

- 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 "B"

TOWNSHIP OF BERLIN
MEMORIALIZING RESOLUTION
OF
PLANNING/ZONING BOARD GRANTING
MINOR SITE PLAN 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, 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
- e. Minor Site Plan. Submitted by Tristate Engineering and Surveying. dated 8/20/25
- f. Focused Fusion Dance Center Project Narrative, Submitted by Applicant
- g. 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 minor site plan approval. 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, and

WHEREAS. The applicant provided testimony that the hours of operation would be

- a. between the hours of 3/4 PM to 8:30 PM on Monday thru Thursday
- b. between the hours of 3PM to 7:30 PM on Friday
- c. Student ages 3 to adult
- d. 9AM to Noon on Saturday
- e. Closed on Sunday

And the average class size will be eight students at any one time.


WHEREAS. The applicant also testified that the site contained sufficient parking, with currently 66 parking spaces available, where zone requires 62 spaces. Testimony established that the owner and employees will park in the rear of the building, and

WHEREAS. The application was opened to the public and there was no opposition to the intended use by the applicant.

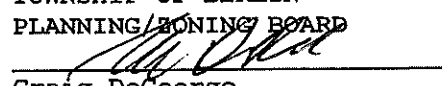
WHEREAS. Following the close of public discussion, the Board determined that granting the application for minor site plan should be approved.

NOW THEREFORE, after considering the foregoing, it is herein RESOLVED that the following application for Minor Site Plan 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