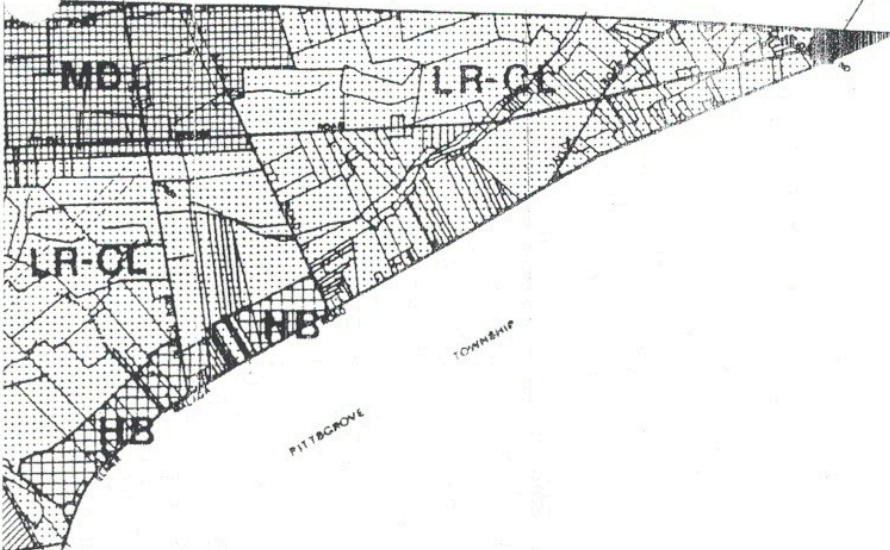











FRANKLIN  
GLOUCESTER  
TOWNSHIP  
COUNTY

LI



### LEGEND

-  A AGRICULTURAL DISTRICT-3.0 ACRES
-  LR-CL LOW DENSITY RESIDENTIAL-CLUSTER.  
OPTION 2.0 ACRES WITH A CLUSTER  
OPTION TO 40,000 S. F.
-  LR-A LOW DENSITY RESIDENTIAL/  
AGRICULTURAL-2.0 ACRES
-  MD MEDIUM DENSITY RESIDENTIAL-1.0 ACRE
-  VR VILLAGE RESIDENTIAL
-  VB VILLAGE BUSSINESS
-  HB HIGHWAY BUSINESS
-  LI LIGHT INDUSTRIAL
-  PL PUBLIC LANDS



