

**January 18, 2024
Planning Board Re-Organization Meeting Minutes
Township of Berkeley
627 Pinewald-Keswick Rd P.O. Box B Bayville, NJ 08721**

6:00PM

SALUTE TO THE FLAG

Patrick Varga, Esq. called the January 10th Planning Board meeting to order at 6:00PM and asked everyone to please rise for the flag salute.

SUNSHINE ACT STATEMENT

Patrick Varga, Esq. 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: Mayor Bacchione, Mr. Burris, Mr. Callahan, Mr. Camera, Mr. Georgaklis, Mr. Gingrich, Chairman Mackres, Mr. Ryan, and Councilman Signorile,

Also Present in the Audience: Mr. DeChiaro

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

BOARD RE-ORGANIZATION AND APPOINTMENT OF PROFESSIONAL STAFF

1. **APPOINTMENT OF BOARD CHAIRMAN** On a motion by Mayor Bacchione, seconded by Mr. Georgaklis, with all present in favor, *Nick Mackres* was nominated as Chairman.
2. **APPOINTMENT OF BOARD VICE CHAIRMAN** On a motion by Mayor Bacchione, seconded by Mr. Camera, with all present in favor, *Jesse Georgaklis* was nominated as Vice Chairman.
3. **APPOINTMENT OF BOARD SECRETARY** On a motion by Mr. Georgaklis, seconded by Mr. Ryan, with all present in favor, *Christopher Burris* was nominated as Secretary.
4. **APPOINTMENT OF PLANNING BOARD SECRETARY** *Gabrielle Napolitano*
5. **APPOINTMENT OF BOARD ATTORNEY** *Patrick Varga – Dasti, Murphy, McGuckin, Ulaky Koutsouris, & Connors*
6. **APPOINTMENT OF BOARD CONFLICT ATTORNEY** *Joe Coronato Sr./Jr.*
7. **APPOINTMENT OF BOARD ENGINEER** *Ernie Peters - RVE*
8. **APPOINTMENT OF BOARD PLANNER** *Jim Oris - RVE*
9. **APPOINTMENT OF COURT REPORTER** *Linda Sullivan-Hill*
10. **BOARD NEWSPAPERS**
Asbury Park Press
Atlantic City Press
Berkeley Times
Berkeley Patch
11. **BOARD MEETING TIME AND DATES – START TIME AT 6PM**

<i>January 18 – Re-Org.</i>	<i>July 18</i>
<i>February 15</i>	<i>August 15</i>
<i>March 21</i>	<i>September 19</i>
<i>April 18</i>	<i>October 17</i>
<i>May 16</i>	<i>November 21</i>
<i>June 20</i>	<i>December 19</i>
<i>January 16, 2025 Re-Org.</i>	

On a motion by Mr. Georgaklis, seconded by Mr. Gingrich, with all present in favor, the remaining appointments and board meeting schedule was approved.

MINUTES

On a motion by Mayor Bacchione, seconded by Mr. Callahan, with all present in favor, the December 21, 2023 minutes were approved.

Abstain: Councilman Signorile

VOUCHERS

Remington & Vernick

\$0.00

Dasti, Murphy, McGuckin, Ulaky, Koutsouris, & Connors

\$5,811.00

Linda Sullivan Hill

\$405.00

On a motion by Mr. Callahan, seconded by Mr. Camera, with all present in favor, the vouchers were approved for payment.

RESOLUTIONS:

Resolution# 2023-PB#23-011

On a motion by Mr. Camera, seconded by Mr. Ryan, with all present in favor, Resolution #2023-PB#23-011 was approved.

Abstain: Councilman Signorile

Resolution# 2023-PB#23-011A

On a motion by Mr. Camera, seconded by Mr. Callahan, with all present in favor, Resolution #2023-PB#23-011A was approved.

Abstain: Councilman Signorile

APPLICATION:

Station Road Developers, LLC – PB#23-001

99 Station Rd Block 956 Lot 25

Application: Preliminary and Final Major Subdivision

Attorney: Mr. Ryan Murphy, Esq.

Engineer: Mr. Glenn D. Lines, P.E.

