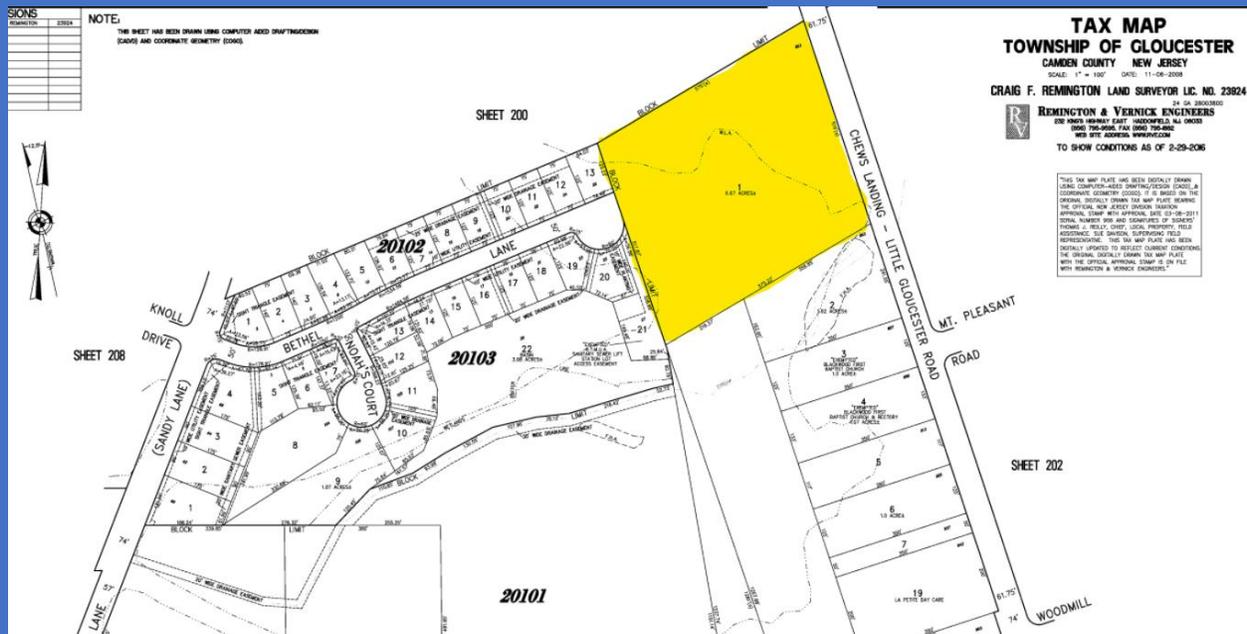


PROPERTY REPORT

853 Little Gloucester Road
Block 20101 Lot 1
Gloucester Township, Camden County,
New Jersey



Serious Inquiries to-
Peter J. Celano Esq. – Executor of the Estate
609-970-9508 pjc@celanolaw.com

John M. Celano
609-970-9607 johnmcelano@gmail.com

Excellent Subdivision Potential!

Property Address

- 853 Little Gloucester Road,
Gloucester Township, NJ, 08021

Parcel Number

- 15-20101-0000-00001

Zoning

- Residential – R2 (Single-family dwellings permitted on 20,000 s/f lots; See Attached)

Property Size

- 7.11 Acres (To Centerline)
- 6.81 Acres (To R.O.W)

Terrain

- Flat, level, and mostly cleared terrain

Location

- Less than one mile to Route 42, Blackwood Clementon Road, Valleybrook Golf Course, Highland Regional High School, Loring Fleming Elementary School and more.

