

RESOLUTION NO. 2024-16

Applicant: M.T. Construction Co. LLC
Property: 451 Prospect Avenue
Block 1203 Lot 22

Zone: R-1 Single Family-Detached

Application for a minor subdivision - with variance

RESOLUTION OF THE BERLIN TOWNSHIP PLANNING/ZONING BOARD
GRANTING MINOR SUBDIVISION- with VARIANCE

WHEREAS. On June 25th 2024, the above application was considered by the Planning/Zoning Board of the Township of Berlin, Camden County, New Jersey, for minor subdivision, with variance, and

WHEREAS. The Planning Board having received a plan for the minor subdivision, and the Plan being prepared by Joseph W. Maxcy P.L.S., dated 04/30/2024, and the plan having been reviewed by the Board's engineer Gregory B. Fusco, P.E., P.P.M. C.P.W.M. P.E. with a report submitted and dated June 12th 2024. The applicant was represented by Richard Roy Esq., and

WHEREAS. The Board has determined that the application was properly before the Board with notice and publication being submitted. The Board further determined that the application requested a minor subdivision to subdivide Block 1203 Lot 22 into two lots for single family residential detached use, and

WHEREAS. The applicant provided the following reports;

- a. Preliminary & Final Major Site Plan prepared by Joseph W. Maxcy P.L.S. dated April 4/30/2024.
- b. Copy of completed Planning and Zoning Board Application dated May 16th 2024.

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

WHEREAS. The Board has determined that the application was properly before the Board with notice and publication being submitted, and

WHEREAS. The application continued before the Board being a minor subdivision to subdivide the existing lot into two lots for single family residential detached use. Lot "A" proposed to contain 12,031 square feet. Lot "A" will meet or exceed the minimum lot area and set back requirements. Lot "B" is proposed to contain 15,144 square feet in area. The lot is proposed to contain 96.7 feet in depth. The minimum required lot depth in the R-1 zone is 100 feet. Lot B will require a variance from section 340-32.A(4) of the Township Ordinance, and

WHEREAS. The applicant provided testimony that there was no objection to the Board Engineer's report dated June 12th 2024, and would comply with the comments contained therein. the applicant will comply with the

WHEREAS. The application was open to the public. Comments from the public

expressed no specific objection to the application.

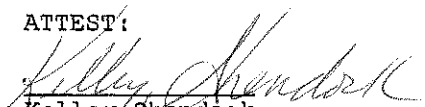
NOW THEREFORE, after considering the foregoing, it is herein RESOLVED that the above application for minor subdivision to provide for two lots as shown on the submitted plan (Exhibit A-1) be and is hereby GRANTED.

BE IT FURTHER resolved the following conditions are Required;


1. As contained in the Board Engineer's report, the applicant agreed the subdivision plan will be revised to include a 5 feet wide shade tree easement in accordance with Section 200-92.G of the Ordinance.
2. As contained in the Board Engineer's report, agreed to not remove trees that are ten inches or greater in breast height diameter without first obtaining a tree removal permit - section 200-150 of the municipal ordinance.
3. The following will be provided by the applicant - a grading plan will be provided for each dwelling, concrete sidewalks and concrete depressed curb and driveway will be provided, and stormwater infiltration measures will be provided.

The applicant must comply with any and all applicable Federal, State, County and Local laws, rules and regulations.

ATTEST:



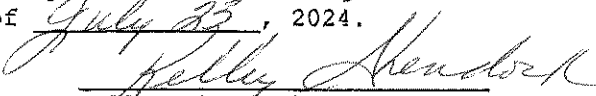
 Kelley Shendock
 Secretary

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 June 25th 2024, and memorialized at regular meeting of July 23, 2024.



 Kelley Shendock, Secretary
 TOWNSHIP OF BERLIN
 PLANNING BOARD