

RESOLUTION NO. 2025-7

Applicant: BW Premier Homes LLC
Property: 310 Marion Avenue
Block 1413 Lot 7

Zone: R-2 Single Family-Detached

Application for a minor subdivision - no variance

RESOLUTION OF THE BERLIN TOWNSHIP PLANNING/ZONING BOARD
GRANTING MINOR SUBDIVISION-NO VARIANCE

WHEREAS. On December 17th 2024, the above application was considered by the Planning/Zoning Board of the Township of Berlin, Camden County, New Jersey, for minor subdivision, with no variances being requested, and

WHEREAS. The Planning Board having received a Plan Of Survey and Minor Subdivision division prepared by Edward F. Kuhn Jr. P.L.S., dated 8/26/2024, and Minor Sub Division Plan prepared by Agresta Engineering and Planning dated 9/9/24 by Samuel J. Agresta PE.,PP,CME. The plan having been reviewed by the Board's engineer Gregory B. Fusco, P.E., P.P. CPWM, with a report submitted and dated 11/21/24. The applicant was represented by Robert A. Gleaner 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 the existing block 1413 Lot 7 into two parcels of land. The site is located in the R-2 Residential Zoning District, and

WHEREAS. The application continued before the Board being as a minor subdivision to subdivide the existing lot into two lots for single family residential detached use. The lot to be retained will include the existing home with an area of 11,850 square feet. The proposed lot will contain 15,062 square feet. The proposed lot will meet and or exceed all of the minimum lot area, bulk and setback requirements of the R-2 Single Family Detached Residential Zone, and

WHEREAS. From a review of the nature of the application, the Board determined that the application is proper and is classified as a Minor-Two-Lot-Subdivision and

WHEREAS. The applicant testified that he has received and reviewed the report filed by the Engineer for the Board, dated 11/21/2024, and will comply with the comments contained in the report, and

WHEREAS. The applicant proposes to subdivide the parcel into two lots. The applicant does not require a variance as part of this subdivision application, and

WHEREAS. There was discussion regarding Township Ordinance Sec. 200-92.G, which required a 5 feet wide shade tree easement, as well as the Ordinance Sec. 200-15 which required identification of trees and participation in a Tree Mitigation Plan as may be required. The applicant will work with the Board's engineer and comply with this requirement, and

WHEREAS. There was discussion on storm water management (sec. 200-145.4.S (1)

and the necessity of concrete sidewalk and driveway aprons on each proposed lot. Further, there was discussion on the necessity to connect to the sanitary Sewer system, as required by Section 333-15 of the Township Ordinance. The applicant agreed to work with the Board's Engineer to be in compliance with these ordinance requirements.

WHEREAS. The applicant was opened to the public. There was no opposition presented at the public portion.


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.

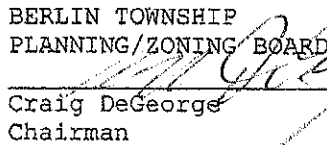
BE IT FURTHER resolved the following conditions are Required;

1. The Applicant will comply with Township Ordinance Sec. 200-92.G, which required a 5 feet wide shade tree easement, as well as the Ordinance Sec. 200-15 which required identification of trees and participation in a Tree Mitigation Plan is may be required.
2. The applicant will comply with Sec. 200-145.4.S (1) for storm water management and the necessity of concrete sidewalk and driveway aprons on each proposed lot, as well as connection to the sanitary sewer system.
3. The applicant agreed to post the required performance and maintenance guarantees and inspection escrows for street improvements.

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

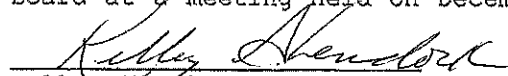
ATTEST:


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 December 17th 2024.


Kelley Shendock, Secretary
TOWNSHIP OF BERLIN
PLANNING BOARD
Memorialized date 1/7/25