



1270-1290 Delsea Drive

Deptford, New Jersey 08096

Property Highlights

- 98+/- acres
- \$33,000 per acre
- Frontage on four streets
- Water, sewer, gas and electric available
- Woodbury post office
- Zoned R-40 (Low Density Residential)

Property Overview

Development opportunity at the intersection of Delsea Drive and Deptford Avenue. Great location between Route 295 and the New Jersey Turnpike, with easy access to Routes 47 & 55.

Offering Summary

Sale Price: \$33,000 per acre

Lot Size: 98+/- Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,603	27,694	71,568
Total Population	8,181	68,965	183,440
Average HH Income	\$60,636	\$71,069	\$72,580

For More Information

Joe Riggs

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21 Roland Avenue
Mount Laurel, NJ 08054
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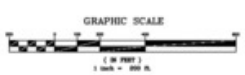
REGULATION	OFFICIAL REQUIREMENT	PROPOSED
MINIMUM LOT SIZE	10,000 SQ FT	10,000 SQ FT
MINIMUM LOT WIDTH	30 FT	30 FT
MINIMUM SETBACKS	10 FT FRONT, 10 FT REAR, 10 FT SIDE	10 FT FRONT, 10 FT REAR, 10 FT SIDE
MAXIMUM BUILDING COVERAGE	30%	30%
MAXIMUM BUILDING HEIGHT	35 FT	35 FT

PROPOSED	LOT AREA	BUILDING AREA	MAXIMUM COVERAGE	MINIMUM LOT WIDTH	MINIMUM SETBACKS
LOT 1	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 2	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 3	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 4	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 5	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 6	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 7	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 8	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 9	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 10	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 11	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 12	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 13	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 14	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 15	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 16	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 17	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 18	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 19	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 20	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 21	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 22	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 23	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 24	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 25	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 26	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 27	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 28	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 29	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 30	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 31	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 32	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 33	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 34	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 35	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 36	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 37	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 38	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 39	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 40	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 41	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 42	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 43	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 44	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 45	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 46	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 47	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 48	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 49	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 50	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 51	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 52	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 53	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 54	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 55	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 56	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 57	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 58	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 59	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 60	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 61	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 62	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 63	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 64	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 65	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 66	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 67	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 68	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 69	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 70	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 71	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 72	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 73	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 74	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 75	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 76	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 77	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 78	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 79	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 80	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 81	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 82	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 83	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 84	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 85	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 86	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 87	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 88	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 89	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 90	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 91	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 92	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 93	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 94	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 95	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 96	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 97	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 98	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 99	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00
LOT 100	10,000.00	3,000.00	30.00%	30.00	10.00/10.00/10.00

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING NEAREST PROPERTY LINE
- EXISTING WETLANDS BOUNDARY
- EXISTING WETLANDS BUFFER (50' TYP)
- EXISTING FLOOD HAZARD AREA LINE (FROM MAP)
- EXISTING WATER BODY
- EXISTING STREAM
- PROPOSED CURB LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT AREA
- PROPOSED GREEN SPACE

- GENERAL NOTES**
1. ESTABLISHED CURB AND BUFFER DIMENSIONS THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION AND THE DEVELOPER SHALL VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREON AND THE ACCURACY OF THE DIMENSIONS.
 2. FLOOD HAZARD AREAS SHOWN ON THIS PLAN ARE BASED ON THE AVAILABLE INFORMATION AND ARE NOT A GUARANTEE OF ACCURACY OR COMPLETENESS AND SHALL BE SUBJECT TO THE DISCRETION OF THE ENGINEERING PROFESSIONAL.
 3. WETLANDS AND WATER BODIES ARE SHOWN ON THIS PLAN BASED ON THE AVAILABLE INFORMATION AND ARE NOT A GUARANTEE OF ACCURACY OR COMPLETENESS AND SHALL BE SUBJECT TO THE DISCRETION OF THE ENGINEERING PROFESSIONAL.
 4. SETBACKS SHALL BE PLACED IN ACCORDANCE WITH THE ZONING ORDINANCE.



