

Applicant: Nicole Kelleher

Property: Block 1308, Lot 21  
41 N. Rose Lane

APPLICATION FOR A VARIANCE TO PERMIT THE CONSTRUCTION OF A DETACHED GARAGE (20 feet wide by 25 feet deep) WITH A FLOOR AREA OF 500 SQ.

TOWNSHIP OF BERLIN  
MEMORIALIZING RESOLUTION  
OF  
PLANNING/ZONING BOARD GRANTING THE CONSTRUCTION  
OF A DETACHED GARAGE AT 500 SQ. FT. (20 X 25)

WHEREAS. On March 18<sup>th</sup> 2025, the Planning/Zoning Board of the Township of Berlin, Camden County, New Jersey, considered the above application to permit the construction of a 20 X 25 detached garage for automobile storage with a 500 sq. ft. area, and

WHEREAS. The Board determined that the applicant was properly before the Board with appropriate notice and proof of publication being submitted, and

WHEREAS. The applicant submitted a Plan of Survey prepared by V & I Surveying, Dated October 4<sup>th</sup> 2024 and signed by Frank A. Intessimoni P.L.S., and a Grading Plan prepared by Jack J. Gravlin Jr., P.E. dated December 6<sup>th</sup> 2024, showing the proposed location of the garage. The plans have been reviewed by Gregory B. Fusco P.E., P.P., C.M.E., the Certified Municipal Engineer for the Board. The report of the Board's Engineer is dated March 5<sup>th</sup> 2025, and is made a part of this approval. The property is located in a R-2 Residential Zoning District, and

WHEREAS. The Board has received and reviewed all reports filed by the applicant and the Board engineer, and

WHEREAS. The Board determined that the application is properly before the Board and the proof of notice and publication is appropriate. All intended witnesses were sworn-in by the Board Solicitor, and

WHEREAS. The applicant will require the following variances;

- a. To permit a structure 20 feet wide by 25 feet deep. Ordinance section 340-19 (A) section (3) permits a structure 12 feet in width by 20 feet in depth.
- b. To permit a floor area of an assessor structure to exceed 20% of the principal structure.

WHEREAS. The applicant testified that he intends to remove the exiting garage, as well as an existing shed. The applicant will construct a new concrete driveway approach to the new garage. The new garage will be for his personal use. The applicant testified that he intends to use the new garage to store his current vehicle, and there will be no commercial use of the garage, and

WHEREAS. There was a discussion on the exterior lighting of the new structure. The applicant testified, and agreed, that the exterior lighting will have no impact the adjoining property and will be placed shielded to prevent glare or spillage onto adjoining property, and

WHEREAS. The applicant testified that the new structure will be consistent with other structures in the neighborhood and that the color of the exterior of the new structure will match the existing home, and

WHEREAS. The application was open to the public for comment and one member of the public came forward and stated that there was no objection to the variances being requested.


Following the public portion, the Board determined that granting the variance request will not be a substantial deviation from the intent and purpose of zoning for the area and will not cause a substantial detriment to the community.

NOW THEREFORE, after considering the foregoing, it is herein RESOLVED that the above application with the following variances is hereby GRANTED.

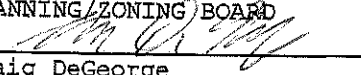
- a. Construction of a two-car garage at 20X25 is hereby granted.
- b. Construction of an assessor structure to exceed 20% of the principal structure. is hereby granted.

IT IS FURTHER RESOLVED, the applicant will seek and receive all approvals and permits necessary from all governing departments and agencies and shall meet compliance with all applicable Federal, State and County and Municipal laws and Regulations.

ATTEST:

  
KELLY 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 March 18<sup>th</sup> 2025.

  
KELLY SHENDOCK, Secretary  
Memorialized 4-15-2025 2025