

RESOLUTION NO. 2026-17

Applicant: G7B II LLC

Property: 255 Route 73 North
Block 1203, Lot 3

Zone: C-2 General Commercial Zoning District

Application: Preliminary and Final Major Site Plan Approval, Bulk Variances and Design Waivers.

Whereas: on July 21, 2026, the Applicant, G7B II LLC, proposed occupant of the property located at 255 Route 73 North, Block 1203, Lot 3, which property is located in the C-2 General Commercial Zoning District, being represented by Sara Werner, Esquire, did appear before the Berlin Township Joint Planning/Zoning Board requesting Preliminary and Final Major Site Plan Approval, Bulk Variances and Design Waivers, for permission to construct and operate a drive-thru coffee shop, with no internal seating at the location herein described; and

Whereas; the Applicant, in support of the Application, presented a Civil Site Plan dated March 30, 2026, prepared by Stonefield Engineering and Design, signed and sealed by Mr. Aaron Chan, P.E., C.M.E., a Land Title Survey dated March 30, 2026 prepared by Stonefield Engineering and Design, signed and sealed by Mr. Anthony D. Giglio, Jr., P.L.S., a Stormwater Management Design and Report dated March 31, 2026, prepared by Stonefield Engineering and Design, signed and sealed by Mr. Aaron Chan, P.E., C.M.E., a Traffic Impact Study dated March 30, 2026, prepared by Stonefield Engineering and Design, signed and sealed by Mr. Matthew J. Seckler, P.E., P.P., P.T.O.E. and Mr. Corak, P.E., as well as other documentation in support of the Application; and

Whereas; Shunori Ramanathan, a member of the Applicant, gave testimony as to the operation of the drive-thru coffee shop, hours of operation and number of employees at the location; and presenting Lindsey Reist, P.E., who gave testimony as to the site plan in consideration; and Nicholas Kennedy, P.E., who gave testimony as to the traffic impact at the site; and Tiffany Morrissey, P.P., who gave testimony as to the nature of the existing commercial area in which the site is located, and to the positive and negative criteria required to be determined by the Board; and

Whereas: the Board has reviewed and considered that certain Review Letter dated July 13, 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, reviewed the variances required 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 that the intended use is a permitted use within the C-2 General Commercial Zone and

Whereas: the Board has heard the testimony of the Applicant and the Applicant's experts; and the Board having determined that the Applicant's intended use of the site is a permitted use within the C-2 General Commercial Zoning District, and the bulk variances and/or design waivers, requested by the Applicant can be granted without a detrimental impact on the intent of the Zoning Ordinance, with certain conditions as hereinafter set forth; and hearing no objection from the public.

NOW THEREFORE BE IT RESOLVED:

1. The Applicant is granted Preliminary and Final Major Site Plan Approval of The Civil Site Plans dated March 30, 2026, as prepared by Stonefield Engineering and Design , subject to the following conditions:

a. The Applicant shall revise the Plan in accordance with the site plan review and comments in the Review Letter dated July 13, 2026, and shall comply with any ADA requirements, consistent with the testimony provided before the Board.

2. The Applicant is granted the following bulk variances and design waivers:

a. A variance from the requirement of Section 340-105(E) of the zoning Ordinance which requires that any trash enclosure be located nor mote than five (5) feet from a side yard property line, so that the existing trash enclosure used by Urgent Care, can be located on the property line.

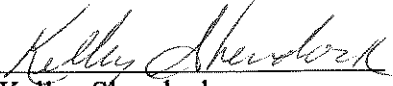
b. A variance from Section 340-94(B)(1) of the Zoning Ordinance, which requires that a commercial site must provide for a loading area, so that the Applicant shall not be require to maintain a loading area on site.

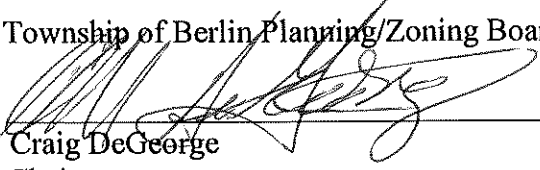
c. A variance from Section 340-83(1) of the Zoning Ordinance, which limits the number of façade signs to one (1) a total of 64 square feet, so that the Applicant can maintain a total of seven (7) façade signs with a total area of 130.5 square feet.

d. The Applicant is granted a design waiver from the Zoning Ordinance which requires that high pressure sodium lighting fixtures be use at a site, so that the Applicant can install LED type lighting fixtures.

#. 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 18th day of August, 2026.


Kelley Shendock, Secretary
Township of Berlin Planning/Zoning Board