

2019-09

**A RESOLUTION OF THE BOROUGH OF BROOKLAWN PLANNING
BOARD GRANTING PRELIMINARY AND FINAL SITE PLAN AND SIGN VARIANCE
APPROVAL TO APPLICANT, PV ASSET MANAGEMENT, LLC**

At the duly noticed meeting of the Brooklawn Planning Board held on August 28, 2019, the Board considered the application of the applicant, PV Asset Management, 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 premises 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 self-storage facility.

WHEREAS, the applicant requests variance relief from the sign ordinance to add two (2) façade signs where one (1) is permitted and each 85.75 s.f., where a maximum of 40 s.f. is permitted.

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.

WHEREAS, the applicant is represented by Amee S. Farrell, Esquire.

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

WHEREAS, Christine Cofone, PP of Cofone Consulting Group was sworn and testified in support of the application.

WHEREAS, Shimon Kanter appeared as the representative of the applicant, 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.

WHEREAS, the following exhibits were included in the record:

A-1 Application with Addendum

A-2 Borough of Brooklawn Ordinance No. 9-2019

A-3 Aerial

A-4 Rendered Site Layout Plan

A-5 Architectural Plans and Rendered Elevations

And Review Letter of Gregory B. Fusco, PE, Brooklawn Borough Engineer / Robert Scott Smith, PLS, PP Brooklawn Borough Planner dated 8/19/2019

WHEREAS, during the public portion of the hearing, Eleanor McMichael, neighbor, was sworn and testified with respect to the application.

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 August 28, 2019;

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, finds as follows:

1. The Planning Board has jurisdiction to hear and determine the application for Preliminary and Final Site Plan and sign variance approval.

2. The applicant, PV Asset Management, 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.

4. Based upon the reviews and recommendations of the Planning Board Planner as set forth in his review letter, the application was deemed complete in accordance with the submission checklist.

5. The applicant proposes to remove the existing building and all asphalt on the site before constructing a three-story self-storage rental facility, twelve (12) paved parking areas (or as approved by Bellmawr Borough) for customers and employees and four (4) designated

loading parking spaces.

6. The development plan as proposed will not require variance relief with respect to use or bulk requirements, apart from the requested sign variances.

7. The relief with regard to the number and square footage of the signage would advance the purpose of the zoning ordinance and the deviation would substantially outweigh any detriment. The proposal would encourage the design of transportation routes and promote a desirable visual environment.

8. The general scheme of stormwater management, depicting a swale along the Romano Avenue frontage of the building, is not acceptable as presented. The applicant shall redesign the proposed swale construction, eliminate the swales and provide storm inlets and storm piping.

9. The applicant's proposed lighting plan provides no security implications.

10. The applicant has agreed to comply with the recommendations of the Planning Board Planner and Engineer as set forth in the 8/19/2019 review letter, including investigating optimum utility service connections.

NOW THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Brooklawn, County of Camden, State of New Jersey that the applicant, PV Asset Management, LLC, has submitted sufficient competent evidence to warrant granting Preliminary and Final Site Plan approval and variance relief for signage, 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 Board Engineer and the Board Planner as contained in their report dated 8/19/2019.

2. The applicant will comply with the comments and recommendations of the Planning Board of the Borough of Brooklawn, Camden County Planning Board and Camden County Engineer.

3. The applicant will obtain all necessary approvals and permits from any other all applicable agencies.

4. The applicant will comply with all applicable Federal, State, County and