MARCH 1990



# ZONE MAP

## UPPER PITTS GROVE TOWNSHIP

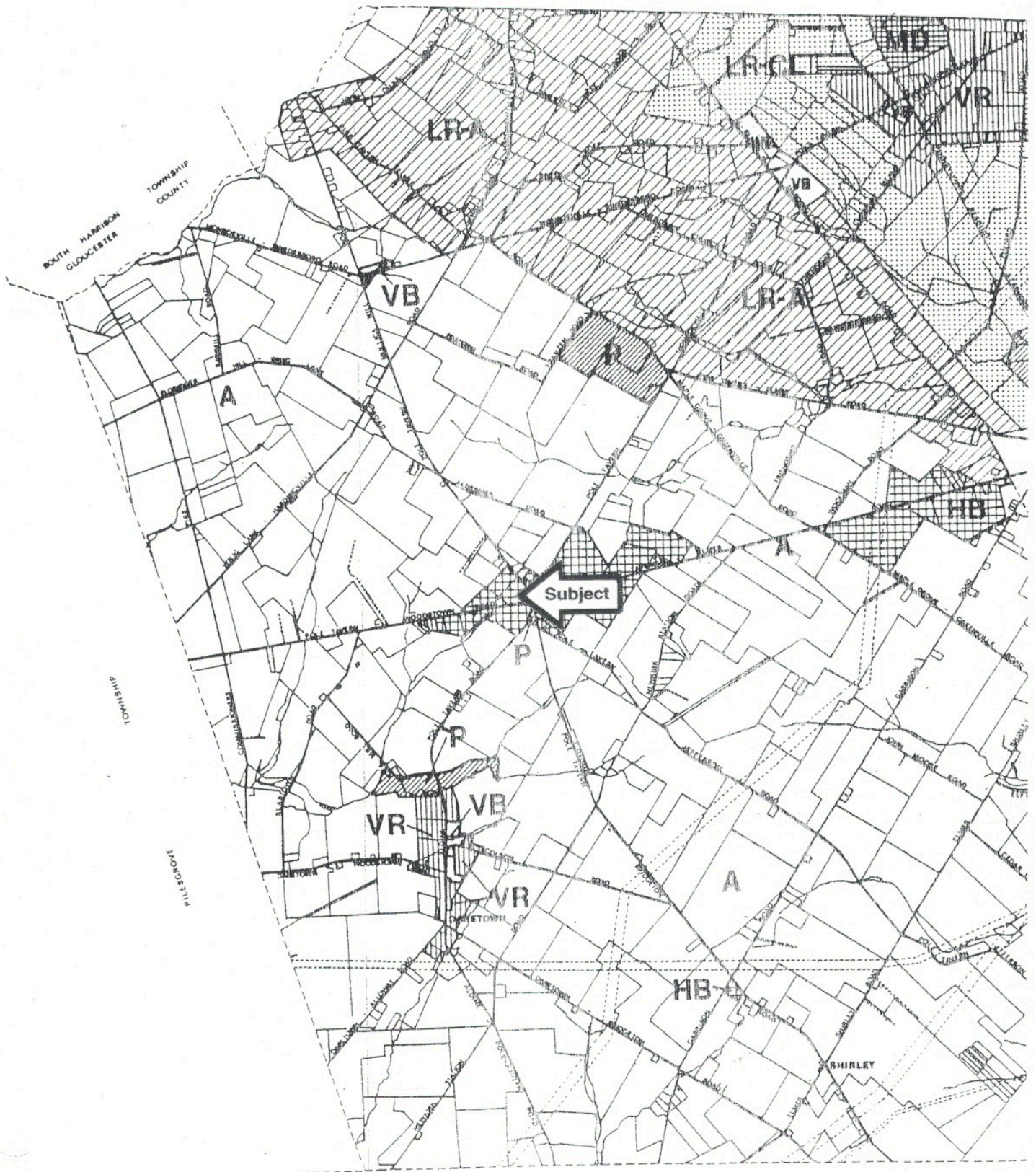
SALEM COUNTY, NEW JERSEY

PREPARED BY:

