

ZONE: COMMERCIAL (C1)			
REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 SF	9,800 SF *	9,800 SF *
MIN. LOT WIDTH	100 FT	70 FT *	70 FT *
MIN. LOT DEPTH	150 FT	140 FT *	140 FT *
MIN. FRONT SETBACK	40 FT	7.3 FT *	7.3 FT *
MIN. REAR SETBACK	35 FT	-	-
MIN. SIDE SETBACK	25 FT	20.3 FT *	20.3 FT *
MAX. BUILDING HEIGHT	25 FT	<25 FT	<25 FT
MAX. BUILDING COVERAGE	65%	10.3%	10.3%

* EXISTING NON-CONFORMING CONDITION
** VARIANCE REQUIRED

PARKING REQUIREMENTS				
USE	REQUIREMENT	REQUIRED	EXISTING	PROPOSED
OFFICE (PROP.) 1475 SF	1 SP./250 FT. GFA	6 SP.	1	5 **

VARIANCES/WAIVERS

- RELIEF IS REQUESTED TO OMIT A DEDICATED LOADING SPACE AS REQUIRED BY ORDINANCE SECTION 340-94.
- RELIEF IS REQUESTED TO PERMIT PARKING WITHIN APPROXIMATELY 1-FOOT OF THE RIGHT-OF-WAY LINE WHERE 20-FT MINIMUM IS REQUIRED BY ORDINANCE SECTION 340-93.J. (THE PLAN PROPOSES 20-FT TO THE CURB LINE AS REQUIRED UNDER SECTION 340-93.F).
- RELIEF IS REQUESTED TO PERMIT A 2-WAY DRIVE AISLE OF 20-FT WIDE, WHERE ORDINANCE SECTION 340-94.I.(1) REQUIRES 25-FT WIDE. RELIEF IS REQUESTED TO PERMIT FIVE (5) PARKING SPACES WHERE ORDINANCE SECTION 340-95.A.(16) REQUIRES SIX (6) SPACES BASED ON THE GFA OF THE BUILDING.
- RELIEF IS REQUESTED TO PERMIT A BUFFER STRIP LESS THAN 25-FEET AS REQUIRED BY ORDINANCE SECTION 340-92.B. BETWEEN COMMERCIAL AND RESIDENTIAL USES.

EXISTING	LEGEND	PROPOSED
○	MANHOLE	●
□	INLET	■
△	CONCRETE HEADWALL	▲
△	FLARED END SECTION	▲
○	UTILITY POLE	○
○	FIRE HYDRANT	○
○	SIGN	○
—	EDGE OF WOODS	—
—S—	SANITARY SEWER	—
—ST—	STORM DRAIN	—
—W—	WATER MAIN	—
—	GATE VALVE	—
—	TEE	—
—	PLUG(CAP)	—
—00—	CONTOUR LINE	—00—
00X00	GRADE	00X00
N/A	MEET EXISTING GRADE	(00X00)
TC38.50	TOP OF CURB ELEVATION	TC 00.00
BC38.00	GUTTER ELEVATION	BC 00.00
H	HANDICAP RAMP	H
====	CURB	====
----	EDGE OF PAVEMENT	----
N/A	CONCRETE	----

PROP. CONCRETE
TO MEET RAMP
AND AREA OF DETECTABLE
WARNINGS

LOT 5

FENCED AREA FOR
TRASH/RECYCLING
RECEPTACLES

PROP. RAMP
(SEE ARCHITECTURAL
DRAWINGS)

ENCLOSED PORCH
AREA TO BE
REMOVED/MODIFIED
FOR RAMP (SEE
ARCHITECTURAL
DRAWINGS)

