

RESOLUTION NO. 2016-9

Applicant: Stephen F. Frankel and Ronald L. Rubinson

Property: 199 Edgewood Avenue
Block 1702, Lot 6.01

Zone: C-3 RGA Commercial Pinelands Regional Growth Zoning District

Application: Amended Minor Site Plan with Variances

Whereas: the Applicants, Stephen F. Frankel and Ronald L. Rubinson, are the owners of the lands and premises situate at 199 Edgewood Avenue, Block 1702, Lot 6.01, which is located in the C-3 RGA Commercial Pinelands Regional Growth Residential Zoning District; and

Whereas: the Applicants have made an application to amend the site plan, which was previously granted, together with a request for a variance from Section 340-22 and Section 340-16 of the Zoning Ordinance in order to permit the placement of two (2) 40 cubic yard roll-off containers, without enclosures, and between the two (2) existing buildings and to further permit the outside storage of large drill bits are equipment and not for sale ; 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 November 18, 2015, which made certain recommendations and comments relevant to the application submitted; and

Whereas: The public was given an opportunity to make comments and ask questions

regarding the request for Bulk Variances as submitted on behalf of the Applicants: and

Whereas: the Board has determined that the approval of the amended site plan and the granting of the variances requested is not a substantial detriment to the existing ordinance, nor does it impact the surrounding area and neighborhood.

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

1. The Applicants are granted a variance from Section 340-22 of the Zoning Ordinance which requires, among other things, that refuse station areas are to be enclosed using the same materials as used in the façade of the building, so that the Applicants can place two (2) 40 cubic yard roll-off type trash containers between the existing buildings and as depicted on Applicants' Exhibit #1, without enclosing the same with the same material as used in the façade of the buildings, subject to the following conditions:

a. Any disposed materials shall be placed in containers and shall not exceed the height of such containers.

b. The permitted containers shall be placed in inside the building or within the fenced area, and shall not be placed so that the public or adjacent properties can view the same.

2. The Applicants are granted a variance from Section 340-16 of the Zoning Ordinance which prohibits the outdoor storage of goods, articles, appliances and vehicles in a business and industrial districts unless the items being stored are to be sold on the premises, so that that Applicants are permitted to store outdoors large drill bits, used in the business of the Applicants within a fenced area which is described and designed on

Applicants' Exhibit #1, subject to the following conditions:

a. The Applicants will enclosed the outside storage area with a five (5) foot chain link fence with green slat inserts.

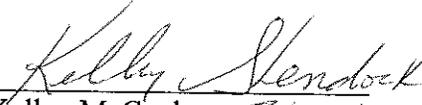
b. The materials stored within the proposed storage area shall not exceed the height of the fence.

3. All conditions set forth in any previous approval regarding this site shall remain in full force and effect.

4. The granting of this amended site plan and variances is conditioned upon the Applicants obtaining any and all other approvals which may be required from all other State, County or Local governmental agencies.

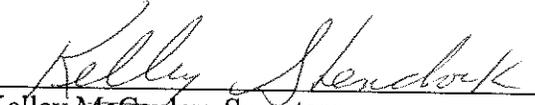
Attest:

Township of Berlin Planning/Zoning Board


Kelley McCauley Sherdock
Secretary


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 26 day of January, 2016


Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board