

Applicant: J & T Management Group LLC

Property: 411 Commerce Lane
Block 1201 Lot 3

Zone: C-2 Commercial Zone

Applicant's intended use is not listed as a permitted use.
Applicant intends to use the structure as a Short Term medically
monitored alcohol and drug withdrawal management facility.

Applicant was required to first seek a use variance
AND if approved, to then seek preliminary and final minor site
plan.

USE VARIANCE

RESOLUTION OF THE BERLIN TOWNSHIP PLANNING/ZONING BOARD
DENYING APPLICATION FOR A USE VARIANCE TO PERMIT A 32 BED,
2 STORY FACILITY FOR A MEDICALLY MONITORED ALCOHOL AND
DRUG REHAB CENTER

WHEREAS. On October 21st 2025, the Planning/Zoning Board of the Township of Berlin, Camden County, New Jersey, considered the above application. The applicant was seeking a use variance to permit a 35 bed multi story facility for a medically monitored alcohol and drug recovery facility, and

WHEREAS. The site is in the C-2 Commercial Zone and the proposed use is not listed as a permitted use, and

WHEREAS. The Board received the following;

1. the use variance and site plan application dated August 27th 2025, prepared by Tyler Stewart/Owner;
2. An outbound survey prepared by RWC Surveying dated August 14th 2025
3. A Minor Site Plan prepared by KLIK Consultants LLC dated August 15th 2025.
4. Project narrative dated August 7th 2025.
5. Photograph image of existing site monument sign.

All documents have been received and reviewed by Planning Board Professional Gregory B. Fusco P.E., P.P., C.M.E.. The report of the Board's Engineer is dated September 29th 2025.

The applicant appeared before the Board and was represented by the law office of Matthew R. McCrink Esq.,

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

TESTIMONY ON THE ISSUE OF THE USE VARIANCE

WHEREAS. The applicant presented testimony describing the proposed use of

the existing structure. The building was described as a multi-story facility with 6 to 7 exit\entry areas. and

WHEREAS. There was much discussion on security at the premises, specifically at the entry and exit door areas. The testimony established that there would be no trained security personnel on site. The testimony established that doors are normally left un-locked and staff and patients would be able to freely enter and exit at any time. It was stated that patients at the facility would be allowed to walk freely throughout the neighborhood. There was testimony that employees at the site would normally follow a patient that has left the premises for a short distance. There was concern that occupants at the facility would be permitted to exit the facility during evening hours. There was a suggestion that the facility would control any exiting of the facility after 8:00 PM, however occupants could possibly leave without the knowledge of staff, and

WHEREAS. There was discussion on the fenced-in rear yard and surrounding area in relation to the proposed facility. The applicant stated that the fenced in yard area is used approximately three times a day. The applicant stated that there could be approximately 30 residents making use of the back yard area at any one time, and

WHEREAS. The meeting was opened to the public. There was much discussion presented by the public. Eight residents from the residential neighborhood that abutted up to the premises, specifically those with a common boundary line, voiced objection to the facility. Specifically, residents expressed concern over (a) safety of their children, (b) the existing lot was too small for the intended use of the facility that would result in an over burden to the immediate adjoining residential area, and

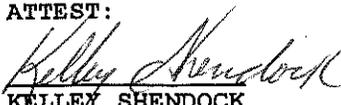
WHEREAS. There was discussion over the concern of the wooded area that adjoined the facility location. Specifically, residents at the facility would be free to exit at will from the facility, and having access to the wooded area presented a safety problem. Most residents speaking at the hearing agreed that this type of facility is a benefit to society, but this immediate area is not the best location, and not an appropriate use at this location, and

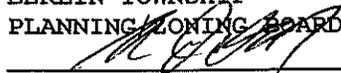
WHEREAS. The meeting was closed to the public and opened to the Board members for comment. The Board commented that although the intended use to be provided by the applicant is beneficial, this location is not appropriate. The Board determined that immediate location to abutting residential homes with small children, the lack of trained security personnel, access to an immediate wooded area, residence at the facility being free to enter and exit the facility at will, all together render this location use not appropriate. The Board determined that the proposed use would be a detriment to the community and a substantial deviation from the intent and purpose of zoning.

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

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

ATTEST:


KELLEX 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 October 21st, 2025


KELLEY SHENDOCK, Secretary
Memorialized 11-18-2025 2025