

2022-17.

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

Applicants: Apex Sign Group

Premises: 200 Route 73 North
Block 703, Lot 1

Zone: C2-I Commercial-Industrial Zoning District

Application: Variance to Permit Two (2) Façade Signs Totaling 313.81 Square Feet
O
n the Storefront to be Occupied by the Burlington Store

Whereas: On September 13, 2022, the Applicant, Apex Sign Group,, represented by Dennis M. Galvin, Esquire, with the permission and authorization of ACP Jersey Association, the record owner of that certain tract of land situate and more commonly known as 200 Route 73 North, Block 703, Lot 1, Township of Berlin, which property lies in the Commercial Zoning District, has submitted an application requesting permission to install two (2) façade signs totaling 313.81 square feet on the exterior of the premises formerly occupied by Modell's Sporting Goods Store, which will be occupied by the Burlington Store, where Section 340-83.I of the Zoning Ordinance limits such façade signs to one (1) sign with a total area of not ore than 64 square feet; and

Whereas: the Applicant has presented the testimony of Scott D. Taylor, a Professional Planner, in support of the application, together with plans entitled "Front Elevation (North)", dated May 26, 2022, prepared by Sean M. McFarland, P.E., which was marked Exhibit "A-1"; and

Whereas: The Planning/Zoning Board for the Township of Berlin has received and reviewed a Review Letter dated July 29, 2022 prepared by Charles J. Riebel, Jr., P.E., P.L.S., P.P., C.M.E., Township Engineer for Berlin Township; and

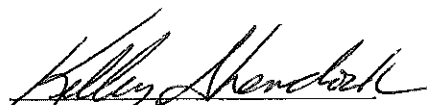
Whereas: The Planning/Zoning Board has given careful consideration to the application and testimony given on behalf of the Applicant, and finding that the approval of the variance will not be a substantial detriment to the existing zoning ordinance or the public good, and in fact promotes the public 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

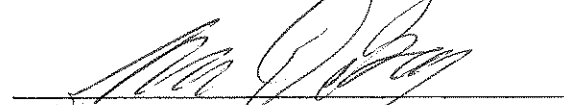
1. The Applicant is granted a variance from Section 340-83.I of the Zoning Ordinance, which permits one (1) façade sign, totaling no more that 64 square feet, so that the Applicant is granted permission to install two (2) façade signs as set forth and depicted in the plans entitled "Front Elevation (North)", dated May 26, 2022, prepared by Sean M. McFarland, P.E., totaling 313.81 square feet, at the location set forth in the application.

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

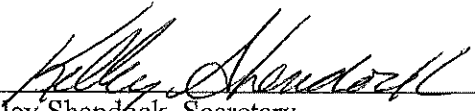
Attest:


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