



BERKSHIRE HATHAWAY
HomeServices
Fox & Roach, REALTORS®

Jim Boyle Sr.
Realtor Associate
Email: landmanpro@aol.com
Mobile: 609-226-1252
LAND DEVELOPMENT GROUP

PROPERTY INFORMATION

PROPERTY

Route 40 & Cumberland Road
Buena Vista Township, Atlantic County, NJ
Block 5402 Lot 1

PROPERTY LOCATION

The property is located in Buena Vista Township. It is situated at the southeast corner of NJ State Route 40 /Harding Highway (eastbound lanes), and Cumberland Road, also known as Tuckahoe Road (County Route 557).



STREET MAP

PROPERTY DESCRIPTION

This property is a vacant wooded parcel comprising approximately 5.89 acres. It has approximately 785' of frontage on Route 40, and 455' along Cumberland Road. Property has been surveyed and delineated for wetlands. Wetlands are present on the parcel, and engineering studies indentified the wetland areas, and have applied a 175' wetland buffer. The total wetland and buffer area is estimated to comprise 2.7 acres of the parcel.



GIS LOCATION MAP



1001 Tilton Road, Northfield, New Jersey 08225
(Bus) 609-641-0011 • (Fax) 609-677-4477

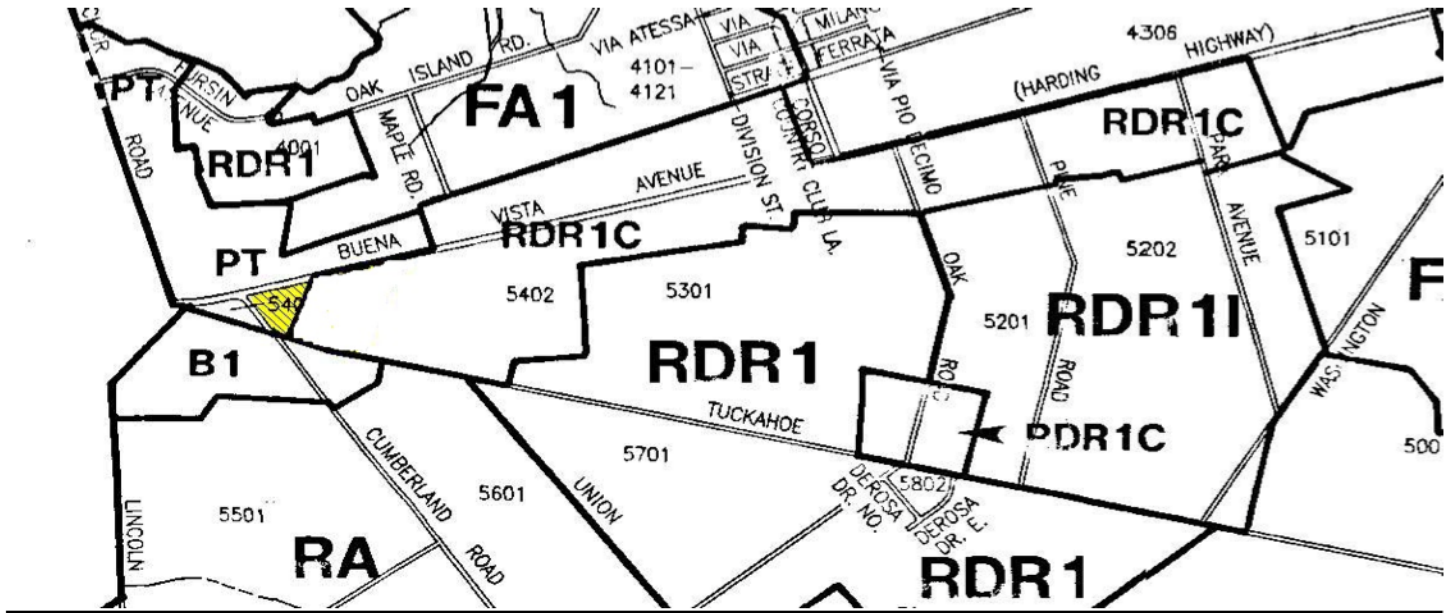




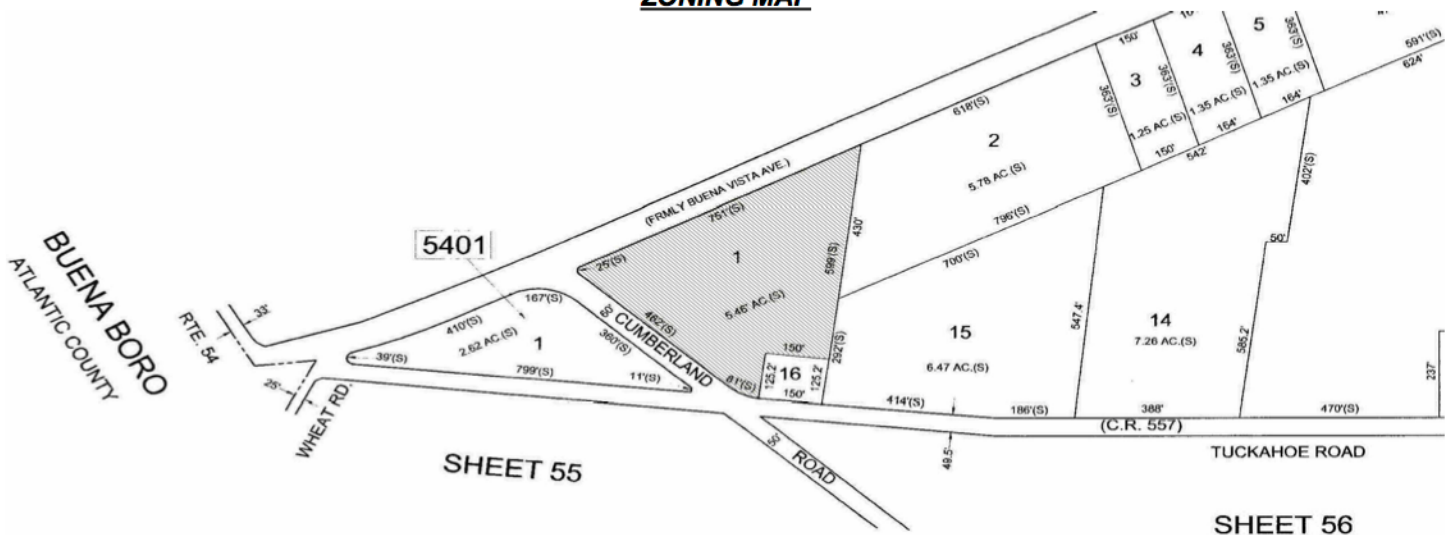
PROPERTY INFORMATION

ZONING

PT Commercial. This site as per the Municipal Zoning Map is situated in the PT (Pinelands Town) commercial zone. Bulk requirements are; minimum lot sizes of 2.5 acs. with 135' lot frontages. Parcel is located within the jurisdiction of the Pinelands Commission. Permitted uses include, but not limited to retail stores, banks, restaurants, drug stores, professional & medical offices, new or used car dealerships, and private schools.



ZONING MAP



MUNICIPAL TAX MAP





BERKSHIRE HATHAWAY
HomeServices
Fox & Roach, REALTORS®

Jim Boyle Sr.
Realtor Associate
Email: landmanpro@aol.com
Mobile: 609-226-1252
LAND DEVELOPMENT GROUP

