

RESOLUTION NO. 2011-20

Applicant: Garden State Aikido Kokikai, LLC

Property: 575 Route 73 North, Unit A-2
Block 1002, Lot 6

Zone: C-2 Commercial Zone

Application: Use Variance

Whereas: the Applicant, Garden State Aikido Kokikai, LLC, is the intended occupant of the lands and premises situate at 575 Route 73, Unit A-2, Block 1002, Lot 6; and

Whereas: The Applicant has requested a use variance in order that the premises can be use as a martial arts school; and

Whereas: the Applicant has given testimony as to the nature of the business to be conducted, which is to be a martial arts school and which shall be conducted solely within the confines of the building; 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 use variance requested by the Applicant, and it further appearing that the grant of such use variance does not conflict with the intent of the zoning ordinance which sets forth the permitted uses within a C-2 Commercial Zone,

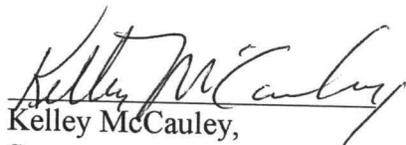
NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin as follows:

1. The Applicant is granted a use variance and shall be permitted to use the premises for purposes of a martial arts school and instruction, subject to the following conditions:

a. The Applicant shall fence or screen the rear overhead door so that any persons training or otherwise using the premises are unable to fall from the premises through such opening.

b. The Applicant shall submit a letter from the condominium association that there are not restrictions or condominium rules which prohibit the use of the premises as a martial arts school.

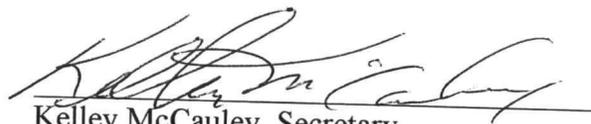
Attest:


Kelley McCauley,
Secretary

Township of Berlin Planning/Zoning Board


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 24th day of May, 2011.


Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board