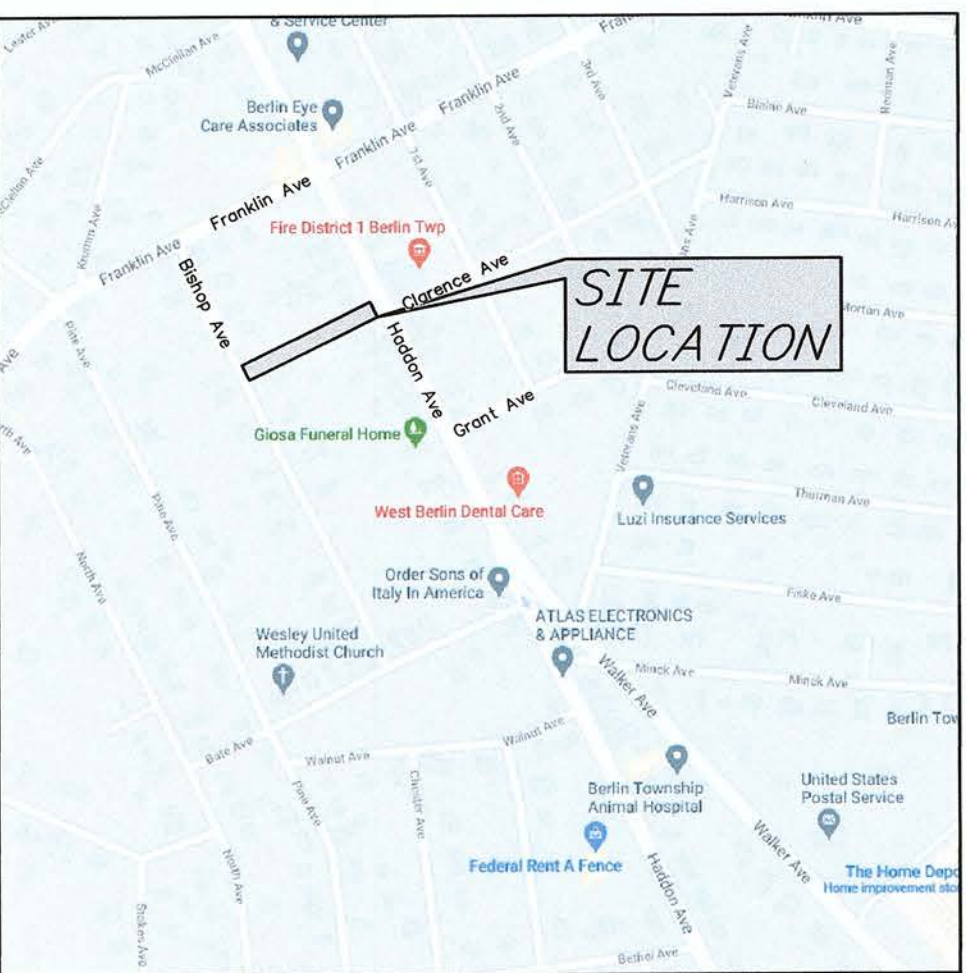
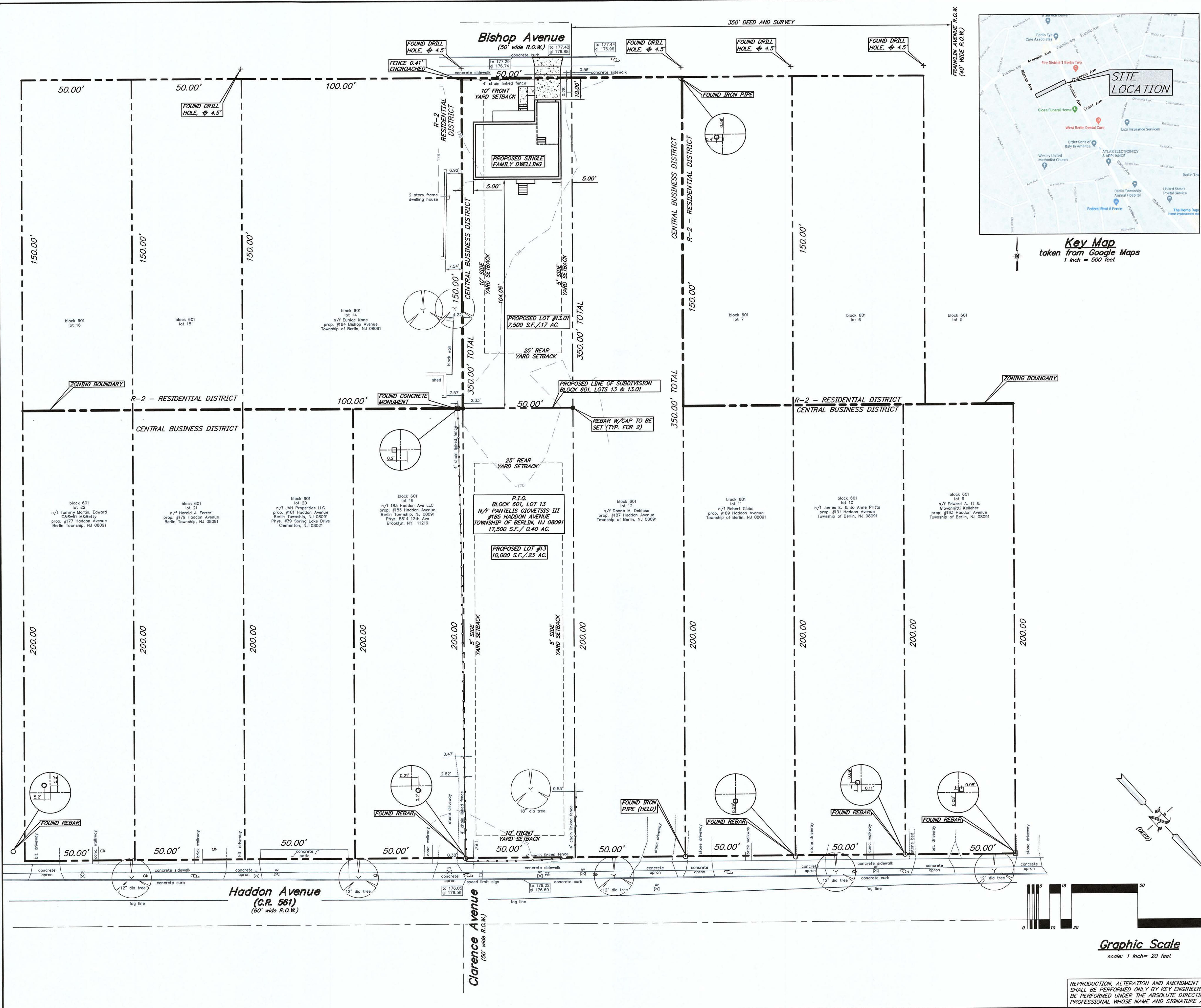