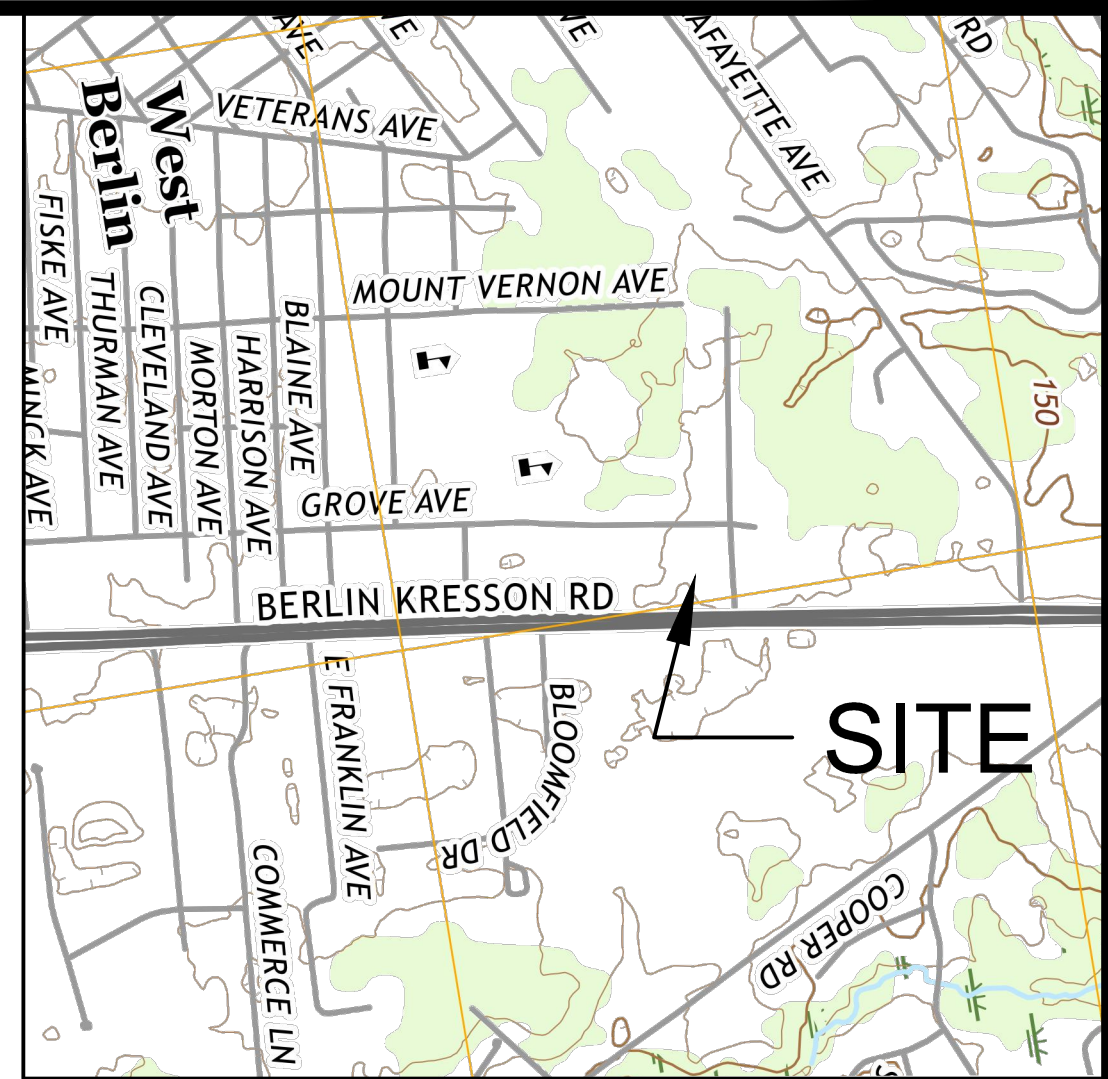
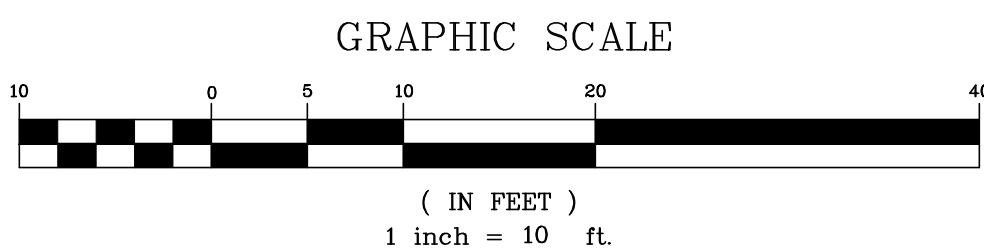
CHAIN-LINK
FENCE
(TBR)

