

**BOROUGH OF BERLIN**  
**PLANNING BOARD MINUTES**

**May 12th, 2025**

**CALL TO ORDER:**

Chairman, M. McGowan called the meeting to order at 7:00 PM

**FLAG SALUTE:**

Chairman, M. McGowan called for everyone to rise and recite the pledge of allegiance to the flag.

**SUNSHINE STATEMENT:**

Chairman, M. McGowan 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: Chairman M. McGowan, Mayor R. Miller, D. Pomponio, J. Schumacher, K. Ryker, W. Hans

Chairman, M. McGowan asked if there were any questions or comments on the minutes for March 10, 2025, none heard.

**MINUTES:**

A motion to approve March 10th, 2025, minutes, was made by D. Pomponio and seconded by K. Ryker.

**ROLL CALL**

D Pomponio -AYE  
J. Schumacher-AYE  
K. Ryker-AYE  
Mayor R. Miller-ABSTAINED  
Chairman, M. McGowan-ABSTAINED  
W. Hans-AYE

## **RESOLUTIONS:**

**Case 25-01**  
**Carriage Place, LLC**  
**Watson town-New Freedom Road**  
**Block 2406 Lot 27.23**  
**Preliminary and Final Major Site Plan**  
**Use “D” Variance**

Chairman, M. McGowan asked if there were any questions or comments on the resolution, none heard.

A motion to approve the resolution was made by K. Ryker. and seconded by D. Pomponio.

## **ROLL CALL**

D Pomponio -AYE  
J. Schumacher-AYE  
K. Ryker-AYE  
Mayor R. Miller-ABSTAINED  
Chairman, M. McGowan-ABSTAINED  
W. Hans-AYE

## **ZONING OFFICERS REPORT:**

Chairman, M. McGowan asked if there were any questions or comments on the Zoning report for March & April 2025 reports, none heard.

## **OLD BUSINESS:**

NONE

## **NEW BUSINESS:**

**Case 25-02**  
**Jennifer Brady**  
**4 Washington Ave**  
**Block 1401 Lot 1**  
**Bulk “C” Variance**

Jennifer Brady and Philip Genoese stepped up to the podium and were sworn in by Berlin Borough’s attorney, Chris Norman, after that they presented a request for a fence variance at 4 Washington Avenue. They explained their need for a 4-foot security barrier to prevent pedestrian traffic from cutting across their property. The proposed two-rail split rail fence would be placed 12 feet from the edge of the pavement and 2 feet from their property line along Jackson Road and 25ft from Washington Ave. Mr. Genoese did clear up the question

about the well on the opposed side of the driveway stating that there will be nothing there in the final rendering.

Berlin Borough's planning board engineer Anthony LaRosa stated, location, height, and purpose, noting that the nearby four-way stop intersection eliminated concerns regarding sight triangles. Since this is a corner lot, it is considered two front yards so that is where the variance comes in since by ordinance you can't have a fence in the front yard.

W. Hans then clarified that they are only going down Jackson Rd not Washington Ave, Mrs. Brady and Mr. Genoese stated that it is correct.

Mr. LaRosa stated that the fence cannot be placed in the right of way in which the county owns so they will need to submit a plan which shows their right of way line and where the fence is in relation to that, before putting up the fence.

D. Pomponio just wanted to clarify that this is only going to be put up alongside Jackson Rd to stop people from cutting across your yard. Mrs. Brady and Mr. Genoese stated that it is correct.

Mr. LaRosa asked if they plan on putting any type of work, like mesh or anything along the fence. Mr. Genoese responded that he was thinking of metal mesh, little chicken wire, because it's black and you can see right through it.

W. Hans asked about the pin in their survey and how far back they are from the pin.

Mr. Genoese answers two feet, the 10-foot easement ends where the property line is on our survey and then two feet from that, so it is on their property.

Attorney Mr. Norman summarized the application, this is a Bulk "C" Variance to allow a 4ft height fence in the front yard, this would be subject to the conformance plan, showing that within the right way and subject to Anthony's engineering report.

Chairman M. McGowan asked if we had a motion to approve

A motion to approve the application was made by R. Miller and seconded by J. Schumacher.

### **ROLL CALL**

D Pomponio -AYE

J. Schumacher-AYE

K. Ryker-AYE

Mayor R. Miller-AYE

Chairman, M. McGowan-AYE

W. Hans-AYE

**PUBLIC PORTION:**

NONE HERD OR SEEN

A motion to go into close session to discuss the fourth round of affordable housing was made by K. Ryker and second by W. Hans. All in favor

**All in favor to reopen meeting at 7:25pm**

**REOPENED PUBLIC PORTION:**

NONE HERD OR SEEN

**CORRESPONDENCE:**

NONE

**GOOD OF THE ORDER:**

NONE

**ADJOURNMENT OF REGULAR MEETING:**

A motion to adjourn the meeting was made by J. Schumacher second by W. Hans and all in favor at 7:30pm

cc: Bill Behnke, Fire Marshall

Stacey DiVello, Escrow Financial Department

Al Hallworth, Construction Official

Michael Bernardins, CTA Tax Assessor