

RESOLUTION NO. 2026-8

Applicant: William Westerby

Property: 187 Haddon Avenue
Block 601, Lot 12

Zone: CBD Zoning District

Application: Minor Subdivision, Use Variance, Bulk Variances

Whereas: on January 13, 2026, the Applicant, William Westerby, being represented by Michael Ward, Esquire, owner of the property located at 187 Haddon Avenue, Block 601, Lot 12, which property is located in the CBD Zoning District, did appear before the Berlin Township Joint Planning/Zoning Board requesting Minor Subdivision approval of the existing lot; a Use Variance for permission to construct a single family residential home on the proposed Lot facing Bishop Avenue, together with a variance to permit the construction of a 16 foot by 22 foot detached garage, and a variance to permit a lot size of 50' by 150", which is not a permitted use in the CBD Zoning District; and for certain bulk variances regarding the pre-existing residential use along Haddon Avenue, and the intended residential use along Bishop Avenue; and

Whereas; the Applicant, in support of the Application, presented a Minor Subdivision Plan prepared by Mr. Richard M. Sapio, P.L.S., dated October 3, 2024; and Plot/Grading Plan prepared by Mr. Jack Gralin, Jr., P.E., dated May 5, 2025, who gave testimony in support of the Application; and

Whereas: the Applicant presented aerial photos of the site and renderings of the proposed single family residence and garage intended to be construct on the lot facing Bishop Avenue, which were received and marked as Applicant's exhibits; and

Whereas: the Board has reviewed and considered that certain Review Letter dated November 4, 2025, prepared by Gregory B. Fusco, P.E., P.P., C.P.W.M., Township Engineer for Berlin Township, which set forth the nature of the required bulk variances, made certain review comments and suggested conditions of approval which the Board should consider and adopt; and

Whereas: the Board has determined that it has jurisdiction to hear the application and notice of the hearing being sent and published according to the requirements set forth in the controlling statutes; and

Whereas: the Board has heard the testimony of the Applicant and the Applicant's expert; and the Board having considered that a one-story residential dwelling with a stone driveway is presently situated along the Haddon Avenue portion of the site; and that the existing structures situate on Bishop Avenue, along which the Applicant intends to construct a single-family residence, are single family residential dwellings; and considering that the public good is served by the availability of additional housing; and determining that granting of the relief requested will not have a substantial negative effect to the public

NOW THEREFORE BE IT RESOLVED:

1. The Applicant is granted Minor Site Plan approval and permission to subdivide Block 601, Lot 12 into two (2) separate lots, in accordance with the Minor Subdivision Plan prepared by Mr. Richard M. Sapio, Jr., dated October 3, 2024, which will create one lot facing Bishop Avenue and one lot facing Haddon Avenue.
2. The Applicant is granted a Use Variance for the subdivided Lot facing

Bishop Avenue, so that the Applicant can contract a single-family residence with a single car detached garage.

3. The Applicant is granted a bulk variance from the requirements of Section 340-128.A of the Zoning Ordinance which requires a minimum lot area of 10,000 square feet in the CBD Zone, so that the subdivided Lot along Bishop Avenue can have a total lot area of 7,500 square feet.

4. The Applicant is granted a bulk variance from the requirements of Section 340.19.A of the Zoning Ordinance which provides that any detached garage shall not exceed 12 feet by 20 feet, so that the Applicant can construct a detached garage of 16 feet by 22 feet on the lot facing Bishop Avenue.

5. The Applicant is granted a bulk variance from the requirements of Section 340.128B.(2) of the Zoning Ordinance which requires a 10 foot side yard set back., so that the Applicant can construct the proposed detached garage within 5 feet of the side yard property line.

6. The Applicant is granted a bulk variance from the requirements of Section 340.129.A of the Zoning Ordinance which prohibits parking in the front yard area, so that parking shall be permitted on the proposed driveway on the lot facing Bishop Avenue.

7. The Applicant is granted a variance from Section 340.128B of the Zoning Ordinance which requires a side yard set back of 10 feet, so that the Applicant can maintain the existing wood shed situate on the lot facing Haddon Avenue, within .8feet of the property line.

8. All approvals granted herein are subject to the following conditions:

a. The subdivision plan of the Applicant shall be revised to provide a 5 foot wide shade tree easement in favor of the Township of Berlin, along Bishop Avenue and Haddon Avenue, in accordance with Section 200-92.G of the Zoning Ordinance; and the property deeds shall include the easement description.

b. The Applicant shall comply with Section 200-150 of the Municipal Ordinance which requires that no trees shall be removed without first obtaining a tree removal permit.

c. The Applicant shall comply with Page 3, Paragraph 6 of that certain Review Letter dated November 4, 2025.

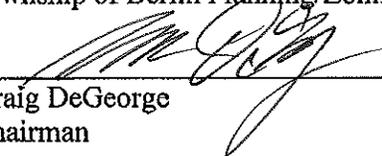
d. This approval is also conditioned on the Applicant obtaining any and all other required Federal, State, or Local Municipal approvals.

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 10th day of February, 2026.



Kelley Shendock, Secretary
Township of Berlin Planning/Zoning Board