FOUND CAPPED
IRON PIN

NJSH ROUTE 73
(126' WIDE)

KATHERINE AVENUE
(50' WIDE)

PROP.
FREESTANDING
PYLON SIGN 64 SF
WITH CHANGEABLE
COPY SIGN FOR
TIME/TEMP

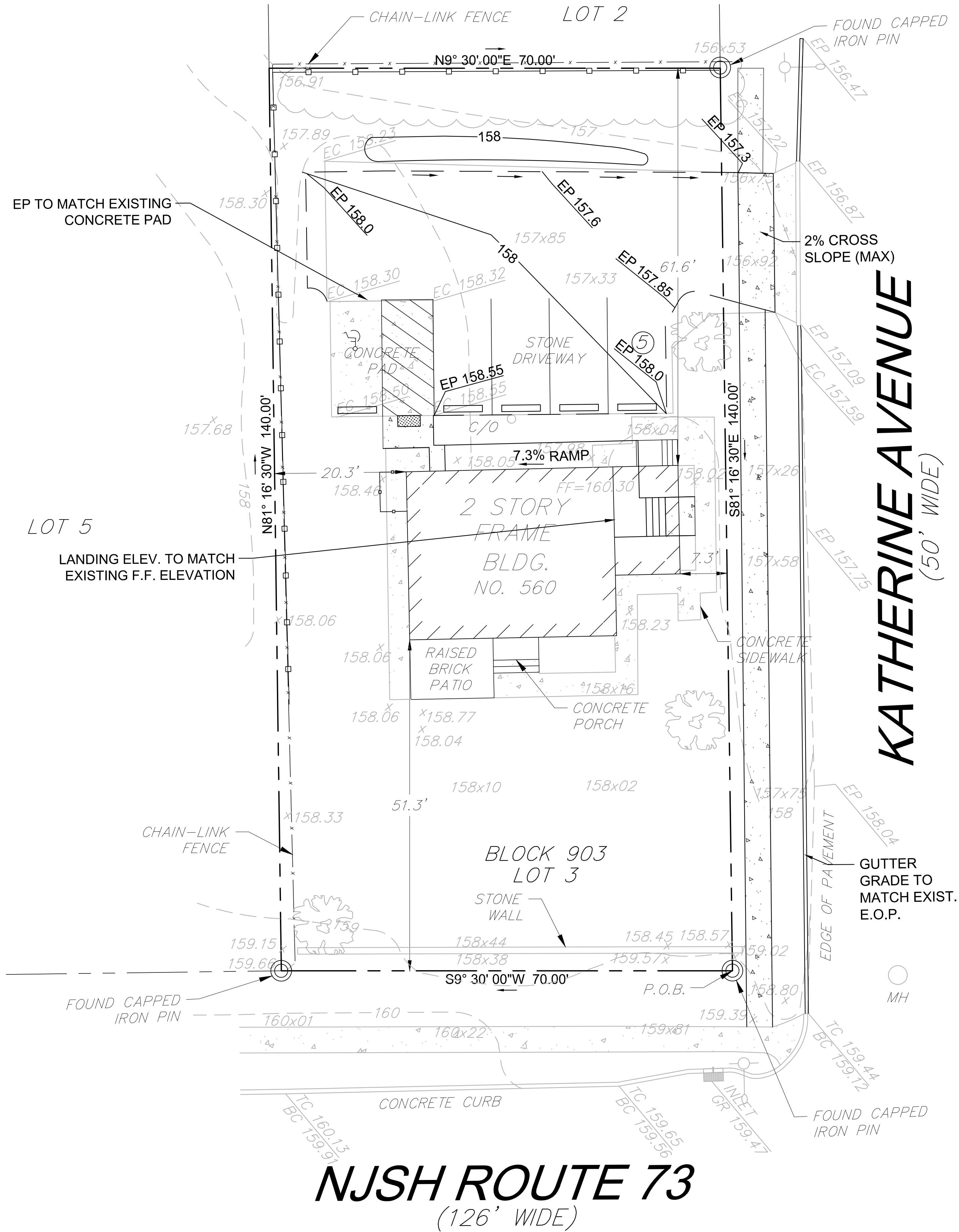


SOURCE: USGS CLEMENTON QUADRANGLE MAP
SCALE: 1" = 1000'

