

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, NOVEMBER 22, 2022: 7:00 PM

CALL TO ORDER

The meeting was held at Berlin Township Hall, 3271 Cheshire Road, and was called to order by Chairperson Steve Flaherty at 7:00 PM.

BZC members present: Chairperson Steve Flaherty, Vice-Chairperson Christina Littleton, Jerry Valentine, Darcy Kaplan, Angela Brown.

Also present: Assistant Zoning Inspector Sherry Graham, 1st alternate member Jenny Sloas.

Not present: 2nd alternate member Keith Goshia.

Mr. Flaherty reviewed the BZC's adopted rules, including public comment rules.

PROOF OF PUBLICATION

Ms. Knapp stated that this hearing was advertised in the November 19, 2022 Delaware Gazette, as follows:

**BERLIN TOWNSHIP ZONING COMMISSION
NOTICE OF PUBLIC HEARING**

The Berlin Township Zoning Commission will hold a public hearing November 22, 2022, at 7:00 p.m. at the Berlin Township Hall located at 3271 Cheshire Road, Delaware, OH 43015 for the purpose of considering an application, designated as BZC 21-005 filed by Berlin Village LLC, 470 Olde Worthington Road, Westerville, OH 43082. The applicant is submitting a Final Development plan for an approved R-3/Planned Residential District (R-3/PRD), Parcel #41831001038000, 41831001043000 & 41831001037000, ±54.183 acres Cheshire Road, Delaware, OH 43015 known as Berlin Bluffs.

For questions, call Sherry Graham, Assistant Zoning Inspector at 740.548.5217 x103. You can find the packet on the Berlin Township website www.berlintwp.us under the agenda tab for Zoning Commission meetings. The person responsible for giving notice of the public hearing by publication is Cathy Rippel. Township residents are encouraged to join us.

BERLIN TOWNSHIP ZONING COMMISSION
Steve Flaherty, Chairman

AGENDA ITEM: APPROVAL OF MINUTES

Mr. Valentine made a motion to approve the minutes from the 10/25/22 BZC meeting, as presented. Ms. Littleton seconded the motion.

Vote: Valentine, yes; Littleton, yes; Brown, yes; Kaplan, yes; Flaherty, abstain

Motion carried, minutes were approved.

**AGENDA ITEM: BZC 21-005 BERLIN VILLAGE LLC,
BERLIN BLUFFS**

Final development plan for approved R-2 PRD on 54.183 ± acres on Cheshire Road, known as Berlin Bluffs.

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, NOVEMBER 22, 2022: 7:00 PM

54 Mr. Flaherty said this application has already gone through the initial zoning steps, and
55 this is the final development plan.

56
57 Anna Vagedes and Todd Faris, with Faris Planning & Design, presented the application
58 and answered questions. Kevin Kershner, a civil engineer with Kimley-Horn, 7965 N.
59 High Street, and Matt Callahan, with Pulte Homes, were also present to answer questions.

60
61 Ms. Vagedes said she would review the changes that have been made since the trustee
62 hearing. Lot 7 was removed from the plan so the multi-use path can connect out to Piatt
63 Preserve. A multi-use path has been extended to the north that will connect to the
64 Glenmead subdivision.

65
66 Ms. Vagedes said the roadway connection to Berlin Manor has been removed and there
67 will just be a multi-use path connection to that development. There was reorganizing of
68 the central green space due to removal of the roundabout and some wetlands that they did
69 not want to impact.

70
71 Ms. Vagedes said language was added to the text about endwalls and headwalls and other
72 structures for the pond, as well as language requiring fountains. There was a minor
73 increase of .25 acres to the open space as well.

74
75 Ms. Kaplan said the roundabout was removed and she was concerned about it being a
76 straightaway. She asked how traffic would be controlled without stop signs and how it
77 would be prevented from being an "Autobahn." Mr. Faris said there had been a cul-de-
78 sac but that was eliminated by developer John Wicks a few months ago.

79
80 Mr. Faris said that road has always been the same. Ms. Kaplan said she through there
81 had been a stop sign. She said it would be one continuous street with no stop signs. Mr.
82 Faris said there had been discussion about a stop sign during the Maeve Meadows
83 development.

