



62 BERLIN RD

STRATFORD, NJ 08084

LISTING AGENT: VARSHA CYRIAC
(908) 938-6919

62 BERLIN RD is a new and exciting housing opportunity with a prime location in Stratford, New Jersey.

POSSIBILITIES INCLUDE...

- 1 Multi-story 55+ senior housing
- 2 Workforce housing
- 3 Low/Mod apartments





AREA STATEMENT

Total units in one floor	32
Total number of units	70
One Unit Area	1100 sft
Block Area	35176 sft
Total Built-up Area	105,528sft
Front Setback	50'
Side Setbacks	50'
Side Setbacks	50'
Rear Setbacks for I-Zone	50'
Number of Parking Achieved	120

	Project No:	Project Name: 62-72 Berlin Road, Stratford, NJ 08084	Drawing Name: Site Plan	Drawing No: A103	Date: 2024-06-21	
					Scale: NTS	

HIGHLIGHTS

SIZE

1.59 acres

APPROXIMATE YIELD

60-70 apartments

INCENTIVES

The township has this property in the redevelopment zone with desirable tax incentives.



UNBEATABLE ACCESS TO TRANSPORTATION

62 Berlin Road is located directly across the street from Lindenwold Station, which services many NJ Transit and PATCO/SEPTA Transportation options.

NJ Transit

Passengers can access the NJ Transit Atlantic City train line at Lindenwold Station. This line operates between Atlantic City and Philadelphia's 30th Street Station. NJ Transit buses are also accessible from this station.

PATCO Speedline

The PATCO Speedline stops at Lindenwold Station. This stop is one of 11 stops between Camden County, NJ and Philadelphia, PA.

Access to New Jersey Connections

NJ Transit bus services from Lindenwold Station can bring passengers to Burlington County, Deptford Mall, Voorhees, Egg Harbor, and Camden. From Camden, passengers have access to dozens of NJ Transit and Greyhound buses.

Access to Philadelphia Connections

When heading towards Philadelphia on the Speedline, passengers can connect with SEPTA subways, buses, and trains. Here passengers will also find connections to Greyhound buses and Amtrak trains.

PROXIMITY TO LINDENWOLD STATION

NJ Transit &
PATCO/SEPTA Station

62 Berlin Road

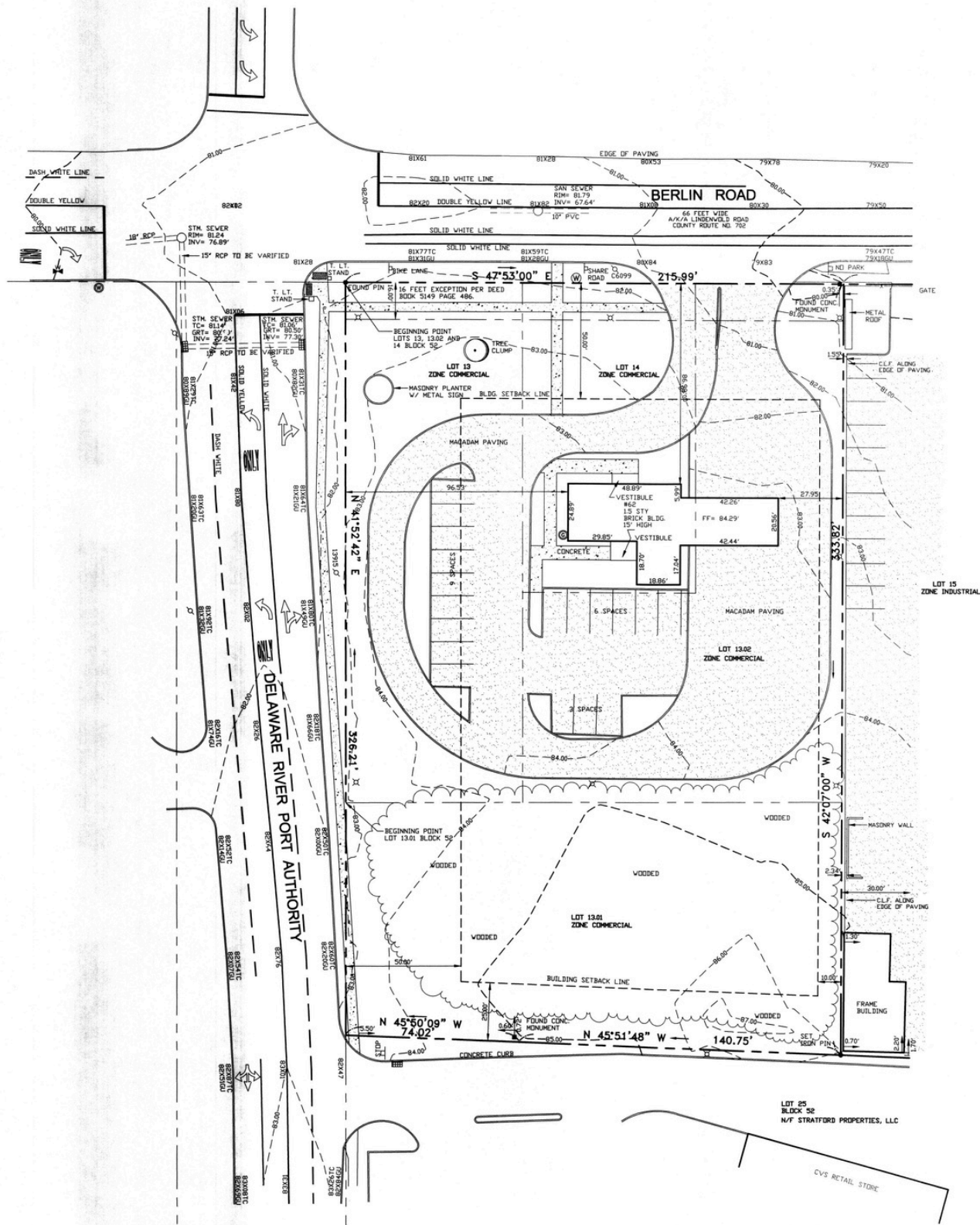


2 min
Walking

6 min
Driving



SURVEY



ZONING REQUIREMENTS:

