

RESOLUTION NO. 2022-19

Applicant: Cima Network Inc.
Five Below Retail Store

Property: Berlin Circle Plaza Shopping Center - Unite # 10
200 N Route 73
Block 703 Lot 1

Application for Sign Variance

RESOLUTION OF THE BERLIN TOWNSHIP PLANNING/ZONING BOARD
APPROVING FAÇADE SIGN APPLICATION

WHEREAS. On October 24th 2022, the above application was considered by the Planning/Zoning Board of the Township of Berlin, Camden County, New Jersey, for Façade Sign Variance, and

WHEREAS. The applicant has submitted plan/drawing exhibits that are drawn to scale, consisting of eight (8) pages, which plan has been reviewed by Charles J. Riebel Jr. P.E., P.L.S., P.P., C.M.E. the Engineer for the Board. The applicant's Exhibits have been marked A-1. The report of the Board's Engineer is dated September 23rd 2022. The applicant appeared before the Board and was represented by Tim Arch Esq. of , and

WHEREAS. The Board determined that the application is properly before the Board and the proof of notice and publication is appropriate, all witnesses to present testimony before the board were properly sworn-in. and

WHEREAS. The applicant requires the following variance;

1. "Five Below" sign 28.27 X 113.1 s.f. Not facing a public street
2. Under Canopy Sign Five Below 1'X 5"

WHEREAS. The applicant proposes the use of the existing free standing sign at Rt. 73. , dimensions proposed at 9.46'X3.96", 37.46 S.F." The applicant testified that this signage will conform to the existing sign, and

WHEREAS. The applicant presented testimony to the Board that the Façade signage, as proposed, would be a benefit to patrons entering the shopping center. The size will assist in easy location to the store and thereby create a safer flow of vehicle traffic.

WHEREAS. The applicant presented testimony related to the under canopy sign. The applicant identified this proposed sign to be 1'X 5' where 1'X 4' is permitted. The applicant presented testimony that this sign is particularly identified as their Standard Branding Sign and is easily identified by customers seeking the store.

WHEREAS. The applicant presented testimony that there would be no free-standing sign constructed on Walker Avenue, and

WHEREAS. There was discussion on window signs. The applicant testified that these signs will be temporary signs and in place for no longer than 60 days, and

WHEREAS. The Application was opened to the public for comments and no one came forward, and

WHEREAS. The Board determined that the applicant answered and responded to all questions and concerns presented by the Board. The Board being of the opinion that the applicant presented testimony to satisfy the Board that the

variance request can be granted without a substantial deviation from the intent and purpose of zoning nor a substantial detriment to the public good and welfare.

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin that the Sign Application be and is hereby Approved.

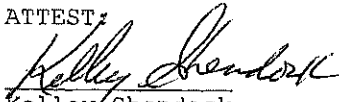
BE IT FURTHER RESOLVED that the following variances are hereby approved

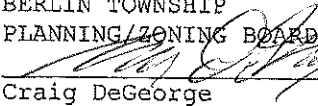
1. "Five Below" sign 28.27 X 113.1 s.f. Not facing a public street
2. Under Canopy Sign Five Below 1'X 5"

BE IT FURTHER RESOLVED that the temporary window (banner) signs are here approved upon the condition that the signage display not exceed 60 days.

The resolution was approved unanimously by member present and voting.

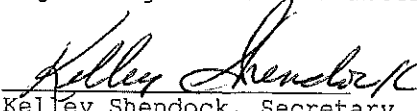
ATTEST:


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 October 24th 2022.


Kelley Shendock, Secretary