ALBERT A. FRALINGER, JR., P.A.  
TOWNSHIP ENGINEER

HARRY R. DARE III  
TOWNSHIP PLANNER





SOUTH HARRISON  
GLOUCESTER  
TOWNSHIP  
COUNTY

SHIRLEY

DEERFIELD

UPPER DEERFIELD

ALLOTTERY

TOWNSHIP

CUMBERLAND



TOWNSHIP OF UPPER PITTSBORO SCHEDULE OF DISTRICT REGULATIONS  
HB - HIGHWAY BUSINESS ZONING DISTRICT

Permitted Uses	Minimum lot Sizes		Minimum Yard			Maximum		
	Area (sq. ft. or acres)	Width (feet)	Front	Rear	Side	Height (feet)	Lot Coverage (Percent)	
							Building	Other
In each district, only the use listed below shall be permitted by right. All uses in the following list other than detached single dwellings, general purpose agriculture and normally incidental uses thereto, shall be subject to site plan review requirements in addition to complying with other applicable requirements.								
<b>(A) Principal Uses:</b>								
1. General purpose agriculture.	3.0	200	50	50	25	50	15	15
2. Water, forest, or wildlife conservation areas and uses.	5.0	200	100	50	50	35	15	15
3. Parks, playgrounds, playfields and similar open space or recreational uses.	3.0	200	50	50	50	35	10	15
4. Essential services.	3.0	300	50	50	40	35	15	15
5. Public educational, civic, or cultural uses.	3.0	300	50	50	25	35	25	25
6. Farm or construction machinery sales and service.	5.0	300	100	75	50	40	20	25
7. New and used car sales and service.	3.0	300	100	75	50	35	20	25
8. Service stations as per Section 3.22.	3.0	300	75	50	50	35	15	20
9. Stores and shops for the conduct of retail business.	3.0	300	100	50	50	35	20	25
10. Personal service, minor appliance or office machinery repair shops.	3.0	300	100	50	50	35	20	25
11. Banks, insurance, real estate, financial, professional or business offices.	3.0	300	100	50	40	35	20	25
12. Travel, advertising or employment agencies, studio, medical or dental clinic or laboratory, and printing or copying establishments.	3.0	300	100	50	40	35	20	30
13. Recreational clubs, lodges and assembly halls as per Section 3.19.	3.0	300	100	50	50	35	20	30
14. Theaters, arenas, and restaurants.	5.0	300	100	50	40	35	25	30
15. Nonprofit, philanthropic and charitable organization headquarters, offices and similar uses.	3.0	300	100	50	50	35	25	30
<b>(B) Conditional uses, as permitted in accordance with the conditional use review procedures, Section 3.29, as well as site plan review requirements:</b>								
1. Funeral home.	3.0	300	75	50	30	35	15	20
2. Home occupations as per Section 3.16.	N/A	N/A	50	40	25	35	5	10
3. Conversion of a dwelling as per Section 3.16.1.	3.0	300	N/A	N/A	N/A	35	N/A	N/A
4. Planned commercial centers as per Section 3.23.1.	5.0	500	100	100	50	50	35	40
5. Wholesale warehousing and distribution, including personal storage facilities.	5.0	300	100	50	50	35	30	40
6. Trucking facilities.	5.0	500	100	100	100	40	20	40
7. Motel or hotel as per Section 3.22.1.	5.0	300	100	50	50	35	30	30
8. Professional office centers as per Section 3.15.2.	3.0	300	100	75	50	35	30	30

TOWNSHIP OF UPPER PITTSBURGH SCHEDULE OF DISTRICT REGULATIONS  
 HB - HIGHWAY BUSINESS ZONING DISTRICT CONTINUED

Permitted Uses	Minimum Lot Sizes		Minimum Yard			Maximum		
	Area (sq. ft. or acres)	Width (feet)	Front	Rear	Side	Height (feet)	Lot Coverage (Percent)	
							Building	Other

In each district, only the use listed below shall be permitted by right. All uses in the following list other than detached single dwellings, general purpose agriculture and normally incidental uses thereto, shall be subject to site plan review requirements in addition to complying with other applicable requirements.

(B) Conditional uses continued...

9. Kennels and animal hospitals as per Section 3.24.	3.0	300	100	100	100	35	15	20
10. Lumberyards and home or garden supplies centers.	3.0	300	100	50	50	35	20	30
11. General construction operations or businesses.	5.0	300	100	100	100	50	20	30

(C) Accessory uses, located on the same lot with and normally incidental or accessory to a permitted principal or conditional use:

1. Structures and facilities normally incidental or accessory to a principal or conditional uses.			50	25	25	35	N/A	N/A
2. Signs as per Section 3.10.			20	25	25	30	0	0
3. Fences, walls and hedges as per Section 3.11.			N/A	N/A	N/A	N/A	N/A	N/A
4. Off-street parking as per Section 3.15.			30	25	25	0	0	0
5. Off-street loading as per Section 3.15.			50	20	25	0	0	5

