

**November 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 November 16<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:** Councilman Bacchione, Mr. Burris, Mr. Callahan, Mr. Camera, Mr. DeChiaro (Mayor's Designee), Chairman Mackres, and Mr. Ryan

**Absent:** Mr. Georgaklis and Mr. Gingrich

**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

**MINUTES**

On a motion by Councilman Bacchione, seconded by Mr. Callahan, with all present in favor, the October 19, 2023 minutes were approved.

**Absent:** Mr. Georgaklis & Mr. Gingrich

**VOUCHERS**

**Remington & Vernick: \$16,527.50**

**Dasti, Murphy, McGuckin, Ulaky, Koutsouris, & Connors: \$767.00**

**Linda Sullivan Hill: \$290.00**

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

**RESOLUTION: Resolution# 2023-PB#23-013**

On a motion by Mr. Camera, seconded by Councilman Bacchione, with all present in favor, Resolution #2023-PB#23-013 was approved.

**Absent:** Mr. Georgaklis & Mr. Gingrich

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

**Ordinance No. 23-39-OA: AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING THE TOWN CENTER REDEVELOPMENT PLAN AND AMENDING THE CHAPTER 35-105 TOWN CENTER REDEVELOPMENT PLAN**

The Board's planner, Jim Oris, explained the introduction of this ordinance regarding permitted uses in the redevelopment plan. The plan confirms a car wash is a service establishment.

On a motion by Mr. Camera, seconded by Mr. Callahan, with all present in favor, Ordinance No. 23-39-OA was noted as not inconsistent with Berkeley Township's Master Plan and Redevelopment Plan.

**Mr. Burris was marked present at 6:11PM.**

**APPLICATIONS:**

**1. Station Road Developers, LLC – PB#23-001**

**Type of Application: Preliminary and Major Final Subdivision**

**Attorney: Mr. Ryan Murphy, Esq.**

**99 Station Road Block 956 Lot 25**

**\*\*adjourned 4/20 & 5/10/23**

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

The applicant's attorney, Ryan Murphy, and the engineer, Glenn Lines presented an application to subdivide the current property into 24 residential lots with 3 HOA communities, 1 open space recreation lot, and 2-3 stormwater basins. The property is in the R-125 Zone with currently 11.74 acres of land. Councilman Bacchione noted the lots

with a need for a frontage variance, contrary to the engineer's testimony. The Board showed additional concerns regarding the stormwater management, the traffic impact, and means of ingress/egress from the proposed development.

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

Ten neighbors spoke about the application present. Jennifer Vasconcelos, the owner of 27 Brittany Drive, has been a homeowner in Bayville since 2007, and at her current address since 2017. She raised concerns about the location of the basin and the aesthetic of the proposed neighborhood. The owner of 132 Station Road, David Blackford, was frustrated there was no change in the plans since the last meeting with reference to the access point onto Station Road. Ryan Higgins, the owner of 29 Brittany Drive, agreed with his neighbors' comments. The owner of 130 Station Road, Ellen Fasnacht, was worried about the traffic on Station Road. William Exner, the owner of 161 Manhattan Ave, asked to see the traffic study and emphasized the blind curve on Station Road. The owner of 23 Brittany Drive, Steven Tedeschi, questioned the difference between an abbreviated and a full environmental impact study. Paul Rudd, the owner of 15 Brittany Drive, asked why the traffic study was completed over winter break. Katherine Milewski (25 Brittany Drive), Steven Grady (2 Brittany Drive), and Harold Koenig (5 McCook Ave) agreed with the previous comments and were not pleased with the proposal.

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

On a motion to adjourn the application to January 18, 2024 Planning Board meeting by Councilman Bacchione, seconded by Mr. DeChiaro, the adjournment was approved with no further notice required.

**2. Michael & DeAnne Salzer – PB#23-009**

**204 North Bay Drive Block 1541 Lot 95**

**Type of Application: Minor Subdivision**

**\*\*adjourned 9/21/2023**

The applicant's attorney, Fred Wiedeke, and his engineer, William Voeltz, presented the minor subdivision application at block 1541 lot 95, also known as 204 North Bay Drive. Mr. Voeltz noted the two lots would be conforming, except for the lot width. Exhibits A1, A2, and A3 were submitted as the aerial map, lot frontage exhibit, and pictures of the surrounding houses. The professionals testified this would create no negative impact on the neighborhood and serve the public good. The Board's engineer, Ernie Peters, noted the subdivision will firstly create a lot that has an accessory structure without a principal structure (variance). He confirmed the applicant will file new maps with the County Clerk, and the shed will be removed prior to any construction. Jim Oris, the Board's planner, explained the flooding conditions of the township road. He confirmed the applicant understood there are no current plans to raise the road and alleviate those conditions.

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

The owner of 225 Holly Boulevard, Richard Massa, is also the owner of two properties on North Bay Drive. He spoke in favor of his neighbor's application.

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

On a motion to approve the application by Mr. Ryan, seconded by Mr. Camera, with all present in favor, the application was approved.

**OPEN MEETING FOR GENERAL PUBLIC FORUM**

On a motion by Councilman Bacchione, 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 Councilman Bacchione, seconded by Mr. Ryan, with all present in favor, the meeting was closed for public discussion and adjourned at 8:35PM.



*Nick Mackres*

---

Nick Mackres, Chairman



*Gabrielle Napolitano*

---

Gabrielle Napolitano, Board Secretary