

RESOLUTION NO. 2021-10

**Applicant:** JMA Landscaping, Inc.

**Property:** 145 Crowfoot Road  
Block 2103, Lot 14

**Zone:** I-1 Industrial Zoning District

**Application:** Amended Site Plan with Waivers

**Whereas:** The Applicant, JMA Landscaping, Inc. is the owner of the lands and premises situate at 145 Crowfoot Road, Block 2103, Lot 14, which property lies in the I-1 Industrial Zoning District; and

**Whereas:** The Applicant has received preliminary and final site plan approval from the Planning Board on February 27, 2018; and

**Whereas:** The Applicant desires to amend the final site plan requesting approval to modify one 5,000 square foot barn/garage in order to convert 1,500 square feet of storage area to office use, and to eliminate and/or reconfigure certain areas of the site. In support of the relief requested, the Applicant has submitted for review certain documents including an Amended Site Plan, dated January 12, 2021, prepared by Gregory B. Fusco, P.E., P.P., Drainage Calculations, revised to February 18, 2021, prepared by Gregory B. Fusco, P.E., P.P., Plan of Survey and Topography, dated July 31, 2017, prepared by Robert R. Stout, P.E., P.L.S., and elevation Plans, dated February 12, 2021, prepared by Extreme Pole Buildings; and

**Whereas:** the Zoning/Planning Board of the Township of Berlin has considered the Review Letter prepared and submitted by Charles J. Reibel, Jr. P.E. Township Engineer, dated March 2, 2021, which made certain recommendations and comments relevant to the application submitted; and

**Whereas:** the public was given an opportunity to make comments and ask questions regarding the Amendment to the Final Site Plan as submitted on behalf of the Applicant; and

**Whereas,** the Zoning/Planning Board of the Township of Berlin has determined that the Amendment to the Final Site Plan does not violate or impede the intent of any Zoning Ordinance.

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

1. The Applicant is granted Amended Site Plan approval and approval of the reconfigurations and layout proposed at the site in accordance with the Amended Site Plan documents submitted and presented, subject to the following conditions:

A. The Applicant shall comply with the requirements set forth in the Review Letter dated March 21, 2021: 1b(1), 1b(3), 1b(6), 1b(7) and 1b(8).

B. The Applicant shall plant forty (40) evergreen trees in 2021 in the buffer and in accordance with the Review Letter dated March 2, 2021 1b(2).

C. The Applicant shall complete any paving top-coats set forth in the Review Letter dated March 2, 2021 prior to and as a condition to be completed before a

Certificate of Occupancy is issued for the Amended Site Plan improvements, but no later than June 30, 2022.

D. The Applicant shall expand the existing septic systems or install a secondary septic system, which may be required to accommodate the proposed improvements and/or modifications to the site.

E. The Applicant has agreed to, and shall comply with the recommendations set forth in the Review Letter dated March 2, 2021, 2c through 9b, inclusive, and revise the plans submitted accordingly.

F. The Applicant shall replace any trees removed with similar trees at least six (6) feet in height.

G. The Applicant shall, as discussed and agreed to on the record, raise the level of the driveway along Crowfoot Road, near Cooper Road across the entire width of the roadway.

H. The Applicant shall revise the plan submitted in order to depict the location where piping is intended to be stored.

I. The Applicant agrees to comply with any other agreements set forth on the record.

2. The Applicant is granted a waiver and shall not be required to install a fence along the north side of the stormwater basin at the southeast corner of the property.

3. The Applicant is granted a waiver from the requirement of installing a trash enclosure at the site.

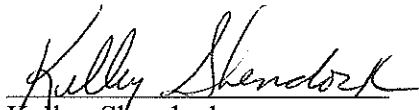
4. The Applicant has agreed to comply with any recommendations by the Fire

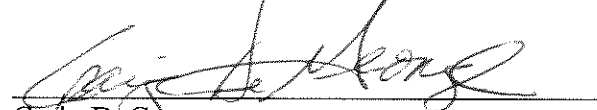
Marshall.

5. This approval and grant of variances is conditioned on the Applicant obtaining all other necessary approvals and/or permits from all governing departments or agencies, which may be required, and compliance with all Applicable Federal, State, County or Township rules and regulations


Attest:

Township of Berlin Planning/Zoning Board

  
Kelley Shendock  
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 13<sup>th</sup> day of April, 2021

  
Kelley Shendock, Secretary  
Township of Berlin Planning/Zoning Board