

2022-15

**PLANNING/ZONING BOARD
TOWNSHIP OF BERLIN
RESOLUTION**

Applicants: 140 Bradford LLC

**Premises: 140 Bradford Drive
Block 1203, Lot 50**

Zone: C2-I Commercial-Industrial Zoning District

Application: Preliminary and Final Site Plan Approval

Whereas: On September 13, 2002, The Applicant, 140 Bradford LLC, the record owner of those certain lands and premises situate and more commonly known as 140 Bradford Drive, Block 1203, Lot 50, Township of Berlin, which property lies in the C2-I Commercial-Industrial Zoning District; represented by Damien O. Del Duca, Esquire, did appear before the Planning/Zoning Board of the Township of Berlin; and

Whereas: The Applicant, has submitted an application, supported by a Site Plan entitled "Hill Archive Expansion", consisting of 9 pages, prepared by Jason T. Sciuillo, P.E., P.P. of Sciuillo Engineering Services, LL, dated August 1, 2022, (Exhibit A-1), which requests preliminary and final site plan approval to demolish 6,145 square feet of the existing building and thereafter construct 17,182 square foot building addition along Kelley Drive, resulting in a total building area of 45,275 square feet. The Applicant has not requested any bulk variances, but is requesting certain waivers and a variance regarding an intended façade sign; and

Whereas: The Planning/Zoning Board for the Township of Berlin has received and reviewed a Review Letter dated August 15, 2022, prepared by Charles J. Riebel, Jr., P.E., P.L.S., P.P., C.M.E., Township Engineer for Berlin Township which sets forth certain recommendations and revisions required; and

Whereas: the Planning/Zoning Board and Township Engineer did review a Responsive Letter, prepared by Jason T. Sciullo dated September 1, 2022, in response to the Review Letter dated August 15, 2022, in which the Applicant agrees to revise the site plan in accordance with the recommendations of the Township Engineer; and

Whereas: The Planning/Zoning Board has given careful consideration to the application and testimony of the Applicant, and having reviewed the Responsive Letter dated September 1, 2022 sent in support of the application, and finding that the waivers requested by the Applicant are reasonable, and the approval of the site plan submitted, with the representations made on behalf of the Applicant, that the plans will be revised in accordance with the Review Letter dated August 15, 2022, and it further appearing that no member of the public appeared in opposition to the approval of the site plan, waivers and variance requested.

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin as follows

1. The Applicant is granted Preliminary and Final Site Plan approval to demolish 6,145 square feet of the existing building and thereafter construct 17,182 square foot building addition along Kelley Drive, resulting in a total building area of 45,275 square feet, in accordance to the Site Plan entitled "Hill Archive Expansion", consisting of 9

pages, prepared by Jason T. Sciallo, P.E., P.P. of Sciallo Engineering Services, LL, dated August 1, 2022, which shall be revised pursuant to the representations set forth in that certain Responsive Letter dated September 1, 2022.

2. The Applicant is granted a variance from Section 340-83.I of the Zoning Ordinance which permits one (1) façade sign totaling 64 square feet on a building, so that the Applicant can install a façade sign totaling 72.5 square feet on the proposed addition.

3. The Applicant is granted the following waivers from the requirements of the Zoning Ordinance:

a. A waiver from the requirement that sidewalks must be install along the street frontage.

b. A waiver from the requirement exterior light fixtures be high-pressure sodium, so that the Applicant may install LED type fixtures.

c. A waiver from the requirement that drive aisles be a minimum of 25 feet in width, so that the Applicant can maintain drive aisles 24 feet in width.


d. A waiver so that the Applicant shall not be required to install additional irrigation. However, the Applicant is required to insure that the existing irrigation system is in working order.

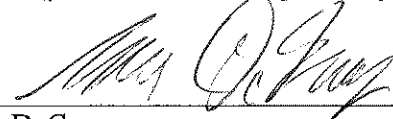
4. The Applicant shall install a “knock-box” in the proposed addition.

5. This approval is subject to any and all other State, County or Local approvals or inspections which may be required.

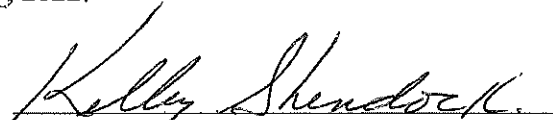
Attest:

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 25th day of October, 2022.


Kelley Shendock, Secretary
Township of Berlin Planning/Zoning Board