

Applicant: Hovbros Berlin LLC  
Montebello Age-Restricted Development  
Amendment to Final Site Plan

Property: Block 2204 Lots 1,2,3,4,5,12 and 13  
Vienna, Piedmont Boulevard and Genova Drive

Application for amended final site plan

RESOLUTION OF THE BERLIN TOWNSHIP PLANNING/ZONING BOARD  
GRANTING AMENDMENT TO FINAL SITE PLAN

WHEREAS. The applicant is before the Board seeking an Amendment to final site plan approval for property known as and described above, and

WHEREAS. The applicant's amended FINAL site plan having been prepared by James J. Maddonni P.E.P.L.S., C.M.E. and submitted to the Board. All documents and plans have been reviewed by, Charles J. Riebel Jr. P.E., P.L.S., P.P. the Engineer for the Board. The report of the Board's Engineer is dated April 16<sup>th</sup> 2012 and has been reviewed by the Board. The applicant appeared before the Board on April 24<sup>th</sup> 2012. The applicant was represented by the law office of Gerstein, Grayson & Cohen LLP, and

WHEREAS. The Board has received and reviewed all reports filed by the applicant and the Board engineer, and

Following a review of the application, and the receipt of testimony, the Board determined;

1. The applicant is properly before the Board and seeks amended final site plan to change lot lines for the above mentioned lots. The applicant intends to change a dwelling unit design to construct a unit that is wider than the current models being presented. This requires the applicant to provide these lot changes to accommodate the wider unit.
2. There are no variances required as part of this application for amended final site plan. All lots will comply with the bulk lot area requirements for Senior Citizen Community Housing Overlay Zoning District.
3. The Board and Board Engineer had some concern over grading adjustments for proper storm drainage. The applicant agreed that any adjusted grading with be submitted as recommended by the Board's engineer.
4. All comments and recommendation contained in the Board engineer's report dated April 16<sup>th</sup> 2012 is made a part of this approval.

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin that the application for amendment to final site plan approval to adjust lots lines as noted above, be and is hereby Granted.

BE IT FURTHER RESOLVED, that the following conditions apply,

