



**Fox & Roach  
REALTORS®**

**EXECUTIVE SUMMARY:**

Land Development  
352 Stokes Road, Suite 1  
Medford, New Jersey 08055  
Bradd Forstein  
Regional Land Director  
Phone: 609-654-1888 X147  
Mobile: 215-370-0041  
Fax: 609-953-1714  
bradd.forstein@prufoxroach.com

**BC Thatcher Real Estate, LLC**  
6020 Delilah Road, Egg Harbor Township  
Atlantic County, New Jersey  
27.87 acre Development Site

BC Thatcher RE, LLC has selected Prudential Fox & Roach Land Development to sell their property located at 6020 Delilah Rd., Egg Harbor Township, New Jersey.

The 27.87 acre site was in the process of development approval process for eight, four story age-restricted residential buildings with 208 condominium units total, a six acre man-made lake, a community center, pool, tennis courts and waterfront promenade on a 27.87 acre land site. Currently the site is an operating golf driving range, with a 2-story platform, a pro shop and lounge, and a mini golf course along with requisite parking. This site was granted a building height variance by Egg Harbor Twp, which allows a total building height of 50 ft. instead of the 30 ft. maximum permitted by zone. Engineering, Architectural, Structural, and Mechanical plans; specs and approvals are available for review.

This site is zoned RG-5 Residential, which allows single-family detached dwellings; two-family dwellings; planned adult communities; garden apartments; public parks, playgrounds, active and passive recreation; public and private schools; places of worship and mix -use planned development. This mixed-use area can include residential and general commercial. Additionally, this site is located in the NJ Pinelands zone. The "by right" residential density for the RG-5 zoning district permits 5 dwellings per acre. To achieve the proposed units of 208, 17.25 Pineland Development Credits (PDCs) are required (1 PDC = 4 dwelling units). The Sellers will supply the required PDCs within the selling price.

No wetlands have been identified on this site, and no portion of this site is located within the 100 years flood plain, as indicated in the F.E.M.A. Flood Insurance rate map.

Stormwater run-off was to be discharged to the center of the site, in the proposed man-made lake.

Public water and public sewer are available.

The listed price is \$3,640,000 (\$17,500 per unit).

For additional information, please contact Bradd Forstein at 215-370-0041 (cell) or for a PIP contact Ed Ritti at 610-306-3933 or [ed.ritti@prufoxroach.com](mailto:ed.ritti@prufoxroach.com).

**ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.**



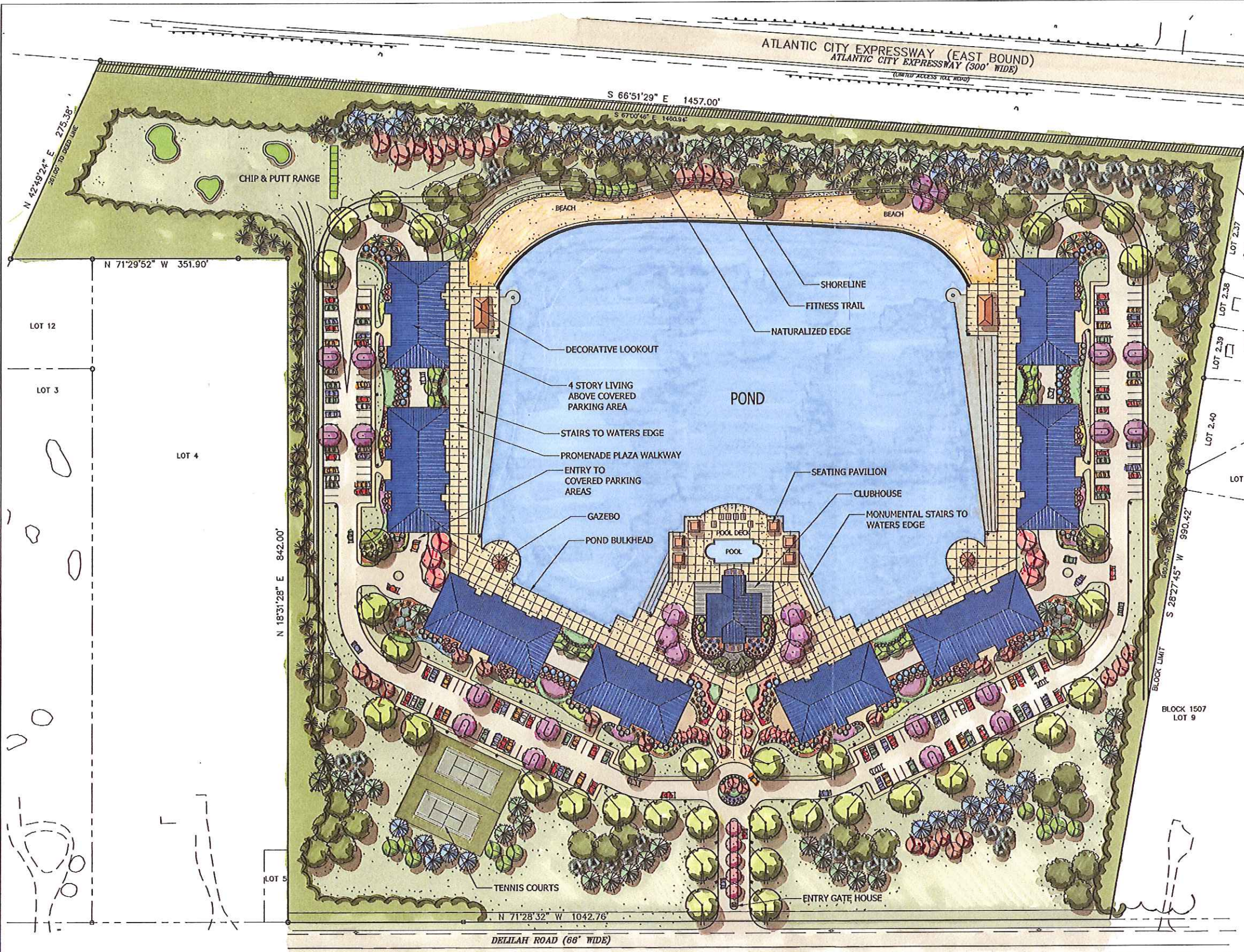


N  
1  
2  
3  
4  
5  
39°30'00"  
39°25'00"  
39°20'00"  
39°15'00"  
39°10'00"  
39°05'00"

