

RESOLUTION NO. 2021-9

Applicant: Rocco Angelozzi, Jr. and Tina Marie Angelozzi

Property: 345 Chestnut Avenue
Block 2103, Lot 6.04

Zone: I-1 Light Industrial Zoning District

Application: Site Plan Approval with Waivers

Whereas: the Applicants, Rocco Angelozzi, Jr. and Tina Marie Angelozzi, being represented by Robert J. Borbe, Esquire, are the owners of the lands and premises situate at 345 Chestnut Avenue, Block 2103, Lot 6.04, which property is located in the I-1 Light Industrial Zoning District. The Applicants propose to construct a 40' by 100' building addition to the rear of the existing building, which is intended to be utilized for storage of raw materials and finish materials. The intended use of the proposed addition is a permitted use within the I-1 Light Industrial Zoning District; and

Whereas: the Applicants have submitted a Site Plan, Architectural Floor Plan, Building Elevations and details, dated October 26, 2020, prepared by Wayne Allan Neville, R.A., and Boundary & Topographic Survey dated August 28, 2020, by Michael R. Vargo, P.L.S., P.P., in support of the Application; and

Whereas: the Applicants have requested that the Board grant certain waivers as set forth on behalf of the Applicant; and

Whereas: the Board has considered that certain Review Letter dated November 17,

2020, prepared by Charles J. Riebel, Jr., P.E., P.L.S., P.P., C.M.E., Township Engineer for Berlin Township; and

Whereas: the Applicants have agreed to revise the plans submitted in accordance to the Review Letter dated November 17, 2020, prepared by Charles J. Riebel, Jr., P.E., P.L.S., P.P., C.M.E., Township Engineer for Berlin Township; and

Whereas: the Board has given careful consideration to the application and testimony of the Applicant and the Applicant's expert, and has reviewed and considered the Review Letter dated November 17, 2020, prepared by the Township Engineer and finding that the granting of Final of Site Plan approval with the 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 Applicants are granted Site Plan Approval in accordance with the Site Plan, Architectural Floor Plan, Building Elevations and details, dated October 26, 2020, prepared by Wayne Allan Neville, R.A., and Boundary & Topographic Survey dated August 28, 2020, by Michael R. Vargo, P.L.S., P.P., and permission to construct a 40' by 100' building addition to the rear of the existing building, which is intended to be utilized for storage of raw materials and finish materials. The intended use of the proposed addition is a permitted use within the I-1 Light Industrial Zoning District.

2. The Applicant is granted the following waivers:

A. A waiver from the requirement that drive aisles shall be 25 feet in width, so to permit the Applicants to maintain drive aisles of 18 feet in width.

B. A waiver from the requirement that requires that drive ways be paved, so to permit the Applicant to maintain hard packed stone drive ways.

C. A waiver from the requirement that a five (5) foot shade tree easement be granted to the township of Berlin.

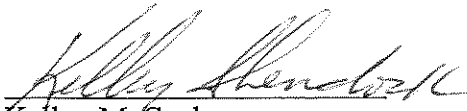
D. A waiver from the requirement that requires the construction of a concrete sidewalk along Chestnut Avenue.

E. A waiver from the requirement to install landscaping and an irrigation system.

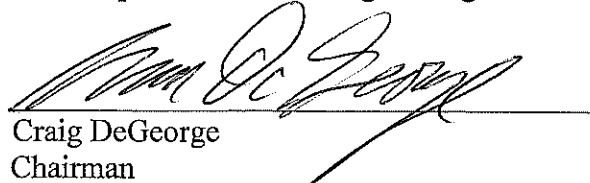
F. A waiver from Section 340-22 of the Zoning Ordinance which requires the installation of a trash enclosure, so that the Applicant shall not be required to install such enclosure.

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

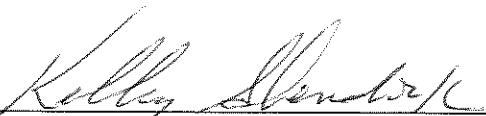
Attest:


Kelley McCauley
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 12 day of January, 2021.



Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board