

2020-07

**A RESOLUTION OF THE BOROUGH OF BROOKLAWN PLANNING
BOARD GRANTING PRELIMINARY AND FINAL SITE PLAN AND VARIANCE APPROVAL
TO APPLICANT, 141 KINGS HIGHWAY PROPERTIES, LLC**

At the duly noticed meeting of the Brooklawn Planning Board held on February 26, 2020, the Board considered the application of the Applicant, 141 Kings Highway Properties, LLC, owners of the premises known as Crescent Boulevard at Kings Highway and Romano Avenue described as Block 126, Lots 7 and 10, on the Brooklawn Borough Tax Map.

WHEREAS, the entire site consists of three (3) parcels: two (2) located in the Borough of Brooklawn (Block 126, Lots 7 and 10) and one (1) located in the Borough of Bellmawr. The single parcel in the Borough of Bellmawr is known as 141 Kings Highway described as Block 1, Lot 1 on the Bellmawr tax map.

WHEREAS, the Applicant seeks Preliminary and Final Site Plan approval for the premises to allow construction of a 3-story self-storage facility and related site improvements.

WHEREAS, the Board granted Variance and Preliminary and Final Site Plan approval to PV Asset Management for the construction of a self-storage facility on this site on August 28, 2019.

WHEREAS, amended approval is required as the Applicant was required to revise the previously approved site plan because of the discovery of an underground high-pressure gas line that could not be moved.

WHEREAS, the property is located in the C-Light Industrial Zone and has a redevelopment overlay. The Borough of Brooklawn prepared Ordinance #9-2019, a site-specific overlay, to permit self-storage facilities, and the development plan as proposed will not require variance relief with respect to use or bulk requirements, except as referenced herein.

WHEREAS, the Applicant requests variance relief from the sign ordinance to add a large "Public Storage" sign, a smaller "entrance" sign above the office door and three (3) smaller signs indicating "loading" above the three loading bay doors.

WHEREAS, Tung-to Lam, PE of Bohler Engineer NJ, LLC was sworn and testified in support of the application.

WHEREAS, Robert Scott Smith, PLS, PP Brooklawn Borough Planner, appeared, was sworn and testified in connection with the application, and submitted his review letter with Board Engineer Gregory B. Fusco, PE, dated 2/19/2020.

WHEREAS, the following exhibits were included in the record:

- A-1 Previously Approved Plan
- A-2 Currently Proposed Plan
- A-3 Architectural Plans and Rendered Elevations
- A-4 Traffic Impact Statement

WHEREAS, the Applicant has filed the application and followed all procedures to bring this matter on for a hearing before the Board; and

WHEREAS, the Board has carefully considered the application, exhibits and the professionals' report and the testimony of the Applicant and their professional witnesses and other evidence presented at a hearing on February 26, 2020;

NOW, THEREFORE, BE IT RESOLVED, The Planning Board, having determined that the application, Notice to Property Owners, Notice of Publication and affidavits were in proper form and having examined the exhibits and considered the testimony, makes the following findings of fact:

1. The Planning Board has jurisdiction to hear and determine the application for Preliminary and Final Site Plan and variance approval.
2. The Applicant, 141 Kings Highway Properties, LLC, is the owner of the lots. All real taxes for the property are paid or will be paid as a condition of approval.
3. The property is located in the C-Light Industrial Zone and has a redevelopment overlay. The Borough of Brooklawn prepared Ordinance #9-2019, a site-specific overlay, to permit self-storage facilities.

11,360 square feet, to relocate the building 40 feet closer to the right-of-way of Kings Highway at the corner of Kings Highway and Romano Avenue, to relocate the entire parking lot onto the Brooklawn side of the tract, and to eliminate one driveway along Kings Highway, together with other site improvement including lighting, landscaping and stormwater management.

6. The testimony of the Applicant's witness and the Board Planner during the February 26, 2020 Public Hearing are incorporated herein.

7. The Applicant agreed to comply with the Board's request for the installation of protective steel bollards at the center of all parking stalls.

8. The variance relief requested with respect to signage is substantially similar to the variance previously granted, is less obtrusive and a benefit to the site, outweighing any detriment.