84
85 Mr. Valentine asked whether the speed would be 25 MPH. Mr. Faris said the county
86 most likely would post it as 25 MPH. Mr. Valentine asked whether a flashing speed sign
87 could be installed in the development. Mr. Flaherty said he was speaking about the
88 portable speed trackers that can be portable trailers but now can be clipped to an existing
89 sign.

90
91 Ms. Sloas said new subdivisions no longer have speed limit signs posted. Mr. Flaherty
92 said they do not put up the signs until the development is completed and roads turned
93 over to the township. This prevents damage.

94
95 Mr. Faris said there are always signage plans submitted with the final engineer plans that
96 show where the signage goes. Mr. Kershner said that is part of the final engineer
97 approval process with the county engineer, and there is a signage plan that shows where
98 the speed limit and stop signs are. Mr. Valentine was concerned about safety and
99 speeding.

100
101 Mr. Valentine asked whether there would be any ranch homes in this development. Mr.
102 Callahan said there were no ranch home plans included in the submission, but there may
103 be a few ranch homes built here. He said this is Pulte's highest series home in Central
104 Ohio, and similar homes are being built in Liberty Township and Powell as well as a new
105 community in Blacklick called Jefferson Manor.

106
107 Mr. Valentine asked about the on-street parking. Mr. Callahan said they will be built to
108 the Delaware County residential street standards, which allow parking on the side
109 opposite of fire hydrants.

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, NOVEMBER 22, 2022: 7:00 PM

110 Mr. Flaherty said there is now access to the neighborhood and the developers are
111 extending the path to the playground. Mr. Flaherty asked whether the multi-use paths
112 would be 10' wide externally and 8' wide internally. Mr. Faris said that was correct.
113

114 Mr. Flaherty asked about fencing down by the open space along the tree line up to the
115 path. Mr. Faris said that was the wire fence the neighbors wanted. Ms. Vagedes pointed
116 it out on the map. Mr. Flaherty asked whether they would be removing the existing fence
117 and updating it. Mr. Faris said they committed to a new one and he did not know
118 whether there was any existing fence. He said it would be down the east side to Mary's
119 house and there would also be evergreen screening and mounding in that area.
120

121 Ms. Littleton said the trustees requested the most current letter from the fire department
122 and she asked whether the 2021 letter included was the latest letter. Mr. Kershner said
123 the fire department is currently reviewing the submittal and that is the latest letter
124 available.
125

126 Ms. Littleton asked whether it was correct that the trees along the streets were not in the
127 right-of-way. Ms. Vagedes said they are a foot outside. Ms. Littleton said the BZC has
128 had discussions regarding "snout houses," which are front-load garages that extend past
129 the front of the main part of the house. She said the Woodside design appears to have a
130 snout house style. Ms. Littleton asked how far garages were permitted to come out. Ms.
131 Brown thought it was 12-13'. Mr. Flaherty said he thought it was 3' bump out from the
132 front porch.
133

134 Ms. Littleton asked about the wetland in open space C would be mowed or wild. Mr.
135 Faris said the wetland regulations state they just need to maintain them as is. It will grow
136 as it currently is and it will not be grass and mowed. Some trees may grow in there.
137

138 Ms. Littleton said the images show benches, but there were no benches mentioned in the
139 text or landscaping plan. Mr. Faris said they didn't make it to this version. There would
140 be a series of benches along the oval and path. Ms. Littleton asked for some near the
141 playground as well. Mr. Flaherty asked for 8 by the oval, 4 along the curve by the
142 prairie, and at least 2 by the playground. Mr. Faris asked for 4, 4 and 4. Ms. Littleton
143 and Mr. Flaherty agreed and asked that they would be distributed throughout. They will
144 be made of traditional and/or stone materials.
145

146 Mr. Valentine asked for the price point of the homes. Mr. Callahan said the base price
147 would be \$550,000-560,000.
148

149 Ms. Brown said she would like to see some stop signs for safety such as when coming
150 over from Piatt Preserve and other places. Mr. Flaherty said that would be controlled by
151 the county engineer.
152

