

RESOLUTION NO. 2026-14

Applicant: JPMorgan Chase Bank N.A.
Property: 201 NJ Route 73 North
Block 1203 Lot 9 and 10
Preliminary and Final Minor Site Plan Approval - with variances

RESOLUTION OF THE BERLIN TOWNSHIP PLANNING/ZONING BOARD
GRANTING PRELIMINARY AND FINAL MINOR SITE PLAN - WITH VARIANCES

WHEREAS. The applicant appeared before the Board on March 17th 2026, and is applying for preliminary and final Minor Site Plan approval, with variances, for property known as Block 1203 Lots 9 and 10, and

WHEREAS. The applicant has submitted a site plan for approval, which has been reviewed by Gregory B. Fusco P.E. P.P. CPWM the Planer and Engineer for the Board. The report of the Board's Engineer is dated February 23rd 2026. The applicant appeared before the Board and was represented by Gregory D. Meese Esq., and

WHEREAS. The applicant provided a ALTA/NSPS Land Title Survey prepared by Gallas Surveying Group dated June 3rd 2025, revised October 8th 2025, A minor Site Plan Proposal prepared by Core States Group, dated November 24th 2025 signed by Mark A. DiMonte, P.E. and signed by Gregory S. Gallas, P.L.S Also appearing for the applicant was Paul Grygiel, AICP, PP, and

WHEREAS. All intended witnesses, the applicant's professional and the Board's professional, were sworn-in by the Board Solicitor,

WHEREAS. The Board determined that the application is properly before the Board and the proof of notice and publication is appropriate, and

WHEREAS. The applicant proposes to occupy an existing one-story building and to rebrand the current bank operation conducted at the site to be a JP Morgan Chase Bank facility, and

WHEREAS. The applicant's intended drive-thru bank is a permitted use in the C-1 Highway Commercial Zoned. The applicant proposes up-grades to the current parking spaces, paving repairs and light standard fixtures, and

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

WHEREAS. The applicant requires the following variances;

1. A proposed freestanding pylon sign to be placed 5 feet from the right of way line on Route 73 - Municipal Ordinance requires a 10 feet set back
2. To place a freestanding sign at grade - municipal ordinance request the sign to be set 6 feet above grade.

WHEREAS. There was discussion on the public access easement across lots 9 and 10, as well as a 5 feet wide shade tree easement along Route 73. The

applicant had no objection to the proposed easements, and agreed to work with the Board engineer to secure the appropriate easements for recording, and

WHEREAS, There was discussion on the consolidation of existing lots 9 and 10. The applicant had no objection to the consolidation of lots 9 and 10, and

WHEREAS. There was discussion on site lighting, canopy lighting of the drive thru and the prevention of glare and spillage of illumination onto adjoining property. There was no objection by the applicant to all lighting be LED high pressure sodium lighting. Further, the applicant agreed to lighting to be 2700-3000 kelvin lights, and that after 10PM all parking lot lighting will be reduced to 40% intended illumination, and

WHEREAS. The applicant offered no objection to the report provided by the Board's Engineer dated February 23rd 2026.

WHEREAS. The application was opened to the public. There was no public in opposition to the application, and

WHEREAS. The Board determined that the applicant provided all necessary documents and testimony and the Board was satisfied with the applicant's response to the Board's questions and concerns. The Board determined that granting the minor site plan and 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, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin that the application for minor site plan approval, be and is hereby GRANTED.

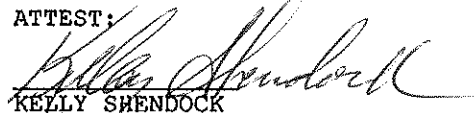
BE IT FURTHER RESOLVED, by the Planning/Zoning Board of the Township of Berlin that the following variances are Granted:

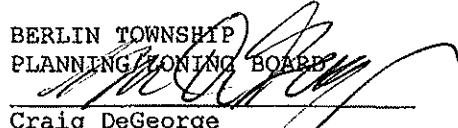
1. Proposed freestanding pylon sign to be placed 5 feet from the right of way line on Route 73.
2. To place a freestanding sign at grade.

BE IT FURTHER RESOLVED, that the following conditions of this approval have been approved and agreed to by the applicant;

1. Deed consolidation of lots 9 and 10
2. Five feet wide shade tree easement along Route 73.
3. all lighting to be LED high pressure sodium lighting.
4. the applicant agreed lighting to be 2700-3000 kelvin lights, and that after 10PM all parking lot lighting will be reduced to 40% intended illumination.
5. The freestanding illuminated sign shall contain a dimmable circuit.

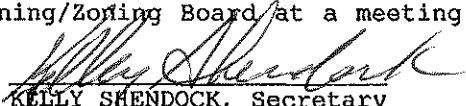
BE IT FURTHER RESOLVED, the applicant will seek and receive all approvals and permits necessary from all governing departments and agencies and shall meet compliance with all applicable Federal, State and County and Municipal laws, rules and regulations.

ATTEST:

KELLY SHENDOCK
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 March 17th 2026.


KELLY SHENDOCK, Secretary

Memorialized 4-21 2026