

RESOLUTION NO. 2022-13

Applicant: Dahn Corporation

Property: 140 Cooper Road
Block 1002, Lot 4

Zone: C-2 Highway Commercial Zoning District

Application: Preliminary and Final Site Plan Approval with Variances and Waivers

Whereas: on June 14, 2022, the Applicant, Dahn Corporation, being represented by Kenneth Pape., Esquire, being the owner of the lands situate at 140 Cooper Road, Block 1002, Lot 4, which property is located in the C-2 Highway Commercial Zoning District, did appear before the Berlin Township Planning/Zoning Board requesting Preliminary and Final Site Plan Approval to permit the construction of two (2) self-storage buildings, with a total number of 373 rental units, and with a total floor area of 48,575.00 square feet. The intended use of the proposed buildings is a permitted use within the C-2 Highway Commercial Zoning District. The Board has determined that it has jurisdiction to hear the Application; and

Whereas: the Applicant has submitted a Site Plan Application, Preliminary & Final Site Plan, dated March 25, 2022, Storm Water Management Report, dated March 28, 2022, Environmental Impact Statement dated March 28, 2022 and Traffic Analysis, dated April 28, 2022, prepared by Stuart C. Challoner, P.E., P.P., Architectural Plans, dated April 18, 2022, prepared by MSSI Design, LLC and Existing Conditions Survey dated December 10, 2021, prepared by Edwin J. Hale, P.L.S., in support of the Application; and

Whereas: the Applicant has requested that the Board grant a variance from the requirements of Section 340-59 of the Zoning Code and a waiver from the requirement that high-pressure sodium fixtures be used in exterior areas; and

Whereas: the Board has considered that certain Review Letter dated May 24, 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 May 24, 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 Letter dated May 24, 2022, and finding that the granting of Preliminary and Final Site Plan approval with the variance and design waiver 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 Preliminary and Final Site Plan Approval in accordance with the Preliminary & Final Site Plan, dated March 25, 2022, Storm Water Management Report, dated March 28, 2022, Environmental Impact Statement dated

March 28, 2022 and Traffic Analysis, dated April 28, 2022, prepared by Stuart C. Challoner, P.E., P.P., Architectural Plans, dated April 18, 2022, prepared by MSSI Design, LLC and Existing Conditions Survey dated December 10, 2021, prepared by Edwin J. Hale, P.L.S., subject to the revision to the plan as set forth and required pursuant to that certain Review Letter dated May 24, 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 Applicant shall consolidate, by Deed, 140 Cooper Road, Block 1002, Lot 4 and 565 Route 73 North, Block 1002, Lot 3, which Deed of Consolidation shall be recorded in the Clerk's Office, Camden County, New Jersey.
- b. There will be no access to the proposed self-storage units off of Cooper Road, except for those storage units leased to current customers.
- c. The Applicant shall install "cut-off" shields on all lighting fixtures which may be located to adjacent residential properties.
- d. The Applicant shall prepare and provide a parking plan, as recommended by Charles J. Riebel, Township Engineer for Berlin Township, for his review and approval.
- e. Operation hours shall be from 6:00 am until 9:00 pm.
- f. There shall be no outside storage of any form of vehicles, including but not limited to, tractors, trailers, recreational vehicles, boats or automobiles.
- g. The Applicant shall install a six (6) foot solid vinyl fence along the property line that is adjacent to the pre-existing residential use, and shall plant an appropriate number of arborvitaes between the fence to be installed and the property line of the adjacent residential property.

h. The Applicant shall comply with the Recommendation Letter dated May 27, 2022, prepared by Joseph Comforth, Fire Marshall for the Township of Berlin.

2. The Applicant is granted the following bulk variance:

a. A variance from the requirements of the Section 340-59 of the Zoning Ordinance so that the Applicant can continue the façade design on the proposed structures similar o the existing façade design on the structures located on Block 1002, Lot 3.

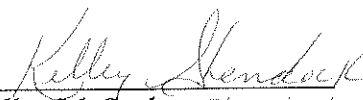
3. The Applicant is granted the following waiver:

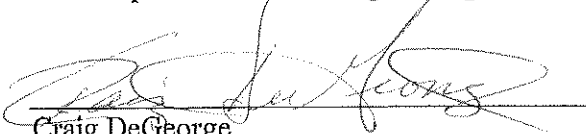
a. A waiver from the requirements of Section 2002-69.E(21), of the Zoning Ordinance so that the Applicant can install LED lighting fixtures.

4. This Preliminary and Final Site Plan Approval, variance and waiver are further conditioned upon the Applicant obtaining any and all other approvals which may be required from any and all other State, County or Local governmental agencies.


Attest:

Township of Berlin Planning/Zoning Board


Kelley McCauley Sheradock
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 26th day of July, 2022.


Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board