General Notes:

1. APPLICANT: WILLIAM WESTERBY
#781 KETTLE RUN ROAD
MARLTON, NJ 08053
2. OWNER: PANTELIS GIOVETIS III
#25 PENNINGTON AVENUE
WATERFORD, NJ 08089
3. PROPERTY ADDRESS: #185 HADDON AVENUE, TOWNSHIP OF BERLIN, NJ 08091
4. PARCEL: BLOCK 601, LOT 13
5. AREA: LOT 13: 17,500 S.F./ 0.40 AC.
BLOCK 601, LOT 13 - CBD CENTRAL BUSINESS DISTRICT
LOT 13: VACANT LAND
6. ZONING: SUBDIVIDING LOT INTO 2 LOTS AND CONSTRUCTING ONE SINGLE FAMILY DWELLING ON PROPOSED LOT 13.01. A USE VARIANCE IS REQUIRED TO PERMIT SINGLE FAMILY DWELLING.
7. EXISTING USE:
8. PROPOSED USE:

AREA & BULK REQUIREMENTS:	REQUIRED ZONE CBD	PROPOSED LOT 13	VARIANCE
LOT 13	10,000 S.F.	10,000 S.F.	NO
MINIMUM LOT AREA	50'	50'	NO
MINIMUM LOT WIDTH	150'	200'	NO
MIN. FRONT YARD SETBACK (PRINCIPAL)	10'	10'	NO
MIN. SIDE YARD SETBACK (PRINCIPAL)	5'	5'	NO
5' OR 10' WHEN ADJOINING AN R-2 ZONE	25'	25'	NO
MIN. REAR YARD SETBACK (PRINCIPAL)	65%	<65%	NO
MAXIMUM BUILDING COVERAGE	80%	<80%	NO
MAX. NUMBER OF STORES	3	2	YES
MAX. BUILDING HEIGHT (PRINCIPAL)	40'	25'	NO

