RESOLUTION NO. 2014-10

Applicant: AtlantiCare Urgent Care Physicians, LLC

Property: 255 Route 73 Route 73
Block 1203, Lot 3

Zone: C-1 Highway Commercial Zoning District

Application: Minor Site Plan (Preliminary and Final) with Variances

Whereas: The Applicant is the intended occupant of lands and premises situate at 255 Route 73, Block 1203, Lot 3; and

Whereas: The Applicant, with the permission and acknowledgement of the owner of the lands and premises situate at 255 Route 73, Block 1203, Lot 3, has made an application for Minor Site Plan approval with variances regarding the installation of signs on the premises to be occupied; and

Whereas: The Applicant has submitted a Site Plan prepared by Robert L. Reid, P.P. of Reid Associates, LLC, dated April 30, 2014 and Architectural Plans, prepared by Harry S. Harper, R.A., dated April 30, 2014; and

Whereas: The Applicant has requested variances from provisions set forth in Sections 340-83I and 340-83J of the Zoning Ordinance which governs the number of signs and dimensions of such intended signs permitted on a building located in a C-1 Zoning District

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., Township Engineer, dated May8, 2014 and the report of Joseph Cornforth, Fire Marshall, dated May 12, 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 intended use by the Applicant is a permitted use in the C-1 Zoning District ; and

Whereas: The Planning/Zoning Board has determined that the Applicant has met its burden and has demonstrated that the granting of the variances and any waivers requested will not created a substantial detriment to the applicable zoning ordinances.

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 Site Plan submitted and dated April 30, 2014 and Architectural Plans dated April 30, 2014.conditioned on the Applicant complying with the requests of the Township Engineer Review Letter dated May 9, 2014 and Fire Marshall's letter date May 12, 2014

2. The Applicants is granted a variance from Section 340-83(I) of the Zoning Ordinance which provides that façade signage cannot exceed one (1) wall side on each side of the building, so that the Applicant can install four (4) signs, totaling

approximately 81.20 square feet of signage, on the southerly side façade of the building.

3. The Applicants is granted a variance from Section 340-83(I) of the Zoning Ordinance which provides that façade signage cannot exceed a total of 64 square feet, so that the Applicant can install signage totaling approximately 81.20 square feet of signage on the southerly side façade of the building.

4. The existing pylon sign on the site is in compliance with the existing ordinance and the Applicant is given permission to change the copy accordingly.

5. 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
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 June, 2014.

Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board