, yes.

Mr. Pomponio asked if Mr. Schaeffer will be handling the HOA or is the HOA going to be an outside agency. Mr. Schaeffer stated that he has managed the HOA's he is the president, vice president, treasure, secretary he attends all meetings until everything is filled and once that is done, he turns it over to the board and they decide how they want to proceed.

Mr. Cole asked if there is any way to get the sidewalks connected to the existing walks because everyone in this neighborhood is going to be walking to school. Mr. Cole stated he doesn't see a crosswalk to the other side of the existing sidewalk on the northeast side. Mr. Pomponio then asked if anyone on the board had any other questions, no more questions heard. Mr. Hoff then stated he agreed with Mr. Dochney that they are not in need of any Bulk variance to address the change from the concept plan on the rear yard and side yard, Mr. Hoff just wanted to make sure Mr. Norman agreed and if he wants, they could put provisions on. Mr. Hoff explained that they used the R-1a because it was the closest, but we didn't develop in accordance with the R-1a. Mr. Norman states he thinks it is in with the use variance. Mr. Hoff then stated the just wants to make clear to the board that what they proposed was the side yard setbacks with the new plan and the only variance or waivers are the ones we went over relevant to the easement for shade trees and the parking off the street that was covered in the testimony, there are no other variance or waiver relief that is needed. Mr. Pomponio asked if approved, when do they propose to start construction.

Mayor Miller and Councilman Wilkinson returned for the remaining of the meeting.

CORRESPONDENCE:

NONE

PUBLIC PORTION:

None seen or heard.

GOOD OF THE ORDER:

NONE

ADJOURNMENT OF REGULAR MEETING:

A motion to adjourn the meeting was made by J. Schumacher and all in favor at 9:20pm

cc: Bill Behnke, Fire Marshall
Stacey DiVello, Escrow Financial Department
Al Hallworth, Construction Official
Michael Bernardins, CTA Tax Assessor