

**March 16, 2023
Planning Board Minutes
Township of Berkeley
627 Pinewald-Keswick Rd P.O. Box B Bayville, NJ 08721**

6:00PM

SALUTE TO THE FLAG

Chairman Mackres called the March 16th Planning Board meeting to order at 6:05PM and asked everyone to please rise for the flag salute.

SUNSHINE ACT STATEMENT

Chairman Mackres announced: "This meeting was advertised in the Asbury Park Press and posted on the Township's bulletin board as required by the Open Public Meeting Act."

ROLL CALL

Present: Councilman Bacchione, Mr. Gingrich, Mr. Camera, Mr. Callahan, Mr. DeChiaro, Mr. Burris, Mr. Ryan, Mr. Georgaklis, and Chairman Makres

Absent: Mayor Amato and Jim Oris from Remington and Vernick Engineers

Professionals Present from the Municipality: Patrick Varga from the firm of Dasti, Murphy, McGuckin, Ulaky, Koutsouris, & Connors and Ernie Peters from Remington and Vernick Engineers

VOUCHERS

Remington & Vernick: \$380.00

Dasti, Murphy, McGuckin, Ulaky, Koutsouris, & Connors, Linda Sullivan Hill: \$247.00

Linda Sullivan Hill: \$0

On a motion by Councilman Bacchione, seconded by Mr. Gingrich, with all present in favor, the vouchers were approved for payment.

MINUTES

On a motion by Councilman Bacchione, seconded by Mr. Camera, with all present in favor, the February 16, 2023 minutes were approved.

RESOLUTIONS FOR PROFESSIONAL APPOINTMENTS

On a motion by Councilman Bacchione, seconded by Mr. Georgaklis, with all present in favor, the resolutions for board attorney, board engineer, board conflict engineer, board conflict planner, board planner, board court reporter, and board newspaper were approved.

NOMINATION AND APPOINTMENT OF BERKELEY TOWNSHIP PLANNING BOARD SECRETARY

On a motion by Councilman Bacchione, seconded by Mr. Gingrich, with all present in favor, Ms. Gabrielle Napolitano was appointed as the Berkeley Township Planning Board secretary.

AGENDA

- 1. Ruddy – PB22-011 – Minor Subdivision Application – 111 Harbor Court – Block 896 Lots 462, 463, 463.01, 464-468 – Attorney: Terry Brady, Esq. & Engineer: Jason Marciano, P.E.**

Chairman Mackres read the letter received from Mr. Terry Brady in reference to carrying the above mentioned application to the next meeting. On a motion by Mr. Camera, seconded by Mr. DeChiaro, with all present in favor, the application was carried to the April 20th meeting.

- 2. JDNG Properties – PB22-001 – Preliminary & Final Major Site Plan Application – 880 Bangert Blvd – Block 13 Lot 4**

The applicant's attorney, Mr. Robert O'Shea, presented the preliminary and final major site plan application at 880 Bangert Boulevard, also known as block 13 lot 4. His only witness was Mr. Matt Wilder from Morgan Engineering. The property in question is an industrial park situated on 3.36 acres of property. The proposed application required no variances, as the professionals agreed to conform with the Township's bulk requirements. The applicant's engineer testified that there are no residential uses close to the park, and there will be no mechanical work done to the vehicles on premises. The hours of operation include five days a week, 9AM to 5PM for customers and 8AM to 6PM operationally for the staff. There would be no new signage, solar lighting added, and EV parking spaces utilized in the zone. The engineer of the application discussed the comments, concerns, and questions listed in RVE's letter dated December 13, 2022. He testified there would be more robust landscaping added throughout the entire development, while also noting the lack of curbing would remain for runoff and flow. Mr. Wilder noted this would not be a negative impact on the neighborhood as it is good sign that a business within the township has been successful

and therefore needs to expand. The Planning Board's engineer, Mr. Ernie Peters, noted that the Pinelands, which is where the industrial park is situated, is uninterested in a sea of asphalt and cubature. His recommendation was affirmative for the application. Mr. Gringrich questioned the scope of work done on site. Chairman Mackres wanted clarification on what was noted on Exhibit A-2.

On a motion to open to the public by Councilman Bacchione, seconded by Mr. Camera, with all present in favor, the above application was open for discussion.

Susan Moore of 182 Bay Stream Drive in Toms River is also the owner of the adjacent property 885 Bangert Boulevard in Bayville. She questioned the applicant's professionals regarding the removal of trees and the impact that would have on the drainage in the area. The applicant's engineer testified that the improvement of this site should have no negative impact on the neighboring properties or area.

On a motion to close to the public by Councilman Bacchione, seconded by Mr. Gingrich, with all present in favor, the above application was closed for discussion.

On a motion to approve the application by Councilman Bacchione, seconded by Mr. DeChiaro with all present in favor, the preliminary and final major site plan application was approved.

OPEN MEETING FOR GENERAL PUBLIC FORUM

On a motion by Councilman Bacchione, seconded by Mr. Georgaklis, with all present in favor, the meeting was open for public discussion.

Hearing no one wishing to be heard a motion to close to the public was entertained.

On a motion by Mr. Callahan, seconded by Mr. DeChiaro, with all present in favor, the public comment portion of the meeting was closed.

ADJOURNMENT

On a motion by Mr. Callahan, seconded by Mr. Georgaklis, with all present in favor, the meeting was adjourned at 6:50PM.



Chairman Mackres



Secretary

Respectively Submitted
Gabrielle Napolitano, Board Secretary