CURRENT ZONING = C (COMMERCIAL)	
LOTS 13, 13.01, 13.02 AND 14 BLOCK 52	
MINIMUMS:	
LOT AREA	15,000 S.F.
LOT FRONTAGE	100.00'
FRONT YARD	50.00'
SIDE YARD	10.00'/20.00' BOTH
REAR YARD	25.00'
MAXIMUMS:	
BLDG HEIGHT	35.00'

VERTICAL DATUM:

REFERENCED TO NAVD 1988

FLOOD ZONE INFORMATION:

THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN AS SHOWN ON THE "FIRM", NATIONAL FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NUMBERS 240446 AND 240237, EFFECTIVE DATE OF DATE OF 06-16-2009.

UTILITY INFORMATION:

THE LOCATION OF UTILITIES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS OF VISIBLE STRUCTURES (INLETS, MANHOLES, WATER VALVES, ETC.).

SURVEY REFERENCES:

THIS SURVEY IS REFERENCED TO THE FOLLOWING

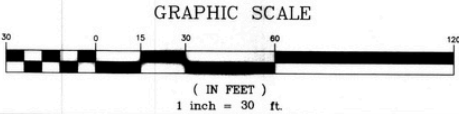
- 1) PLAN OF CONSOLIDATION & SUBDIVISION LOTS 25, 27 AND 28, BLOCK 52 BY TAYLOR, WISEMAN & TAYLOR DATED JANUARY 8, 2001.
- 2) SURVEY OF PROPERTY LOTS 25, 27 AND 28, BLOCK 52 BY TAYLOR WISEMAN & TAYLOR, DATED MAY 23, 2002 REVISED TO JULY 29, 2003.
- 3) DELAWARE RIVER PORT AUTHORITY MAP.
- 4) BOROUGH OF STRATFORD TAX MAP.

NOTES:

- 1) BEING LOTS 13, 13.01, 13.02 AND 14, BLOCK 52 AS SHOWN ON THE BOROUGH TAX MAP, CONTAINING 71,055 S.F. OR 1.63 ACRES.
- 2) TOTAL PARKING SPACES ON ALL ABOVE MENTIONED LOTS IS 18.
- 3) THERE WAS NO EVIDENCE OF ANY CEMETERY OR BURIAL GROUNDS ON OR AROUND P.I.D. AT TIME OF THIS SURVEY.
- 4) THERE WAS NO EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING DONE AT TIME OF THIS SURVEY.
- 5) THERE WAS NO EVIDENCE OF P.I.D. BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- 6) LOTS 13, 13.01, 13.02 AND 14, BLOCK 52 WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE REPORT.

LEGEND

- RIGHT-OF-WAY
- CURB
- UNDERGROUND ELEC.
- UNDERGROUND GAS
- UNDERGROUND WATER
- UNDERGROUND TELEPHONE
- OVERHEAD WIRES
- CHAIN LINK FENCE
- WOOD FENCE
- UNDERGROUND PIPE
- P.S.E. & G. MANHOLE
- SEWER MANHOLE
- WATER MANHOLE
- MANHOLE
- BELL MANHOLE
- WATER METER
- GAS METER
- WATER VALVE
- GAS VALVE
- VALVE
- TREE
- A.D.A. TILE
- SAN. SEWER VENT
- CLEAN-OUT
- FIRE HYD.
- "A" SEWER INLET
- "B" SEWER INLET
- TRAFF. LIGHT STANDARD
- D.O.T. BOX
- DEPRESSED CURB
- TRAFF. SIGN
- UTILITY POLE
- OVERHEAD LIGHT
- ROOF DRAIN



CERTIFIED TO:

CASAV PARTNERS LLC
CHICAGO TITLE INSURANCE COMPANY AND SIMPLICITY TITLE LLC
TITLE NO. 57-2357
BORRUS, GOLDIN, FOLEY, VIGNOLO, HYMAN & STAHL, PC
BRUCE J. PERAZZELLI

AS OF THE DATE OF THIS SURVEY, THAT TO THE BEST OF THE UNDERSIGNED'S PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2005 HONOLULU STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02-15-2022.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW JERSEY, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

PHILIP J. SCHAEFFER
PROFESSIONAL LAND SURVEYOR
N. J. LIC. 34498

DATE 6-5-2022

REV.	DATE	DESCRIPTION	INITIALS ENGINEER/SURVEYOR
ALTA / NSPS LAND TITLE SURVEY			
# 62 BERLIN ROAD			
LOTS: 13, 13.01, 13.02, 14 BLOCK: 52			
SITUATE:			
BOROUGH OF STRATFORD COUNTY OF CAMDEN, NEW JERSEY			
DATE:	6-5-2022	DRAWN BY:	JS
SCALE:	1"=30'	CHECKED BY:	PJS
		SHEET No.	1 OF 1
		PROJECT No.	22-209
JTS ENGINEERS AND LAND SURVEYORS, INC.			
AUTHORIZATION CERT. #24GA28018700 EXP. 08/31/2022			
19 STRATFORD AVENUE STRATFORD, N.J. 08084			
(856) 783-0055			
JTS@JTSVERIZON.NET			









