

PROPERTY INFORMATION PACKAGE

DEVELOPMENT LAND

US Route 322 & Barnsboro Road

Harrison Township

Gloucester 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.

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## I. EXECUTIVE SUMMARY

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This is unimproved commercial land in Harrison Township, Gloucester County NJ. The parcel is 38.69 acres in size. It is located at the signalized intersection of US Route 322 and Barnsboro Road.

This is a generally vacant parcel currently being farmed. Several houses and older commercial buildings occupy either corner of the Rt 322 frontage and are not part of the package. But, the remaining Rt 322 frontage is still approximately 840' and the combined frontage along Barnsboro Road is in excess of 1,000'.

The zoning is C-1 Village Center District. It's intent is to allow a wide variety of small scale retail and service facilities, such as; bakery, clothing, jewelry, hardware, beauty shops, dry cleaning, bank, fitness or dance studios, but with no single store having in excess of 10,000 SF of floor area.

The parcel is located within the future Richwood Sanitary Sewer area which encompasses an area from Richwood Road to the Glassboro town line.

ASKING PRICE: \$4,900,000



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## II. PROPERTY DETAILS

**Address:** Mullica Hill Road  
Harrison Township, Gloucester County, NJ

**Location:** The subject property is situated on the northwest corner of the intersection of US Route 322 and Barnsboro Road.

**Access:** Site access still to be determined, but both frontages can support access into the property.

**Land Size:** 38.69 acres

**Zoning:** C-1 Village Center. The specific intent is to provide single user, small scale retail and service facilities which primarily service the daily needs of the public. The municipal JLUB (Joint Land Use Board) has replaced the functions of the Zoning Board in this municipality.

By right uses for this zone may not exceed 10,000 sf of floor area for any single store or entity, and be limited to one use per lot. The types of permitted uses are as follows; food markets, drug store, various retail uses, banks, library, art or dance studios. There is a Conditional Use for convenience stores if it is the sole use on a lot.

Bulk regulations are; minimum 22,000 sf lot area, 100' minimum frontage, 35 % maximum lot coverage and 35' maximum height or 3 stories. And the building coverage allowance ranges up to 35% which would yield over 500,000 sf on the subject parcel.

**Land Use:** This Land Use category is preliminarily identified as mixed use commercial.

**Improvements:** Vacant Land.

**Utilities:** The parcel is located within the Richwood Future Sanitary Sewer area, WWTP #NJ0154156. Public water availability is provided by franchise holder Aqua New Jersey.

**Electricity** - Atlantic City Electric

**Gas**- South Jersey Gas

**Parcel ID #:** Block 204 Lot 34 QFarm

**Legal Descriptions:** To be provided

**Engineering & Surveying:** N/A  
**Ownership:**

**Contact:** **JIM BOYLE SR**  
Berkshire Hathaway Fox & Roach, Realtors  
1001 Tilton Road Suite 100  
Northfield, NJ 08225

