

## PROPERTY INFORMATION PACKAGE

### WOODS EDGE

475 Residential Lots

Hamilton Township

Atlantic County, NJ



**FOX & ROACH, REALTORS**

*Exclusively presented by:*

**ED RITTI & JIM BOYLE SR**  
**LAND DEVELOPMENT**

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### **Confidentiality Agreement & Disclaimer**

This will serve as notice regarding the use of certain material, data and information contained herein ("Evaluation Material") which we have made available to you in connection with a possible purchase of the property by you or your client. As a prerequisite to your accepting and utilizing the Evaluation Material, you hereby represent and agree as follows:

The Evaluation Material furnished by us will be used solely for evaluating a possible transaction exclusively for your own account, as principal in the transaction, and not as a broker or agent for any other person. Therefore, you agree to keep all Evaluation Material strictly confidential; provided however, that any of such Evaluation Material may be disclosed to your directors, officers or employees as well as your counsel, accounting firms and financial institution who need to know such information of the purpose of assisting you with your possible purchase of the Property. Such directors, officers employees, lawyers, financial institutions and accountants shall be informed by you of the confidential nature of such information and shall be directed by you to treat such information with strict confidence.

Although we have endeavored to include in the Evaluation Material, information which we believe to be accurate and relevant for the purpose of helping you in your evaluation of the Property for possible purchase, you understand and acknowledge that neither the Owner of the Property nor Fox & Roach Realtors LP, Broker (a member of the franchise system of BHH Affiliates, LLC) make any representation or warranty as to the accuracy or completeness of the Evaluation Material except as set forth in a definitive agreement. You agree that neither the Owner nor the Agent shall have any liability to you as a result of your use of the Evaluation Material except as set forth in a definitive agreement and it is understood that you are expected to perform such due diligence investigations and inspections of the Property as you deem necessary or desirable and as permitted by agreement with the Owner of the Property.

You also represent that no broker or agent represents you or will represent you in any possible transactions involving the Property unless you disclose it in writing to Fox & Roach Realtors LP(a member of the franchise system of BHH Affiliates, LLC) prior to the receipt of the Evaluation Material and you fully agree to compensate your broker or agent. Neither Agent nor the Owner is responsible for any compensation to be paid to your broker or agent whatsoever.

Additionally, you agree and acknowledge that we are not responsible for misstatement of facts, errors or omissions, prior sale or withdrawal of the property from the market without notice. By keeping the Evaluation Material for any purpose, you thereby agree to these provisions and we will proceed accordingly. In the event that you are not able to agree to these terms, please return the Evaluation Material to us immediately.

# PROPERTY INFORMATION PACKAGE

## I. EXECUTIVE SUMMARY

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This Property Information Package is for an unimproved land parcel comprising approximately 111.68 acres. The parcel is located in the Mays Landing section of Hamilton Township, having substantial road frontages on Harding Highway (Rt 40), Cologne Avenue, and 60' on the Black Horse Pike.

The Owners had previously reached a Settlement Agreement for a Builders Remedy with the municipality in Aug 2006, regarding the development of the site. This Settlement Agreement directed that a General Development Plan (GDP) be drawn and reviewed by the municipality. As part of this agreement the municipality amended its Land Use and Development Ordinance to establish a Planned Village District (PVD) zoning category. The purpose of this zone as set forth;

*"to create a realistic opportunity for the construction of a portion of the low-and moderate-income housing obligation of the Township under the NJ Fair Housing Act..., and furthermore the purpose of this zone is to facilitate the development of affordable housing within designated portions of the regional growth area while continuing to encourage innovations in residential development and supportive, quasi-public and neighborhood commercial uses that promote a sense of community for the benefit of the development's residents, minimize the proliferation of roadways, encourage functional open space and passive recreational facilities and, at the same time, encourage land development that is fiscally responsive to the community and yet environmentally sound."*

The GDP received approval from the Township in November 2009 for a mixed use residential subdivision. The Settlement Agreement requires that the GDP approval retains vested rights in this project for a period of 20 years from the date of the first formal site plan approval.

The General Development Plan proposed a project for a maximum of 475 units, with a breakdown as follows; 190 detached single family lots, 190 townhouses, and 95 low-mod flats, and no commercial uses. Lot sizes require a minimum of 5,000 sf with a minimum 50' frontage for single family detached units, and 1,600 sf with 20' for townhouses. There are 3 proposed storm water management basins. There also is an estimated 18.45 acres of wetlands/buffers identified within the project. All public utilities are stated as being available to the site, with onsite sanitary sewer being entirely a gravity flow system. Tie-ins for both water and sewer are stated to be in Cologne Avenue and Harding Highway.

The Settlement Agreement and the GDP approval resolution both refer to the important aspect of extending New York Avenue into the project. And, they outline a series of steps between the Township and the applicant to pursue said recommendation.

The General Development Plan while approved would still require that a fully detailed site plan be submitted to all review agencies for actual site plan approval. Certificates of Filing from the Pinelands Commission are stating a site plan application has issues to address from an applicant regarding such issues as, wetlands/buffers, endangered species and implementation of PDCs as required.

Subsequent to the GDP approval in 2009, the owner in 2010 applied for and was approved for a minor subdivision of the property. It subdivided the entire site into 2 lots of 20 acs and 91.54 acs, but has no effect on the overall scope or implementation of the current GDP.

# ***PROPERTY INFORMATION PACKAGE***

## **II. PROPERTY DETAILS**

- Address:** Harding Highway  
Hamilton Township, Atlantic County, NJ  
Block 1134 Lot 1
- Location:** The subject property is situated on the northeast corner of the intersection of Cologne Avenue and Harding Highway (Rt. 40). The site has substantial street frontages on Cologne Ave, Harding Highway, and 60' on the Black Horse Pike.
- Access:** The current project will have proposed access from Cologne Avenue. But, planning documents have also considered the addition of egress from the signalized intersection of New York Ave and Rt. 40, subject to design and legal considerations.
- Land Size:** 111.68 +- Acres
- Zoning:** Planned Village Development (PVD). Permitted density stated in the approved GDP plan and presentation are as follows; Gross density permitted is 5.45 du/ac, and proposed is 4.25 du/ac. Minimum lot size for single family detached is 5,000 sf with 50' fronts, and for townhouses 1,600 sf with 20' fronts. Proposed lots are conforming.
- Land Use:** This Land Use category is for mixed use residential development.
- Improvements:** There are no improvements on the property at this time, vacant, wooded land.
- Utilities:** It is stated in the General Development Plan presentation that sanitary sewer and public water are available to the site, as allocated by Hamilton Township MUA. The project engineers, Taylor Wiseman & Taylor, provided calculations for sanitary sewer and water demands. And it was further stated the onsite sewer would be a gravity system connecting to an existing 24" main running along Cologne Avenue.
- The site will be connected to two 12" public water mains, one along Harding Highway and the other along Cologne Avenue.
- Confirming that the stated allocations are available from the MUA will be required.
- Electricity** - Atlantic City Electric
- Gas**- South Jersey Gas
- Parcel ID #:** Block 1134 Lot 1
- Legal Descriptions:** To be provided
- Engineering & Surveying:** Taylor Wiseman Taylor
- Ownership:** CDR Investments LLC
- Contact:** **Ed Ritti / JIM BOYLE SR**  
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## General Development Plan

