

**BOROUGH OF BERLIN
PLANNING BOARD**

RESOLUTION MEMORIALIZATION DECISION

Resolution 26-16

- | | |
|--|--|
| ☐ Minor Subdivision | ☒ Approved |
| ☐ Major Subdivision Preliminary | ☐ General Conditions |
| ☐ Major Subdivision Final | ☐ Additional Conditions |
| | ☐ Denied |

- ☐ Minor Site Plan
- ☐ Major Site Plan, Preliminary
- ☐ Major Site Plan,

Application No. PB 23-06

Applicant: Patriot Depot, LLC

2441 Swamp Road

Dallastown, PA 17313

Attn; Chris Ream

- ☐ Amended Preliminary
- ☐ Major Site Plan, Final
- ☐ Design Waiver
- ☐ Submission Waivers

☒ Use Variance, One-Year Extension

☐ Bulk Variances

Owner: RTO of America, LLC

2941 Legacy Lane

York, PA 17402

Block 1600, Lot 2

Action: July 7, 2026

Memorialized: August 10, 2026

One-Year Extension of Use Variance Approval

WHEREAS, the applicant ("Applicant") has applied to the Berlin Borough Planning Board ("Planning Board") for a One-Year Extension of use variance approval for a self storage facility on a 3.6 acre at real property located at Block 1600, Lot 2 on the South White Horse Pike;

WHEREAS, the application was considered by the Planning Board at its public meeting on July 7, 2026 through the legal representation of Dennis Tuoy, Esq. of the Hyland Levin Shapiro law firm;

WHEREAS, a public hearing (X) was required and the Planning Board has considered that public comments:

(X) were not made by the public

() were made in favor of all or some aspect of the application

() were made against all or some aspect of the application; and

WHEREAS, the following documents are incorporated herein by reference:

(a) Letter request for One-Year extension by Applicant's Attorney, Robert Baronowski, dated July 17, 2026; and

WHEREAS, the Planning Board has made the following Findings of Fact and Conclusions:

FINDINGS OF FACT AND CONCLUSIONS

1. Applicant requests a one-year extension of Use Variance Approval for a self storage facility on a 3.6 acre at real property located at Block 1600, Lot 2 on the South White Horse Pike. The prior approval was granted by Resolution 2026-06, memorialized on November 13, 2023.

2. In support of the requested extension, Applicant presented evidence of the need for outside agency approvals from the New Jersey Pinelands Commission related to the issuance of a Certificate of Filing and compliance with stormwater management requirements of the Pinelands Comprehensive Management Plan.

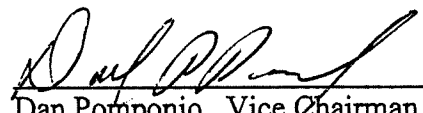
3. The Planning Board Engineer posed no objection to the granting of the requested one-year extension through August 10, 2027.

NOW, THEREFORE, BE IT RESOLVED by the Berlin Borough Planning Board that the said application for a one-year extension of Use Variance Approval for a self storage facility on a 3.6 acre at real property located at Block 1600, Lot 2, shall be and is hereby granted through August 10, 2027.

RECORD OF VOTE FOR ACTION TAKEN						
BOARD	AYE	NAY	Abstain	Absent	Motion Made By	Second
Mayor Rick Miller	X					x
Councilman Millard Wilkinson	X				x	
Chairman Michael McGowen				X		
Dan Pomponio	X					
Ken Ryker				X		
Wayne Hans	X					
Fran Ballak				X		
John Cole				X		
Jeanine Schumacher				X		
Harry Earl	X					
Eric Hahn	X					

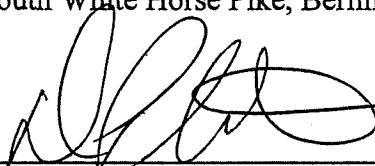
I, Donna Plute, Secretary to the Planning Board of the Borough of Berlin, County of Camden, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of the action taken by said Board at a meeting held at the Municipal Building, 59 South White Horse Pike, Berlin, New Jersey on the day of , 2026.

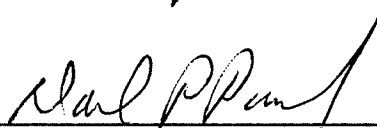

 Donna Plute, Secretary


 Dan Pomponio, Vice Chairman

RECORD OF VOTE ON RESOLUTION						
BOARD	AYE	NAY	Abstain	Absent	Motion Made By	Second
Mayor Rick Miller	X				X	
Councilman Millard Wilkinson				X		
Chairman Michael McGowen			X			
Dan Pomponio	X					X
Ken Ryker				X		
Wayne Hans	X					
Fran Ballak				X		
John Cole				X		
Jeanine Schumacher				X		
Harry Earl	X					
Eric Hahn				X		

I, Donna Plute, Secretary to the Planning Board of the Borough of Berlin, County of Camden, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of the action taken by said Board on the Resolution at a meeting held at the Municipal Building, 59 South White Horse Pike, Berlin, New Jersey on the 10th day of August, 2026.


 Donna Plute, Secretary


 Dan Pomponio, Vice Chairman