

# The Crossroads Group, LLC

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July 29, 2021

Berlin Township Planning & Zoning Board  
135 Route 73 South  
West Berlin, NJ 08091

**Attn:** Berlin Township Planning & Zoning Board

**Subject:** Waiver Request Letter  
TCG# 3824 My Angelos Pizza LD  
Berlin Township, Camden County, PA

Dear Berlin Township Planning & Zoning Board:

The following summary represents a list of waivers that the applicant is seeking from Berlin Township, Chapter 200 (Land Use and Development) & Chapter 350 (Zoning).

## **Chapter 200 (Land Use and Development)**

### **1. Section 200-89.E.(1): Dedicate a 5 feet wide strip of land along Grant Avenue for right-of-way widening**

The applicant would like to request a waiver from this section as a 5-foot public sidewalk and shade tree easement is being proposed and the existing right-of-way for Grant Avenue is 40 feet.

### **2. Section 200-69.E.(21): Site lighting to utilize only high pressure sodium lighting.**

The applicant would like to request a waiver from this section of the ordinance to permit a more efficient and low maintenance LED light fixtures.

## **Chapter 350 (Zoning)**

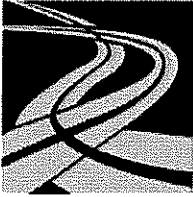
### **3. Section 3410-94.B.(1): For business uses one loading area not less than 12 feet in width, 35 feet in length, and 14 feet in height.**

The applicant would like to request a waiver from this section of the ordinance to propose a 12'x 33.1' loading area due to space and so it does not interfere with the parking lot.

### **4. Section 340-93.I.(1): 25 feet driveway aisle width requirement**

The Applicant would like to request a waiver from this section of the ordinance to propose at minimum 23.92' drive aisles in order to meet the 6-foot buffer along Lot 2 requirement by Section 340-129.D for residential parcels.





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August 4, 2021

Township of Berlin  
135 Route 73 South  
West Berlin, NJ 08091

**Attn:** Berlin Township Planning and Zoning Board

**Subject:** Variance Requests  
TCG 3824 My Angelo's Pizza LD  
Berlin Township, Camden County, PA

Dear Township of Berlin Board,

The applicant is seeking a variance from the Township of Berlin Zoning Code Section 340-18 C. Fences which requires erected fencing not to exceed six feet in height. To provide additional screening to the adjacent residents an eight feet high solid vinyl fence would like to be requested instead of the required six feet.

The applicant is also seeking a variance from the Berlin Township Zoning Ordinance Section 340-12. Sight Triangles, which permits any obstruction to vision within a triangle area formed by the intersecting street lines and a straight-line joining point located on said street line 30 feet distant from their point of intersection. The 30 feet is assumed to be drawn from the right-of-ways of Grant and Haddon Ave which would not allow for the construction of the freestanding monument sign at its current location. The applicant wishes to use a modified sight triangle with a 155 stopping sight distance based of 25 MPH speed limit along Haddon Ave and 15 ft from edge of through lane along Grant Ave. These dimensions are based on AASHTO publication *A Policy on Geometric Design of Highways and Streets*, 5<sup>th</sup> Edition, 2004, Page 657 Case B1-Left Turn from the Minor Road, page 657.

Sincerely,

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Coin Camp, E.I.T.  
The Crossroads Group, LLC

