RESOLUTION NO. 2014-11

Applicant: St. John's United Methodist Church

Property: 410 Fairview Avenue
Block 1905, Lot 2

Zone: R-2 Residential and I-1 Industrial Zoning District

Application: Minor Site Plan (Preliminary and Final) Expansion to Existing Church

Whereas: The Applicant is the owner and occupant of lands and premises situate at 410 Fairview Avenue, Block 1905, Lot 2 which lies partially in a R-2 Residential and I-1 Industrial Zoning District; and

Whereas: The Applicant has submitted an Application for approval to expand the existing building which was supplemented with an Existing Conditions Plan of Survey, dated December 23, 2013 prepared by Tim J. Maser, P.L.S., a Building Addition Site drawing dated May 2014 prepared by Base Map Services and Architectural Plans, revised to January 24, 2014 prepared by Grayling L. Johnson, R.A.; and

Whereas: The Planning/Zoning Board has reviewed the plans submitted by the Applicant, and having further reviewed the report of Charles J. Riebel, Jr., P.E., Planning Board Engineer, dated May 9, 2014 and the report of Joseph Cornforth, Fire Marshall, dated June 16, 2014; and

Whereas: There was no opposition by the public to the request of the Applicant; and

Whereas: The Planning/Zoning Board has determined that the Applicant's use of the premises as a church and religious center has been established to be a permitted use

within the R-2 residential and I-1 Industrial Zoning District; and

Whereas: The Applicant has agreed to comply with the recommendations of the Planning Board Engineer and Township Fire Marshal

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 Minor Site Plan Approval consistent with the Plan submitted and dated May 2014 and Architectural Plans dated January 24, 2014.conditioned on the Applicant complying with the requests of the Planning Board Engineer Review Letter dated May 9, 2014, specifically Paragraphs 3a, 3b, 3c, 3d, 3e, 3f, 4a, 5, 6a, 7a, 8c, 9, 10a, and 10b.

2. The Applicant shall install 120 feet of sidewalk along Lot 2 and as designated by the Planning Board Engineer within one (1) year of June 24, 2014.

3. The Applicant, when required, shall execute a dedication or easement for the creation and widening of the right-of-way of Fairview Avenue to 25 feet from the centerline of the right-of-way..

4. The Applicant shall comply with the recommendations of the Planning Board Engineer regarding any additional exterior lighting which may be deemed to be required.

5. The Applicant shall install a Knox-Box Rapid Entry Key Box at the premises in accordance to the recommendation of the Township Fire marshal.

6. It is noted that this approval is subject to the Applicant obtaining any and all approvals required by the State of New Jersey, County of Camden, and all other applicable government agencies.

Attest:

Kelley McCauley
Secretary

Township of Berlin Planning/Zoning Board

~~Andrew Simone~~ 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 23RD day of September, 2014.

Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board