153 Ms. Brown asked about the front pond that starts near lots 1 & 2 and goes to lot 56, and is
154 really long. She knows there will be fountains in the ponds, but she asked for 2 fountains
155 there, perhaps behind lots 4 & 5. Mr. Callahan said the ponds are 8' deep and are more
156 for decorative purposes than functional, and the ponds are treated a couple of times per
157 year for algae. The HOA will have to pay to maintain the ponds and fountains, which
158 break down often. Ms. Brown asked whether the fountain could be more central. Mr.
159 Callahan said "yes."
160

Public Comment

161
162
163 Justin Ludwigson, 2875 Eastwick Road, asked about the 8' wide path that goes near lot
164 18. He lives next to that and he wanted to know whether that path terminates on his
165 property line or if it connects to something. He noted that there is a 100-year old oak tree

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, NOVEMBER 22, 2022: 7:00 PM

166 on that corner, on the route of the path. He is concerned that existing tree line will be cut
167 down and the path will terminate in his back yard.

168

169 Mr. Faris said the trustees requested that as they wanted to be able to get pedestrians
170 closer to the path so they can get to the school. He is not sure who would pick it up from
171 there. Mr. Ludwigson said there is no path there now.

172

173 Ms. Littleton said she is on the township parks and trails committee, and they are trying
174 to get pieces of trails in place where they can right now, and once the official township
175 plan for parks has been created, they will work towards connecting all of the paths so
176 they lead somewhere. The retention pond is located just north of lot 18, and she thought
177 that would connect north to Glenmead and head to Piatt Road instead of going through
178 Mr. Ludwigson's yard.

179 Mr. Ludwigson said the pond extends very far back, so it cannot connect back. Ms.
180 Littleton asked whether it was correct that there were no homes north. Mr. Lusk said that
181 was correct and there was a road.

182

183 Mr. Kershner said it would seem more logical for the path to go around the pond. Mr.
184 Lusk agreed. Ms. Littleton said they want to keep as many trees as possible and is
185 opposed to tearing down trees. There was a discussion about rerouting the path.

186

187 Ms. Graham said the trustee minutes indicate that it would allow for a potential connector
188 to Piatt Road up to the three schools, which will be important and make for a useful
189 multi-use trail so kids can walk to school.

190

191 Jason Lusk, 3266 Glenmead Drive, had questions about the mound and open space, and
192 noted there is no tree line there. He asked what the distance was. Mr. Faris said a 3-4'
193 tall mound was added with evergreens and he explained the landscaping plan. Mr. Lusk
194 asked what the open space distance was. Mr. Kershner said it was 50-60' from the tree
195 line to the rear property line. Mr. Faris noted that the houses have an additional 30'
196 setback from that.

197

198 Mr. Lusk asked what the open space would be used for. Mr. Faris said it is a grassy open
199 passive space buffer than cannot be built upon.

200

201 Mr. Flaherty reviewed Exhibit 2, which included the conditions for the application.

202 1) At minimum, there will be 12 bench-like structures, to be distributed along the
203 path throughout the open space. There will be at least four benches at each of the
204 following locations: playground area, meadow path, oval/south green area. These
205 benches will be made of wood, composite, metal or stone construction, with
206 allowance of natural rock structure that supports sitting.

207 2) Northwest multi-use path will turn to the north for future connection, instead of
208 the west, as currently shown.

209 Mr. Callahan signed the exhibit.

210 **RESOLUTION 2022.11.22.A: RECOMMEND APPROVAL OF BZC 21-005,**
211 **FINAL DEVELOPMENT PLAN FOR BERLIN BLUFFS**

212 Mr. Flaherty made a motion to recommend the approval to the township trustees of BZC
213 21-005, final development plan for Berlin Bluffs, with the addition of the conditions in
214 Exhibit 2. Ms. Littleton seconded the motion.

215 Vote: Flaherty, yes; Littleton, yes; Brown, yes; Kaplan, yes; Valentine, yes.

216

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, NOVEMBER 22, 2022: 7:00 PM

217 Motion was carried; recommendation of approval will be sent to the trustees for final
218 consideration.

219

OTHER BUSINESS

220 Discussion of BZC 22-002 Aprn Group, LLC., known as Peachblow Crossing

221

222 Tony Eyerman, with Eyerman Planning & Associates, 1907 River Road, Delaware, Ohio
223 43015, presented information and answered question from the BZC.

