

RESOLUTION NO. 2023-7

Applicant: Steven Zeuli, t/a Zeuli Construction & RD Zeuli, Inc.

Property: 450 Commerce Lane
Block 2301, Lot 24 and 25

Zone: C2 Highway Commercial Zoning District

Application: Minor Subdivision and Use Variance

Whereas: the Applicant, Steven Zeuli, with the permission of EIL Investments, LP owner of the lands situate at 405 Commerce Lane, Block 2301, Lots 24 and 25, which property is located in the C2 Highway Commercial Zoning District; and

Whereas: the Applicant, through their attorney, David C. Patterson, Esquire, has submitted an Application for Minor Subdivision and Use Variance Approval, supported by a Minor Subdivision Plan prepared by James C. Weed, P.L.S., revised to May 16, 2022, and a Site Layout Plan, prepared by Michael E. Avila, P.E., revised to April 22, 2022, so that the Applicant can subdivide Block 2310, Lots 24 and 25 and created two (2) Lots to be known as Lot 24.01 and Lot 24.02; and

Whereas: the Applicant has requested a Use Variance from the provisions of Sections 340-16 and 340-62A(1) of the Zoning Ordinance, which prohibits outside storage of any kind, so that the Applicant can store vehicles and construction equipment outside of the proposed building to be constructed upon proposed Lot 24.02; and

Whereas: the Board has considered a certain Review Letter dated December 5, 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 Board has given careful consideration to the application and testimony and representations of the Applicant, and has reviewed and considered the Review Letter dated December 5, 2022, prepared by the Board Engineer, and finding that the Applicant is entitled to subdivide the existing Lots 24 and 25, and further finding that the granting of the variance requested by the Applicant in order to allow the outside of vehicles and construction equipment, 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 Minor Subdivision Approval so that the Applicant can subdivide Block 2301, Lots 24 and 25 pursuant to that Minor Subdivision Plan prepared by James C. Weed., P.L.S., revised to May 16, 2022, into proposed Lots 24.01 and Lot 24.02 subject to the following condition:

a. The Applicant shall submit the proposed Subdivision Deeds to the Township Engineer and Planning/Zoning Board Solicitor for review.

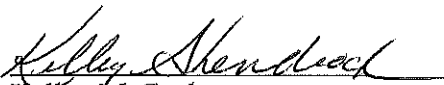
b. The requirement that sidewalks along the perimeters of the properties, shall be deferred until such time a Site Plan Review has been made and approved for the improvements to be constructed upon proposed Lot 24.02.

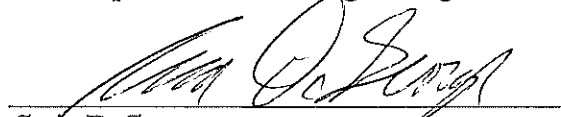
c. This Minor Subdivision Approval is condition upon any State, County or other Local approvals which may be required.

2. The Applicant is granted a Use Variance from the provisions of Sections 340-16 and 340-62A(1) of the Zoning Ordinance, which prohibits outside storage of any kind, so that the Applicant can store vehicles and construction equipment outside of the proposed building to be constructed upon proposed Lot 24.02, subject to the condition that no outside storage of building materials shall be permitted.

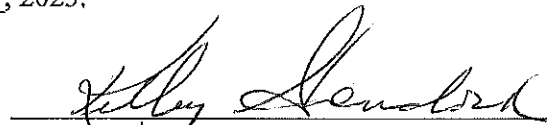
Attest:

Township of Berlin Planning/Zoning Board


Kelley McCauley
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 10 day of January, 2023.


Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board