The applicant's attorney, Ryan Murphy, presented an application for the major subdivision. The plans distributed to the Board and viewed tonight were prepared by New Lines Engineering. Bryan Flannery, an experienced engineer, planner, and architect testified to the plans presented as exhibits A-1 through A-6. The property consists of 11.74 acres in the R-125 Zone. A waiver for architectural plans was requested as the applicant agreed to comply with the area and remain consistent with the parameters of the zone. Mr. Flannery went through RVE's most recent review letter for the application and agreed to comply with all the comments. Mr. Oris questioned the path of the waterflow if the proposed water basins fail. The applicant's professional testified the water would run southeasterly to the adjacent lots. Mr. Oris proposed a hydraulic study of the basins to be provided. Mr. Peters requested fifty feet of topography off-site be provided, as requested in all four review letters released by RVE. Mr. Georgaklis asked the applicant to provide proof of no adverse impact on the current residents. The applicant's professionals agreed to provide a failure analysis to show where the water will travel. Mayor Bacchione questioned if the existing building on lot 11 will remain. Mr. Ryan noted the house on lot 12 would be linked to the drainage basin. Mr. Georgaklis questioned the location of that basin as lot 13 has no neighbor behind it. Chairman Mackres asked for further explanation of the fencing and access roads proposed. Mr. Peters confirmed no sitework would begin until the applicant received final approval. He also assured the existing sanitary sewer would service the road across the street with a main implemented across the street. Mr. Oris suggested a requirement for the four houses located on Station Road to be deed restricted to have a k-turn maneuver and not back out onto Station Road. The applicant's traffic explained the study showed twenty trips in the morning peak hours, and twenty-four in the afternoon. He testified the design of the roadway is consistent with the neighborhood and the additional trips this development would create. Mr. Gingrich questioned why there is only one access road, and Mr. Callahan commented on the number of catch basins on Station Road. The applicant's environmental consultant, Penelope Griber, explained the reasoning for an abbreviated format of the environmental impact statement, because of the lack of environmental impact on the site. Her company found no wetlands/streams on site, no flood hazards, no threatening of endangered species, and the soils present to have a medium permeability factor.

On a motion by Mayor Bacchione, seconded by Mr. Camera, with all present in favor, the above application was open for public discussion regarding traffic only.

The owner of 132 Station Road, David Blackford, expressed the insufficiency of the submitted traffic report because of the times the study was done. He provided photographs (O-1 through O-6) which showed the access points onto Station Road, and the proposed access point. He noted the proposal affects his quality of life with the lights shining through the windows. Elisa Suarez, the owner of 134 Station Road, was also unhappy with the year of the traffic report as the homes on Hickory Lane were built after it was done. Her husband, Ernesto, questioned the date of the manual that was used in the report. He questioned if a stop sign was proposed at the end of the

proposed access road. Stephen Tedeschi of 23 Brittany Drive questioned the purpose of the traffic study. Steven Grady informed the board the line of sight would not be sufficient for emergency vehicles. A resident at 25 Brittany Drive, Kathryn Milewski, presented O-7, twenty photographs of three cars going around the curve.

On a motion by Mr. Gingrich, seconded by Mr. Callahan, with all present in favor, the above application was closed for public discussion regarding traffic only.

A five-minute break was taken. Mr. Georgaklis was marked absent at 8:04PM.

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

The owner of 15 Brittany Drive, Tina Trivett, questioned the waiver for architectural plans. Jeremiah Mendez of 5 Brittany Drive asked how tall the proposed arborvitaes will grow to be. Steven Tedeschi asked if the thirty-foot buffer is in relation to the drainage basins only. He insisted on all UST removal certifications to be provided to the Board.

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

On a motion to approve the preliminary portion of the major subdivision application by Mr. Ryan, seconded by Mr. Camera, with all present in favor, the application was approved. The applicant agreed to make revisions and come back for the final portion of the application.

OPEN MEETING FOR GENERAL PUBLIC FORUM

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

Seeing no one wishing to be heard, a motion to close the meeting for public discussion and to adjourn the meeting was heard.

ADJOURNMENT

On a motion by Mayor Bacchione, seconded by Mr. Ryan, with all present in favor, the meeting was closed for public discussion and adjourned at 8:30PM.



Jesse Georgaklis, Vice Chairman



Gabrielle Napolitano, Board Secretary