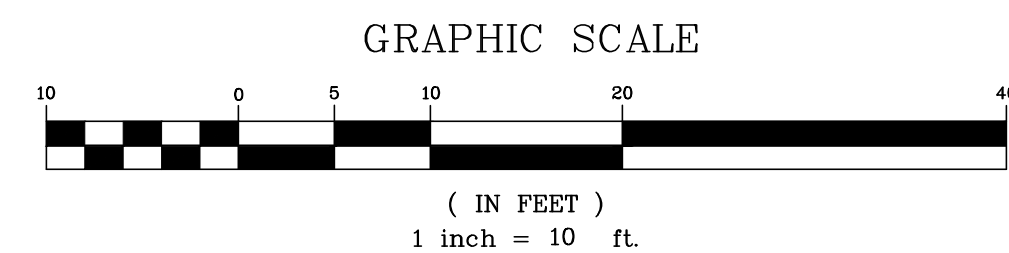
- NOTES:
- OWNER & APPLICANT: JAP HOLDINGS, LLC 560 ROUTE 73 WEST BERLIN, NJ 08091
- THE PARCEL IN QUESTION IS KNOWN AS BLOCK 903, LOT 3 (0.225 AC.) OF BERLIN TOWNSHIP AND IS LOCATED WITHIN THE C-1 COMMERCIAL ZONING DISTRICT OF BERLIN TOWNSHIP.
 - BOUNDARY AND PLANIMETRIC INFORMATION SHOWN HEREON TAKEN FROM PLAN ENTITLED "PLAN OF SURVEY, 560 ROUTE 73", PREPARED BY TRI-STATE ENGINEERING & SURVEYING, PC, DATED 3/18/21, SUPPLEMENTED WITH TOPOGRAPHY IN MAY 2021. ELEVATIONS ON NAVD 1988 DATUM.
 - ADJACENT LOT NUMBERS REFER TO BERLIN TOWNSHIP TAX MAPS.
 - ALL MATERIALS, METHODS AND DETAILS OF CONSTRUCTION SHALL CONFORM TO THE REGULATIONS OF THE TOWNSHIP OF BERLIN, CAMDEN COUNTY, THE STATE OF NEW JERSEY AND/OR THE APPROPRIATE UTILITY COMPANY WHICHEVER REGULATIONS TAKES PRECEDENCE. SITE SHALL CONFORM TO MOST RECENT VERSION OF CHAPTER 14 (FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION) OF THE IFC, NEW JERSEY EDITION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING STRUCTURES AND UTILITIES BOTH ABOVE AND BELOW GROUND SURFACE BEFORE ENTERING THE CONSTRUCTION SITE. FIRE INQUIRIES TO "UNDERGROUND UTILITIES" (1-800-272-1000) SHALL BE MADE BY THE CONTRACTOR WITHIN 72 HOURS OF ENTERING THE SITE. THE CONTRACTOR SHOULD COORDINATE AND VERIFY THE METHOD OF LOCATION WITH THE APPROPRIATE UTILITY COMPANY.
 - IN GENERAL, THE VERTICAL DESIGN OF PROPOSED GRAVITY UTILITIES AS SHOWN ARE INFLUENCED BY THE EXISTING GRAVITY UTILITIES AND OTHER UTILITIES MAY HAVE TO BE RELOCATED. UTILITIES SHOWN ON THE PLAN ARE DERIVED FROM EXISTING INFORMATION RECEIVED FROM THE APPROPRIATE UTILITY COMPANY AND/OR THE PROPERTY OWNER.
 - ELECTRIC, GAS, TELEPHONE AND CABLE TV SERVICE SHALL BE INSTALLED UNDERGROUND AT THE SITE IN ACCORDANCE WITH THE REGULATIONS OF THE LOCAL UTILITY COMPANIES AND BERLIN TOWNSHIP, WHICHEVER REGULATION TAKES PRECEDENCE.
 - ALL REINFORCED CONCRETE STORM DRAIN PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76 AND SHALL BE RUBBER GASKETED, CLASS III, WALL "B" PIPE EXCEPT WHERE COVER IS LESS THAN PERMITTED BY R.S.I.S. IN WHICH CASE PIPE SHALL BE CLASS IV, WALL "B".
