

*The **Regular Meeting of the Berkeley Township Planning Board** was held at 7:30 p.m. on May 6, 2010 in the Meeting Room of the Municipal Building, 627 Pinewald-Keswick Rd., Bayville.*

*Present were Chairman Anthony Mazzella. Vice-Chair John DiStefano, Jack Wiegartner, Karen Harvey, Robert Winward, Pete Schultz, John DiStefano and Councilwoman Frances Siddons.*

*Also present were Edward F. Liston, Esq., Board Attorney, Chris Theodos, Municipal Engineer, Dave Roberts, AICP/PP, LLA, Municipal Planner, Donna DeRado for Linda Sullivan-Hill, Certified Board Reporter, Patricia A. Osborne, Board Secretary.*

*Chairman Mazzella led the Flag Salute and read the public announcements.*

**Vouchers:**

*Professional Legal Services for Edward F. Liston Jr. Esq.....\$ 828.00  
Professional Engineering Services for Maser Consulting Associates..... \$  
Professional Services for Linda Sullivan-Hill Certified Court Reporter. ....\$ 275.00*

*A motion to approve was made by Ms.Siddons, seconded by Ms. Harvey, motion to approve carried.*

**Memorialization of Resolutions :**

*Carben 09-644 - Minor Subdivision- Block: 499 Lot(s): 3 & 4*

*Motion to approve made by made by Mr. DiStefano, seconded by Ms. Siddons, motion carried.*

**Approval Minutes:**

*January 21, 2010  
February 4, 2010  
March 4, 2010*

*Motion to approve made by Mr. DiStefano, seconded by Mr. Wiegartner, motion to approve carried.*

**New Business:**

*For Discussion:*

- 1. Courtesy Review of the Ocean County Barnegat Branch Trail.*

*Mr. Andrew Strauss, Planner for Ocean County, introduces overview of plan, stated that he has been working on trail for eight years.*

*Mr. Strauss stated that the trail would run south of Dudley Park, thru Serpentine Ave, crossing Central Avenue and Maryland Ave. and consist of stone dust and boardwalk in Cedar Creek Campground section.*

*Trail will be 10ft wide with a resting area, parking area, stop sign at crossings, 13-½ mile trail along the abandoned railroad. west of Route 9, and a yield sign for pedestrians crossing a roadway.*

*The traffic will be subject to new yield to pedestrian laws, trail will connect with the soccer fields and have a park like setting along Serpentine Drive, with 24 parking spaces and the County will patrol them.*

*Vision plan to connect to waterfront, along Chelsea Ave, Pine Beach, Ocean Gate.*

**Agenda**

**1. Applicant: Hope Springs LLC PB#10-653**

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**Type of Application:** Minor Subdivision  
**Block:** 85F; Lots: 45.01, 45.02 and 46.02  
**Address:** Hickory Lane  
**Project:** Minor Subdivision  
**Attorney:** John P. Doyle, Esq.  
**Engineer:** D.W. Smith, Associates, LLC  
**Action:** Public hearing, discussion and consideration of Application.

Mr. John P. Doyle, the attorney for the applicant, introduces the proposal to consolidation of lots 45.01, and 46.02 into a proposed lot 45.04 and will exchange of property between the church on lot 45.02 and the Hope Springs properties the will create a reconfigured proposed lot 45.03 for the Church. The church will convey 108.12 ft of the rear of its lot to Hope Springs properties and Hope Springs will convey a portion of Lot 45.01 that is 50ft wide by 351.07 feet deep to the church. Mr. Doyle stated that there are no additional homes with this application and that they are only proposing a lot consolidation and lot line alteration. No variance request.

Motion to approve made by Mr. Wiegartner, seconded by Ms. Harvey, motion carried.

**2. Applicant: Breckenridge Properties PB#09-649**

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**Type of Application:** Preliminary/Major Subdivision  
**Block:** 423, 439, 440; Lots: 13-17; 10-14; 16 & 17  
**Address:** Smith Street  
**Project:** Major Subdivision  
**Attorney:** John P. Doyle, Esq.  
**Engineers:** William A. Stevens, P.E.  
**Action:** Public hearing, discussion and consideration of Application.  
Carried from March 4, 2010 meeting.

Mr. John P. Doyle, Attorney for the Applicant  
Mr. William Stevens, applicants Engineer sworn in.  
Mr. John P. Doyle, introduces the application:  
Applicant seeks to consolidate and clear property on the northern and southern side of Smith Street into five residential lots.  
Applicant proposes to pave portions of Seabrook Avenue from the intersection with Falkenberg Drive to Smith Street and improve Smith Street with curb and pavement extending from Seabrook Avenue to its culmination in the form of a dead end with a small cul-de-sac bulb.  
Applicant is prepared to meet landscape, drainage and administration requirements. Shade trees along frontage of proposed lots but not along the entire length of improved portions of Smith Street or Seabrook Ave.  
Applicant is proposing improvements including seven drainage inlets, three light fixtures and two fire hydrants.

*The site will have public water and individual septic systems. Applicant is seeking waivers for sidewalks on both sides of street, driveway aprons shall be construed at all driveways between the curb and sidewalk that the applicant owns. Cul-ve-sac will be large enough for turnaround.*

*Mr. Wiegartner stated that fire pumper would not be able to turn around. Applicant seeks a waiver from Preparation of Traffic Impact Report. The applicant agrees to install safety fencing along any wall with a height greater than 4ft.*

*Mr. Jeffery Jerman, sworn in, speaking on behalf of the applicant and stated that in knowing the area and stated that the additional property in that area will not be developed and road will not go through. Mr. Jerman also suggest that a lot trade would be option.*

*Mr. Mazzella stated that there wil be no lot swap until final. The applicant must install a stop bar at the proposed stop signs. The applicant must install sidewalk along the west side of Seabrook Ave. The Board requests additional light fixture on Smith Street, one additional light fixture at Smith Street and Seabrook Ave. and on e light fixture half way down Seabrook Ave. The applicant will comply with required Tax Maintaince Fee. The applicant will comply with submitting fee into the Drainage Trust Fund. The applicant will comply with all requirements and recommendation made by the Board and Professionals.*

*Chairman Mazzella closed portion to Board.  
Open to Public, Closed to Public.*

*Motion to approve made by Mr. Wiegartner, seconded by Mr. DiStefano, motion carried.*

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**3. Applicant: Anthony Iuzzolino PB#09-650**

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**Type of Application: Minor Subdivision**  
**Block: 1398; Lots: 1, 3, 5 & 7-17**  
**Address: Bayview Avenue**  
**Projects: Minor Subdivision**  
**Attorney: Anthony Pagano, Esq.**  
**Engineer: Andrew French, P.E.**  
**Action: To be carried at Applicant's request.**

*Motion to carry made by Mr. Wiegartner, seconded by Ms. Siddons, motion carried.*

*No further business.*

*Motion to adjourn all in favor.*

*Respectfully Submitted,*

*Patricia A. Osborne  
Planning Board Secretary*

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