

**BERLIN TOWNSHIP  
PLANNING AND ZONING  
BOARD APPLICATION**

**DATE:** 12/3/2020

**APPLICANTS NAME:** Bank of America, National Association c/o Andrea Militello, CBRE

**APPLICANTS ADDRESS** 13850 Ballantyne Corporate Place

**CITY** Charlotte **STATE** NC **ZIP** 28277

**TELEPHONE** +1 609-274-1926

**EMAIL** Andrea.Militello@cbre.com

**NAME AND ADDRESS OF OWNER IS DIFFERENT THEN ABOVE.**

**OWNERS NAME** 84 Haddon Avenue Associates, LLC

**OWNERS ADDRESS** 1070 Kings Highway

**CITY** Bellmawr **STATE** NJ **ZIP** 08031

**TELEPHONE** 856-933-9404

**IS THE APPLICANT:** **CORPORATION**   
**PARTNERSHIP** \_\_\_\_\_  
**INDIVIDUAL** \_\_\_\_\_  
**LLC** \_\_\_\_\_

**SITE INFORMATION**

**PROPERTY ADDRESS** 84 Haddon Avenue and 71 Walker Avenue

**ZONING** C-1 **BLOCK** 701 **LOT** 8.01 & 8.02

Revised 1/28/21

**TYPE OF APPLICATION:**

- Minor Subdivision
- Preliminary Subdivision Approval
- Final Subdivision Approval
- Minor Site Plan Approval
- Preliminary Site Plan Approval
- Final Site Plan Approval
- Amended Or Revision to an Approved Site Plan
- Waiver of Site Plan Application
- Informal Hearing
- Map Or Ordinance Interpretation
- Variance
- Bulk Variance
- Use Variance
- Extension of Time
- Conditional Use

**LIST OF INDIVIDUALS WHO PREPARED PLANS:**

**ATTORNEY**

**NAME** Thomas Letizia - Troutman Pepper

**ADDRESS** 301 Carnegie Center, Suite 400

**CITY** Princeton **STATE** NJ **ZIP** 08540

**TELEPHONE #** 609-951-4136

**EMAIL** thomas.letizia@troutman.com

**ARCHITECT**

**NAME** N/A

**ADDRESS** \_\_\_\_\_

**CITY** \_\_\_\_\_ **STATE** \_\_\_\_\_ **ZIP** \_\_\_\_\_

**TELEPHONE #** \_\_\_\_\_

**EMAIL** \_\_\_\_\_

ENGINEER

NAME Paul Mutch, PE - Stonefield Engineering and Design

ADDRESS 15 Spring Street

CITY Princeton STATE NJ ZIP 08542

TELEPHONE # 609-362-6900

EMAIL pmutch@stonefieldeng.com

PLANNER

NAME N/A

ADDRESS -

CITY STATE

ZIP

TELEPHONE #

EMAIL

PROPERTY INFORMATION

RESTRICTIONS, COVENANTS, EASEMENTS, ASSOCIATIONS BY LAWS,  
EXISTING OR PROPOSED ON THIS PROPERTY.

YES  PROPOSED NO  Existing

PRESENT USE OF THIS PREMISES:

See attached Project Description Memorandum

*andrea j militello*

SIGNATURE OF APPLICANT

**FOR ANY QUESTION REGARDING YOUR  
APPLICATION PLEASE CONTACT:  
KELLEY SHENDOCK @ 856-767-1854 ext. 227  
LANDUSE@BERLINTWP.COM**

# STONEFIELD

## Project Narrative Description Memorandum

RE: Amended Site Plan for Bank of America Proposed Drive-Up ATM  
Block 701, Lots 8.01 & 8.02  
84 Haddon Avenue and 71 Walker Avenue  
Township of Berlin, Camden County, New Jersey

DATE: December 11th, 2020

---

The proposed project will upgrade the existing Shopping Center site with one (1) Standalone ATM Drive-Up ATM Kiosk in a parking area at the northeast side of the site. The proposed development includes one (1) Bank of America Drive-Up ATM Kiosk with the capacity to queue three (3) cars. Currently there is significantly more parking on-site than required by the Berlin Township Ordinance; the amount of parking will still comply with Ordinance requirements after the loss of ten (10) e spaces for the ATM.

The ATM will be accessed by customers from the parking area of the existing shopping center. Site access and circulation will be maintained from the existing driveways along Haddon Avenue (County Route 561) and Walker Avenue. No new driveways are proposed with this application.

Lighting upgrades are proposed to achieve security lighting compliance for exterior ATM's in accordance with State Statute 17:16K-10. A fence is proposed around the ATM drive aisle to reduce the required security lighting to the to the north of the parking lot.

The proposed application is variance free and complies with all Township and Bulk Zoning Standards. The area is already paved so there will be no increase in impervious cover. The proposed Improvements will take place on the interior of the existing site and will not have any negative impacts upon the existing or neighboring properties.

Z:\Princeton\PRI\2020\PRI-200084 CBRE - 84 Haddon Ave, West Berlin, NJ\Permitting\Municipal\Applications & Checklists\2020-12-11\_Project Narrative Description Memorandum.docx