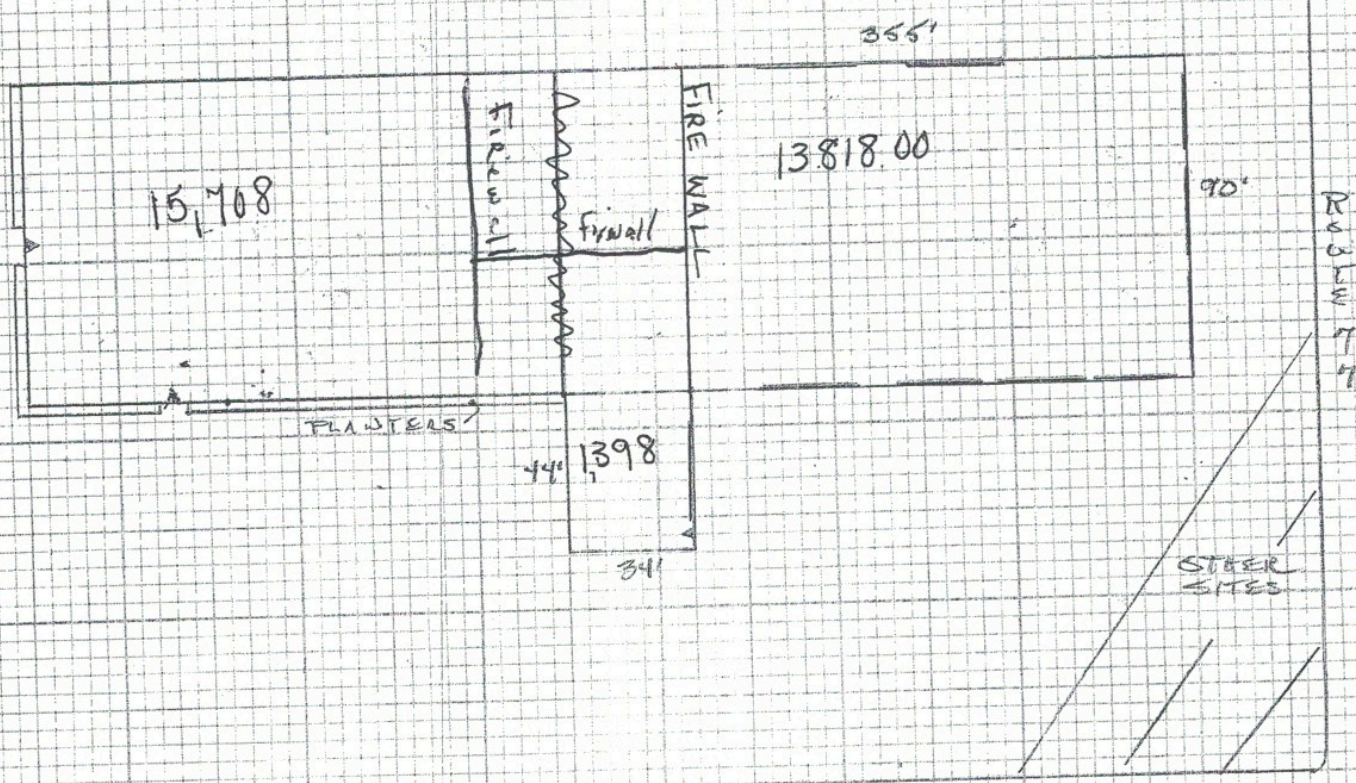
**NOTES:**

1. Minimum depth of all lots shall be 300 feet.
2. N/A = Not Applicable.



# SKETCH ADDENDUM

$90' \times 355' = 31,950'$   
 $34' \times 44' = 1,496'$   
**TOTAL OF 33,446' ON SUB**



