

RESOLUTION NO. 2022-11

Applicant: Arcadian Allied Properties, LLC

Property: 201 Allied Parkway
Block 1702, Lot 6.06

Zone: C-3 Regional Commercial Growth Zone (Pinelands Regional Growth Area)

Application: Amended Site Plan

Whereas: on February 15, 2022, the Applicant, Arcadian Allied Properties, LLC, being represented by Michael J. Lario, Jr., Esquire, being the owner of the lands and premises situate at 201 Allied Parkway, Block 1702, Lot 6.06, which property is located in the C-3 Regional Commercial Growth Zone (Pinelands Regional Growth Area), did appear before the Berlin Township Planning/Zoning Board requesting Amended Site Plan Approval to permit the construction of 40 feet by 100 feet building which is intended to supplement the existing structures located on the property. The intended use of the proposed building is a permitted use within the C-3 Regional Commercial Growth Zone ; and

Whereas: the Applicant has submitted an Amended Site Plan and Storm Water Management Report, prepared by Jack Gravlin, Jr., P.E. dated February 2021; Topographic Survey, prepared by James Sassano, P.L.S., dated June 6, 2020 and Building Elevation and Floor Plan, prepared by Benedetto Associates, dated August 3, 2021 in support of the Application; and

Whereas: the Applicant has requested that the Board grant certain bulk variances and

design waivers; and

Whereas: the Board has considered that certain Review Letter dated November 2, 2021, Prepared by Gregory B. Fusco, P.E., P.P., C.M.E., C.P.W.M. of Key Engineers, and that supplemental Review Letter date January 13, 2022 prepared by Charles J. Riebel, Jr., P.E., P.L.S., P.P., C.M.E., Township Engineer for Berlin Township; and

Whereas: the Applicant has agreed to revise the plans submitted in accordance to the items set forth on that Review Letter dated November 2, 2021, prepared by Gregory B. Fusco, P.E., P.P., C.M.E., C.P.W.M. of Key Engineers, and that supplemental Review Letter date January 13, 2022 prepared by Charles J. Riebel, Jr., P.E., P.L.S., P.P., C.M.E., Township Engineer for Berlin Township

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 Letters dated November 2, 2021 and January 13, 2022, and finding that the granting of an Amended Site Plan approval with the bulk variances and design 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 Applicant is granted an Amended Site Plan Approval in accordance with the Amended Site Plan and Storm Water Management Report, prepared by Jack Gravlin,

Jr., P.E. dated February 2021; Topographic Survey, prepared by James Sassano, P.L.S., dated June 6, 2020 and Building Elevation and Floor Plan, prepared by Benedetto Associates, dated August 3, 2021 and permission to construct a 40' by 100' building on the property, subject to the Applicant's compliance with those items set forth on that Review Letter dated November 2, 2021, prepared by Gregory B. Fusco, P.E., P.P., C.M.E., C.P.W.M. of Key Engineers, and that supplemental Review Letter date January 13, 2022 prepared by Charles J. Riebel, Jr., P.E., P.L.S., P.P., C.M.E., Township Engineer for Berlin Township, and further conditioned on the following:

- a. The new building shall be ADA compliant.
 - b. The Applicant shall repair or replace the deteriorated concrete pavements.
2. The Applicant is granted the following bulk variances:
- a. A variance from the requirements of the Section 340-19 of the Zoning Ordinance so that the Applicant can construct the proposed structure with a height of 21 feet.
 - b. A variance from the requirements of the Section 340-19 of the Zoning Ordinance so that the Applicant can construct the proposed structure 40 feet by 100 feet.
 - c. A variance from the requirements of the Section 340-19 of the Zoning Ordinance so that the Applicant can construct the proposed structure which exceeds 20% of the floor area of the existing structure
3. The Applicant is granted the following waivers:
- a. A waiver from the requirement of Section 340-93I of the Zoning Ordinance that drive aisles shall be 25 feet in width, so to permit the Applicants to maintain drive

aisles of 20 feet in width.

b. A waiver from the requirement of Section 340-93F of the Zoning Ordinance, that requires that parking spaces be located no closer than 20 feet from the curb line, so to permit the Applicant to locate parking spaces 12 feet from the curb line.

c. A waiver from the requirement that a landscape plan be submitted.

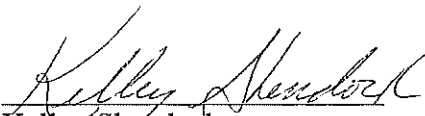
d. A waiver from the requirement that requires the installation of an irrigation System.

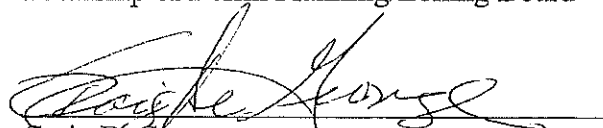
e. A waiver from the requirements of Section 2002-69.E(21), of the Zoning Ordinance so that the Applicant can install LED lighting fixtures.

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

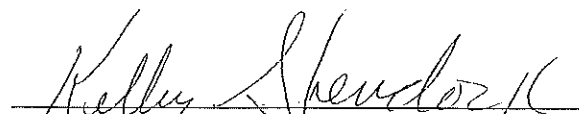
Attest:

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 15 day of March, 2022.


Kelley Shendock, Secretary
Township of Berlin Planning/Zoning Board