

RESOLUTION NO. 2022-7

Applicant: RCM Builders LLC
Property: 318-22 Myrtle Avenue
Block 1414 Lot 10

Zone: R-2 Single Family-Detached

Application for a minor subdivision - no variance

RESOLUTION OF THE BERLIN TOWNSHIP PLANNING/ZONING BOARD
GRANTING MINOR SUBDIVISION-NO VARIANCE

WHEREAS. On October 26th 2021, the above application was considered by the Planning/Zoning Board of the Township of Berlin, Camden County, New Jersey, for minor subdivision, with no variances being requested, and

WHEREAS. The Planning Board having received a plan for the minor subdivision, and the Plan being prepared by Robert Scott Smith P.L.S., dated 9/14/2021, and the plan having been reviewed by the Board's engineer Jack J. Gravlin Jr. P.E. with a report submitted and dated October 19th 2021. The applicant was represented by David C. Patterson Esq., and

WHEREAS. The Board has determined that the application was properly before the Board with notice and publication being submitted. The Board further determined that the application requested a minor subdivision to subdivide the existing 35,258 square feet lot into two lots for single family residential detached use, and

WHEREAS. The application continued before the Board being a minor subdivision to subdivide the existing 35,258 square feet lot into two lots for single family residential detached use, each lot being presented as containing approximately 17,629 s.f, with 100 feet frontage on Myrtle Avenue and 176.29 feet deep side yard and

WHEREAS.

a) From a review of the nature of the application, the Board determined that the application is proper and is classified as a Minor-Two-Lot-Subdivision.

b) The applicant submitted the Plan of Minor Subdivision prepared by Robert Scott Smith P.L.S. dated 9/14/21. The Plan was marked as applicants Exhibit A-1. The applicant testified that he has received and reviewed the report filed by the engineer for the Board, dated June 5th 2021, and will comply with the comments contained in the report.

c) The applicant proposes to subdivide the parcel into two lots. The applicant proposes the front yard setback for the two lots on Myrtle Avenue at a 40-foot building front yard setback (consistent with the Berlin Township Ordinance requirement). The applicant also proposes the rear yard setback for the two lots at 105.05 feet. The applicant does not require a variance as part of this subdivision application.

e) There was also discussion regarding section D paragraphs 1 through 8 of the Board Engineer's report dated October 19th 2021. The applicant testified that he was in agreement with the Board Engineer's report.

g) There was an open public portion with comments from the public. There was no opposition presented at the public portion.


NOW THEREFORE, after considering the foregoing, it is herein RESOLVED that the above application for minor subdivision to provide for two lots as shown on the submitted plan (Exhibit A-1) be and is hereby GRANTED.

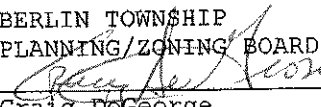
BE IT FURTHER resolved the following conditions are Required;

1. As contained in the Board Engineer's report at section D paragraph # 5, the applicant agreed to install a five (5) feet wide shade tree easement along the right-of-way line of the street frontage.
2. As contained in the Board Engineer's report at section D paragraph # 8, the applicant agreed to post the required performance and maintenance guarantees and inspection escrows for street improvements.

The applicant must comply with any and all applicable Federal, State, County and Local laws, rules and regulations.

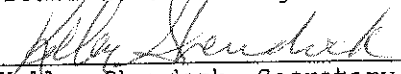
ATTEST:


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 January 11th 2022


Kelley Shendock, Secretary
TOWNSHIP OF BERLIN
PLANNING BOARD