RESOLUTION NO. 2011-13

Applicant: Hovbros Berlin LLC

Property: 123 Piedmont Boulevard
Block 2402 Lot 5

Development: Montebello Age Restricted Development

Application to permit construct of a home with a front yard set back variance of 13.25 feet to 19.61 feet along the side street of Copley Circle (20 feet required).

RESOLUTION OF THE BERLIN TOWNSHIP PLANNING/ZONING BOARD GRANTING A VARIANCE TO PERMIT THE CONSTRUCTION OF HOME WITH A FRONT YARD VARIANCE OF 13.25 FEET TO 19.61 FEET ALONG THE SIDE STREET OF COPLEY CIRCLE

WHEREAS. The applicant appeared before the Board on January 25th, 2011 and is proposing to construct a home on Block 2402 Lot 5, and request the granting of a variance to construct home with a front yard variance of 13.25 feet to 19.61 feet along Copley Circle, and

WHEREAS. The applicant appeared and was represented by the firm of Gerstein Grayson & Gohen LLP. Also appearing with the applicant was James J. Maddonni PE,PLS,CME and Robert G. Hall P.P.

WHEREAS. Following a review of the application, the Board determined that;

1. The Board determined that the application was properly before the Board and the proof of notice and publication is appropriate.

2. The applicant submitted a survey plan prepared by James J. Maddonni, Professional Land Surveyor dated 11/19/10. The plan shows the front yard set back.

3. The applicant testified that the need for the variance is the result of the introduction of a ranch style home in place of the previous proposed two-story home. The applicant testified that the lot at issue was a corner lot, irregular in shape. The adjoining lot is built and occupied thus making it impossible to secure more land to adjust the lot line.

4. The applicant also presented testimony that the granting of the front set back variance will have a positive affect on the development and promote the general welfare by infusing a variety of home design.

5. The board determined that the granting of the front yard variance will not create a substantial detriment to the community nor is there a substantial deviation from the intent and purpose of zoning in the area.

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin that the application for a variance to permit the construction of a home with a front yard variance of 13.25 to 19.61 feet as shown on the plan be and is hereby granted.

ATTEST:

KELLEY McCAULEY
Secretary

BERLIN TOWNSHIP
PLANNING/ZONING BOARD

~~Andrew Simone~~
Vice Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Berlin Township Planning/Zoning Board at a meeting held on January 25th 2011.

KELLEY McCAULEY, Secretary