

RESOLUTION NO. 2023-9

**Applicant:** HSC Berlin, LLC (Tractor Supply)

**Property:** 901 Route 73 South  
Block 1604, Lots 1-5

**Zone:** C-21RG Pinelands Highway Commercial Regional Growth Zone

**Application: Administrative Amendment to Site Plan to Permit the Display and Sale of All-Terrain Vehicles (ATVs) within the 2,688 Square Foot Display Area**

**Whereas:** the Applicant, HSC Berlin, LLC (Tractor Supply), by letter dated November 15, 2022, supported by a Site Plan Sheet, revised to November 8, 2022, has requested the Township of Berlin Planning/Zoning Board to administratively approved an amended to the Site Plan previously approved, to permit the display and sale of All-Terrain Vehicles (ATVs) in the 2,688 square foot area currently designated and used for the display and sale of trailers and equipment;

**Whereas:** the Board has considered a that 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 the Berlin Township Planning/Zoning Board, which indicated hat the amended could be accomplished administratively, with the condition that the there w should be no vertical stacking of any items within the designated display area; and


**Whereas:** the Board is of the opinion, that because the proposed display of All-Terrain Vehicles (ATVs) within the current trailer and equipment display area will have a minimal effect upon the site, the amendment to the Site Plan can be granted administratively.

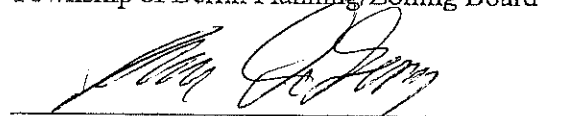
NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin as follows:

1. The Applicant is administratively granted Amended Site Plan approval for the purpose of permitting the Applicant to display for sale All-Terrain Vehicles (ATVs) within that certain 2,688 square foot area currently used for the display and sale of trailers and equipment, conditioned on the requirement that there will be no stacking of any trailers, equipment and/or ATVs within the designated display area.

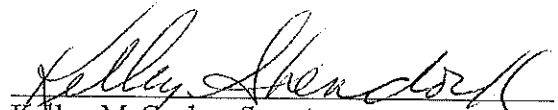
2. The approval herein granted is conditioned upon the Applicant obtaining any and all other approvals which may be required from all other State, County or Local governmental agencies, including the Township of Berlin Fire Marshall and Police Department.

Attest:

  
Kelley McCauley  
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 10 day of January, 2023.

  
Kelley McCauley, Secretary  
Township of Berlin Planning/Zoning Board