



# BERKSHIRE HATHAWAY

HomeServices

Fox & Roach, REALTORS®

## EXECUTIVE SUMMARY:

Edward Ritti – Vice President  
Land Development  
49 E. Lancaster Avenue  
Malvern, PA 19355

(m) 610-306-3933  
(d) 610-993-2741  
(o) 610-647-2600  
(f) 610-993-3257  
[ed.ritti@foxroach.com](mailto:ed.ritti@foxroach.com)

[www.wedodirt.com](http://www.wedodirt.com)

### 17.5 Acres, 523 Chestnut Avenue, Woodbury Heights, New Jersey Townhouse or Apartment Development Site

- Tax parcel # 23-00080-0000-00001
- Gloucester County, New Jersey
- Present owner filed and won a Builders Remedy suit in 2012 for 234 multi-family, market rate units (including 34 affordable units to be managed by the Borough of Woodbury Heights) – if less than 234 units are approved then the affordable component will be calculated at 14.5% - the new ordinance is in place for 10 years from 2012
- Public water (tap in \$1,775), sewer (\$1,860) and gas are available – settlement agreement calls for the Borough of Woodbury to cooperate with Owner to obtain capacity and source for water / sewer and approve plans based on the terms contained within the agreement - previous use of the site included hook up to the public utilities
- Some demolition and prep work of the site is required to begin the new development – Owner was going to grind up existing concrete for on-site sub-base for interior road system
- 1750 foot frontage along Academy Avenue and 529 foot frontage along Chestnut Avenue – there remains a concrete pad and foundation from former use – site is mostly fenced presently – relatively flat with some treed area on north end of property by the school
- Zoning – RM Residential Multi-family District
- Plans are available showing 234 multi-family units and 143 or 178 townhouses
- Adjacent to Wooded School District
- Possible future light rail line station to be located in Woodbury Heights close to the property which would connect to Walter Reed Transportation center in Camden, and Philadelphia, Trenton, and Glassboro.
- Selling price will be determined based on unit type and density
- Previously listed at \$5,000,000+
- Contact James Boyle 609-226-1252 [landmanpro@foxroach.com](mailto:landmanpro@foxroach.com) or Ed Ritti 610-306-3933 [ed.ritti@foxroach.com](mailto:ed.ritti@foxroach.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 WITHDRAWL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.**



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Borough of Woodbury Heights  
Donald Banks / Zoning Administrator  
1011 Cooper Street  
Deptford, New Jersey, 08096  
856-845-5300 – phone

Marathon Engineering - Wetlands / Endangered Species  
Rick Ricciardi  
510 Heron Drive  
Swedesboro, New Jersey, 08085  
856-241-9705 – phone

Glackin, Panzak, Thomas – Townhouse Sketch Plan  
Dennis Glackin  
41 Leopard Road, Suite 300  
Paoli, Pennsylvania, 19301  
610-408-9011 - phone

SR3 Engineers – Townhouse Sketch Plan  
204 Harding Avenue  
Bellmawr, New Jersey, 08031  
856-933-3323 - phone

Trident Land Transfer Co. - Title Insurance  
James Pierce  
3 Executive Plaza, Suite 100  
Cherry Hill, New Jersey, 08002  
856-616-6169 - phone  
[Jim.pierce@foxroach.com](mailto:Jim.pierce@foxroach.com)

Marathon Engineering - Environmental Assessment  
Bob Carter  
510 Heron Drive  
Swedesboro, New Jersey, 08085  
856-241-9705 - phone

CMX – Site Engineer  
1101 Laurel Oak Road, Suite 160  
Voorhees, New Jersey, 08043  
856-783-1900 - phone

Barton Partners – Apartment Design  
Shapiro  
700 East Main Street – 3<sup>rd</sup> Floor  
Norristown, Pennsylvania, 19401-4122  
610-930-2800 – 291 - phone  
215-930-2800

**BPG / EQUUS CAPITAL PARTNERS, LTD  
DEVELOPMENT SUMMARY**

**FOR WOODBURY HIEGHTS**

**1. LOCATION:**

- (a) Former Middle Atlantic Millwork Company (MAMCO)  
523 Chestnut Avenue  
Woodbury Heights, 08097-1601  
Gloucester County, New Jersey
- (b) Borough of Woodbury Heights  
500 Elm Avenue  
Woodbury Heights, NJ 08097  
(856) 848-2832 (P)  
(856) 848-2381 (F)  
Vikki Holmstrom (Planning/Zoning Administrator)
- (c) School District-
- (d) Post Office- Woodbury Heights, 08097
- (e) Address- 523 Chestnut Avenue
- (f) Crossroads- Glassboro Road & NJ Turnpike
- (g) Bounded by Wooded School District Parcel on North  
Chestnut Avenue on South  
Academy Avenue on East  
Branch of Millville Rail on West  
(AKA: West Jersey & Seashore Railroad)  
(AKA: Pennsylvania-Reading Seashore Lines)

**2. PROPERTY:**

- (a) 231,000 SF of Industrial Space (Demolished)  
17.5 Acres
- (b) Historic Structure(s)-None