 - PROVIDE 16-FOOT MIN. HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS. PROVIDE 18-INCHES MIN. VERTICAL CLEARANCE BETWEEN SEWER/WATER MAINS AND PIPES CROSSING ABOVE, IF LESS THAN 18-INCHES, SUPPORT TOP PIPE WITH CONCRETE SADDLE.
 - ALL CONCRETE SHALL BE 4,000 P.S.I. AT 28 DAY COMPRESSIVE STRENGTH EXCEPT MACHINE PLACED, WHICH SHALL BE 4,500 P.S.I. AT 28 DAY COMPRESSIVE STRENGTH.
 - ALL TRAFFIC CONTROL DEVICES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGN MATERIALS SHALL BE MADE OF REFLECTIVE SHEETING ON ALUMINUM BLANKS MOUNTED ON STEEL U-CHANNEL POSTS. ALL CONFORMING TO N.J.D.O.T. STANDARD SPECIFICATIONS AND THE BERLIN LAND USE ORDINANCE.
 - IN ACCORDANCE WITH SECTION 26.48 OF THE CURRENT MUTCD, WHEN SIGN ARROWS ARE USED TO INDICATE THE EXTENT OF ZONES, THE SIGNS SHOULD BE SET AN ANGLE OF NOT LESS THAN 30 DEGREES OR MORE THAN 45 DEGREES WITH THE LINE OF TRAFFIC FLOW IN ORDER TO BE VISIBLE TO APPROACHING TRAFFIC.
 - ALL GRADED SLOPES SHALL NOT EXCEED THREE (3) FEET HORIZONTALLY TO ONE (1) FOOT VERTICALLY, UNLESS SPECIFICALLY NOTED WITH SPECIAL STABILIZATION METHODS.
 - ALL DEMOLITION MATERIALS AND DEBRIS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 - ALL AREAS NOT COVERED BY PAVEMENT, SIDEWALK OR BUILDINGS ARE TO BE COVERED WITH FOUR (4) INCHES OF COMPACTED TOPSOIL.
 - ALL EXPOSED CONCRETE FLATWORK (CURB, SIDEWALK, DRIVEWAY APRONS, ETC.) SHOULD HAVE 4-6% AIR ENTRAINMENT.
 - AT THE END OF EACH WORK DAY, ALL ROADWAYS SHALL BE SWEEPED CLEAN AND ALL OPEN TRENCHES SHALL BE BACKFILLED AND THE PUBLIC PROTECTED FROM THE WORK AREA.
 - ALL TREES SHALL BE LIMBED TO 7 FEET AND SHRUBS SHALL HAVE A MATURE HEIGHT OF 30 INCHES WITHIN SIGHT TRIANGLES.
 - THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.2(e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON).
 - SUBBASE OUTLET DRAINS TO BE PROVIDED AT INLETS, WHERE DIRECTED BY TOWNSHIP ENGINEER.
 - NO TOPSOIL SHALL BE REMOVED FROM THE SITE.
 - THE PROJECT PROPOSES LESS THAN 1/4 ACRE OF NEW IMPERVIOUS AREA AND LESS THAN 1 ACRE OF TOTAL DISTURBANCE, AND THEREFORE IS NOT CONSIDERED A "MAJOR" DEVELOPMENT.

