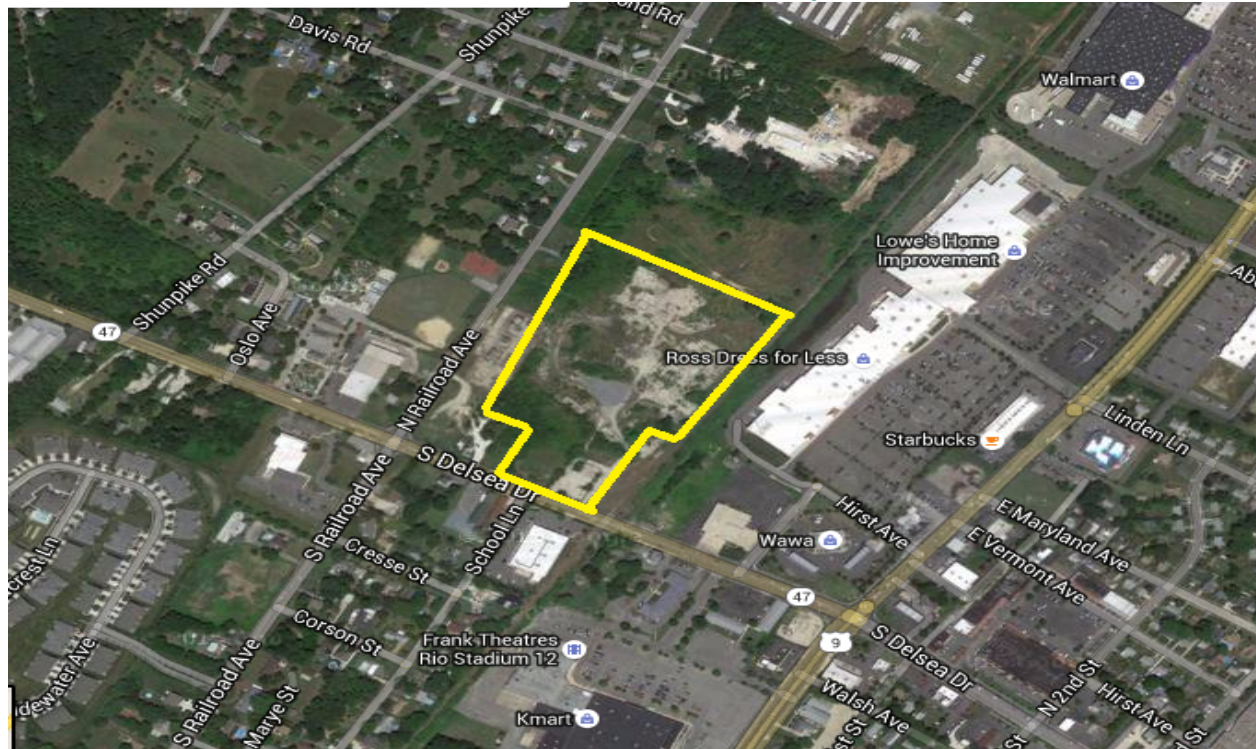


# Solutions.

## LAND DEVELOPMENT- 12.3 ACS +-

Route 47

Rio Grande, Middle Township, NJ



### PROPERTY INFORMATION PACKAGE

Prepared Exclusively  
By



**FOX & ROACH, REALTORS**  
**Land Development**

Jim Boyle Sr. & Edward Ritti  
(609) 226.1252 • (609) 677.4477 fax  
landmanpro@foxroach.com

*This information is believed to be accurate. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price or withdrawal from the market without notice.*