BLOCK 34 LOT 25  
 ROUTE 40  
 UPPER PITTSBURGH TOWNSHIP  
 SALEM COUNTY  
 NEW JERSEY 08348

ROUTE # 40



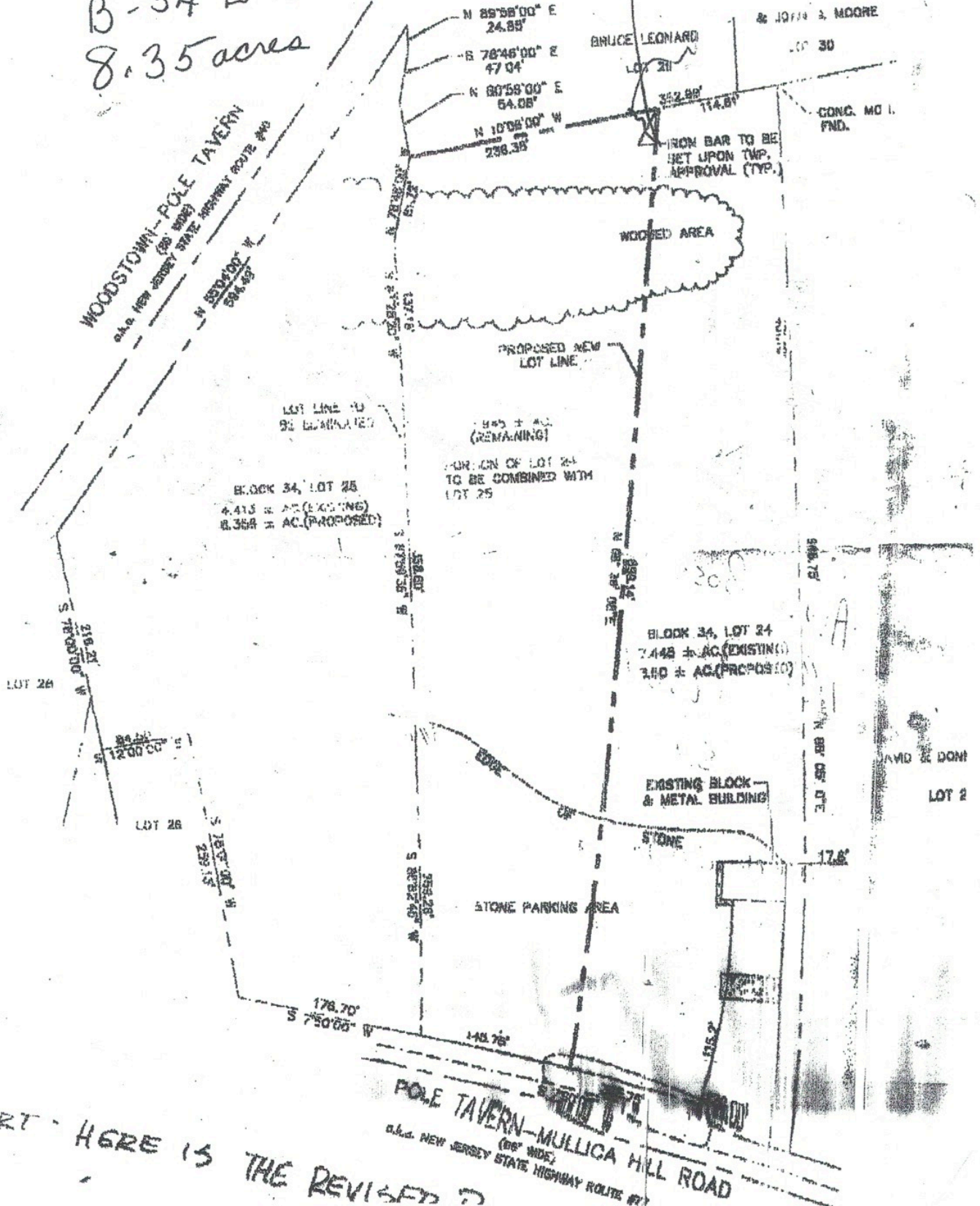
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FAX NO. : 8567694446