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PLEASE CONTACT RICHARD PROCARAK FOR ANY QUESTIONS OR COMMENTS

CELLULAR NUMBER: 908-295-9774
EMAIL: rprocarak@greenbergfartrow.com

GreenbergFartrow

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PROJECT TEAM

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
RICHARD PROCARAK
PROFESSIONAL ENGINEER
LICENSE NO. 270410730

PROJECT NUMBER
CP-1.0

RESIDENTIAL DEVELOPMENT AT DEPTFORD, NJ
DEPTFORD TOWNSHIP
GLOUCESTER COUNTY
NEW JERSEY, 08096
BLOCK 453; LOTS 1, 2 & 3
BLOCK 62; LOTS 1, 2, 3, 4 & 11

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Mount Laurel, NJ 08054
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DELINEATING FRESHWATER WETLANDS LETTER OF INTERPRETATION (LOI)



92 East Main Street
Suite 410
Somerville, NJ, 08876
732.537.0811

Definition:

"LOI" is a document issued by the New Jersey Department of Environmental Protection (NJDEP) under NJAC 7:7A-4, indicating the presence or absence of wetlands, State open waters, or transition areas; verifying or delineating the boundaries of freshwater wetlands, State open waters, and/or transition areas; or assigning a wetland a resource value classification.

NJDEP issues the following five (5) types of LOIs:

Presence/Absence – Identifies whether any freshwater wetlands, State open water or transition area exist on a site. A Presence/Absence does not identify the boundaries of any wetlands, State open water or associated transitional areas. A Presence/Absence can be issued for any site, regardless of size.

Presence/Absence – Footprint of Disturbance – Identifies whether any freshwater wetlands or State open water exist within a defined "footprint" on a subject site or whether a transition area from an adjacent wetland is within the footprint.

- The footprint area must be no larger than one acre.
- The Department will issue a FOD for more than one portion of a site, provided that:
 - o Each portion is no larger than one acre;
 - o The applicant submits a separate fee for each portion; and
 - o No more than three presence/absence LOIs shall be issued for a single site under this subsection.

Wetland Delineation – Line Delineation – Identifies the boundaries of any freshwater wetland, transition areas, and/or State open waters on a site of municipal tax lot that is one acre or smaller.

Line Verification – Identifies the boundary lines of freshwater wetlands, transition areas, and/or State open waters on a site, regardless of its size, or a municipal tax lot no larger than the site, and the resource value classification of any freshwater wetlands. The applicant must submit a proposed delineation of wetlands, transition areas, and/or State open waters, which the Department will confirm or modify.

Line Verification – Partial – Identifies the boundary lines of freshwater wetlands, transition areas, and/or State open waters on a portion of the site. All of the following criteria must be met

- The site is publicly owned;
- The site is larger than 10 acres;
- The portion that is to be verified is no larger than 10 percent of the overall site; and
- The portion is clearly marked on the plan and on the ground.

