

RESOLUTION NO. 2026-15

Applicant: 133 Haddon Avenue Associates LLC
Property: 133/135 Haddon Avenue
Block 210 Lot 6,4

Zone: Central Business District

Application for a Minor Subdivision
With variance

RESOLUTION OF THE BERLIN TOWNSHIP PLANNING/ZONING BOARD
GRANTING MINOR SUBDIVISION- with VARIANCE

WHEREAS. On June 16th 2026, the above application was considered by the Planning/Zoning Board of the Township of Berlin, Camden County, New Jersey for a minor subdivision, with use variance , and

WHEREAS. The Planning Board received a plan for the minor subdivision, and the plan being prepared by Daniel J. Patterson, PELS., dated 04/16/2026, and the plan having been reviewed by the Board's engineer Gregory B. Fusco, P.E., P.P. C.M.E., with a report submitted and dated May 30th 2026. The applicant was represented by David C, Patterson Esq., and

WHEREAS. The Board has determined that the application was properly before the Board with proof of notice and publication being submitted. The Board further determined that the application requested a minor subdivision to subdivide Block 210 Lot 6 ad 4, and

WHEREAS. The applicant provided the following;

- a. Survey and Minor Subdivision Plan prepared by Daniel J. Patterson PELS dated April 4/15/2026.
- b. Copy of completed Planning and Zoning Board Application dated April 23, 2026.

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

WHEREAS. The Board has determined that the application was properly before the Board, with notice and publication being submitted, and

WHEREAS. The application continued before the Board, being a ~~minor~~ subdivision to take a portion of Lot 4 and add the portion to lot 6. The purpose being to expand lot 6 to provide additional space to relocate three existing outside storage sheds used to store the applicant's business material. The facts established that the Board did grant a Use Variance to the applicant in 1998 to permit the use of outside storage sheds to store the applicant's business material. Accordingly, the

relocation of the three sheds is considered an expansion of a non-conforming use and will require a use variance approval, and

WHEREAS. It is the intent of the applicant to subdivide a portion of adjoining lot 4 and add it to lot 6 to accommodate the relocation of the storage sheds. The Board was informed that prior approvals on lot 4 established the lot as a fence storage yard only, and restricted against any outside manufacturing, and any storage activity was limited between 6am and 6pm, Monday through Friday. Further, the area was not be open to the public, and vehicle access to the site would be limited to Haddon Avenue only, with no open access from Warren Avenue. As part of the applicants testimony, the applicant agreed that the same conditions will apply to the storage sheds on lot 6.

WHEREAS. There was discussion on a 5 foot wide shade tree easement along Haddon Avenue to be located in the front of lot 4 and lot 6 in accordance with Ordinance sec. 900-92.G Then applicant was in agreement to provide the required shade tree easement, and

WHEREAS. The Board Engineer's report noted that the addition to lot 6 would results in the impervious coverage increase to 83.8%, where the maximum lot coverage in the CBD district is 80%. This would require a variance approval from Section 340-128E (2) to permit the coverage at 83.8%.

WHEREAS. The applicant provided testimony that there was no objection to the Board Engineer's report dated May 30th 2026, and would comply with the comments contained therein. and

WHEREAS. The application was open to the public. Comments from the public expressed concern that exterior-site lighting would not spill over to adjoining property, and that exterior storage sheds would be in compliance with set back line. The applicant assured the public that they would control the exterior lighting to prevent spill over and that placement of the storage sheds would comply with Township ordinance requirements.

WHEREAS. The Board determined that the applicant addressed all concerns of the Board and Public.

NOW THEREFORE, after considering the foregoing, it is herein RESOLVED that the above application for minor subdivision as shown on the submitted plan, be and is hereby GRANTED.

BE IT further resolved that the Use Variance is hereby granted to permit storage sheds placement on lot 6.

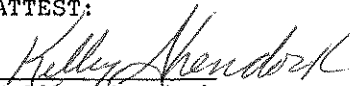
BE IT FURTHER RESOLVED that a Variance to permit impervious coverage to lot 6 at 83.8% be and is hereby granted.

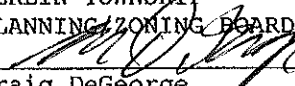
BE IT FURTHER resolved that the following conditions are Required;

1. There is to be no access to Lot 4 from Warren Avenue.
2. The placement of the proposed storage sheds on lot 4 shall comply with set-back-line requirements.
3. Appropriate site-lighting shields will be installed to prevent spillage onto adjoining lots.
4. Privacy fencing on lot 6 will be repaired or replaced and extended to include area on lot 4.
5. As contained in the Board Engineer's report, the applicant agreed the subdivision plan will be revised to include a 5 feet wide shade tree easement in accordance with Section 200-92.G of the Ordinance.

6. The applicant shall provide the required shade tree easement along the front of lot 6 and lot 4.
7. The applicant must comply with any and all applicable Federal, State, County and Local laws, rules and regulations.

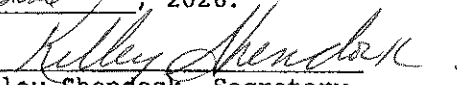
ATTEST:


Kelley 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 June 16th 2026, and memorialized at regular meeting of 7/21/2026, 2026.


Kelley Shendock, Secretary
TOWNSHIP OF BERLIN
PLANNING BOARD