### Property Details

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<b>Address:</b>	1108 & 1110 Route 47 / 14 N. Railroad Avenue Block 1434 Lots 2,3& 8 Rio Grande, Middle Township, Cape May County, NJ 08242
<b>Location:</b>	Approximately 1 mile west of the Garden State Parkway on Rt. 47
<b>Site Size:</b>	12.33 Acres + - Somewhat irregular in shape with approximately 317 feet of frontage on the north side of Route 47, and a 50' egress and utility easement from Lot 8 to Railroad Avenue.
<b>Improvements:</b>	None- all prior structures are demolished, only slabs remain.
<b>Utilities:</b>	Parcel is considered to be in the sanitary sewer & public water service area, subject to formal design and approvals. Electric and natural gas are also available.
<b>Zoning:</b>	Town Center Area (TC) - Middle Township See Excerpts from the Town Center Master Plan Proposal below.
<b>Land Use:</b>	Mixed Use
<b>Offered at:</b>	<b>\$1,499,000</b>

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Township of Middle  
Cape May County, NJ

Land Use Plan  
July 2010

#### REGIONAL CENTER LAND USE RECOMMENDATIONS

Two Regional Centers are proposed along the US Route 9 corridor: the Cape May Court House Regional Center and the Rio Grande-Whitesboro-Burleigh Regional Center. Both Regional Centers have similar land use recommendations, except that the Town Professional areas are proposed in Cape May Court House and not in Rio Grande-Whitesboro-Burleigh. The following describes the proposed goals and the land uses with these two Centers and recommended land use standards.

#### Town Center Area (TC)

The Future Land Use Plan recommends developing the Town Center areas for compact mixed-use development at three major intersections along US Route 9 within the Cape May Court House and Rio Grande-Whitesboro-Burleigh Regional Centers. The proposed Town Center areas are primarily developed, with limited vacant land available for further development. There are only about 60 acres of vacant and developable (unconstrained) lands within the three Town Center areas. Although these Town Center areas encompass only about 1.5 percent of the Township's land area, these areas would be the primary area targeted for future growth and private redevelopment or revitalization.

The intent of the Town Center area is to maintain the existing RGB Regional General Business District within the newly created TC Town Center land use category to accommodate the regionally-oriented commercial development that exists in Cape May Court House and Rio Grande. A new Town Center area is recommended in Burleigh at the US Route 9/Indian Trail Road area, as a new mixed-use core of the Rio Grande-Whitesboro-Burleigh Center. In certain areas, the Town Center area should be expanded to include existing commercial development and larger parcels with potential to accommodate appropriate mixed-use development. All three Town Center areas are within the existing and proposed sewer service areas.

The purpose of the Town Center area is to promote a desirable mix of commercial, office, civic and residential land uses within a compact, vibrant, pedestrian-friendly, town center environment, with an emphasis on uses that service community and regional needs in areas where there is adequate access to the road network and infrastructure. The Town Center area will encourage pedestrian flow throughout the area by generally permitting stores, restaurants, shops and business service establishments on the ground floor of buildings and the upper floors for professional or business offices and residential units to enhance the orientation of land uses toward pedestrian shopping and circulation within a mixed-use environment. It is also expected to provide affordable housing to meet the Township's housing obligations. The Town Center area should ensure design compatibility with existing development that considers building height, materials, colors, landscaping and signage, sharing off-street parking and stormwater detention opportunities, providing off-street parking that is well screened from public view.

By encouraging more intense development in the Town Center area, it is expected that environmentally sensitive areas in the Environs outside of the Centers would be better protected from development pressures. The Future Land Use Plan also envisions permitting non-contiguous parcel density cluster to help focus development into the more appropriate areas, such as the Town Center area. A density bonus should be provided to encourage non-contiguous parcel density cluster.

Mixed-use development, including non-residential (retail, service, civic and office) uses on the ground floors and residential uses with an affordable housing component on upper floors, should be permitted and promoted as the desirable form of development. Single use development should be discouraged. To establish a desirable pedestrian-



MASER CONSULTING, P.A.

Page 58

## ROUTE 47, RIO GRANDE, NEW JERSEY

SHEET NO. 0

SOUTHERN RAILROAD (FORMERLY P.R.R.)

MATCH LINE

RAILROAD

ATLANTIC CITY ELECTRIC COMPANY

NEW YORK AVE.

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N.J. STATE HIGHWAY

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# Solutions.

## PROPERTY INFORMATION PACKAGE

## ROUTE 47, RIO GRANDE, NEW JERSEY

### LOCATION MAP

