

**August 17, 2023  
Planning Board Minutes  
Township of Berkeley  
627 Pinewald-Keswick Rd P.O. Box B Bayville, NJ 08721**

**6:00PM**

**SALUTE TO THE FLAG**

Vice Chairman Georgaklis called the August 17<sup>th</sup> Planning Board meeting to order at 6:13PM and asked everyone to please rise for the flag salute.

**SUNSHINE ACT STATEMENT**

Vice Chairman Georgaklis 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 Amato, Mr. Burris, Mr. Camera, Mr. DeChiaro, Mr. Georgaklis, and Mr. Gingrich

**Absent:** Councilman Bacchione, Mr. Callahan, Chairman Mackres, and Mr. Ryan

**Professionals Present from the Municipality:** Thomas Monahan from the firm of Dasti, Murphy, McGuckin, Ulaky, Koutsouris, & Connors, Ernie Peters from Remington and Vernick Engineers, and Jim Oris from Remington and Vernick Engineers

**MINUTES**

On a motion by Mr. DeChiaro, seconded by Mr. Burris, with all present in favor, the July 20, 2023 minutes were approved.

**Abstain:** Mr. Camera, Mr. Georgaklis, and Mr. Gingrich

**VOUCHERS**

**Remington & Vernick:** \$1,330.00

**Dasti, Murphy, McGuckin, Ulaky, Koutsouris, & Connors:** \$1,738.50

**Linda Sullivan Hill:** \$290.00

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

**RESOLUTIONS:**

**1. Resolution# 2023-PB23-003**

On a motion by Mr. DeChiaro, seconded by Mr. Burris, with all present in favor, Resolution #2023-PB23-003 was approved.

**Abstain:** Mr. Camera, Mr. Georgaklis, and Mr. Gingrich

**2. Resolution# 2023-PB23-004**

On a motion by Mr. DeChiaro, seconded by Mr. Burris, with all present in favor, Resolution #2023-PB23-004 was approved.

**Abstain:** Mr. Camera, Mr. Georgaklis, and Mr. Gingrich

**AGENDA**

**1. American Asian Investment Group LLC – PB#23-008**

**Location: Grand Central Ave, Hopedale Dr, Kimberly St Blocks 249 &250 Lots 11-15, 23-25, 1-4 & 9-23**

**Application: Informal Review Request of Proposed Major Subdivision**

Andrew Stockton, the applicant's professional engineer and planner, presented the informal review of a major subdivision at block 249 lots 11-15 and 23-25 and block 250 lots 1-4 and 9-23. He showed the layout his client proposed split between the R-150 and R-400 zone. Mr. Peters questioned the applicant owning the neighboring undersized lot. He noted the applicant testified in front of the Board of Adjustment for the undersized lot connected to the rest of the property. The Planning Board's attorney explained the application is requesting a zoning change where the Planning Board has no jurisdiction. Mr. Camera agreed that a zone change would be most appropriate for the cul-de-sac layout presented.

**Mr. Burris recused himself from the following application as the applicant's attorney is on a personal basis with him.**

**2. Maria Henriques – PB#23-006**  
**Application: Minor Subdivision**

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

The applicant's attorney, Mr. DeSimone, presented the minor subdivision application on block 718 lots 14 and 24 on Eastern Boulevard. Mr. Marciano, the applicant's engineer, presented exhibit A1 as the minor subdivision map dated May 3, 2023. The application proposed moving the lot line twenty-five feet to create two conforming lots with no variances required, where two nonconforming lots exist. Since many homes on the northern end of Eastern Boulevard do not have curbs and sidewalks, this application requested a waiver for such. The professionals agreed to regrade at the time of permitting. The Planning Board's engineer, Mr. Ernie Peters, noted the waiver request keeps in character of the neighborhood. Mr. Oris, the board's planner, confirmed the land was purchased from the town at the land sale auction last year. Mr. Gingrich explained his concerns about not implementing curbs and sidewalks as a majority of the town has taken this approach. Mr. Camera noted the applicant's purchase and proposal is to conform with Berkeley Township's Master Plan and Zoning Ordinances. Mayor Amato agreed with the waiver for curbs and sidewalks.

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

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

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

On a motion to approve the application by Mr. Camera, seconded by Mr. DeChiaro, with all present in favor, the minor subdivision application was approved with a waiver for sidewalks and curbs.

**OPEN MEETING FOR GENERAL PUBLIC FORUM**

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

**ADJOURNMENT**

On a motion by Mr. Camera, seconded by Mr. Burris, with all present in favor, the meeting was adjourned at 7:43PM.

  
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Vice Chairman Georgaklis

  
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Gabrielle Napolitano, Board Secretary