9. The variance relief requested with respect to parking results in low impact and is a benefit to the site, outweighing the detriment.

10. The variance relief requested with respect to landscaping is *de minimis* and in any event does not violate the intent of the ordinance.

11. There are practical difficulties in designing a site that crosses municipal boundaries and subject to the requirements of two municipal zoning ordinances.

NOW THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Brooklawn, County of Camden, State of New Jersey that the Applicant, 141 Kings Highway Properties, LLC, has submitted sufficient competent evidence to warrant granting Preliminary and Final Site Plan approval and variance relief for signage, parking and landscaping, as aforesaid, at the property known as 141 Kings Highway, Bellmawr, New Jersey and including Block 126, Lots 7 and 10 on the Brooklawn Borough Tax Maps, and that same be and hereby is granted, subject to the plans submitted, and as testified to on the record, subject to the following conditions:

1. The Applicant will comply with the comments and recommendations of the

4. The Applicant will comply with all applicable Federal, State, County and Municipal laws, rules and regulations.

5. The Applicant will submit revised plans complying with the comments of the Board Professionals and with this Resolution, as may be required.

6. The final approval will not be perfected until all costs assessed by the Planning Board and all fees for the professional review of this application have been paid in full.

7. The Applicant obtaining all other approvals from the Borough of Brooklawn, including but not limited to a zoning permit and/or building permit, if applicable;

BE IT FURTHER RESOLVED, that the Applicant shall pay for the costs of the publication of this resolution plus any other fees or escrows required by the Board and/or Borough; and

BE IT FURTHER RESOLVED, that the secretary shall cause a brief notice of this resolution to be published in the Courier Post and forward a copy thereto to the Applicant within ten (10) days of the date hereof.

BOROUGH OF
BROOKLAWN PLANNING BOARD

KIMBERLY MEEHAN, Chairman

ATTEST:

Maria Branson
MARIA BRANSON, Secretary

ROLL CALL VOTE

K. Meehan, IV Chair	YES ☒	NO ☐	ABSENT ☐	ABSTAIN ☐
F. Cipolone, IV Vice Chair	YES ☐	NO ☐	ABSENT ☒	ABSTAIN ☐
Theresa Branella, Mayor or Designee	YES ☐	NO ☐	ABSENT ☐	ABSTAIN ☒
J. Klepka, IV	YES ☐	NO ☐	ABSENT ☐	ABSTAIN ☒
M. Mevoli, IV	YES ☐	NO ☐	ABSENT ☐	ABSTAIN ☒
S. Ostrom, IV	YES ☒	NO ☐	ABSENT ☐	ABSTAIN ☐
M. Ostrom, Zoning Official	YES ☒	NO ☐	ABSENT ☐	ABSTAIN ☐
B. Darrow, IV	YES ☐	NO ☐	ABSENT ☐	ABSTAIN ☒
C. Rubino, IV	YES ☐	NO ☐	ABSENT ☒	ABSTAIN ☐
M. MacAdams, Alt. 1	YES ☐	NO ☐	ABSENT ☒	ABSTAIN ☐
J. Vinci, Alt.2	YES ☒	NO ☐	ABSENT ☐	ABSTAIN ☐

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ATTEST:

Maria Branson
MARIA BRANSON, Secretary

ROLL CALL VOTE

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J. Klepka, IV	YES ☐	NO ☐	ABSENT ☐	ABSTAIN ☒
M. Mevoli, IV	YES ☐	NO ☐	ABSENT ☐	ABSTAIN ☒
M. Ostrom, IV	YES ☒	NO ☐	ABSENT ☐	ABSTAIN ☐
M. Ostrom, Zoning Official	YES ☒	NO ☐	ABSENT ☐	ABSTAIN ☐
B. Darrow, IV	YES ☐	NO ☐	ABSENT ☐	ABSTAIN ☒
C. Rubino, IV	YES ☐	NO ☐	ABSENT ☒	ABSTAIN ☐
M. MacAdams, Alt. 1	YES ☐	NO ☐	ABSENT ☒	ABSTAIN ☐
J. Vinci, Alt.2	YES ☒	NO ☐	ABSENT ☐	ABSTAIN ☐