

RESOLUTION NO. 2021-7

Applicant: Walmart Real Estate Business Trust

Property: 265 Route 73 North
Block 1203, Lot 4

Zone: C-2 Commercial Zoning District

Application: Amended Site Plan Approval

Whereas: the Applicant, Walmart Real Estate Business Trust, being represented by Stephen R. Nehmad, Esquire, of Nehmad, Perillo, Davis & Goldstein, P.C., is the owner of the lands and premises situate at 265 Route 73 North, Block 1203, Lot 4, which property is located in the C-2 Commercial Zoning District. The Applicant proposes to update and supplement the existing six (6) online grocery pick-up (OGP) stations, and create ten (10) additional OGP spaces, for a total of sixteen (16) OGP spaces; and

Whereas: the Applicant has submitted an Amended Preliminary & Final Site Plan dated September 15, 2020, prepared by Ahmad Tamous, P. E., in support of the Application; 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 an Amended Site Plan approval 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 Amended Site Plan Approval in accordance with the Amended Preliminary & Final Site Plan dated September 15, 2020, prepared by Ahmad Tamous, P. E, so that the Applicant may construct, update and supplement the existing six (6) online grocery pick-up (OGP) stations, and create ten (10) additional OGP spaces, for a total of sixteen (16) OGP spaces, subject to the following maintenance conditions:

- A. The banner signs currently displayed at the site shall be removed.
- B. The Applicant shall replace all damaged stop signs and bollards located on the site.
- C. The Applicant shall replace the missing and dying evergreen along the rear property line.
- D. The Applicant shall remove all clothing drop-off bins located at the site.

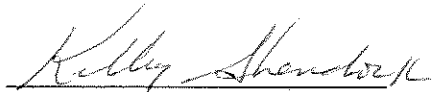
E. The Applicant shall place all pallets and dumpsters within the respective enclosures.


F. The Applicant shall resolve the maintenance conditions, set forth in Sections A through E above, within forty-five (45) days from the date on which the Resolution memorializing this approval is signed.

2. This Amended Site Plan Approval is 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.

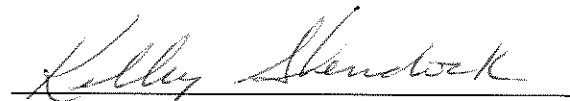
Attest:

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 12 day of January, 2021.


Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board