

RESOLUTION NO. 2018-13

Applicant: JMA Landscaping Inc. James Chicano
Property: 145 Crowfoot Road
Block 2103 Lots 14 & 15
Block 2104 Lot 1

Preliminary and Final Site Plan Approval - with variance

RESOLUTION OF THE BERLIN TOWNSHIP PLANNING/ZONING BOARD
GRANTING PRELIMINARY FINAL SITE PLAN - WITH VARIANCE

WHEREAS. The applicant appeared before the Board on February 27th 2018, and is applying for preliminary and final Site Plan approval for property known as Block 2103 Lot 14 & 15 and Block 2104 Lot 1, and

WHEREAS. The applicant has submitted a site plan for approval, which plan has been reviewed by Charles J. Riebel Jr. P.E., P.L.S., P.P. the Engineer for the Board. The report of the Board's Engineer is dated February 18th 2018. The applicant appeared before the Board and was represented by the Mark A. Rinaldi Esq., and

WHEREAS. Also appearing for the applicant was Gregory B. Fusco P.E., P.P., C.M.E., C.P.W.M., of Key Engineers, and

WHEREAS. The applicant provided the following reports;

- a. Plan of Survey and Topography prepared by Robert R. Stout, P.E., P.L.S.
- b. Preliminary and Final Site Plan prepared by Gregory B. Fusco P.E., P.P., C.M.E., C.P.W.M.
- c. Drainage calculations for proposed landscape storage yard and storm water facilities maintenance manual for JMA prepared by Gregory B. Fusco P.E., P.P., C.M.E., and C.P.W.M.
- d. Preliminary and Final Site Plan dated October 5th 2017 prepared by David J. Fleming P.E.
- e. Photographs of the stackable block wall storage bins, buildings, office, and warehouse, pole barn/garage and above ground liquid storage tank.

WHEREAS. The Board has received and reviewed all reports filed by the applicant and the Board engineer, and

WHEREAS. The site is located in the L-1 light Industrial Zone District. The applicant's proposed use is a permitted use in the L-1 Industrial Zoning District, which permits commercial greenhouses and nurseries, storage and warehouse facilities, but prohibits retail sale of goods to the public. The applicant does not propose retail of goods to the public.

WHEREAS. The Board determined that the application is properly before the Board and the proof of notice and publication is appropriate, and

WHEREAS. The applicant has received and reviewed a copy of the Board Engineer's report. The applicant introduced exhibits to establish building

renderings, proposed site plan, storage bins and buildings, and

WHEREAS. The applicant seeks approval to construct and develop the site in two phases. Phase One to consist of the 50X50 - 2,500 sq.ft. office building along Crowfoot Road., the 100X50 - 5,000 sq.ft. barn/garage building, a 200X20 feet concrete block bin for material, a 40X40 - 1,600 sq.ft. salt barn, necessary paved driveway, and parking area, a stone surface type yard area, storm water management basins and an above ground fuel storage dispensing tank. Phase two to consist of the nursery crop area (not for retail use, and

WHEREAS. the applicant seeks the following variances;

1. To omit a delineated loading area.
2. To permit existing 25 feet wide strip of natural trees and vegetation along the side and rear of property to provide a buffer screening.
3. To permit LED site lighting fixtures.
4. To permit the on-site storage of material.
5. To permit road paving only in the area of the lot frontage of Crowfoot Road.

WHEREAS. The applicant also seeks the following waiver;

1. To omit sidewalk along site frontage.
2. To omit landscaping of site.
3. To provide a dense graded aggregate surface for the yard area.
4. To omit site lighting in designated area proposed as non-illuminated, with motion detectors in all building and fuel dispensing areas.
5. TO eliminate the construction of a radius turn cul-de-sac at the end of the street.

WHEREAS. Following a review of the application, and the receipt of testimony, the Board determined;

A). The applicant has made application for preliminary and final site plan approval. The site is located along the North east side of unimproved Crowfoot Road. The site is located in the area of Hale Trailer storage yard, Hillman Bus service office, garage and bus storage yard and an open wooded lot owned by the Township.

B) The parcel is located in the L-1 Industrial Zoning District. The proposed use is a permitted use in the zone. The applicant dose not propose open retail sale to the general public from the site. The applicant estimates to have 3 employees in office and approximately 27 general working employees. The applicant testified that there would be approximately 16 trucks on site The applicant testified that on site trucks will be loaded with material on site, but not at early morning hours. The hours of operation is anticipated to be Monday to Friday from 7:00 am to 7:00 pm, and Saturday 7:00 am to 4:00 pm.

