

**RESOLUTION NO.** 2018-14

**Applicant:** Carl P. Maloney

**Property:** 37 Haddon Avenue  
Block 106, Lot 1.03

**Zone:** C-1 Highway Commercial

**Application:** Amended Site Plan with Variances and Waivers

**Whereas:** the Applicant, Carl P. Maloney, is the owner/occupant of the lands and premises situate at 37 Haddon Avenue, Block 106, Lots 1.03, which is located in the Highway Commercial C-1 Zoning District; and

**Whereas:** the Applicant desires to construct a 12 foot by 20 foot addition to the left side of the existing building as set forth on a Sketch Plat, dated July 27, 2018, prepared by Philip J. Schaeffer, P.L.S., within 32.3 feet of the front property line where a minimum set back from the front property line is 50 feet, and within 4.9 feet of the rear property line, where a minimum set back from the rear yard line is 25 feet; and

**Whereas:** the Applicant has given testimony as to the nature and intended purpose of the proposed addition; and

**Whereas:** the Board has considered a certain Review Letter dated September 18, 2018 prepared by Charles J. Riebel, Jr., P.E., P.L.S., P.P., C.M.E., Township Engineer for Berlin Township and a Narrative Summary of Application, prepared by E. Allen Nickerson, Esquire, attorney for the Applicant; and

**Whereas:** the Board has given careful consideration to the application and testimony of the Applicant, has reviewed the survey of the property, has reviewed and considered the review Letter dated September 18, 2018, prepared by the Township Engineer, and finding that the granting of bulk variances in order to permit the Applicant to construct an addition of 12 feet by 20 feet to the left side of the existing building within 32.3 feet of the front property line and 4.9 feet of the rear property line, will not be a detriment to the existing zoning ordinance or the public good, and it further appearing that the public was given an opportunity to question the Applicant, and no member of the public objected to the relief requested by the Applicant.

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

1. The Applicant is granted Amended Site Plan approval so that the Applicant can construct an addition of 12 feet by 20 feet to the left side of the existing building, as set forth in that Sketch Plat, dated July 27, 2018, prepared by Philip J. Schaeffer, P.L.S.

2. The Applicant is granted variance from the requirements of the Zoning Ordinance set forth for properties located in the C-1 Highway Commercial Zoning District, so that the Applicant can construct the proposed addition within 32.3 feet of the front yard property line along Haddon Avenue, and within 4.9 feet of the rear yard property.


3. The Applicant is granted a waiver from the requirement to provide spot elevations and/or contour lines upon the development plan, and all previous waivers granted to the Applicant shall continue and become part of the approval of this Amended

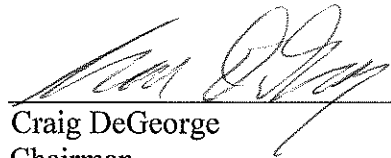
Site Plan.

4. The approval of the Amended Site Plan and bulk variances are conditioned upon the following:
- a. There will be no permanent outside storage of materials.
  - b. The existing trailer shall be removed from the site within sixty (60) days from the date of this approval.
  - c. The Applicant shall comply with Item Number 6 set forth on the Review Letter dated September 18, 2018.
  - d. The Applicant shall submit a Deed or acceptable Easement Agreement to
  - e. provide for a 10 foot wide utility easement and 5 foot wide shade tree easement.
  - f. The Applicant shall obtain any and all water and sewer service or connection permits within six (6) months of this approval.
5. The granting of this Amended Site Plan and variances are further are conditioned upon the Applicant 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  
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 27<sup>th</sup> day of November, 2018.

  
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Kelley McCauley, Secretary  
Township of Berlin Planning/Zoning Board