

April 18, 2024  
Planning Board Meeting 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 April 18<sup>th</sup> Planning Board meeting to order at 6:01PM 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:** Mr. Burris, Mr. Callahan, Mr. Camera, Mr. Georgaklis, Chairman Mackres, Mr. Ryan

**Absent:** Mayor Bacchione, Mr. DeChiaro, and Councilman Signorile

**Professionals Present from the Municipality:** Patrick Varga from the firm of Dasti, Murphy, McGuckin, McNichols, Connors, Anthony, and Buckley, Jim Oris from Remington and Vernick Engineers, and Ernie Peters from Remington and Vernick Engineers

### MINUTES

On a motion by Mr. Georgaklis, seconded by Mr. Ryan, with all present in favor, the March 21, 2024 minutes were approved.

### VOUCHERS

*Remington & Vernick*

**\$8,188.75**

*Dasti, Murphy, McGuckin, McNichols, Connors, Anthony, and Buckley*

**\$1,703.00**

*Linda Sullivan Hill*

**\$325.00**

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

### RESOLUTIONS: None

### BUSINESS OF THE BOARD: Consistency with Berkeley Township's Master Plan

***A. Ordinance No. 24-14-OA: AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADOPTING AN AMENDMENT TO THE TOWN CENTER REDEVELOPMENT PLAN AMENDING CHAPTER 37-1 TOWN CENTER REDEVELOPMENT PLAN AND AMENDING THE CHAPTER 35-105 TOWN CENTER REDEVELOPMENT PLAN***

The Board's planner, Jim Oris, explained the amended redevelopment plan, most commonly known as the area of the Beachwood Mall/asphalt plant. This new version clarifies that a car wash is a permitted use in this zone.

On a motion by Mr. Georgaklis, seconded by Mr. Camera, Ordinance Number 2024-14-OA was deemed not inconsistent with Berkeley Township's Master Plan.

***B. Ordinance No. 24-15-OA: AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 35-105 OF THE REVISED GENERAL ORDINANCES OF BERKELEY TOWNSHIP, ENTITLED "LAND DEVELOPMENT"***

Mr. Oris explained this ordinance established the bulk standards for development at the redevelopment site.

On a motion by Mr. Georgaklis, seconded by Mr. Ryan, Ordinance Number 2024-15-OA was deemed not inconsistent with Berkeley Township's Master Plan.

***C. Ordinance No. 24-19-OA: AN ORDINANCE AMENDING Chapter 35, Land Development, OF THE CODE OF THE Township of Berkeley, COUNTY OF Ocean AND STATE OF NEW JERSEY Amending AND SUPPLEMENTING CHAPTER 35, LAND DEVELOPMENT, ARTICLE XVIII, PINELANDS AREA USE***

Mr. Oris and Mr. Peters explained this is a model ordinance from the state which the township is required to adopt as the state changed its design standards.

On a motion by Mr. Georgaklis, seconded by Mr. Camera, Ordinance Number 2024-19-OA was deemed not inconsistent with Berkeley Township's Master Plan.

**Prior to voting on the consistency with Berkeley Township's Master Plan, a motion to open for public comment on any of the three introduced ordinances was entertained.**

On a motion to open to the public pertaining to Ordinance number 2024-14, 2024-15, and 2024-19 by Mr. Georgaklis, seconded by Mr. Ryan, with all present in favor, the business of the board was open for public comment.

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

On a motion by Mr. Georgaklis, seconded by Mr. Camera, the above was closed to the public.

**APPLICATIONS:**

**A. Maria Henriques – PB#23-006**

**Location: Eastern Blvd Block 718 Lots 14 & 24**

**Application: Time Extension Request (Minor Subdivision)**

**Attorney: Vincent DeSimone, Esq.**

**Engineer: Jason Marciano**

Mr. Burris recused himself for this application request.

Mr. DeSimone, the applicant's attorney, explained the timing of the application's approvals. The resolution was memorialized on September 21, 2023 and the letter of compliance was issued on March 29, 2024 (190 days after resolution adoption).

On a motion by Mr. Ryan, seconded by Mr. Camera, with all present in favor, a time extension of 60 days from March 29, 2024 was granted.

**B. Barbara Forte – PB#23-010**

**Location: Allard Road Block 858, Lot 27.21**

**Type of Application: Preliminary and Final Major Site Plan & Conditional Use**

**Attorney: Mr. Robert Shea, Esq.**

**Engineer: Mr. Michael Goldstein, P.E.**

On a motion to carry the application by Mr. Georgaklis, seconded by Mr. Callahan, with all present in favor, the application was carried to the May 16<sup>th</sup> Planning Board meeting, with no further notice required and time requirements waived.

**C. Wayne and Barbara Forte – PB#24-003**

**\*\*carried from 03/21/2024**

**Location: 379 McKinley Ave Block 520 Lots 1.01 and 1.02**

**Type of Application: Minor Subdivision**

**Engineer: Mr. Michael Goldstein, P.E.**

The applicant's engineer, Michael Goldstein from Van Cleef Engineering, presented the minor subdivision application which would move the property line to give lot 1.01 the additional 25 feet obtained from the Madison Avenue street vacation.

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

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

On a motion by Mr. Georgaklis, seconded by Mr. Camera, with all present in favor, the above application was closed to the public.

On a motion to approve the application by Mr. Georgaklis, seconded by Mr. Camera, the minor subdivision application was approved with the following conditions – sidewalk implemented on new lot when plot plan is submitted, adequate landscaping per Board Engineer, and easement documentation submitted to Board's professionals for review.

**D. Thomas Merlo – PB#24-002**

**\*\*carried from 03/21/2024**

**Location: 545 Atlantic City Blvd (US Route 9)**

**Type of Application: Preliminary and Final Major Site Plan**

**Attorney: Mr. Anthony Pagano, Esq.**

**Engineer: Mr. Mathew Wilder, P.E.**

Anthony Pagano, the applicant's attorney, and Mathew Wilder, the applicant's engineer, presented the preliminary and final major site plan application. The owner, Tom Merlo, will be closing the Toms River

store location and needs additional storage for the excess inventory. The addition to the existing Car Port Auto Parts would create a two-story building.

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

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

On a motion by Mr. Georgaklis, seconded by Mr. Camera, with all present in favor, the above application was closed to the public.

On a motion to approve the application by Mr. Georgaklis, seconded by Mr. Ryan, the application was approved with the following conditions: waiver for landscape buffer (if needed), removal of storage container 60 days after final CO is received, building height of 24 feet, rear setback of 9ft, side yard setback of 8 feet, and a building area of about 1,600 square feet.

#### **OPEN MEETING FOR GENERAL PUBLIC FORUM**

On a motion by Mr. Georgaklis, seconded by Mr. Camera, 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 Mr. Georgaklis, seconded by Mr. Camera, with all present in favor, the meeting was closed for public discussion and adjourned at 8:15PM.



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Nick Mackres, Chairman



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Gabrielle Napolitano, Board Secretary