

Applicant: Eastern Lift Truck Co. Inc.

Property: 200 Jackson Road
(C.R. 534)
Block 1603, Lot 1

PART A) APPLICATION FOR A CONDITIONAL USE VARIANCE TO PERMIT SALE AND STORAGE OF LOW SPEED AND UTILITY TASK VEHICLES.

PART B) APPLICATION FOR MINOR SITE PLAN

TOWNSHIP OF BERLIN
MEMORIALIZING RESOLUTION
OF
PLANNING/ZONING BOARD GRANTING A
USE VARIANCE PURSUANT TO APPLICATION
PART "A"

WHEREAS. On March 26th 2024, the Planning/Zoning Board of the Township of Berlin, Camden County, New Jersey, considered the above application for a conditional use variance. The subject property is 4.56 acres and located at Jackson Road and N.J.S.H. Route 73. The property contains a 2- story masonry building, currently used for carpet/flooring showroom and warehouse. The applicant proposes to use the existing property and structure for display and warehouse of low speed utility task type vehicles, and

WHEREAS. The following plans and reports being submitted for review as part of the initial application,

- a. Minor Site Plan, prepared by Stout & Caldwell Engineers Inc. dated 12/15/23
- b. Letter Transmittal from State of New Jersey Pinelands Commission dated November 24th 2023, signed Fredrick C. Seeber, Environmental Specialist.
- c. Response letter to Berlin Township from Stout & Caldwell Engineers dated December 20th 2023
- d. Photo of proposed building signage and Summary Statement of application presented by Applicant.

The plans having been reviewed by Gregory B. Fusco P.E., P.P. C.P.W.M. the Engineer for the Board. The report of the Board's Engineer is dated March 19th 2024

All plans and reports have been accepted as part of this application and approval process, and

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

WHEREAS. The applicant was represented by Alan H. Ettenson Esq. The Applicant and Applicant's professionals appearing to provide testimony, and the Board's Professional were duly sworn, and

WHEREAS. The applicant now applies to the Board seeking the stated use variances. The site is located partially within the C-2RG, Pinelands Regional Growth Zoning District, and

WHEREAS. The Board determined from the application and documents presented, the application was properly filed, with the appropriate notice and publication provided. Following the testimony presented, the Board determined;

a. That the existing Zone Classification permits motor vehicle sales and storage with the condition that motor vehicle related businesses are at least one (1) mile from each other.

b. The site presently contains a carpet/flooring showroom and warehouse. The use proposed by the applicant requires a conditional use variance.

c. The applicant presented testimony that there will be no vehicle repairs conducted on site. All vehicles on the site are identified as Low Speed Vehicles - top speed at approximately 25 MPH. The vehicles are presented in the structures for "show room-for sale" purposes. The hours of operation are 9:00 Am to 5:00 PM, Monday through Saturday. On average, there will be three to five customers per day. There will be approximately six employees on the site at one time.

d. Mr. James Miller, the applicant's Professional Planner, presented testimony that the applicant's intended use of the property is appropriate for the area, and does not create an undue burden or impact on the neighboring area. on the area.

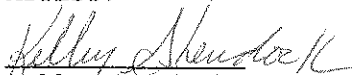
e. Further, Mr. Miller provided testimony that the granting of the use variance will not be a substantial detriment to the public good and will not substantially impair the intent and purpose of zoning. Testimony was also presented that the granting of the use variance supports the general purpose of zoning as it does provide for an appropriate use of the commercial property, does better provide for sufficient visual space and a safer flow of traffic.

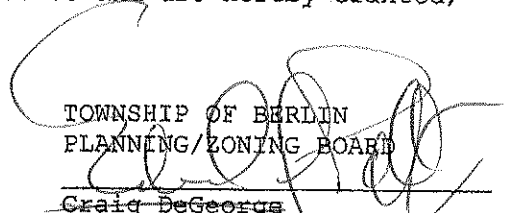
f. The application was opened to the public and there was no opposition to the intended use by the applicant.

h. Following the close of public discussion, the Board determined that granting the use variance request will not be a substantial deviation from the intent and purpose of zoning for the area and will not cause a substantial detriment to the community.

NOW THEREFORE, after considering the foregoing, it is herein RESOLVED that the following application for Conditional Use Variance be and are hereby Granted;

ATTEST:

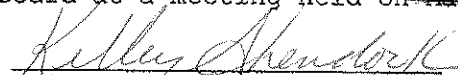

Kelly/Shendock
Secretary


TOWNSHIP OF BERLIN
PLANNING/ZONING BOARD
Craig DeGeorge
Chairperson, Ed Pitts

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the ~~Borough of Somerdale~~ Planning/Zoning Board at a meeting held on ~~March 3rd 2024~~.

Twp of Berlin


Kelly Shendock, Secretary
April 23, 2024