

RESOLUTION NO. 2025-15

Applicant: 430 Cooper Road, LLC

Property: 430 Cooper Road
Block 1907, Lot 1

Zone: L-1, Light Industrial Zoning District

Application: Minor Site Plan Approval to Permit Construction of a 30' by 50"
Lean-To Type Structure

Whereas: on September 16, 2025, the Applicant, 430 Cooper Road, LLC, being represented by Christopher Marone, Esquire, and owner of the property located at 405 Cooper Road, Block 1907, Lot 1, which property is located in the L-1 Light Industrial Zoning District, did appear before the Berlin Township Planning/Zoning Board requesting minor site plan approval to permit the construction of a 30' by 50' lean-to type appurtenant structure on the property, and a waiver from the provisions of Zoning Ordinance 340-93.B, which requires that any areas on a site, used by vehicles, must be paved; and

Whereas: in support of the application, the Applicant did submit for review, an Existing Conditions Plan prepared by Avila Engineering, dated August 21, 2024, signed by Robert E. Lee, P.L.S., and a Grading Plan prepared by Avila Engineering, dated November 8, 2024 (revised date June 25, 2025 and signed by Michael Avila, P.E., and presented the testimony of Michael Galante, P.E. for consideration; and

Whereas: the Board has determined that it has jurisdiction to hear the Application

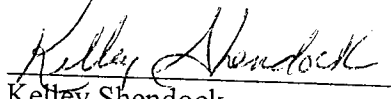
submitted, has given careful consideration to the application and testimony of the Applicant and the Applicant's expert and having reviewed and considered the Review Letter dated August 25, 2025, prepared by Gregory B. Fusco, P.E., P.P., C.P.W.M., engineer for the Township of Berlin, and considering the comments set forth therein, and hearing the testimony of the Applicant that they would comply with the conditions set forth and recommended, and it appearing that the proposed structure will meet or exceed all of the area setback and bulk requirements in a Light Industrial Zone.

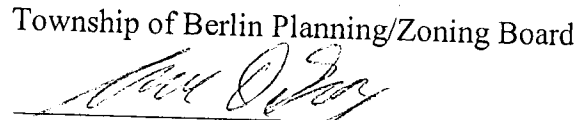
NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin as follows:

1. The Applicant is granted minor site plan approval and is permitted to construct and maintain a 30' by 50' "lean-to" type structure on the site, to be used for a carport, deliveries and pick-ups from the site, and to be located on the site as set forth on the Plan submitted, subject to the following conditions:
 - a. The Applicant shall comply with Page 2, Paragraph 6 of the Review Letter dated August 25, 2025, regarding "barrier free" parking in accordance with the Federal ADA and the New Jersey Barrier Free Subcode.
 - b. In accordance with Section 200.92.G of the Zoning Ordinance, the Applicant, when requested, shall grant a five foot wide shade tree easement running across the front of the property granting the Township the exclusive right to plant, prune, remove and control shrubbery and trees located within the easement area.
 - c. The Applicant shall obtain any and all other permits which may be required from a State, County or Local governing entity.
2. The Applicant is granted a waiver from Section 340-93.93.B of the Zoning

Ordinance, so that the Applicant may maintain the pre-existing stone surfaced areas on the site.

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 21st day of October, 2025.


Kelley Shendock, Secretary
Township of Berlin Planning/Zoning Board