Jan. 24 2001 11:54AM P1

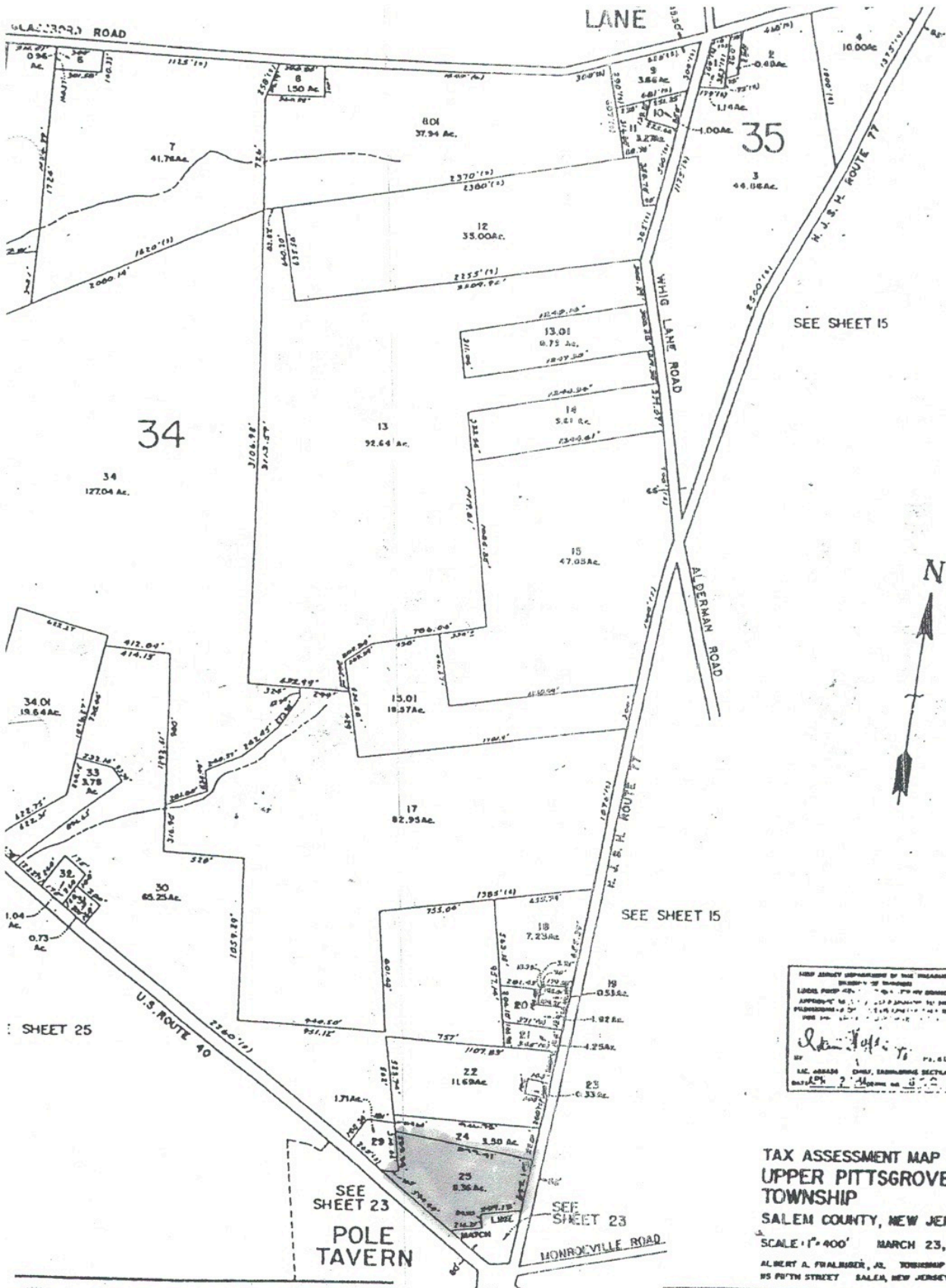
358-6994

B-34 L-25  
8.35 acres



CURT - HERE IS THE REVISED D

POLE TAVERN-MULICA HILL ROAD  
a.k.a. NEW JERSEY STATE HIGHWAY ROUTE #77



NEW JERSEY DEPARTMENT OF THE TREASURY  
 DIVISION OF TAXATION  
 LOCAL PROPERTY TAX MAPS  
 APPROVED BY THE DEPARTMENT OF THE TREASURY  
 DATE: 3/23/84

*Albert A. Frahm, Jr.*

BY: \_\_\_\_\_  
 DATE: 3/23/84

**TAX ASSESSMENT MAP**  
**UPPER PITTSBORO TOWNSHIP**  
**SALEM COUNTY, NEW JERSEY**  
 SCALE: 1" = 400' MARCH 23, 1984  
 ALBERT A. FRAHM, JR. TOWNSHIP ENGINEER  
 85 FOURTH STREET SALEM, NEW JERSEY 08050