(609) 641-0011 - Office  
(609) 677-4477 - Fax

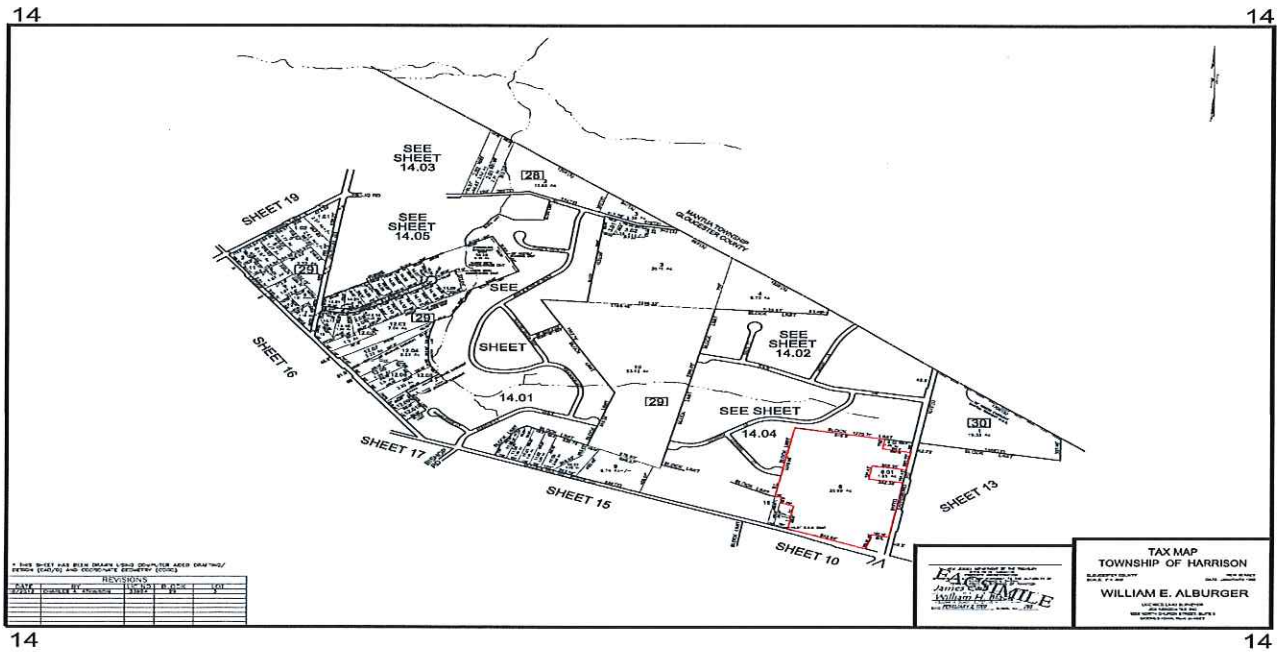
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## III. MAPS

