

- PART A) APPLICATION FOR A USE VARIANCE TO PERMIT DANCE STUDIO/
DANCE CLASS FACILITY
- PART B) APPLICATION FOR MINOR SITE PLAN

Applicant: Focused Fusion Dance Center LLC

Property: 175 Route 73
Block 1418 Lot 1

PART "A"

TOWNSHIP OF BERLIN
MEMORIALIZING RESOLUTION
OF
PLANNING/ZONING BOARD GRANTING A
USE VARIANCE PURSUANT TO APPLICATION

WHEREAS. On October 21st 2025, the Planning/Zoning Board of the Township of Berlin, Camden County, New Jersey, considered the above application for a use variance. The subject property is located at 175 Route 73 - Block 135 Lot 1. The applicant proposes to occupy approximately 1600 square feet of an existing Shopping Center containing an existing 15,500 +/- square feet. The applicant proposes to use the approximate 1,600 square feet for Semester Oriented Dance Style Class for ages 3 to adult. The existing site is located in the C-2 Commercial Zone. A Dance Studio-Class facility is not a listed permitted use in the C-2 Zone. The applicant is requesting a Use Variance to permit the Semester Oriented Dance Style Class Use. and

WHEREAS. The following plans and reports being submitted for review as part of the initial application,

- a. Aerial Exhibit Submitted by Tristate Engineering and Surveying. dated 7/14/25
- b. Minor Site Plan. Submitted by Tristate Engineering and Surveying. dated 8/20/25
- c. Focused Fusion Dance Center Project Narrative, Submitted by Applicant
- d. Photo of proposed building signage and Summary Statement of application presented by Applicant.

The plans and reports having been reviewed by Gregory B. Fusco P.E., P.P. C.P.W.M. the Engineer for the Board. The report of the Board's Engineer is dated September 29th 2025

All plans and reports have been accepted as part of this application and approval process, and

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

WHEREAS. The applicant was represented by Kevin Diduch Esq. The Applicant and Applicant's professionals appearing to provide testimony, and the Board's Professional were duly sworn, and


WHEREAS. The applicant now applies to the Board seeking the stated use variances. The site is located partially within the C-2 Commercial Zone, and

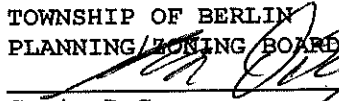
WHEREAS. The Board determined from the application and documents presented, the application was properly filed, with the appropriate notice and publication provided. Following the testimony presented, the Board determined;

- a. That the existing building meets all area and bulk requirements listed in the C-2 Commercial District.
- b. The site presently contains a convenience food mart, nail salon, hair salon and a Chinese Restaurant and an Italian Restaurant. The use proposed by the applicant requires a use variance..
- c. The applicant testified;
 - a. that the dance class operation will operate six (6) days a week.
 - b. Student ages will vary between 3 years of age to Adult.
 - c. Each dance operation will consist of 15-20 people
 - d. There will be no on site dance performances.
- d. Ms. Tiffany A. Morrissey PP, AICP, the applicant's Professional, presented testimony that the applicant's intended use of the property is appropriate for the area, and does not create an undue burden or impact on the neighboring area.
- e. Further, Ms. Tiffany A. Morrissey provided testimony that the granting of the use variance will not be a substantial detriment to the public good and will not substantially impair the intent and purpose of zoning. Testimony was also presented that the granting of the use variance supports the general purpose of zoning as it does provide for an appropriate use of the property.
- f. The application was opened to the public and there was no opposition to the intended use by the applicant.
- h. Following the close of public discussion, the Board determined that granting the use 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 following application for Use Variance be and are hereby Granted;

ATTEST:


Kelly Shendock
Secretary

TOWNSHIP OF BERLIN
PLANNING/ZONING BOARD

Craig DeGeorge
Chairperson

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