RESOLUTION NO. 2015-10

Applicant: Resintech Associates, LLC

Property: 160 Cooper Road
Block 1101, Lot 17

Zone: C-2 Commercial Zoning District

Application: Preliminary and Final Site Plan Approval/Amended Site Plan with Waivers

Whereas: the Applicant, Resintech Associates, LLC., is the owner of the lands and premises situate at 160 Cooper Road, Block 1101, Lot 17, which is located in the C-2 Commercial Zoning District; and

Whereas: the Applicant has made an application for Preliminary and Final Site Plan Approval and to amend the final site plan approval, here before granted, in accordance with the Preliminary and Final Site Plan prepared by Brian S. Peterman, P.E., dated February 6, 2015, and as part of the application certain design waivers have been requested; and

Whereas: the Zoning/Planning Board of the Township of Berlin has considered the Review Letter prepared and submitted by Charles J. Reibel, Jr. P.E. Township Engineer, dated March 17, 2015, which made certain recommendations and comments relevant to the application submitted; and

Whereas: the Zoning/Planning Board of the Township of Berlin has considered the recommendations made by Joseph Cornforth, Fire Marshall, as set forth in that certain letter dated March 20, 2015; and

Whereas: the Applicant has agreed to eliminate the enclosed walk-way between the two (2) proposed buildings and revise the plan submitted in accordance with certain recommendations made by the Township Engineer as set forth in the Review Letter dated March 17, 2015, and by the Fire Marshall as set forth in that certain letter dated March 20, 2015; and

Whereas: The public was given an opportunity to make comments and ask questions regarding the Site Plan/Amendment to the Final Site Plan as submitted on behalf 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 Preliminary and Final Site Plan and Amended Site Plan approval in accordance with the Plan presented and prepared by Brian S. Peterman, P.E. dated February 6, 2015, Architectural plans submitted by William J. Cohen, R.A., dated February 15, 2015 and Plan of Survey and Existing Conditions plan submitted by Robert R. Stout, P.E., subject to the following conditions which were agreed to by the Applicant and set forth on the record;

a. As per Paragraph 2d of the review letter dated March 17, 2015 as prepared by the Township Engineer, the Applicant shall close the dirt path along the south side of the property so that egress and access from the end of east franklin Avenue is eliminated.

b. The Applicant shall comply with the following sections of the Review Letter dated March 17, 2015, as prepared and submitted by the Township Engineer: paragraphs 5b, 6a, 6b, 8a, 8b, 8d, 8e, 8g, 9a, 9b, 9c, 10a, 10b, 10c, 10d, 11c, 12c, 12d, 13b, 13c, 13e,

18a, 18b, 18c, 18d, 18e, and 19.

c. The Applicant has agreed to comply with the following recommendations of the Fire Marshall as set forth in that certain letter dated March 20, 2015: paragraphs 1, 2, 3 and 4.

2. The Applicant is granted the following waivers:

a. The Applicant shall be permitted to install L.E.D. lighting instead of high pressure sodium type lighting.

b. The Applicant is granted a waiver from revising the plan to depict a minimum level of illumination. However, the Applicant agrees to satisfy the Township Engineer's concerns regarding the existing lighting plan.

c. The Applicant is granted a waiver which requires that lawn and grass areas be irrigated, so that the Applicant only is required to maintain irrigation for the landscaped areas.

d. The Applicant is granted a waiver from the requirement that the existing solar filed be screened by evergreens.

e. The Applicant is granted a waiver from the requirement that a current survey of the entire parcel be presented.

3. The approval and waivers granted herein are conditioned upon the Applicant obtaining any and all other approvals which may be required from all other governmental agencies.

Attest:

Kelley McCauley
Secretary

Township of Berlin Planning/Zoning Board

Craig DeGeorge
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 28th day of April, 2015

Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board