### GIS AERIAL VIEW



### MUNICIPAL TAX MAPS

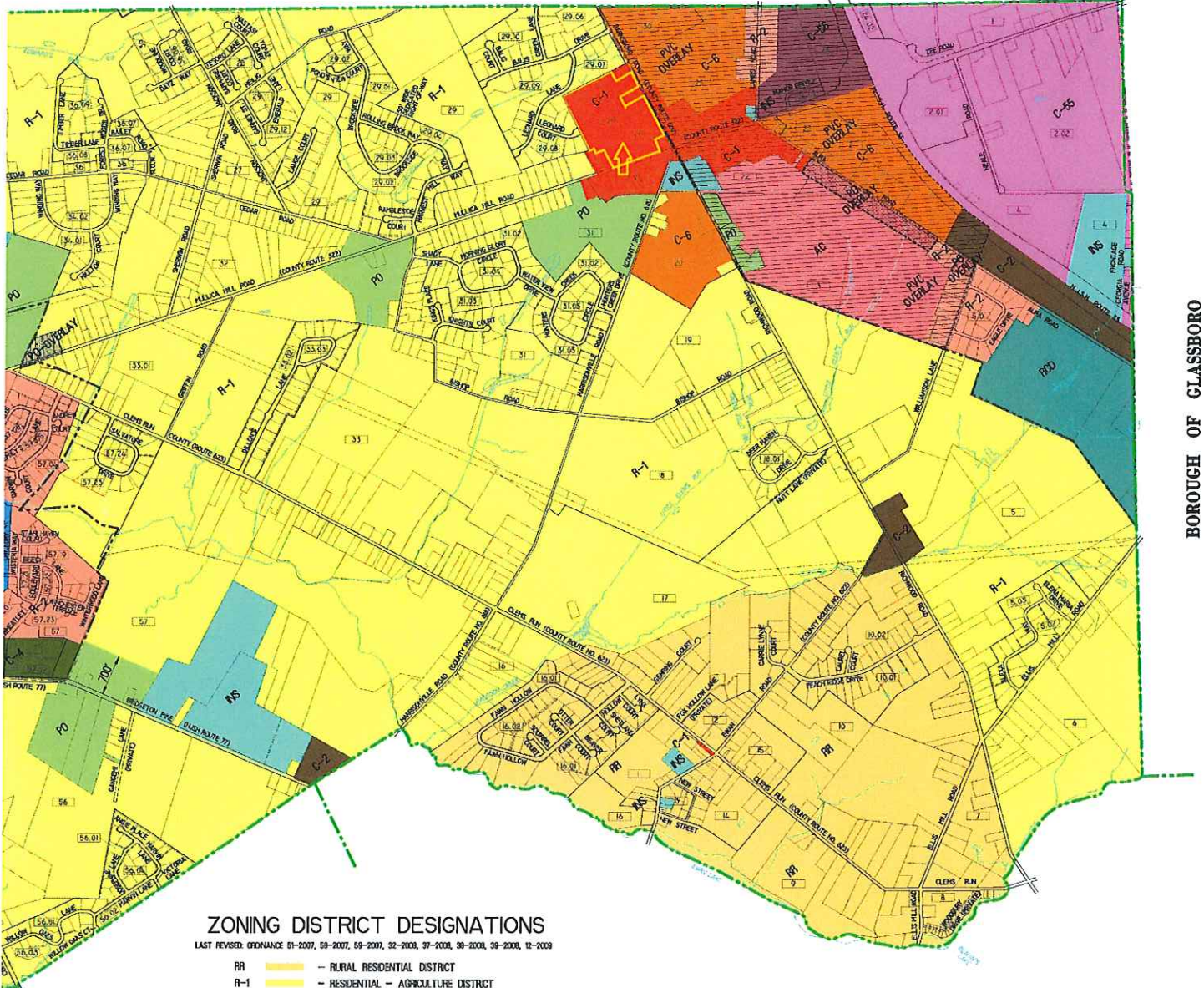




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## MUNICIPAL ZONING MAP

### MANTUA TOWNSHIP



### ZONING DISTRICT DESIGNATIONS

LAST REVISED: ORDINANCE 01-2007, 09-2007, 59-2007, 32-2008, 37-2008, 38-2008, 39-2008, 12-2009

- RR — RURAL RESIDENTIAL DISTRICT
- R-1 — RESIDENTIAL - AGRICULTURE DISTRICT
- R-2 — RESIDENTIAL DISTRICT
- R-4 — SPECIAL RESIDENTIAL DISTRICT
- R-7 — SPECIAL RESIDENTIAL DISTRICT
- RCD — RESIDENTIAL CONSERVATION DESIGN DISTRICT
- C-1 — VILLAGE CENTER DISTRICT
- C-2 — GENERAL COMMERCIAL DISTRICT
- C-4 — FLEXIBLE COMMERCIAL DISTRICT
- C-6 — FLEXIBLE PLANNED COMMERCIAL DISTRICT
- C-55 — FLEXIBLE PLANNED INDUSTRIAL-COMMERCIAL DISTRICT
- C-56 — FLEXIBLE PLANNED INDUSTRIAL-COMMERCIAL DISTRICT
- MSD — MAIN STREET DISTRICT
- PO — PROFESSIONAL OFFICE
- VB — VILLAGE BUSINESS
- PI — PLANNED INDUSTRIAL DISTRICT
- NS — BUSINESS DISTRICT
- AC — ADULT COMMUNITY DEVELOPMENT (INCLUSIONARY)
- RF — RIGHT TO FARM DISTRICT (ORDINANCE #1-198)

(To assure the right to farm all land everywhere in the Township as a permitted use, without regard to specified uses or prohibited uses for any zone or district hereinafter created or defined by this chapter, subject only to restrictions set forth in section 225-133A(1) through (9) of this chapter.)

ELK TOWNSHIP

ZONING MAP  
TOWNSHIP OF HARRISON  
GLOUCESTER COUNTY NEW JERSEY



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## RICHWOOD FUTURE SANITARY SEWER AREA

