

Applicant: Hale Trailer Brake and Wheel

Property: 551 Cooper Road
Block 2103 Lots 10,11 and 13.01

Application to permit a 40 feet X 12 feet two story office building along Cooper Road, Containing 10,208 square feet additional office space to the office-garage building

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

WHEREAS. The applicant appeared before the Board on March 15th 2022, and is applying for amended final Site Plan approval for property known as Block 2103 lots 10, 11 and 13.01 along Cooper Road, 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 January 24th 2022. The applicant appeared before the Board and was represented by the law office of Jeffrey I. Barron Esq. and

WHEREAS. The applicant provided the following reports;

- a. Preliminary & Final Site Plan prepared by Cliffton W, Quy P.E. P.P. dated November 4th 2021
- b. Michael Delellis - Vissi Architectural & Design,

WHEREAS. The Board Engineer, and 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 being 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. The proposed offices are permitted in the zone, and the existing lot area and the proposed building comply with the lot area and bulk requirements, and

WHEREAS, The applicant now proposes to utilize the entire length of the existing paved area along the southeast side of the office/vehicle maintenance building for outside storage. The applicant will be required to secure Board approval for this outside storage. To do so the applicant will have to demonstrate the ability to maintain the outside stored material free from visibility from any adjacent property and roadway.

WHEREAS. At a previous application approval, there was a lot consolidation required. The applicant was required to record an easement at the end of Chestnut Avenue. The applicant is required to submit proof of deed consolidation and file said easement as part of this application.

WHEREAS. There was much discussion on the need for parking at this site. The applicant proposes a total of 87 parking spaces for the site where 129 parking spaces is required by ordinance. The applicant presented extensive testimony that supported the applicant's position that an increase in

additional 10,208 square feet was necessary to accommodate the existing staff with such space as locker room and break room space. The applicant testified that there will not be an increase in the number of employees, or visitors, requiring additional parking. The Board was satisfied with the applicant's testimony but determined that in the event there was a change of use at the site or an increase in the number of required employees, the applicant or the then owner, would be required to expand the parking area to accommodate the need for additional parking, and

WHEREAS. The Board determined to grant the variance for 87 parking space conditioned upon; "if there be any change of use at the site, or use that resulted in additional employees or visitors, then in that event an amended site plan would be required to demonstrate provisions for adequate number of parking spaces for the new use, and

WHEREAS. There was much discussion on the Board engineer's report #5b and #6 at page #2. Following the discussion, the Board determined that a waiver was appropriate, and a designated loading area was not necessary for this site. The Board also determined that since the existing dumpster was stored within a fenced area, not visible from the street, it would not be necessary to create an enclosure for the dumpster. And

WHEREAS. The applicant raised no objection to the Board Engineer's report at pages #3 items 8a through 10b. and at page 3&4 Items 11 through 16d.

WHEREAS. At the conclusion of the applicant's presentation, the meeting was open to the public for comment. There was some public discussion on adjacent property, and

WHEREAS. Following the public discussion, the Board determined the applicant adequately addressed all the concerns of the Board and the items contained in the Board Engineer's report.

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin that the application for an amended site plan to permit a 40 feet X 12 feet two story office building along Cooper Road, Containing 10,208 square feet additional office space to the office-garage building be and is hereby Granted;

BE IT FURTHER RESOLVED, that the following variance be permitted;

1. To permit 87 parking space conditioned upon; "if there be any change of use at the site, or use that resulted in additional employees or visitors, then in that event an amended site plan would be required to demonstrate provisions for adequate number of parking spaces for the new use.

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


1. To permit a façade sign not facing a public street for ID ENTRY purposes only.
2. From installation of concrete sidewalk along frontage of Cooper Road and Chestnut Street.
3. The recycle dumpster stored within a fenced area and not visible from adjacent properties may remain at the current location without enclosure.
4. To permit outside storage of business related material be permitted but remain not visible from adjacent property.


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

approval;

1. The deed of consolidation and easement mentioned in the Board Engineers' report is to be recorded of record, with proof of recording directed to the Board Solicitor and engineer.
2. The Storm water basin repairs directed in the Board Engineer's report at page #3 paragraph #8 be accomplished.
3. The stop line at the main drive, at Cooper Road, entrance be repainted, and the Do Not Enter Sign near trash enclosure be replaced.
4. That the applicant work with the Board Engineer to address the issue of the neighboring property related to evergreen trees and chin link fence installation and or replacement.

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 March 15th 2022.


KELLEY/SHENDOCK, Secretary