RESOLUTION NO. 2015-12.

Applicant: Apex Park Group, LLC

Property: 535 Route 73 North
Block 1101, Lot 16

Zone: C-2-I Commercial-Industrial Zoning District

Application: Amended Site Plan with Bulk Variances and Waivers

Whereas: the Applicant, Apex Park Group, LLC., is the owner of the lands and premises situate at 535 Route 73 North, Block 1101, Lot 16, which is located in the C-2-I Commercial-Industrial Zoning District; and

Whereas: the Applicant has made an application for an Amended Site Plan with Bulk Variances and Waivers to allow a proposed expansion to Sahara Sam's Oasis Indoor Water Park in accordance with the Preliminary and Final Site Plan dated May 20, 2015, prepared by Gregory B. Fusco, P.E., P.P., Architectural Floor Plan and Building Elevations dated June 19, 2015, prepared by Aquatic Development Group, and Drainage Calculations dated June 23, 2015, prepared by Gregory B. Fusco, P.E., P.P.; 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 July 1, 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 Amended Site Plan with Bulk Variances and Waivers 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 approval of the Amended Site Plan dated May 20, 2015, as prepared by Gregory B. Fusco, P.E., P.P., for the proposed expansion of the Sahara Sam's Oasis Indoor Water Park

2. The Applicant is granted the following variances:

a. A variance from Section 340-66.A(6) of the Zoning Ordinance which sets forth a maximum building height of fifty (50) feet, so that the Applicant can construct the proposed expansion to a height of fifty-four (54) feet.

b. A variance from Section 340-93.I(1) of the Zoning Ordinance which sets forth that drive aisles be twenty-five (25) feet in width, so that the applicant can install parking aisles of twenty-four (24) feet in width.

c. A variance from Section 340-59 of the Zoning Ordinance, which provides standards for building facades, so that the Applicant may construct the proposed expansion to match the existing building façade.

d. A variance form Section 340-84E of the Zoning Ordinance which prohibits certain signs, so that the Applicant can continue to display of the off-premises sign banner.

3. The Applicant is granted the following waivers:

a. A waiver from the requirement to provide a current survey of the property.

b. A waiver form the requirement set for in Section 200-89.T1(a), so that the

Applicant is permitted to construct the proposed pavement cross section

4. As a condition of the approvals, variances and waivers herein granted, the Applicant shall comply with, and revise his plan, in accordance the following sections of the Review Letter dated July 1, 2015, as prepared and submitted by the Township Engineer: paragraphs 1, 2d, 4d, 4e, 4f (with exception that islands will be concrete and not planted with vegetation), 6, 10, 11b, 12a, 12b, 12c, 12d, 13 and 14a.. The Applicant shall also remove the "Diggerland" façade sign which is mounted to the north side of the existing building

5. 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 Shendock

Kelley ~~McCauley~~ Shendock
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 11th day of August, 2015

Kelley Shendock

Kelley ~~McCauley~~, Secretary
Township of Berlin Planning/Zoning Board