

2022-16

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

Applicants: Rocco Fiorentino

Premises: 113 Piedmont Boulevard 5 Genova Drive
 Block 2401, Lot 17 Block 2401, Lot 16

Zone: Senior Citizens Community Housing Overlay Within the I-1 Light
 Industrial Zoning District

Application: Minor Subdivision

Whereas: On September 13, 2022, the Applicant, Rocco Fiorentino, the record owner of that certain tract of land situate and more commonly known as 113 Piedmont Boulevard, Block 2401, Lot 17, Township of Berlin, which property lies in the Senior Citizens Community Housing Overlay within the I-1 Light Industrial Zoning District represented by Colleen Bianco Bezich, Esquire; and

Whereas: The Applicant, with the consent and permission of Ira L. Fox, the record owner of that certain tract of land situate and more commonly known as 5 Genova Drive, Block 2401, Lot 16, Borough of Runnemede, has submitted an application, supported by a Minor Subdivision Plan for lands situate at 113 Piedmont Boulevard, Block 2401, Lot 17 and 5 Genova Drive, Block 2401, Lot 16, Township of Berlin, Camden County, New Jersey, prepared by Adam R. Grant, P.L.S., dated June 6, 2022, requesting permission to subdivide a 4.8 foot wide by an average of 51.00 +/- foot strip of land from the west side

of Block 2401, Lot 16 (5 Genova Drive) and consolidate such subdivided portion of land with the adjacent Block 2401, Lot 17 (113 Piedmont Boulevard) to allow for the expansion of the paver patio, which shall comply with the minimum setback of 8 feet, within the rear yard of block 2401, Lot 17; and

Whereas: The Planning/Zoning Board for the Township of Berlin has received and reviewed a Review Letter dated August 8, 2022 prepared by Charles J. Riebel, Jr., P.E., P.L.S., P.P., C.M.E., Township Engineer for Berlin Township; and

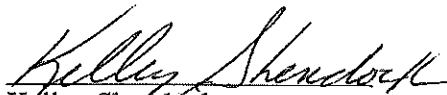
Whereas: The Planning/Zoning Board has given careful consideration to the application and testimony of the Applicant, and finding that the approval of the subdivision will not be a substantial detriment to the existing zoning ordinance or the public good, and it further appearing that no member of the public appeared in opposition to the subdivision plan requested.

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


1. The Applicant is granted minor subdivision approval in accordance with the Minor Subdivision Plan for lands and premises situate at 113 Piedmont Boulevard, Block 2401, Lot 17 and 5 Genova Drive, Block 2401, Lot 16, Township of Berlin, Camden County, New Jersey, prepared by Adam R. Grant, P.L.S., dated June 6, 2022., in order to subdivide a 4.8 foot wide by an average of 51.00 +/- foot strip of land from the west side of Block 2401, Lot 16 (5 Genova Drive) and consolidate such subdivided portion of land with the adjacent Block 2401, Lot 17 (113 Piedmont Boulevard) which approval is conditioned upon the following:

- a. The Applicant shall obtain consent and approval of the Montebello Homeowners Association.
- b. The Applicant shall submit for review and approval copies of the Deeds which shall perfect the approval subdivision and consolidation, which shall be recording in the Camden County Clerks' Office within the time period provide and required by statute.
2. This approval is subject to any and all other State, County or Local approvals or inspections which may be required.


Attest:


Kelley Shendock
Secretary

Township of Berlin Planning/Zoning Board


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