PROPERTY INFORMATION

SOILS

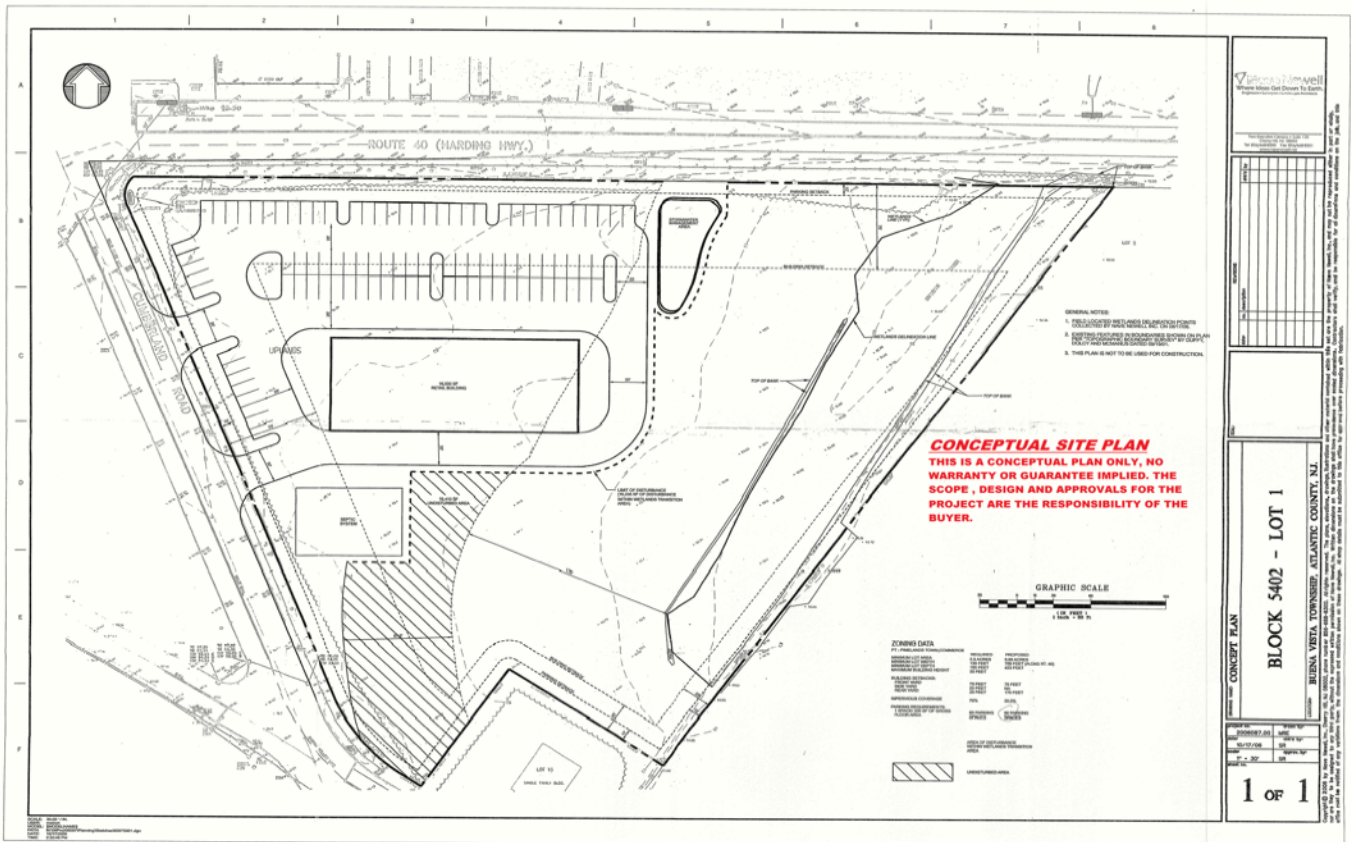
A report by RT Environmental Services, Inc in 2006 states site investigations have been performed and that wetlands are present on the site. The report further states that a prior wetland delineation was determined to be incorrect. The new wetland line was identified and supported by soil analysis. The prior proposed wetland buffer of 175' was deemed to be still applicable for the specific conditions of this site.

UTILITIES

The engineer's report references possible tie-in to public sewer. Owner states sanitary sewer is 700' away, and they have acquired sanitary sewer permits from the Borough of Buena MUA. Any buyer will find it necessary to determine the ability to tie in to the public system, or opt for an on site septic system if permitted. The on site septic design would require soil borings to verify the distance to seasonal high water of 5' as required by the Pinelands Commission.

CONCEPTUAL SITE PLAN

This is a conceptual plan only. Plan shows a 16,000 sf retail or office building with 96 on site parking spaces. Owners or their agents do not warrant or guarantee that this plan may be approved. The scope, design and approvals for the project are the responsibility of the buyer.



CONCEPTUAL SITE PLAN



1001 Tilton Road, Northfield, New Jersey 08225
(Bus) 609-641-0011 • (Fax) 609-677-4477

