

RESOLUTION NO. 2026-11

Applicant: John Shendock

Property: 204 Third Avenue
Block 613, Lot 3

Zone: R-2 Residential Zoning District

Application: Minor Subdivision

Whereas: on February 10, 2026, the Applicant, John Shendock, being represented by David Patterson, Esquire, owner of the property located at 204 Third Avenue, Block 613, Lot 3, which property is located in the R-2 Residential Zoning District, did appear before the Berlin Township Joint Planning/Zoning Board requesting Minor Subdivision approval of the existing lot into two (2) separate lots; one with frontage along Fourth Avenue and measuring 100 feet by 100 feet, and the other lot with frontage along Third Avenue measuring 163 feet by 100 feet; and

Whereas; the Applicant, in support of the Application, presented a Minor Subdivision Plan prepared by Mr. John Butler, P.L.S. of Land Dimensions Engineering, dated October, 2025; and

Whereas: the Board has reviewed and considered that certain Review Letter dated February 2, 2026, prepared by Gregory B. Fusco, P.E., P.P., C.P.W.M., Township Engineer for Berlin Township, which set forth a review of the application and 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 Apploiant's expert; and the Board having determined that the Applicant is entitled to subdivide 204 Third Avenue, Block 613, Lot 3, in accordance with the Minor Subdivision Plan prepared by Land Dimensions Engineering, dated October, 2025, with certain conditions as hereinafter set forth; and hearing no objection from the public.

NOW THEREFORE BE IT RESOLVED:

1. The Applicant is granted Minor Site Plan approval and permission to subdivide 204 Third Avenue, Block 613, Lot 3 into two (2) separate lots, in accordance with the Minor Subdivision Plan prepared by Mr. John Butler, P.L.S. of Land Dimensions Engineering, dated October, 2025, which will create one lot facing Third Avenue and one lot facing Fourth Avenue, 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 Third Avenue and Fourth 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 section 200-17.A of the Municipal Ordinance which requires that sidewalks shall be installed along each lot facing Third Avenue and Fourth Avenue.

d. The Applicant shall comply with Page 3, Paragraph 12 of the Review Letter dated February 2, 2026.

e. The Applicant shall revise the Plan submitted in accordance with the Review Letter dated February 2, 2026.

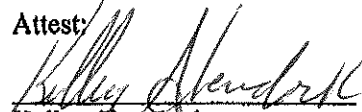
f. The existing garage located on Lot 3, shall not be used for any other residential purpose.

g. The Applicant shall remove any encroachments between the lots as a result of this subdivision approval.

h. All other pre-existing non-conforming conditions on Lot 3, as set forth in the Review Letter dated February 2, 2026, may remain unaltered.

i. 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 17th day of March, 2026.


Kelley Shendock, Secretary
Township of Berlin Planning/Zoning Board