

RESOLUTION NO. 2013-9

Applicant: Noonan Industries, LLC

Property: 500 Cooper Road
Block 2102, Lot 1.01

Zone: C-2RD Zoning District

Application: Site Plan Approval with Waivers (Final)

**RESOLUTION OF THE BERLIN TOWNSHIP PLANNING/ZONING BOARD
GRANTING FINAL SITE PLAN APPROVAL WITH WAIVERS**

Whereas: The Applicant, Noonan Industries, LLC. is the intended occupant of the lands and premises situate at 500 Cooper Road, Block 2102, Lot 1.01; and

Whereas: The Applicant has submitted a Site Plan dated February 20, 2013 prepared by Robert R. Stout, P.E., P.L.S., a Stormwater Management Report dated February 20, 2013 prepared by Robert R. Stout P.E., P.L.S., and a Schematic First Floor Plan, Schematic Second Floor Plan and Schematic Front Elevation, all dated February 25, 2013, by Frank N. Criniti, R..A.; and

Whereas: The Site Plan submitted by the Applicant has been reviewed by the Township of Berlin Engineer, who by review letter dated March 8, 2013 made certain comments and recommendations; and

Whereas: The Planning/Zoning Board acknowledges that a similar application was approved for this site in 2007 under Resolution No. 2007-22 and Resolution No. 2007-31, and

Whereas: There was no opposition by the public to the Site Plan of the Applicant.

NOW THEREFORE, BE IT RESOLVED, that after hearing and considering the testimony of the Applicant and experts on behalf of the Applicant, review of the plans submitted and considering the recommendations of the Township Engineer, and determining that the granting of site plan approval with waivers does not materially affect the purpose or intent of the applicable zoning ordinances, the Planning/Zoning Board of the Township of Berlin has made the following determinations:

1. The Applicant is granted Preliminary and Final Site Plan approval of the Site Plan dated February 20, 2013, as prepared by Robert R. Stout, P.E., P.L.S., subject to the following conditions:

A. The Applicant shall install curbing along the property which is situate on Cooper Road.

B. The Applicant shall revise the site plan submitted to provide additional details and dimensions for he proposed steel railing, which will be mounted to the top of the retaining wall.

C. The Applicant shall install a four (4) foot wide strip along the rear edge of the loading area in order to prevent vehicles from traveling past the edge of the pavement.

D. The Applicant shall revise the plans submitted in order to note the materials to be used for the trash enclosure. Also the gates will be self-closing and self-locking.

E. The Applicant shall provide information to demonstrate there is adequate stopping sight distances for vehicles, which are traveling northbound on Copper Road, with those vehicles turning left from the proposed driveway, onto Copper Road.

F. The Applicant shall provide the Township of Berlin Fire Official with keys to the proposed building for purposes of access to such building.

G. The Applicant has agreed and shall make a \$4,000.00 contribution to the Township of Berlin which shall be used for the planting of trees within the Township of Berlin.

H. The Applicant shall make such plantings, as may be suggested by the Township Engineer, within the buffer area in order to screen the view of the building from the adjacent residential areas.

I. The Applicant shall obtain any and all other governmental approvals which may be required from all other Federal, State, County and Township agencies.

2. The Applicant is granted the following waivers:

A. A waiver from Section 77-143.C, which requires a tree mitigation plan, in order to allow the Applicant to remove trees ten (10) inches or better at the site

B. A waiver from the requirements of Section 77-100.A., so that the Applicant shall not be required to install sidewalks along Cooper Road and Cushman Avenue, and curbs along Cushman Avenue, however the Applicant shall install curbs along Cooper Avenue.

C. A waiver from the requirement that high pressure sodium fixtures be used for exterior lighting, so that the Applicant may use LED style fixtures.

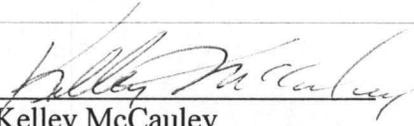
D. A waiver from Section 129-S4.1 of the Zoning Code which requires that certain projections and recesses be made along facades of buildings, so that the Applicant can construct the façade as presented in their application.

E. A waiver so that the Applicant may erect one (1) free-standing sign two (2) feet

above ground level, instead of six (6) feet above ground as required by ordinance.

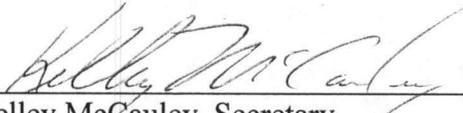
Attest:

Township of Berlin Planning/Zoning Board


Kelley McCauley
Secretary


Andrew Simone
Chairman

The undersigned, Secretary of the Township of Berlin Planning/Zoning Board, hereby certifies that the above is a true copy of a resolution adopted by the Board on the 9th day of April, 2013.


Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board