- (c) Local Road Frontage- 1750 LF on Academy  
560 LF on Chestnut
- (d) Tax Parcel Number(s)-Lot #1, Block #80  
Deed Book 3559, Page # 187 (Gilbert)  
Deed Book 3559, Page # 195 (Swarbick)
- (e) Vegetation / Topography- Relatively Flat, Formally had Developed with  
Building and Parking except small band of trees along road and dense  
wooded wetland on far north side of parcel.
- (f) Soils / Rock Test- Environmental and Wetland Only
- (g) Easements Needed- None
- (h) Other-

**3. APPROVALS:**

- (a) BPG Filed and won Builders Remedy Suit for 274 market rate apartment  
units

**4. LOTS:**

- (a) Projected Number of Units For Townhouse Plan- 140 to 160 units
- (b) Minimum Lot Size-
- (c) Recreation Center – None
- (d) Unit Size- Not yet determined.

**5. TITLE REPORT:**

- (a) Company / Date- Land America Commercial Services  
1700 Market Street, Suite 2110, Philadelphia, 19103  
Commitment Date: August 16, 2005
- (b) Contact / Phone- Danielle Rossi (215) 241-6236
- (c) Liens/Restrictions- None
- (d) Easements- Drainage Easement

**6. ENVIRONMENTAL ASSESSMENT:**

- (a) Marathon Engineering, 510 Heron Drive, Swedesboro, NJ, 08085
- (b) Contact – Bob Carter, (856) 241-9705 (P) (856) 241-9709 (F)
- (c) Areas of Concern- Two (2) Underground Storage Tanks  
Groundwater Contamination
- (d) Reliance Letter- To BPG
- (e) Estimated Cost to secure NFA- \$100,000
- (f) Other- Potential Redevelopment Funds via Hazardous Discharge Site  
Remediation Fund Grant (HDSRF)

**7. WETLANDS / ENDANGERED SPECIES:**

- (a) Marathon Engineering, 510 Heron Drive, Swedesboro, NJ, 08085
- (b) Contact- Rick Ricciardi, (856) 241-9705 (P) (856) 241-9709 (F)
- (c) Letter of Interpretation- Submitted on \_\_\_\_\_
- (d) Buffers- 50 foot buffer provided on Sketch. No buffer is needed along  
ditch
- (e) PNDI-
- (f) Bog Turtle Study-
- (g) Other- Could secure a General Permit to fill up to one (1) acre of ditch

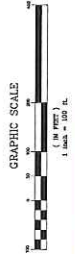


**Oh & Warren Land Engineering**  
 Consulting Engineers, Surveyors & Project Managers  
 4330 Hesperides Road Suite 120 • Westerville, OH 43081  
 614-885-3339 Fax 614-885-3377  
**PUN COUNTY, TOC PROPERTY & WETLANDS MAPPING**

**BEYOND PROPERTY GROUP**  
 10000 W. 10th Street, Suite 100, Westwood, OH 44091  
 440-333-3333 Fax 440-333-3334  
 www.beyondproperty.com

**SUZANNE E. WARREN**  
 Professional Land Surveyor  
 No. 146,3979

**WORK IN PROGRESS**



**SURVEYOR'S NOTES**

1. BEARING AND DISTANCE TO NEAREST ADJACENT PLATS.
2. ALL DISTANCES TO BE MEASURED TO THE CENTER OF THE CIRCULAR OR QUARTER OF AN ARCH.
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PROJECT NO: D1-1000  
 200 HARDING AVENUE  
 CHICAGO, ILLINOIS 60607  
 PREPARED DATE: 01/20/2014  
 DESIGNED BY: BPG  
 DRAWN BY: BPG  
 SCALE: 1" = 60'  
 SHEET NUMBER: 1 OF 1

**SH3 Engineering**  
 PROJECT / LOCATION: BPG PROPERTIES, LTD  
 DEVELOPER: WOODLAWN HEIGHTS SUBDIVISION, CHICAGO, ILLINOIS  
 DRAWING NAME: CONCEPT PLAN

**TOTAL PROPERTY AREA = 17.5 ACRES**  
**TOTAL PROPOSED UNITS = 160**

**PARKING SUMMARY**  
 STREET PARKING = 127 SPACES  
 UNIT GARAGE PARKING = 160 SPACES  
 TOTAL PARKING = 287 SPACES

**MODEL SUMMARY**  
 APARTMENT = 81 UNITS  
 BRANDBURNE = 9 UNITS  
 GLENDALE = 142 UNITS  
 TOTAL UNITS = 160 UNITS

- NOTES:**
1. FOOTINGS AND RETAINERS OBTAINED FROM THE EXISTING CONDITIONS PLAN PREPARED BY GLE LUTZ INC./P.C.
  2. RETAINERS SHOWN ON THIS PLAN SUBJECT TO RETAINERS AND FLOOR LOADS AND POINTS FROM THE MEP
  3. THE LOCATION OF THE GARAGE AND THE EXISTING FOUNDATION IS APPROXIMATE. THE LOCATION OF THE
  4. INFORMATION ON THE GARAGE AND THE EXISTING FOUNDATION IS APPROXIMATE. THE LOCATION OF THE