

Applicant: Technitool Inc.

Property: 1048 Industrial Drive
Block 2301 Lot 14

Application to permit a 6,000 square feet building addition to the rear of an existing 9,660 square feet office/manufacturing/warehouse building.

RESOLUTION OF THE BERLIN TOWNSHIP PLANNING/ZONING BOARD
GRANTING AMENDED SITE PLAN APPROVAL

WHEREAS. The applicant appeared before the Board on August 10th 2021, and is applying for amended final Site Plan approval for property known as Block 2301 Lot 14, 1048 Industrial Drive, and

WHEREAS. The applicant has submitted an amended final site plan for approval, which plan has been reviewed by Charles J. Riebel Jr. P.E., P.L.S., P.P. the Engineer for the Board. The report of the Board's Engineer is dated July 16th 2021. The applicant appeared before the Board and was represented by the law office of Patrick F. McAndrew Esq., and

WHEREAS. The applicant provided the following reports;

- a. Preliminary & Final Site Plan prepared by Michael E. Avila, P.E. dated March 18th 2021
- b. Existing Conditions Plan prepared by Robert E. Lee P.L.S. dated May 1st 2021.
- c. Architectural Floor Plan and building elevation prepared by Joseph S. Benedetto, R.A. dated March 19th 2021 and March 31st 2021.
- d. Stormwater Assessment Report prepared by Michael E. Avila, P.E. dated May 18th 2021.

WHEREAS. All intended witnesses were sworn-in by the Board Solicitor,

WHEREAS. The Board determined that the application is properly before the Board and the proof of notice and publication is appropriate, and

WHEREAS. The Board has received and reviewed the reports filed by the applicant and the Board engineer, and

WHEREAS. The site is located in the I-1 Light Industrial Zoning District, and contains a pre-existing non-conforming front yard set back at 39.67 feet, where 40.00 feet is the minimum front yard set back requirement, and

WHEREAS, The applicant now proposes to construct a 6,000 square feet warehouse addition. There was discussion as to the proposed building addition being a prohibited structure under section 340-17H of the Berlin Township Code. There was discussion by the Board related to the building to be constructed and the manner of construction, and

WHEREAS. Following discussion by the Board Engineer on the manner and method of construction of the proposed building, as well as the testimony by the Applicant's professionals, a motion was made and seconded by the Board that the proposed structure is not a prohibited structure under the Code of the Township of Berlin. The motion was approved by unanimous vote of the Board that the form of the proposed 6,000 square feet building structure is not prohibited by the Code of the Township of Berlin, and

WHEREAS. The application continued without the need for a variance, and

WHEREAS. There was discussion on the number of employees at the site. The applicant testified that the purpose of the additional building was not necessarily for business expansion, but to better utilize the site by moving most of the items currently stored outside to an inside storage. There was also discussion on the site plan depicting 19 parking spaces. The Board Board determined that the current number of parking spaces complies with the Zoning Code.

WHEREAS. The applicant testified that the Board Engineer's report dated July 16th 2021, and the Fire Marshall/Official report dated July 16th 2021 were received and reviewed. The Applicant testified that there were no objection the the recommendations contained in the reports. Except at paragraph 5a of the report, the applicant requested a waiver from the requirement to construct sidewalk along Industrial Drive, AND, at paragraph 11 of the report the applicant requested a waiver from the requirement to install an irrigation system for the small gras area of the site, and

WHEREAS. At the conclusion of the applicant's presentation, the meeting was open to the public for comment. There was no public comment on the application, and

WHEREAS. The Board determined the applicant adequately addressed all the concerns of the Board and the items contained in the Board Engineer's report and Report of the Township Fire Marshall/Official

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin that the application for an amended site plan to construct a 6,000 square feet additional storage facility be and is hereby Granted;


BE IT FURTHER RESOLVED, that the following Waivers have been approved;

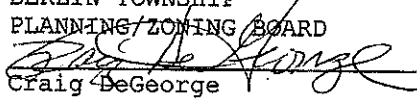
1. from sidewalk along Industrial Drive.
2. From installation of an irrigation system for the small grass area around the building addition.

BE IT FURTHER RESOLVED, that the following condition be part of this approval;

- a. to require 5 feet wide shade tree easement along the frontage of the property (section 200-92-G).

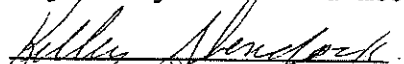
ATTEST:


KELLEY SHENDOCK
Secretary

BERLIN TOWNSHIP
PLANNING/ZONING BOARD

Craig DeGeorge
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Berlin Township Planning/Zoning Board at a meeting held on August 10th 2021.


KELLEY SHENDOCK, Secretary