

RESOLUTION NO. 2024-23

Applicant: ATA, LLC

Property: 200-250 Allied Parkway
Block 1702, Lot 6.08

Zone: C-3 Pinelands Management Area: Regional Growth Zoning District

Application: Minor Site Plan Approval with Bulk Variance

Whereas: on November 26, 2024, the Applicant, ATA, LLC, being represented by Theodore Costa, Esquire, and with the permission of the owner of the lands and premises situate at 200-250 Allied Parkway, Block 1702, Lot 6.08, which property is located in the C-3 Pinelands Management Area: Regional Growth Zoning District did appear before the Board seeking a Minor Site Plan with a Bulk Variance approvals in order to permit the operation of a trucking business with a related repair and maintenance facility to be located on the site, and

Whereas: on July 23, 2024, the Applicant received a use variance, with conditions, permitting the Applicant to operate a trucking business with a related repair and maintenance facility on the property located at 200-250 Allied Parkway; and

Whereas: the Applicant, in support of their application, did present a Minor Site Plan, prepared by T.E.D., LLC, dated March 24, 2024, signed by John C. Miller, P.E., last revised November 11, 2024; and

Whereas: the Board considered those certain Review Letters dated September 20, 2024 and November 22, 2024, prepared by Gregory B. Fusco, P.E., P.P. C.P.W.M., Engineer for Berlin Township; and

Whereas: the Applicant, by his Engineer, John C. Miller, P.E., did agreed to revise the Minor Site Plan submitted to conform with the requirements of the Engineer for Berlin Township; and

Whereas: the Board has determine that they have jurisdiction to hear the application, and notice being sent and published according to the requirements set forth in the controlling statutes; 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 Letters dated September 20, 2024 and November 22, 2024, prepared by the Township Engineer and finding that the granting of the minor site plan and bulk variance approvals 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 Minor Site Plan approval, so that the Applicant can operate a trucking business with related repair and maintenance facility at the site located at 200-250 Allied Parkway, subject to the following conditions:

- a. Subject to all conditions and requirements set forth in that certain Resolution dated July 23, 2024, wherein the Application was granted a use variance to permit a trucking business with a related repair and maintenance facility at the site.

- b. Conditioned upon the Applicant revising the Minor Site Plan submitted in accordance with the conditions and recommendations set forth in that Review Letter dated November 22, 2024, including the hand-written notations marked on said letter by John C. Miller, P.E., dated November 26, 2024, Applicant's Engineer.
- c. Conditioned on the requirement that the Applicant shall designate 19 parking spaces to be used by the occupant of Building #250.
- d. The Applicant shall remove certain parking stalls to improve vehicular circulation and maneuverability, as per the Review Letter.
- e. There shall be no outdoor storage of vehicle parts, tires or materials.
- f. The Applicant shall comply with any governmental regulatory agencies regarding required fire suppression systems for inside of the building.
- g. The Applicant shall comply with the Review Letter regarding the placement of bollards in the parking areas.
- h. The Applicant shall comply with the established ADA Standards for the site.
- i. The Applicant will provide the recommended stripping in the parking area and provide an accessible path to Building 250.
- j. The Applicant shall replace the deteriorated fence sections with six (6) feet wide by six (6) feet in height fence sections as recommended.
- k. The Applicant shall repair all pavement cracks at the site.
- l. The Applicant shall remove any existing septic tanks and disposal fields at the site.
- m. The Applicant shall repair or replace the deteriorated trash enclosures.
- n. The Applicant shall relocate the existing storage shed to within the designated

set back lines for the Zoning District in which the site is located.

o. All maintenance or repairs of vehicles shall be performed inside of the building, and shall not be permitted outside of the building at any time.

p. The sale or rental of vehicles shall not be permitted at the site.

2. The Applicant is granted a variance from the Zoning Ordinance which prohibits an accessory structure greater than 240 square feet, so that the Applicant can maintain the existing 600 square foot accessory structure at the site, subject to the following conditions:


a. The Applicant shall relocate the existing accessory structure to within the designated set back lines for the Zoning district in which the site is located.

b. Plumbing shall not be permitted to be installed in the existing accessory structure.


c. The existing accessory structure shall only be used for storage.

3. This Minor Site Plan Approval with Bulk Variances 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.

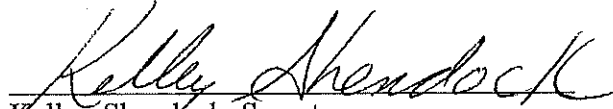
Attest:


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 17th day of December, 2024.


Kelley Shendock, Secretary
Township of Berlin Planning/Zoning Board