

RESOLUTION NO. 2026-7

Applicant: Rumi Property Management LLC

Property: 545 Route 73
Block 1002 Lot 1.01

Application for Sign Variance for
LED change copy sign

RESOLUTION OF THE BERLIN TOWNSHIP PLANNING/ZONING BOARD
APPROVING FREE STANDING CHANGEABLE COPY SIGN APPLICATION

WHEREAS. On December 16th 2025, the above application was considered by the Planning/Zoning Board of the Township of Berlin, Camden County, New Jersey, for Fee Standing Changeable Copy Sign Variance, and

WHEREAS. The applicant has submitted plan/drawing exhibits consisting of two sheets of plan design prepared by Night Owl Enterprises LLC dated August 5th 2025, which plan has been reviewed by Gregory B. Fusco P.E., P.P., C.P.W.M., the Engineer for the Board. The applicant's Exhibits have been marked A-1-2-3-4-5-6&7. The report of the Board's Engineer is dated December 10th 2025. The applicant appeared before the Board and was represented by Matthew R. McCrink Esq., and

WHEREAS. The Board determined that the application is properly before the Board and the proof of notice and publication is appropriate, all witnesses to present testimony before the board were properly sworn-in. and

WHEREAS. The applicant appears before the board having already constructed a new 4' high by 7'8" LED changeable copy sign, which is part of a permitted preexisting nonconforming sign, and

WHEREAS. The applicant requires the following variances - a) for a change copy sign that exceeds 64 square feet in area, and b) a "Merchandise Sales Center" sign to be located above the entry door to the facility, and

WHEREAS. There was testimony that the property is well maintained. However, the applicant was currently storing material exterior to the building. Following the discussion on existing outside storage of material, the applicant agreed that all material will be stored interior, and

WHEREAS. There was discussion on the present condition of the bituminous pavement area that is in need of seal coating. There was also discussion on the parking area striping and the need for a required Handicap parking designation. Following discussion, the applicant stated that the seal coating would be given attention in the future. The applicant also stated that the parking lot striping and handicap designation will be completed in March/April 2026. The Board was satisfied with the applicant's response, and

WHEREAS. The applicant presented testimony to the Board that the LED changeable copy sign, as proposed, would be a benefit to patrons and will assist in easy location to the facility and thereby create a safer flow of vehicle traffic, and

WHEREAS. Following the discussion on the desire for an above door "Merchandise Sales Center", the applicant agreed to not install the above door signage, and

WHEREAS. The Application was opened to the public for comments. No one came forward, and

WHEREAS. The Board determined that the applicant answered and responded to all questions and concerns presented by the Board. The Board determined that the applicant presented sufficient testimony to satisfy the Board's concerns. And further, that the variance request can be granted without a substantial deviation from the intent and purpose of zoning, and without a substantial detriment to the public good and welfare.

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin, that the proposed changeable copy sign, as presented, be and is hereby Granted.

BE IT FURTHER RESOLVED, the following conditions shall apply:

- A. there is to be no outside storage of material.
- B. There is to be no exterior building signage.
- C. Parking area striping, with handicap designation, will be completed by March/April 2026.

The resolution was approved by all members present and voting.

ATTEST:

Kelley Schendock
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 December 16th 2025.


Kelley Schendock, Secretary
Memorialized 1-13-2026