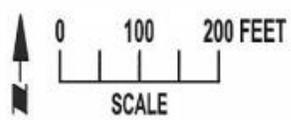
Existing Building

- 2,300+/- s/f. 3-bedroom, 2.5 bathroom, brick rancher with full basement and detached 2-car garage

Features

- Public sewer and water is available
- Property is in the Delaware No 1 WPCF sewer service area
- Electric service is provided by Public Service Electric & Gas
- Natural gas service is provided by South Jersey Gas





LEGEND:
 SITE LOCATION
 PHOTO LOCATION

PHOTO LOCATION MAP

SITE CIVIL ENGINEERING

213 CHERRY TREE COURT
 FRANKLINVILLE, NEW JERSEY 08322
 (856) 885 - 8679
 FAX (856) 513 - 6594

LITTLE GLOUCESTER ROAD
 BLOCK 20101, LOT 1
 853 LITTLE GLOUCESTER ROAD
 GLOUCESTER TOWNSHIP
 CAMDEN COUNTY, NJ

SCALE:	DATE:	DRAWN BY:	DES. BY:	FILE NO.	CHK. BY:
1"=200'	05/14/21	MRS	MRS	809	WPG

Section 404 R-2 Residential District.

A. Specific Intent. The R-2 Residential District is intended for single family detached uses on lots of about one-half acre. Clustering of dwellings to promote the retention of open space is encouraged.

B. Permitted Uses. In the R-2 Residential District, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

1. Agriculture.
2. Single family detached dwelling.
3. Public parks and recreation.
4. Conservation.
5. Municipal use.

C. Accessory Uses Permitted. Any of the following uses and structures may be permitted when used in conjunction with a principal use and conforming to the applicable subsection in §422:

1. Private residential swimming pool and cabana.
2. Private residential tool shed.
3. Private residential greenhouse.
4. Recreational vehicle storage.
5. Outdoor recreational facilities, including tennis or other court sports.
6. Off-street parking and private garage.
7. Fences and walls.
8. Deck.
9. Signs in accordance with §513.
10. Minor home occupation, subject to the standards of §422.G.
11. Satellite dish and television antennae.
12. Farm stand and consumer crop picking operations when used in conjunction with an agricultural use.
13. Accessory uses customarily incidental to a principal use.

D. Conditional Uses Permitted. The following uses may be permitted when authorized as a conditional use by the Planning Board in accordance with the general standards of §706 and the following specific criteria:

1. Major home occupation, subject to the standards of §422.G.
2. Residential cluster option conforming to the following criteria:
 - a. Minimum tract size shall be five (5) acres;
 - b. Minimum open space equal to or greater than 30% of the total tract area; and
 - c. Public water and sewer shall be required.
3. Public and private day school.

a. Minimum tract size for public and private day schools for pre-schools (before kindergarten) shall be one (1) acre.

b. Minimum tract size for all other schools shall be five (5) acres;

c. Public water and sewer shall be required.

4. Public and private golf course conforming to the following criteria:

a. Minimum number of holes shall be 18;

b. Minimum tract size shall be 100 acres;

5. House of worship.

a. Public water and sewer shall be required.

b. The main entrance shall be from a collector or higher order street.

E. Density Limitation. The gross tract density shall not exceed two (2) residential units per acre.

F. Area, Yard, Height and Building Coverage. Except as otherwise modified, the following bulk standards shall apply to all buildings in the R-2 District:

Use	Single Family Detached	Residential Cluster	Municipal or Open Space Use	Other use
Minimum lot size	20,000 sf.	10,000 sf.	1 acre	3 acres
Minimum lot frontage	100 ft.	80 ft.	100 ft.	200 ft.
Minimum lot depth	200 ft.	100 ft.	N/A	400 ft.
Maximum building coverage	20%	40%	30%	5%
Maximum lot coverage	30%	50%	75%	15%

Principal Building Minimum Yard Depths and Height Limitations

Front Yard	50 ft.	50 ft.	100 ft.	100 ft.
Side yard	15 ft.	15 ft.	30 ft.	30 ft.
Rear yard	40 ft.	35 ft.	75 ft.	75 ft.
Minimum Useable Yard Area	25%	25%	N/A	N/A
Maximum Height	35 ft.	35 ft.	40 ft.	40 ft.

Accessory Building Minimum Yard Depths and Height Limitations(1)

Front Yard	N.P.	N.P.	N.P.	N.P.
Side yard	10 ft.	5 ft.	30 ft.	30 ft.
Rear yard	15 ft.	5 ft.	75 ft.	75 ft.
Maximum garage height	20 ft.	20 ft.	25 ft.	20 ft.
Maximum other building height	15 ft.	12 ft.	15 ft.	15 ft.