

RESOLUTION NO. 2011-25

Applicant: Resintech Realty Associates, L.L.C.

Property: 160 Cooper Road
Block 1101, Lot 17

Zone: C-2 Zone (Commerical)

Application: Amended Site Plan with Expansion of Use Variance

Whereas: the Applicant, Resintech Realty Associates, L.L.C., is the owner of the lands and premises situate at 160 Cooper Road, Block 1101, Lot 17; and

Whereas: The Applicant has made an application to amend the site plan approval previously granted on or about September 29, 2010, and to expand a use variance granted in order to permit the installation of additional rows of solar panels at the site; and

Whereas: the Applicant has submitted a site plan dated August 15, 2011, prepared by Brian S. Peterman, P.E., which sets forth the revisions to the site plan previously presented; and

Whereas: Charles J. Riebel, Jr., P.E., Township Engineer has reviewed the amended site plan submitted and prepared a Review Letter dated August 30, 2011, which made certain comments and recommendations; and

Whereas: the Planning/Zoning Board has given careful consideration of the application and testimony of the Applicant, and it appearing that no member of the public appeared in opposition to the plan as submitted, and the Board further finding that the relief requested does not impose a substantial detriment to the area or a substantial deviation

from the intent and purpose of the zoning ordinance.

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin as follows:

1. The Applicant is granted an extension of the use variance previously granted in order to permit the Applicant to install and maintain an additional twelve (12) rows of solar panels on a temporary basis, and more specifically for a period of ten (10) years commencing September 13, 2011, subject to the following conditions:

A. Upon the Applicant's construction of Building 6 at the site, the Applicant will expand the width of the parking aisle to 25 feet to in order to accommodate the required parking.

B. The Applicant will in fill and plant existing buffers with the required evergreen trees at the existing solar field and the intended solar field upon completion of the construction of the solar field intended to be installed pursuant to this approval.

C. The Applicant shall comply with the recommendations contained in the letter of the Fire Marshall dated August 25, 2001, with regard to signage and the gate to be installed at the site.

D. The Applicant shall install the gate as depicted on the plan at the northeast corner of the compound.

E. The Applicant shall revise the amended site plan in accordance with the agreed upon suggestions of the Township Engineer

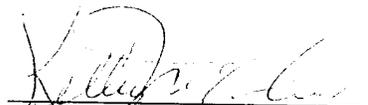
2. The Applicant is granted a waiver from the requirement that drive aisles be a minimum of 25 feet wide, in order to permit the Applicant to install drive aisles of 20 feet in width.

3. The Applicant is granted a waiver from the requirements for site lighting. The Board notes that the Applicant was granted a similar waiver for the existing solar field.

4. The Applicant shall obtain any other approvals which may be required by any other governmental unit or authority having jurisdiction of the site herein described.

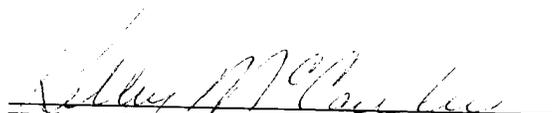
Attest:

Township of Berlin Planning/Zoning Board


Kelley McCauley,
Secretary


Andrew Simone, Chairman
FRANK McHEERY VICE 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 25th day of October, 2011.


Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board