224

225 Mr. Eyerman said that at the end of the 10/25/22 BZC meeting, he had suggested to the
226 BZC that he could come back with some ideas for his application 22-002 for Peachblow
227 Crossing, and get the BZC's input. He has come up with a plan that addresses most if not
228 all of the comments brought up by the BZC. A gathering place where the community
229 could meet was provided, and it is about 1.5 acres in size.

230

231 Mr. Eyerman said there had been a concern about having a play area so close to the
232 roads, so he has moved it to the center of the park. He pointed it out on the map. It is a
233 substantial play area with green space all the way around. On the south side would be the
234 mail kiosk, which would be centrally located to walk to. Parking would be allowed on
235 one side of the street for access.

236

237 Mr. Eyerman said the size of the lots on the lower part of the plan are 80' wide, but he
238 has removed two of those lots so there are two less lots along the Piatt Road neighbors'
239 backyards. The open space is substantial between the neighbors on the east side of the
240 north-south road and the development.

241

242 Mr. Eyerman said to the west of the north-south road he has proposed 65' wide lots. The
243 building pads on the 65' and 80' wide lots are practically the same; the homes will be
244 around the same size. The building pads on the 80' wide lots are 50' wide, and the
245 building pads on the 65' wide lots with narrower side yards are 53'.

246

247 Mr. Eyerman said the open space is still 35-40%. Around 66 lots now front open space.
248 There are two 90' wide lots. The density are 1.87 units per acre gross density, and 2.2
249 units per acre net density. Mr. Eyerman said there had been a discussion that if a trail
250 was added and the open space reconfigured, the BZC may allow the density to be
251 increased. That would help the developer pay for the extension of the trail and the open
252 space development.

253

254 Mr. Eyerman said this is just a concept, but he is planning to have mounding and
255 plantings along the perimeter, and is maintaining the surface drainage provision for the
256 Piatt Road neighbors. This will allow surface drainage access into the ponds and swales
257 that feed those lakes along their backyards. He has downsized the lakes as well in order
258 to create more green space and less blue space. His engineer has informed him that all of
259 the stormwater runoff required to be retained/detained by the county engineer's office
260 will be maintained.

261

262 Mr. Eyerman said the plan does not show it, but the intention is the trail would run along
263 the southern property line and it would use the emergency access drive shown off of
264 Peachblow Road, go north, and then follow the property line along the east, and run north
265 along the bottom part of the plan to extend to the northern neighbor. There would be a
266 mid-block crossing off of Piatt Road, but with flashers and other requirements.

267

268 Mr. Eyerman said 25% of the lots will have side-load garages.

269

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, NOVEMBER 22, 2022: 7:00 PM

270 Ms. Littleton said she would like to see the density decreased. She asked whether some
271 of the houses on the west side could be removed and the two cul-de-sacs removed. Mr.
272 Eyerman said that would not meet the county's minimum turning radius of 250' off a
273 right-of-way centerline.

274
275 Ms. Littleton asked whether the left side could be reworked to make it curved rather than
276 a straight-away. Mr. Eyerman said short of losing the whole concept and many of those
277 lots, he would not be able to.

278
279 Mr. Valentine asked whether the lot size of 10,800 Mr. Eyerman had presented at the last
280 hearing had been increased to meet the township's minimum size of 10,890, in order to
281 remove the requested divergence. Mr. Eyerman said they did not, and the 65' wide lots
282 would be 8,775 SF. The lots are smaller because they brought in all of the open space in
283 the center. He said that 80' by 140' wide lots would meet the requirement, and he could
284 agree to meet that as well on the lots that back into the Piatt Road neighbors. Increasing
285 the lot size will just eat into the common open space that separates this development from
286 them.

287
288 Mr. Eyerman said the development backs to the railroad tracks and the open space along
289 there will be used for the mounding and plantings as a buffer from the tracks.