C) The site will be developed in two phases. Most of the site improvement will take place in the first phase. Phase One to consist of the 50X50 - 2,500 sq.ft. office building along Crowfoot Road., two 100X50 - 5,000 sq.ft. barn/garage building, a 200X20 feet concrete block bin for material, a 40X40 - 1,600 sq.ft. salt barn, necessary paved driveway, and parking area, a stone surface type yard area, storm water management basins and an above ground fuel storage dispensing tank. Phase two to consist of the nursery crop area.

D) There was discussion on the improvements to Crowfoot Road. The applicant testified as to the storm water management plan along Crowfoot Road. The Board was satisfied that the applicant's proposal was appropriate

and that a cul-de-sac at the end of Crowfoot Road was not necessary. Other improvements that may be necessary to Crowfoot Road will be part of the applicant's approvals to be received from the County of Camden. Crowfoot Road is a County Roadway. There was also discussion on the encroachment of an existing post wire fence along Block 2103 Lot 23 to be relocated outside the right of way of Crowfoot Road. It was testified the owner will relocate the fence.

E) There was some discussion on the existence of the former Snowflake school building located on the site. The discussion centered on some signage or site designation recognizing the school building. The applicant agreed to work with the Board engineer to provide signage, possible paved access and parking for public access to the school with an easement or license agreement with the Township. There was also a discussion on the architectural design and elevations of the two 100X50 barn/garage buildings to be located on the site. The applicant agreed to provide completed design and elevation plans to the Board engineer.

F) There was attention given to the outside storage of material. There was concern over control of dust. It was determined that the height of the storage bins would be eight feet, and the storage of material will not exceed the height of the storage bin.

G) There was discussion on the amount of trees that would be removed from the site. Following the discussion the applicant agreed to work with the Board engineer to locate the replacement of trees 10 inch or greater in diameter. The applicant and Board agreed that the applicant will develop a plan to replace 100 trees over a 5 year period. The applicant will work with the Board engineer to identify location in the Township that the applicant will provide, plant and maintain trees as part of a tree replacement program over this period of time.

H) The meeting was opened to the public Mr. Saponaro spoke at the public portion. The concern was the improvements to Crowfoot Road. Mr. Saponaro requested and the applicant agreed to provide Mr. Saponaro with a depressed 20 feet curb in an area across his property.

I) Following testimony, the Board determined the applicant was in agreement with the Board Engineer's recommendations contained in his report dated October 17th /18th 2017, unless noted herein.

J) There is no sign approval as part of this application. Any future sign request must return to the Board by application for sign review and approval.

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin that the application for preliminary and final site plan approval, be and is hereby GRANTED.

BE IT FURTHER RESOLVED, by the Planning/Zoning Board of the Township of Berlin that the following variances is Granted;

1. To omit a delineated loading area.
2. To permit existing 25 feet wide strip of natural trees and vegetation along the side and rear of property to provide a buffer screening.
3. To permit LED site lighting fixtures.
4. To permit the on-site storage of material.
5. To permit road paving only in the area of the lot frontage of Crowfoot Road.

BE IT FURTHER RESOLVED, that the following Waivers have been approved;

1. To omit sidewalk along site frontage.


2. To omit landscaping of site.
3. To provide a dense graded aggregate surface for the yard area.
4. To omit site lighting in designated area proposed as non-illuminated, with motion detectors in all building and fuel dispensing areas.
5. TO eliminate the construction of a radius turn cul-de-sac at the end of the street.


BE IT FURTHER RESOLVED, that the following conditions of this approval have been approved and agreed to by the applicant;

1. The applicant is requires to designate on site areas for employee and truck parking.
2. The applicant is required to prepare and record a Deed of Consolidation to consolidate the lots into one.
3. The applicant will work with the Board engineer to identify location in the Township that the applicant will provide, plant and maintain trees as part of a tree replacement program over a five year period.
4. The applicant agreed to work with the Board engineer to provide signage, possible paved access and parking for public access to the school with an easement or license agreement with the Township.
5. The applicant will work with the Board engineer to provide an architectural and elevation plan for the proposed barn/garage buildings (100X50) along the northeast side of the property.
6. The applicant will install a 20 feet depressed curb across the property owned by Mr. Saponaro.

The applicant shall receive all approvals as may be necessary from applicable Local, County, State or Federal agencies, and shall comply with all such laws, rules and regulations. The applicant shall post any necessary performance and maintenance guarantee and inspection escrow as may be determined necessary and required pursuant to MLUL.

ATTEST:


 Kelly Shendock
 Secretary

BERLIN TOWNSHIP
 PLANNING/ZONING BOARD

 Craig DeGeorge
 Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Berlin Township Planning/Zoning Board at a meeting held on February 27th 2018.


 KELLY SHENDOCK, Secretary