

**September 21, 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 September 21st Planning Board meeting to order at 6:03PM 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. Callahan, Mr. Camera, Mr. Georgaklis, Mr. Gingrich, Chairman Mackres and Mr. Ryan

Absent: Mayor Amato, Mr. Burris, Mr. DeChiaro, and Ernie Peters from Remington and Vernick Engineers

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

MINUTES

On a motion by Mr. Georgaklis, seconded by Mr. Gingrich, with all present in favor, the August 17, 2023 minutes were approved.

Abstain: Councilman Bacchione, Mr. Callahan, Mr. Ryan, and Chairman Mackres

VOUCHERS

Remington & Vernick: \$26,799.00

Dasti, Murphy, McGuckin, Ulaky, Koutsouris, & Connors: \$1,145.50

Linda Sullivan Hill: \$290.00

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

RESOLUTION: Resolution# 2023-PB#23-006

On a motion by Mr. Georgaklis, seconded by Mr. Camera, with all present in favor, Resolution #2023-PB#23-006 was approved.

Abstain: Councilman Bacchione, Mr. Callahan, Mr. Ryan, and Chairman Mackres

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

1. Ordinance No. 23-30-OA – AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XXXV, ENTITLED 'LAND DEVELOPMENT' SO AS TO AMEND SECTION 35-3 (DEFINITIONS)

On a motion by Mr. Camera, seconded by Mr. Georgaklis, with all present in favor, Ordinance No. 23-30-OA was noted as not inconsistent with Berkeley Township's Master Plan.

2. Ordinance No. 23-32-OA – AN ORDINANCE OF THE TOWNSHIP OF BERKELEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XXXV, ENTITLED 'LAND DEVELOPMENT' SO AS TO AMEND SECTION 35-110.6. A PERMITTED USES

On a motion by Councilman Bacchione, seconded by Mr. Georgaklis, with all present in favor, Ordinance No. 23-32-OA was noted as not inconsistent with Berkeley Township's Master Plan.

APPLICATIONS

1. Louis Development, LLC – PB#22-003

Location: 171 Louis Ave Block 1074 Lot 1.01

Type of Application: Final Major Site Plan

The applicant requested an adjournment to the November 16th meeting and agreed to send the proper notice. On a motion by Mr. Georgaklis, seconded by Councilman Bacchione, with all present in favor, the application was carried.

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

Location: 204 North Bay Drive Block 1541 Lot 95

Type of Application: Minor Subdivision

Patrick Varga, the Board's attorney, read the correspondence submitted regarding application PB#23-009. The applicant requested an adjournment to the November 16th meeting. Mr. Varga explained the Board had no jurisdiction to take action on this application. He confirmed the schedule for the November Planning Board meeting.

3. Berkeley Town Center Redevelopment – PB#23-011

Block 824 Lots 1.01, 1.02, 1.03 Block 825.02 Lots 8 and 10

Mr. Varga discussed the applicant's inability to properly notice the property owners within 200 feet of the location. On September 20th, the applicant's attorney notified the Board of this deficiency. The Planning Board took no action on this matter, and will carry this application to a different date, currently unknown, with the proper notice given.

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.

Britta Forsberg of Save Barnegat Bay asked if she was able to get on the mailing list for an application adjourned at tonight's meeting. Mr. Varga explained that per the Municipal Land Use Law, the applicant is not required to do so. He advised Ms. Forsberg to look for the advertisement in the Asbury Park Press as well as Berkeley Township's website for the agenda.

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

ADJOURNMENT

On a motion by Mr. Callahan, seconded by Councilman Bacchione, with all present in favor, the meeting was adjourned at 6:20PM.



Jesse Georgaklis, Vice Chairman



Gabrielle Napolitano, Board Secretary