290
291 Ms. Littleton asked what the net density was, as she thought it was closer to 2 units/ net
292 developable acre at the last hearing. She asked whether homes were added to the plan.
293 Mr. Eyerman said homes were added, but the trail and a larger play area were added as
294 well. He also took on some of the expenses requested of them at the last meeting.

295
296 Ms. Littleton said the number of homes needs to decrease. Mr. Eyerman said there are
297 70, 65' wide lots. He could have 65, 70' lots and the density would decrease to 2.08 units
298 per acre net density. However, he would still need a divergence from the minimum lot
299 size.

300
301 Mr. Valentine said his concern was the separation between the lots. He pictured this
302 development having many kids with playgrounds in every back yard, and this is just too
303 tight. Increasing the size of the lots would be good, and also reducing the number of lots
304 would be good. He likes the improvements. Also, the single entrance to this
305 development is of concern to him for safety reasons.

306
307 Mr. Eyerman said that originally, there was a street that stubbed to Peachblow Road,
308 where the emergency access is. However, the county engineer's office insisted that be
309 removed from the plan. There was a stub to the temple shown at the last meeting, but the
310 county engineer told them to take that out as well. Mike Love told him a single access is
311 all that he would get here due to the location.

312
313 Mr. Valentine said there is a lot of growth in this area, and Piatt Road will double in
314 traffic over the next 5 years. The density is his primary concern. Also, he said the space
315 between the houses on the 65' wide lots with 50' wide homes, as it would not allow 12.5'
316 side yards. Mr. Eyerman said they would have 6' side yards, and the 80' wide lots would
317 have 12.5' side yards. Mr. Valentine said the 12' between houses sounds more like a
318 condominium unit than a single house.

319
320 Ms. Brown said there was so much discussion for Maev Meadows and Berlin Bluffs
321 about the side yards, but they brought a lot from a community perspective. This has gone
322 so far beyond what was given in those two developments. It will set a precedent for the
323 next development. She liked the central location, but that is the only place for people to
324 gather outside of walking on paths. There would be 92 homes, and she cannot get behind
325 that. This is too congested.

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, NOVEMBER 22, 2022: 7:00 PM

326 Mr. Eyerman asked whether the BZC was looking for 2 units per acre net density? Or
327 whether they wanted him to take the open space and put it around the homes as a
328 utilitarian layout? The neighboring property owners received a higher density and he did
329 not understand how this property would not as well.

330

331 Mr. Flaherty said this is unique in its location up against the densest area in the township,
332 which is Evans Farm, and the railroad tracks. He asked what the middle ground was
333 between utilitarian and the proposed density, and how can that be shaped so there is
334 community open space but it also makes economic sense for the developer, and is also
335 responsible enough for the BZC.

336

337 Mr. Valentine said the houses nearby in the City of Delaware are too close together and
338 he did not want to see that here in Berlin Township.

339

340 Mr. Flaherty said 65, 70' lots with 10' setbacks would be a step in the right direction,
341 which would require a divergence but still provide concessions for the location of the
342 property.

343

344 Mr. Eyerman said he would get a plan together and meet with the Piatt Road neighbors.
345 Their primary concerns include the separation of the open space as well as the trail
346 location. They like the surface drainage being maintained there, and the trail will create a
347 small barrier although it will not create a dam. He will ensure that it is designed properly
348 to accommodate that as well. A couple of residents have requested connections to
349 sanitary sewer.

350

351 Ms. Kaplan said she is concerned with the density. There are a number of divergences,
352 and while the central area is a huge improvement and adds to the community, the
353 divergences and the density are just too much.

354

355 Mr. Eyerman said he would continue working on the plan, and he appreciated
356 everybody's input.

357

358 Mr. Valentine asked that he work within the residents' requests to keep the density low.
359 Anything above 2 units per net developable acres will be questioned by him. Mr.
360 Eyerman said he takes the comprehensive land use plan seriously, but he also takes into
361 account the area, which in this case includes the proximity to the railroad tracks and the
362 city of Delaware, as well as the higher-density developments around this property. His
363 clients wonder why "everybody else around us are getting higher density and we're not."

