

RESOLUTION NO. 2025-12.

Applicant: ARCR Home Builders LLC

Property: 210 Grove Avenue  
Block 903 Lot 25

Zone: R2- Single Family Detached Residential Zone

Application to construct a Single Family Home on a Lot size of 175 feet wide by 55 feet deep.

RESOLUTION OF THE BERLIN TOWNSHIP PLANNING/ZONING BOARD  
DENYING APPLICATION FOR A VARIANCE TO PERMIT THE CONSTRUCTION OF A  
SINGLE-FAMILY HOME ON AN UNDERSIZED LOT

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. The applicant was seeking a variance to permit the construction of a single-family home on an undersized lot, and

WHEREAS. The site is in the R2-Single Family Detached residential Zone, and

WHEREAS. The Board received the following;

1. the variance application dated November 19<sup>th</sup> 2024, prepared by ARCR Home Builders and containing the following;
2. a variance plan prepared by Design Land Surveying, PA dated April 3<sup>rd</sup> 2024 and subsequent plan dated September 30<sup>th</sup> 2024 and signed by Thomas N. Tolbert, P.L.S. and Kenneth J. Moninghoff, P. E.
3. A copy of a recorded deed of title vested in ARCR Home Builders LLC.

All documents have been received and reviewed by Gregory B. Fusco P.E., P.P., C.M.E. the Engineer for the Board. The report of the Board's Engineer is dated March 4<sup>th</sup> 2025.

The applicant appeared before the Board and was represented by the law office of Scott J. Good Esq.,

WHEREAS. The Board determined the application was properly before the Board, having met all jurisdiction requirements. All parties present to testify were sworn-in by the attorney for the Board, and

WHEREAS. The Board determined the applicant was seeking the following a variances,

A. to construct a two-story single-family home on a lot depth of 55 feet where the minimum lot depth required by ordinance is 100 feet.

B. to construct a two-story home with a front yard set-back of 11.5 feet where the minimum lot front yard set-back required by ordinance is 30 feet.

C. to construct a two-story single-family home with a rear yard set-back of 9.5 feet where the minimum rear yard set-back required by ordinance is 25 feet.

D. to construct a two-story single-family home requiring a deviation from the New Jersey Residential Site Improvements Standards (NJAC 5:21) requiring two (2) off-street parking spaces, where the applicant proposes a 11.5 feet deep driveway. Thereby causing a parked vehicle to extend into the right of way of Grove Avenue.

WHEREAS, The applicant presented testimony describing the proposed new construction as a two-story, 4-bedroom, 2-full bathrooms and one-half bathroom residential home, and

WHEREAS. There was discussion on the existing and proposed grade elevations of the property. There was expressed concern that the proposed development would result in surface runoff onto adjacent properties. The Board Engineer's report, dated March 4<sup>th</sup> 2024, discussed concern over the ability of the proposed construction to maintain storm water run-off and tree removal, and

WHEREAS. There was discussion on the front and rear yard variances required by the applicant, and how the requested variances would adversely affect adjoining properties. There was also discussion on the off-site vehicle parking that would be result from the plan as presented by the applicant, and

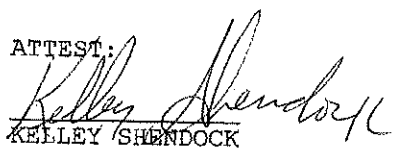
WHEREAS. There was discussion by the Board concerning the proposed two-story home to be developed on the existing undersized lot. The board inquired if the applicant could propose an alternative plan. The applicant did not respond to the Board.

WHEREAS. The meeting was opened to the public. No public was present to participate in the hearing, and

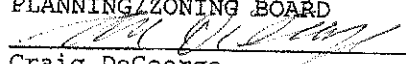
NOW THEREFORE, after considering the applicant's testimony and documents presented, it is herein RESOLVED that the application be and is hereby DENIED.

The application was denied by a unanimous vote of the Board Members present and voting.

ATTEST:

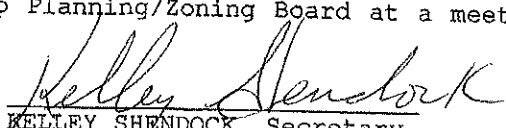
  
KELLEY SHENDOCK  
Secretary

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 March 18<sup>th</sup> 2025

  
KELLEY SHENDOCK, Secretary  
Memorialized 4-15-2025 2025