

RESOLUTION NO. 2018-17

Applicant: Dr. Scott Polo, t/a Polo Veterinary Services, PC

Property: 198 Haddon Avenue
Block 615, Lot 1

Zone: CBD Central Business District/Haddon Avenue Redevelopment Area

Application: Preliminary and Final Site Plan with Variances and Waivers

Whereas: the Applicant, Dr. Scott Polo, is the contract purchaser of the lands and premises situate at 198 Haddon Avenue, Block 615, Lot 1, which property consists of a vacant lot located in the CBD Central Business District/Haddon Avenue Redevelopment Area; and

Whereas: the Applicant has submitted an application supported by a Preliminary and Final Major Site Plan, dated November 7, 2018, prepared by Wayne J. Ingram, P.E., an Architectural Perspective View Plan, Building Elevation and Floor Plan dated November 4, 2018, prepared by Jeffrey L. Grogan, R.A., and Proposed Sign Plan, prepared by Jeffrey L. Grogan, R.A.; and

Whereas: the Applicant and his experts have given testimony as to the nature and intended purpose of the improvements intended to be constructed upon the site, and further providing drawings which were marked Applicant's Exhibits A-1, A-2, A-3 and A-4; and
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Whereas: the Board has considered a certain Review Letter dated November 21, 2018

prepared by Charles J. Riebel, Jr., P.E., P.L.S., P.P., C.M.E., Township Engineer for Berlin Township and a Letter dated November 21, 2018 prepared by Joseph Cornforth, Fire Marshall/Official for the Township of Berlin; and

Whereas: the Board has given careful consideration to the application and testimony of the Applicant, the Applicant's experts, and has reviewed and considered the Review Letter dated November 21, 2018, prepared by the Township Engineer and Letter dated November 21, 2018, prepared by the Township Fire Marshall, and finding that the granting of Preliminary and Final of Site Plan approval with the variances and waivers requested by the Applicant 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 Preliminary and Final Site Plan approval so that the Applicant is permitted to construct the improvements depicted on that Site Plan, dated November 7, 2018, prepared by Wayne J. Ingram, P.E., an Architectural Perspective View Plan, Building Elevation and Floor Plan dated November 4, 2018, prepared by Jeffrey L. Grogan, R.A., and Proposed Sign Plan, prepared by Jeffrey L. Grogan, R.A.; and
2. The Applicant is granted the following variances:
 - a. A variance from Section 340-131.13 of the Zoning Ordinance so that the

Applicant can located the main entrance to the proposed structure along Franklin Avenue.

b. A variance from Section 340-93.F of the Zoning Ordinance so that the Applicant is permitted to construct the parking lot within thirteen (13) feet of the curb line along Franklin Avenue.

c. A variance from Section 340-83.J of the Zoning Ordinance so that the Applicant is permitted to construct a stone base for the proposed free standing sign along Haddon Avenue.

d. A variance from Section 340-128.B(1) of the Zoning Ordinance so that the Applicant is permitted to construct the propose improvement 1.47 feet from the property line located at the corner of Haddon and Franklin Avenue; and 5 feet from the property line along Franklin Avenue.

3. The Applicant is granted the following waivers:

a. A waiver from the requirement of providing a 5 foot wide shade tree easement.

b. A waiver from Section 340-22 of the Zoning Ordinance so that the Applicant is permitted to use trash containers to dispose of waste instead of dumpsters.

c. A waiver from Section 200-69.E(21) of the Zoning Ordinance so that the Applicant is permitted to install LED type exterior lighting fixtures.

d. A waiver from the existing local Ordinance regarding the location of site triangles, with the understanding that the Applicant shall comply with the National Standards AASHTO.

4. The granting of the site plan approval, variances and waivers is conditioned upon the following:

a. Conditioned that any office use on the second floor of the proposed building shall not exceed 500 square feet.

b. The Applicant shall submit a floor plan for the second floor of the proposed building.

c. The Applicant shall conform the plan to the comments and requirements set forth in that review Letter dated November 21, 2018, prepared by Charles J. Riebel, Jr., P.E., P.L.S., P.P., C.M.E., Township Engineer for Berlin Township.

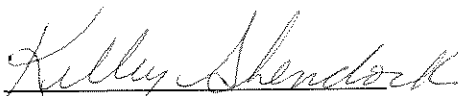
d. The Applicant shall minimize the any illumination carryover onto adjacent properties.

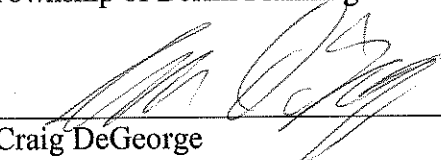
e. The Applicant shall comply with the recommendations of the Fire Marshall set forth in that Letter dated November 21, 2018.

5. This Preliminary and Final Site Plan approval, with variances and waivers are further conditioned upon the Applicant obtaining any and all other approvals which may be required from all other State, County or Local governmental agencies.

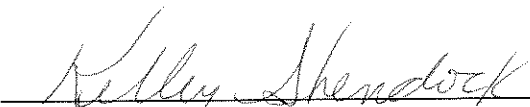
Attest:

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 18 day of December, 2018.


Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board