RESOLUTION NO. 2026-21

Applicant: CTO Dog Training

Property: 151 N. Cooper Road
Block 2502, Lot 7.01

Zone: L-1 Light Industrial Zoning District

Application: Minor Site Plan

Whereas: on September 22 2026, the Applicant, with permission of 151 Cooper Road Associates LLC, the owner of the property located at 151 N. Cooper Road, Block 2502, Lot 7.01, which property is located in the L-1 Light Industrial Zoning District, being represented by Danielle Kinback, Esquire, did appear before the Berlin Township Planning/Zoning Board requesting Minor Site Plan approval for the purpose of operating a dog training and pet boarding facility on Block 2502, Lot 7.01, which is a permitted use within the L-1 Light Industrial Zoning District, and

Whereas; the Applicant, in support of the Application, presented a Minor Site Plan dated August 6, 2026, prepared by Patterson Surveying and Engineering, signed by Mr. Daniel J. Patterson, P.E., PLS; a Boundary and Partial Topographic Survey, dated July 28, 2026, prepared by Patterson Surveying and Engineering, signed by Mr. Daniel J. Patterson, P.E., PLS; and Architectural Drawings, dated May 26, 2025, prepared by Blackstone Architecture, signed by Mr. Duncan C. Andeson, R.A.; and

Whereas: the Board has reviewed and considered that certain Review Letter dated September 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 on behalf of the Applicant, and the Board having determined that the use of the site intended by the Applicant, is a permitted use within the L-1 Light Industrial Zoning District, and the Applicant has agreed to comply with the comments contained in that certain Review Letter Review Letter dated September 2, 2026, prepared by Gregory B. Fusco, P.E., P.P., C.P.W.M., Township Engineer for Berlin Township, and further finding that the Applicant does not require any variances from the Municipal Zoning Ordinance; and

Whereas: during the public portion of the meeting, various members of the public voiced opposition to the Applicant's intended use of the site, and were concerned about noise and possible odors which may emanate from the site and cause a nuisance; and

Whereas: the Board has determined that the intended us of the site by the Applicant is a permitted use under the Municipal Zoning Ordinance, that the Applicant does not require any variances or waivers requires, and approval of the Applicant's Minor Site Plan, with conditions, can be granted without any negative impact on the current Municipal Zoning Ordinance.

NOW THEREFORE BE IT RESOLVED:

1. The Applicant is granted Minot Site Plan approval, in accordance to the plans submitted, for the purpose of locating a dog training and pet boarding facility at 151 N. Cooper Road, Block 2502, Lot 7.01, subject to the following conditions:

a. The Applicant shall install a two (2") inch concrete curb along the proposed fence line near the dog potty/relief area.

b. The Applicant shall conduct a soil testing as suggested by the Township Engineer.

c. There shall be no outside kennels and/or cages located at the site. All kennels and/or cages shall be located in the building as set forth on the plans submitted.

d. The Applicant shall revise the plans submitted and comply with the comments set forth in the Review Letter dated September 2, 202

2. 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 20 day of October, 2026.

Kelley Shendock, Secretary
Township of Berlin Planning/Zoning Board