Joins Map 20



**POND'S EDGE**  
LUXURY SENIOR COMMUNITY  
DELLAH ROAD  
EGG HARBOR TOWNSHIP, NEW JERSEY



- GENERAL NOTES:**
1. FOR SPECIFIC SITE PLAN, ENGINEERING, AND SITE SURVEY INFORMATION NOT SHOWN ON THESE PLANS, REFER TO CIVIL ENGINEERING PLANS PREPARED BY DORN ASSOCIATES.
  2. DRAWINGS TO BE SCALED FOR PURPOSES OF LOCATING PROPOSED PLANT MATERIAL, PLANTING BEDS, GROUND COVER AREAS, TREE GRATES, FENCING AND OTHER SITE AMENITIES SHOWN. DRAWINGS ARE DIAGRAMMATIC AND SUBJECT TO FIELD ADJUSTMENT. MINOR ADJUSTMENTS MAY BE NECESSARY DUE TO FIELD CONDITIONS AND FINAL GRADING. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE INSTALLATION DOES NOT INTERRUPT ESTABLISHED OR PROPOSED DRAINAGE PATTERNS. THE CONTRACTOR SHALL NOTIFY THE OWNER IF MAJOR ADJUSTMENTS ARE REQUIRED.
  3. CONTRACTOR SHALL REPORT ANY SOIL DRAINAGE CONDITIONS CONSIDERED DETERMINAL TO THE INSTALLATION OR CONSTRUCTION OF THE LANDSCAPE PLAN OR TO THE GROWTH OF PLANT MATERIAL. CONTRACTOR SHALL STATE THE CONDITIONS IN WRITING AND SUBMIT A PROPOSAL FOR CORRECTING THE CONDITIONS, INCLUDING ANY CHANGE IN COST, FOR REVIEW AND ACCEPTANCE BY THE OWNER.
  4. TRAIL LOCATION OF PLANT MATERIAL TO BE AFFIRMED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
  5. NO PROPOSED DEPENDOUS SHADE TREES WILL BE LOCATED CLOSER THAN 10 FEET TO SANITARY UTILITIES.
  6. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL MATERIAL QUANTITIES. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
  7. ANY MATERIAL WORK MAY BE REJECTED IF IT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. ALL REJECTED MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
  8. CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS TO PRESERVE AS MUCH OF THE ROOT SYSTEM OF EXISTING TREES AS POSSIBLE DURING DEMOLITION AND CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES TO THE EXISTING PLANT MATERIAL INCURRED DURING DEMOLITION AND CONSTRUCTION.
  9. CONTRACTOR IS RESPONSIBLE FOR COORDINATING STREET CLOSINGS/TRAFFIC CONTROL, IF NECESSARY WITH THE APPROPRIATE AUTHORITIES.
  10. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES TO ANY ADJACENT PLANT MATERIAL THAT IS TO REMAIN, ADJACENT SURFACING (CONCRETE, PAVES, ASPHALT, ETC.), CURBING, CONCRETE GUTTER, ETC., INCURRED DURING THE COURSE OF DEMOLITION/CONSTRUCTION.
  11. NEW PLANTING AREAS AND NEW TINE AREAS SHALL BE ADEQUATELY IRRIGATED OR WATERED BY THE CONTRACTOR AS REQUIRED TO ESTABLISH THE NEW PLANTS AND LAWN UNTIL THE OWNER'S ACCEPTANCE.
  12. ADDITIONAL PLANTINGS MAY BE REQUIRED AS DEEMED NECESSARY BY THE TOWNSHIP LANDSCAPE ARCHITECT, TO SUPPLEMENT THE EXISTING VEGETATIVE BUFFERS AROUND THE PROPOSED DEVELOPMENT.
  13. VEGETATIVE CLEARING LIMITS SHALL BE STAKED IN THE FIELD BY THE APPLICANT AND BE AFFIRMED BY THE TOWNSHIP LANDSCAPE ARCHITECT PRIOR TO CLEARING.
  14. ALL TREES, PALMS, LOT TREES, AND TREES PLANTED WITHIN THE SITE TRIANGLES SHALL BE PRUNED TO A HEIGHT OF 7'.
  15. THIS DRAWING SHALL BE USED FOR LANDSCAPE PURPOSES ONLY. THE ORIGINAL SURVEY HAS BEEN ADAPTED TO THESE LANDSCAPE PLANS REFLECTING THE AS BUILT CONDITIONS. ALL LANDSCAPED AREAS TO RECEIVE IRRIGATION. IRRIGATION SYSTEM TO BE DESIGNED TO BE DESIGNED BY LANDSCAPE CONTRACTOR.
  17. ALL LANDSCAPING MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
  18. WATERING: A) FIRST SIX (6) MONTHS: NEW LANDSCAPING SHALL BE WATERED TWICE A WEEK FOR THE FIRST TWO (2) MONTHS AFTER PLANTING AND ONCE PER WEEK FOR THE NEXT FOUR (4) MONTHS. B) AFTER SIX (6) MONTHS: DURING DROUGHT PERIODS IN THE MONTHS OF JUNE - OCTOBER, WATER THROUGHLY ONCE OR TWICE PER WEEK.
  19. LAWN CARE: GRASSSED AREAS SHALL BE MOVED UPON PREVAILING CONDITIONS. FERTILIZER SHALL BE APPLIED AS NEEDED TO MAINTAIN A DENSE STAND. FREQUENTLY MOVED AREAS AND LAWNS ON SANDY SOIL WILL REQUIRE MORE FERTILIZATION. LIME REQUIREMENTS SHALL BE DETERMINED EVERY TWO YEARS BY SOIL TESTING.
  20. IRRIGATION SYSTEM: ROUTINE MAINTENANCE OF THE SYSTEM SHALL OCCUR TWICE ANNUALLY: ONCE AT SYSTEM START-UP IN THE SPRING AND ONCE AT SYSTEM WINTERKING IN THE FALL. SYSTEM MALFUNCTION OR DAMAGE SHALL BE REPAIRED IMMEDIATELY.