BERLIN TOWNSHIP LAND USE BOARD	
THIS PLAN IS HEREBY APPROVED BY THE LAND USE BOARD OF THE TOWNSHIP OF BERLIN	
CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

DESIGNED: JAM	DRAWN: JR	CHECKED: JAM	SITE PLAN	
DATE SIGNED:	REVISIONS	NO. DATE	560 ROUTE 73 BLOCK 903 LOT 3	
JOSEPH A. MANCINI			BERLIN TOWNSHIP	
			CAMDEN COUNTY, NEW JERSEY	
			TRISTATE ENGINEERING AND SURVEYING, PC	
			P.O. BOX 1304 BLACKWOOD, NJ 08012	
			OFFICE: (856) 677-8742 FAX: (856) 879-2924	
			www.tristatecivil.com	
New Jersey Professional Engineer Lic. No. 24GE04579300			SCALE: 1"=10'	DATE: 5/13/21
			PROJECT NO. 21-022	SHEET: 1 OF 4



NJSH ROUTE 73
(126' WIDE)



DESIGNED: JAM	DRAWN: JP	CHECKED: JAM	GRADING PLAN	
DATE SIGNED:		REVISIONS	560 ROUTE 73 BLOCK 903 LOT 3 BERLIN TOWNSHIP CAMDEN COUNTY, NEW JERSEY	
		NO. DATE		
JOSEPH A. MANCINI			TRISTATE ENGINEERING AND SURVEYING, PC	
			P.O. BOX 1304 BLACKWOOD, NJ 08012	
			OFFICE: (856) 677-8742 FAX: (856) 879-2024	
			www.tristatecivil.com	
			TRISTATE ENGINEERING & SURVEYING	
New Jersey Professional Engineer Lic. No. 24GE04579300			SCALE: 1"=10'	DATE: 5/13/21
			PROJECT NO. 21-022	SHEET: 2 OF 4

PRESERVE EXISTING HEALTHY TREES
WITHIN THIS AREA AND SUPPLEMENT
AS DIRECTED BY TOWNSHIP
ENGINEER WITH SHRUBS AND TREES
FROM PLANTING LIST ON SHEET 3

PROPOSED LIGHT
POLE - PROVIDE BACKSIDE
SHIELD TO RESIDENTIAL

EXISTING LIGHT POLE

PLANT SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	QTY
TREES					
LC	CUPRESSUS x LELANDII	LEYLAND CYPRESS	B&B	6-7' HT.	AS REQUIRED
IM	ILEX X AQUIPERNYI 'MESCHICK	DRAGON LADY HOLLY	B&B	6-7' HT.	AS REQUIRED
SHRUBS					
IGG	ILEX GLABRA "GEM BOX"	DWARF INKBERRY	B&B	24" HT.	18

LOT 5

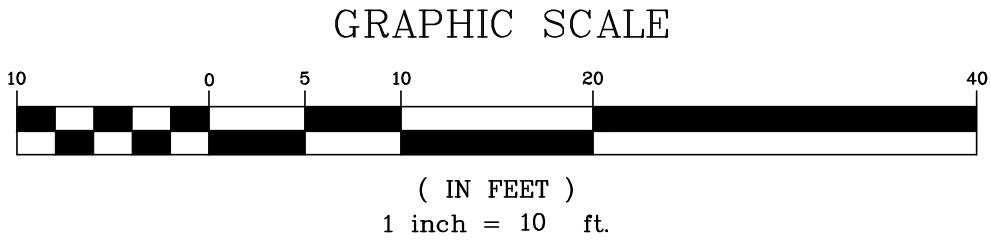
EXISTING "PORCH"
LIGHT TO REMAIN

LOT 13

KATHERINE AVENUE
(50' WIDE)

EXISTING LIGHT POLE

NJSH ROUTE 73
(126' WIDE)



DESIGNED: JMM	DRAWN: JR	CHECKED: JMM	LANDSCAPE AND LIGHTING PLAN		
DATE SIGNED:		REVISIONS:	560 ROUTE 73 BLOCK 903 LOT 3 BERLIN TOWNSHIP CAMDEN COUNTY, NEW JERSEY		
		NO. DATE			
JOSEPH A. MANCINI			TRISTATE ENGINEERING AND SURVEYING, PC		
			P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 677-8742 FAX: (856) 879-2024 www.tristatecivil.com		
New Jersey Professional Engineer Lic. No. 24GE0457300			SCALE: 1" = 10'	DATE: 5/13/21	PROJECT NO. 21-022
					SHEET: 3 OF 4

