

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
SPED AND UTILITY TASK VEHICLES.

PART B) APPLICATION FOR MINOR SITE PLAN

TOWNSHIP OF BERLIN
MEMORIALIZING RESOLUTION
OF
PLANNING/ZONING BOARD GRANTING
MINOR SITE PLAN APPLICATION
PART "B"

WHEREAS. On March 26th 2024, the Planning/Zoning Board of the Township of Berlin, Camden County, New Jersey, considered the above application for a Minor Site Plan. 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
- e. Letter Transmittal from State of New Jersey Pinelands Commission dated November 24th 2023, signed Fredrick C. Seeber, Environmental Specialist.
- f. Response letter to Berlin Township from Stout & Caldwell Engineers dated December 20th 2023
- g. 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 having been granted approval for the conditional use variance pursuant to Part A, and

WHEREAS. The applicant now applies to the Board seeking a Minor Site Plan. 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. The applicant seeks the following bulk "C" variances as part of this minor site plan application;

1. to permit 30 - 9X20 parking spaces where 63 spaces are required.
2. To permit stone surface coverage of the storage area, located along the rear property common with the Atlantic Electric Company Easement.
3. to permit LED lighting.

b. The applicant seeks the following waivers as part of this minor site plan application,

1. to eliminate side walk along Jackson Road (C.R. 534) and Rout 73.

WHEREAS. There was testimony presented on the applicant's intended use of the site for Low Speed Utility vehicles, the hours of operation being 9:00 AM to 5:00 PM, Monday through Saturday and

WHEREAS. The applicant also provided testimony that there was more than sufficient existing parking on site. The site presently has 30 parking stalls sized at 9 X 20. The applicant testified that there will be approximately six employees at the site, and the average number of customers at the site is approximately six (6) on any one day, and

WHEREAS. The applicant also testified that there will be no vehicle repairs conducted at the site, except for minor items such as change of head-lights or minor adjustments, and

WHEREAS. There was testimony on vehicle outside storage. It is anticipated that new vehicle delivery is once every two weeks. The applicant stated that vehicles are mostly stored within the enclosed buildings. There are two "Lean Building" with screening, that are intended for vehicle storage. There are no residential homes in the immediate area, however the site is intended to be shield by arborvitae plantings, and

WHEREAS. There was testimony related to the need for sidewalk along Jackson Road and Route 73. The applicant testified that there was no objection to the recommended items contained in the Board Engineer's report dated March 19th 2024, and related to the damaged fence, parking lot resurfacing and line striping, irrigation of the landscaped areas, and control of site lighting. Further, the applicant agreed to work with the Township and Board Engineer to secure the necessary approvals to install sidewalk along the Jackson Road and Route 73 area, and addressing the highway barrier at this area, and

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

WHEREAS. Following the close of public discussion, the Board determined that granting the application for minor site plan should be approved.

NOW THEREFORE, after considering the foregoing, it is herein RESOLVED that the following application for Minor Site Plan be and are hereby Granted.

BE IT FURTHER RESOLVED that the following variances be and are hereby approved;

1. to permit 30 - 9X20 parking spaces where 63 spaces are required.
2. To permit stone surface coverage of the storage area, located along the rear property common with the Atlantic Electric Company Easement.
3. to permit LED lighting.

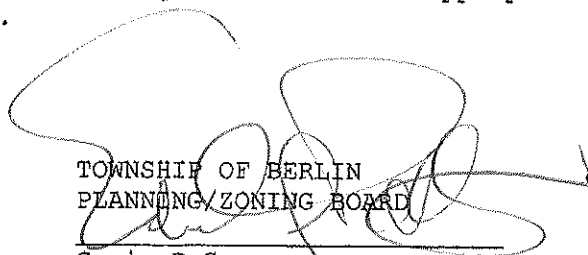
BE IT FURTHER RESOLVED, that the applicant's request for a Waiver of side walk along Jackson Road and Rout 73 Be and is hereby Denied.

BE IT FURTHER RESOLVED that the following condition are hereby required;

1. To revise plans to show Loading Areas
2. To install line striping of the parking areas.
3. To replace damaged area of fencing
4. TO assure all site lighting is properly screened to prevent glare off site.
5. To work with the Township and Township Engineer to secure appropriate sidewalk along Jackson Road and Route 73.

ATTEST:

Kelly Shendock
Kelly Shendock
Secretary


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

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
Kelly Shendock, Secretary

4-23-2024