

RESOLUTION NO. 2024-18

Applicant: Devon Bobe

Property: 18 West Collings Avenue
Block 1601, Lot 6

Zone: C-2RG Commercial Zoning District

Application: Use Variance

Whereas: on July 23, 2024, the Applicant, Devon Bobe, with the permission of Blue Hen Real Estate, LLC, the owner of the lands and premises situate at 18 West Collings Avenue, Block 1601, Lot 6, which property is located in the C-2RG Commercial Zoning District. The Applicant intends to operate a cheerleading and tumbling training facility at the site, which is not an enumerated permitted use within the C-2RG Commercial Zoning District; and

Whereas: Andrew Simkins, P.E., P.P., CME, of Consulting Engineer Services gave testimony in support of the Application, and opined that the intended use was a less intense use than those specifically permitted under the Zoning Ordinance which regulates lands and premise situate in the C-2RG Commercial Zoning District; and

Whereas: the Board has considered that certain Review Letter dated July 17, 2024, prepared by Gergory B. Fusco, P.E., P.P., C.P.W.M., Township Engineer for Berlin Township; and

Whereas: the Board has jurisdiction to hear the Application, and notice being sent and published according to the requirements set forth in the controlling statures; and

Whereas: the Board has given careful consideration to the application and testimony of the Applicant and the Applicant's expert, and has reviewed and considered the Review Letter dated July 17, 2024, prepared by the Township Engineer and finding that the granting of the use variance requested by the Applicant, with conditions, will not be a detriment to the existing zoning ordinance or the public good, and it further appearing that the public was given an opportunity to question the Applicant, and no member of the public objected to the relief requested by the Applicant.


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

1. The Applicant is granted a use variance, so that the Applicant can conduct a cheerleading and tumbling training facility at the site, subject to the following conditions:


A. The Applicant shall submit a Site Plan, prepared by a Professional Engineer licensed in the State of New Jersey to be reviewed and approved by the Planning/Zoning Board of Berlin Township

B. This Use Variance is further conditioned upon the Applicant obtaining any and all other approvals which may be required from any and all other State, County or Local governmental agencies.

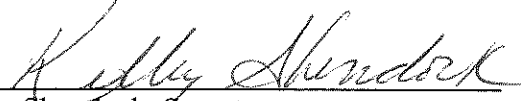
Attest:


Kelley Shendock
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 24th day of September, 2024.



Kelley Shendock, Secretary
Township of Berlin Planning/Zoning Board