

RESOLUTION NO. 2011-15

**Applicant:** Sahara Sam's Oasis, LLC

**Property:** 535 Route 73 North  
Block 1101, Lot 16

**Zone:** C2-I Commercial-Industrial Zoning District

**Application:** Variances (Sign) and Waiver (Landscaping)

**Whereas:** The Applicant, Sahara Sam's Oasis, LLC is the occupant of the lands and premises owned by H2O Entertainment Group, LLC situate at 535 Route 73 North, Block 1101, Lot 16; and

**Whereas:** The Applicant has submitted a Site Plan revised to February 21, 2011 prepared by Robert R. Stout, P.E., P.L.S. which shows the location of a freestanding sign to be removed and replaced on the site, and the location of the (3) façade signs intended to be installed by the Applicant; and

**Whereas:** The Applicant has presented evidence and testimony as to the style and script of the signs to be installed on the site;

**Whereas:** The Applicant has requested variances from the provisions of Section 129-77(I), Section 129-77(J) and 129-76(F) of the Zoning Ordinance; and

**Whereas:** The site plan submitted by the Applicant has been reviewed by the Township of Berlin Engineer, who by review letter dated February 4, 2011 made certain comments and observations; and

**Whereas:** The Applicant has addressed the comments and observations as contained in the review letter dated February 4, 2011, prepared by the Township of Berlin Engineer; and

**Whereas:** There was no opposition by the public to the application and requests of the Applicant.

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

1. The Applicant is granted a variance from Section 129-77(I) of the Zoning Ordinance in order to permit the installation of three (3) façade signs at the locations described on the Applicant's revised plan dated February 21, 2011. The sign to be installed above the canopy at the rear pedestrian entrance shall be approximately 10 by 6 feet in size. The sign to be installed over the side door along the northern face of the building shall be approximately 10 by 6 feet in size. The sign to be installed on the front of the building facing Route 73 shall be permitted to be approximately 14 by 8 feet in size.

2. The Applicant is granted a variance from Section 129-77(J) of the Zoning Ordinance in order to permit the Applicant to maintain two (2) freestanding signs on the site, which includes the installation of a new freestanding sign with a total of approximately 224 square feet of total signage, of which approximately 54 square feet will be LED changeable copy signage, along Route 73.

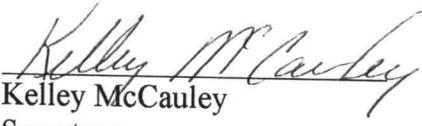
3. The Applicant is granted a variance from Section 129-76(F) which requires that

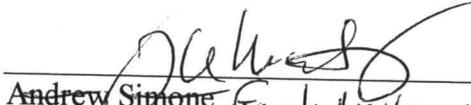
a freestanding sign not exceed 25 feet in height, in order to permit the Applicant to install a new freestanding sign along Route 73 at 30 feet in height.

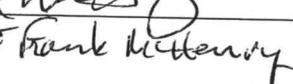
4. The Applicant is granted a waiver from the requirement that the base of a freestanding sign be landscaped.

Attest:

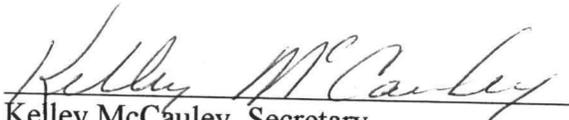
Township of Berlin Planning/Zoning Board

  
Kelley McCauley  
Secretary

  
Andrew Simone  
Vice Chairman

  
Frank McHenry

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 22 day of March, 2011.

  
Kelley McCauley, Secretary  
Township of Berlin Planning/Zoning Board