- LIGHTING NOTES:**
1. The contractor shall call utilities prior to the start of construction (see one call system new jersey hotline tags on this sheet).
  2. All existing active sewer, water, gas, electric, and other utilities encountered in the work, shall be protected at all times, and where required for the proper execution of the work, shall be relocated as directed by engineers. Extreme caution should be used by the contractor when excavating or floor drilling around or near utilities. Contractor shall provide safety training for the working crew. This will include but not limited to a) full protection b) confined space c) electrical safety d) trenching & excavation.
  3. The site shall be graded to cause surface water to drain away from the base of the light poles.
  4. No fill or embankment material shall be placed on frozen ground. Frozen materials, snow or ice shall not be placed in any fill or embankment.
  5. The sub-grade shall be compacted and brought to a smooth uniform grade prior to finished surface application.
  6. Contractor shall minimize disturbance to existing site during construction. Erosion control measures, if required during construction, shall be in conformance with the local guidelines for erosion and sediment control.
  7. All site lighting shall be installed by the contractor and shall be maintained by the owner after installation.
  8. The lighting contractor shall verify all pole/fixture locations in order to accommodate all utilities.
  9. All site lighting shall receive underground electrical service.
  10. All site lighting shall conform to the requirements of the Township of Middle and the recommendations of the Illuminating Engineering Society of North America (IESNA).
  11. All site lighting shall be illuminated one half hour before sunset to one half hour after sunrise. All site lighting shall be operated by a light sensitive timer.
  12. Photometric performance are made using accepted procedures of the Illuminating Engineering Society of North America. Variations of lamp output, ballast output, the voltage and dirt depreciation may affect actual results.

**LIGHTING LEGEND:**

- ☉ LIGHT POLE LOCATION

**LANDSCAPE LEGEND:**

- ~ EXISTING VEGETATION LINE
- 🌳 PROPOSED STREET TREE
- 🌳 PROPOSED SHADE TREE
- 🌳 PROPOSED ORNAMENTAL TREE
- 🌲 PROPOSED EVERGREEN TREE
- 🌳 PROPOSED SHRUBS
- 🌿 PROPOSED ORNAMENTAL GRASSES
- 🌿 PROPOSED GROUNDCOVER / PERENNIALS

**SCALE - 1" = 60'-0"**

DATE:	9/30/05	REVISIONS:	
DRAWN BY:	A. FALTYN	NO.	DATE
DESIGNED BY:	A. FALTYN	DESCRIPTION	
CHECKED:	J*		
SCALE:	1" = 60'-0"		

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**JOSEPH P. ADAMSON, C.L.A., P.P.**  
CERTIFIED LANDSCAPE ARCHITECT  
N.J. LIC. NO. AS00088  
PROFESSIONAL PLANNER  
N.J. LIC. NO. 5124

*J. Adamson* DATE 9/30/05

DRAWING TITLE:  
**CONCEPTUAL LANDSCAPE PLAN**

PROJECT NO.: DR102-04  
DRAWING NO.: **L1**