AREA & BULK REQUIREMENTS:	REQUIRED ZONE CBD	PROPOSED LOT 13.01	VARIANCE
LOT 13.01	10,000 S.F.	7,500 S.F.	YES
MINIMUM LOT AREA	50'	50'	NO
MINIMUM LOT WIDTH	150'	150'	NO
MIN. FRONT YARD SETBACK (PRINCIPAL)	10'	10'	NO
MIN. SIDE YARD SETBACK (PRINCIPAL)	5'	5'	YES
5' OR 10' WHEN ADJOINING AN R-2 ZONE	25'	104'	NO
MIN. REAR YARD SETBACK (PRINCIPAL)	65%	16%	NO
MAXIMUM BUILDING COVERAGE	80%	21%	NO
MIN. NUMBER OF STORES	3	2	YES
MIN. BUILDING HEIGHT (PRINCIPAL)	40'	25'	NO

10. THIS PLAN WAS PREPARED UTILIZING THE FOLLOWING SOURCES OF INFORMATION:
A. DEEDS OF RECORD AS FILED WITH THE CAMDEN COUNTY REGISTER OF DEEDS
B. "PROPOSED RIGHT OF WAY OF A PORTION OF THE HADDONFIELD & BERLIN ROAD"
PREPARED BY B.M. SCHMUCKER, COUNTY ENGINEER DATED NOVEMBER 1930.
C. SURVEY OF SUBJECT PROPERTY PREPARED BY WARREN KNOTT JR. PLS DATED NOVEMBER 7, 1996

11. PURSUANT TO PLANNING BOARD RESOLUTION #99-52, A VARIANCE WAS GRANTED FOR CONSTRUCTION OF A HOME ON A THEN UNDERSIZED LOT. PROPERTY WAS FORMALLY ZONED R-2 WHICH REQUIRES A LOT FRONTAGE OF 75.00'. VARIANCE RELIEF FOR LOT WIDTH IS NO LONGER REQUIRED UNDER THE CURRENT CENTRAL BUSINESS DISTRICT STANDARDS.

A VARIANCE IS BEING REQUESTED FOR RELIEF TO PERMIT A 5' WIDE SIDE YARD WHERE 10' IS REQUIRED FOR BOTH LOT 13 AND LOT 13.01

12. SUBDIVISION TO BE RECORDED BY DEED ONLY

DATE: WILLIAM WESTERBY
#781 KETTLE RUN ROAD
MARLTON, NJ 08053

I HAVE HEREBY CAREFULLY EXAMINED THIS MAP AND FIND IT CONFORMS TO THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

DATE: CHARLES J. RIEBEL JR., P.E., P.P., P.L.S., C.M.E.
TOWNSHIP ENGINEER

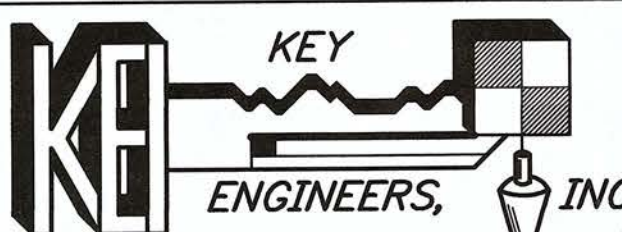
THIS MAP IS HEREBY APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF BERLIN.

DATE: PLANNING BOARD CHAIRPERSON

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE PLANNING BOARD AT AN OFFICIAL MEETING HELD ON AND SHALL BE FILED ON OR BEFORE

I HEREBY CERTIFY THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY.

DATE: SECRETARY OF THE PLANNING BOARD

REV.	DATE	DESCRIPTION	DRWN.	CHKD.
Minor Subdivision Plan				
Block 601 Lot 13 n/f Pantelis Giovetsis III #185 Haddon Avenue				
Township of Berlin Camden County, New Jersey				
DATE: SEPT. 14, 2020 DRAWN BY: S. SEROKA CHKD. BY: R.S.S. SCALE: 1" = 20'				
PROJECT No. 10-1610W0820 FIELD BOOK/PAGE: SHEET No. 1 OF 1				
ROBERT SCOTT SMITH PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE No. 35403 NJ PROFESSIONAL PLANNER No. 4944				
 KEY ENGINEERS, INC. 80 S. WHITE HORSE PIKE BERLIN, NEW JERSEY 08009-2399 phone: (856) 767-6111 fax: (856) 753-1091 www.keyengineers.com CERTIFICATE OF AUTHORIZATION #24GA28041300				
DATE: 10/5/20				

Graphic Scale
scale: 1 inch = 20 feet

REPRODUCTION, ALTERATION AND AMENDMENT OF THIS PLAN SHALL BE PERFORMED ONLY BY KEY ENGINEERS, INC. AND SHALL BE PERFORMED UNDER THE ABSOLUTE DIRECTION OF THE LICENSED PROFESSIONAL WHOSE NAME AND SIGNATURE APPEARS HEREON.