364

365 Mr. Eyerman said he does not know what the density of Berlin Bluffs is, but the densities
366 are 2.2 or 2.3 in that area. Ms. Littleton said Berlin Bluffs ended up being 1.5. Mr.
367 Eyerman said the overall Berlin Meadows was close to Evans Farm density. Mr.
368 Valentine said the residents say they moved out here for the lower densities. Mr.
369 Eyerman said he would try to get closer to the 2 units/acre net density.

370

371 Ms. Littleton said the BZC just heard the final development for Berlin Bluffs, and that
372 development has paths throughout with curbing and landscaping. They have higher
373 density than their original plan, but they have more than just a central park; they have
374 amenities throughout.

375

376

AGENDA ITEM: OTHER BUSINESS

377 Ms. Graham said that many already know that zoning inspector Laura Borso has resigned
378 to take a job with the State of Ohio, and she will be missed. A new zoning inspector

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, NOVEMBER 22, 2022: 7:00 PM

379 named Jake has been hired and will start next week. Although he has no zoning
380 experience, he is very excited to learn.

381
382 Ms. Graham said she has received clarification on informal meetings; as long as
383 everybody is here and they approve of it, and it is a worthwhile presentation, which
384 clearly this was, that is actionable that is going to help them help the township is fine.
385 What is not fine is random people calling in.

386
387 Ms. Brown said there has been a lot of curiosity about what is happening on 3 B's and K
388 Road, just south of Sherman Road. She said it is owned by Jmac and the taxpayer
389 address is Nationwide. On the other side of the road, where something else is happening,
390 that is owned by somebody else.

391
392 Ms. Graham said she has received conformation that it is for sewer work for Double
393 Eagle. Ms. Brown said there had been concern about it being parking lots. Mr. Valentine
394 asked whether that area had been annexed to Sunbury. Ms. Graham said it was just the
395 small piece of land with the apartment complex, owned by Metro Development.

396
397 Ms. Littleton announced that she will be resigning her BZC position effective at the end
398 of this year because she was accepted into her program at school. She is very thankful to
399 have been able to work with everybody and she has learned a lot. The township is
400 headed in a good direction, and is focusing on usable green space, connections, etc. She
401 will still be part of the parks and trails committee and the architectural review board for
402 the zoning cloud. She will be at the December 13, 2022 BZC organizational meeting.
403 The BZC congratulated Ms. Littleton. She will be missed.

404
405 Ms. Graham said the zoning office has seen very little activity lately.
406 Mr. Flaherty said he will be resigning from his position on the BZC as well. He said he
407 was fortunate to serve 4 years as trustee and 5 on the BZC. He has appreciated the
408 camaraderie and the progress that has been made in the township during that time. He is
409 still working with his private company necoTECH and working with the entrepreneur
410 center at Ohio Wesleyan, so he is still involved with the county with economic
411 development and to help increase the business presence.

412
413 Mr. Flaherty said there is a lot going on with the new Intel plant, and the business park
414 will be able to bleed into that. These are exciting times, he noted. He thanked the BZC,
415 the community and the trustees. He noted that he will not be at the December BZC
416 meeting. The BZC and others in attendance said he will be missed.

417
418 The next BZC meeting will be on Tuesday, December 13, 2022 at 7:00 P.M., which will
419 be a joint organizational meeting with the BZA. The Shire application will be heard, and
420 there will be an administrative review of the OCPUD.

421
422 There was no further business to come before the BZC. Motion to adjourn. Meeting
423 adjourned.

424
425
426 _____
Steve Flaherty, Chairperson

427
428
429 _____
Christina Littleton, Vice-Chairperson

430
431
432
433 _____
Jerry Valentine, member

BERLIN TOWNSHIP ZONING COMMISSION (BZC)

OF DELAWARE COUNTY, OHIO 43015

REGULAR MEETING

TUESDAY, NOVEMBER 22, 2022: 7:00 PM

435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455

Darcy Kaplan, member

Angela Brown, member

Jenny Sloas, 1st alternate member

Keith Goshia, 2nd alternate member

Attest: _____
Lisa F. Knapp, Berlin Township Zoning Clerk