

RESOLUTION NO. 2023-22

Applicant: Biglin Holdings LLC

Property: Cooper and Edgewood Avenue
Block 1701 Lot 5

Minor subdivision and
Preliminary and Final Site Plan Approval

RESOLUTION OF THE BERLIN TOWNSHIP PLANNING/ZONING BOARD
GRANTING A MINOR SUBDIVISION AND PRELIMINARY AND FINAL MINOR SITE PLAN

WHEREAS. The applicant appeared before the Board on October 17th 2023, and is applying for a minor subdivision and preliminary and final Minor Site Plan, with variances, approval for property known as Block 1701 Lot 5, and

WHEREAS. The applicant has submitted a minor subdivision and site plan for approval, which has been reviewed by Charles J. Riebel Jr. P.E., P.L.S., P.P. the Engineer for the Board. The report of the Board's Engineer is dated October 13, 2023. The applicant appeared before the Board and was represented by David C. Patterson Esq., and

WHEREAS. The applicant provided the following reports;

- a. Preliminary & Final Major Site Plan prepared by Samuel J. Agresta, P.E., P.P., C.M.E. dated July 31st 2023.
- b. Stormwater Management Report, revised to May 6th 2022 by Samuel J. Agresta.
- c. Boundary and Topography Plan, prepared by Phillip J. Schaeffer P.L.S. dated February 2nd 2021.
- d. Minor Subdivision Plan by Phillip J. Schaffer P.L.S. dated February 2nd 2021.
- e. Architectural building elevations and floor plan for the office warehouse buildings and maintenance garage by Thomas Hogan R.A., A.I.A. dated November 20th 2020.
- f. "Inconsistent Certificate of Filing" letter to The Pine Land Commission dated May 4th 2020 by Charles M. Horner P.P.
- g. Copy of completed Planning and Zoning Board Application Checklist dated August 3rd 2023.

WHEREAS. All intended witnesses, the applicant's professional and the Board's professional, were sworn-in by the Board Solicitor,

WHEREAS. The Board determined that the application is properly before the Board and the proof of notice and publication is appropriate, and

WHEREAS. The Board has received and reviewed all reports filed by the applicant and the Board engineer, and

WHEREAS. The site is located in Light Industrial Zoning District and located at the corner of property at the southwest corner of Cooper Road and Edgewood Avenue. The applicant proposed to subdivide the property into two lots. One lot remaining at the corner of Cooper Road and Edgewood Avenue. The other lot will contain the proposed flex-office building and warehouse, and

WHEREAS. The applicant proposes the corner lot to have 9.29 +/- acres and the back lot to have 10.69 +/- acres. Both lots will comply with the bulk requirements in the the Light Industrial Zone, and

WHEREAS. The applicant proposes the following uses on the remaining back lot;

- a. Building "A" to contain 18,000 square feet flex office warehouse space along Edgewood Avenue West side.
- b. Building "B" to contain 15,300 square feet flex office warehouse space along Edgewood Avenue East Side.
- c. A Maintenance Garage - 5,400 square feet located behind Building "B".

And

WHEREAS. The applicant seeks the following Waivers as part of the Preliminary Final Site Plan;

- a. Waiver from concrete sidewalk along the frontage of Edgewood Avenue
- b. Waiver to permit LED lighting.
- c. Waiver from the requirement for irrigation
- d. Waiver from requirement of paving for loading and delivery area to stone coverage.

WHEREAS. The applicant presented testimony that supported the intended uses as permitted uses in the Light Industrial Zone. The applicant also provided testimony that the open space area will be used as permitted in the Light Industrial Zone as well as building area and bulk zoning requirements, and

WHEREAS. There was discussion on the intended parking area, number of proposed parking spaces, appropriate traffic control markings and proposed designated loading and delivery areas. The Applicant provided an appropriate response to the Board's concerns, and

WHEREAS. The applicant requested the Board grant a Waiver from the requirement of concrete sidewalk along frontage of Edgewood Avenue. There is curbing along Edgewood Avenue. The applicant proposes to continue curbing along the proposed parking and drive areas. The Board was in agreement to waive side walk, but only until the applicant seeks the development of the front area and the Camden County Planning Board requires the continuation of the curb and sidewalk, and

WHEREAS. The application was opened to the public. There was a question from one member of the public. There was no public in opposition to the application, and

WHEREAS. The Board determined that the applicant provided all necessary documents and testimony and the Board was satisfied with the applicant's response to the Board's questions and concerns.

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin that the application for Minor Subdivision be and the same is hereby GRANTED.

BE IT FURTHER RESOLVED, by the Planning/Zoning Board of the Township of Berlin that the application for Preliminary Final Site Plan be and is hereby GRANTED

BE IT FURTHER RESOLVED, by the Planning/Zoning Board of the Township of Berlin that the following waivers be and are hereby GRANTED:

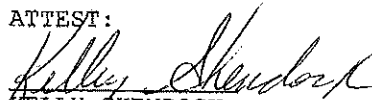
- a. Waiver from concrete sidewalk and curb along the frontage of Cooper Road until such time as development occurs in said area.
- b. Waiver to permit LED lighting.
- c. Waiver from the requirement for irrigation
- d. Waiver from requirement of paving for loading and delivery area to stone coverage.

BE IT FURTHER RESOLVED, by the Planning Zoning Board of the Township of Berlin that the following conditions be and are hereby required;

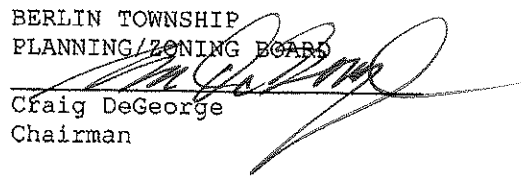
- a. The applicant is required to secure the necessary Pinelands Commission Approvals.
- b. The applicant must secure the necessary Camden County Planning Board Approval for subdivision and site plan approval.
- c. The applicant's plan must depict the 12.25 feet wide strip of land along Cooper Road for future road widening and or right-of-way.
- d. The applicant's plan must be revised to depict a five (5) feet wide shade tree easement along the frontage of Edgewood Avenue at the widened right of way line of Cooper Road.

BE IT FURTHER RESOLVED, the applicant will seek and receive all approvals and permits necessary from all governing departments and agencies and shall meet compliance with all applicable Federal, State and County and Municipal laws, rules and regulations.

ATTEST:

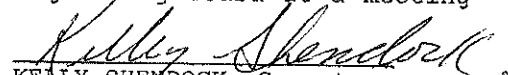

KELLY SHENDOCK
Secretary

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 17th 2023.


KELLY SHENDOCK, Secretary