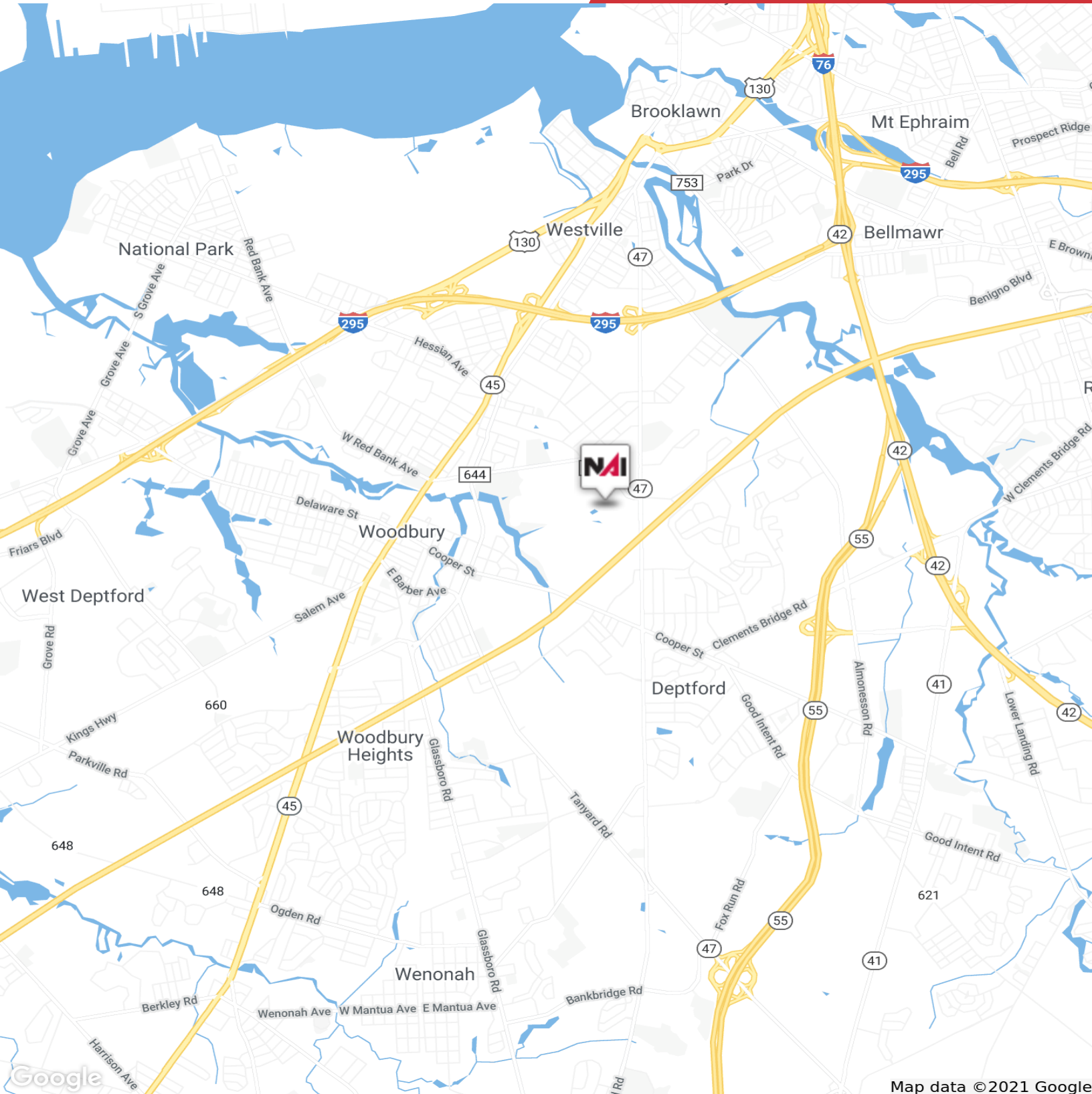
Durations:

Completeness Review – **20 days**
LOI Issuance – **3-5 months**
Life of Approval – **5 years**

Applications, Checklists, and Related Links:

Wetlands Rules and Regulations: https://www.nj.gov/dep/rules/rules/njac7_7a.pdf
Application and fee schedule of LOI: https://www.nj.gov/dep/landuse/download/lur_021.pdf
Checklist of LOI – Presence/Absence: https://www.nj.gov/dep/landuse/download/fw_050.pdf
Checklist of LOI – Delineation: https://www.nj.gov/dep/landuse/download/fw_051.pdf
Checklist of LOI – Verification: https://www.nj.gov/dep/landuse/download/fw_052.pdf
E-submission and Fee Table: https://www.nj.gov/dep/landuse/download/fw_003_e.pdf

A LOI does not grant approval to conduct any regulated activities. The sole function of a LOI is to provide or confirm information about the presence or absence, boundaries, and/or resource value classification of freshwater wetlands, transition areas, and/or State open waters.



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