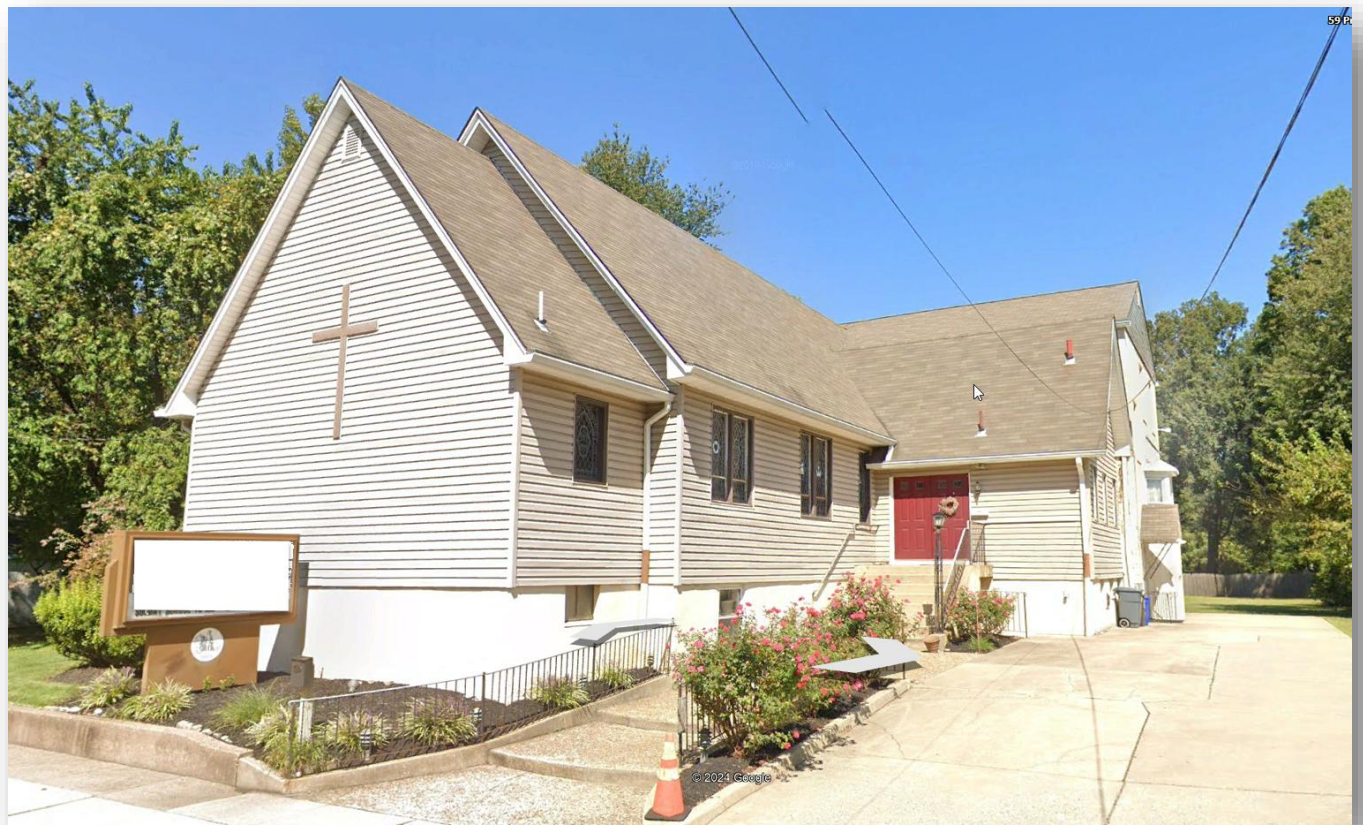




Kenneth J. McIlvaine
REALTOR® EMERITUS
Broker-Associate
157 Bridgeton Pike, Mullica Hill, New Jersey 08062
Office: 856-853-0111
Direct Office: 856-537-1016
Email: Ken.McIlvaine@FoxRoach.com
Wanda.McIlvaine@foxroach.com
Nicole.Yula@foxroach.com

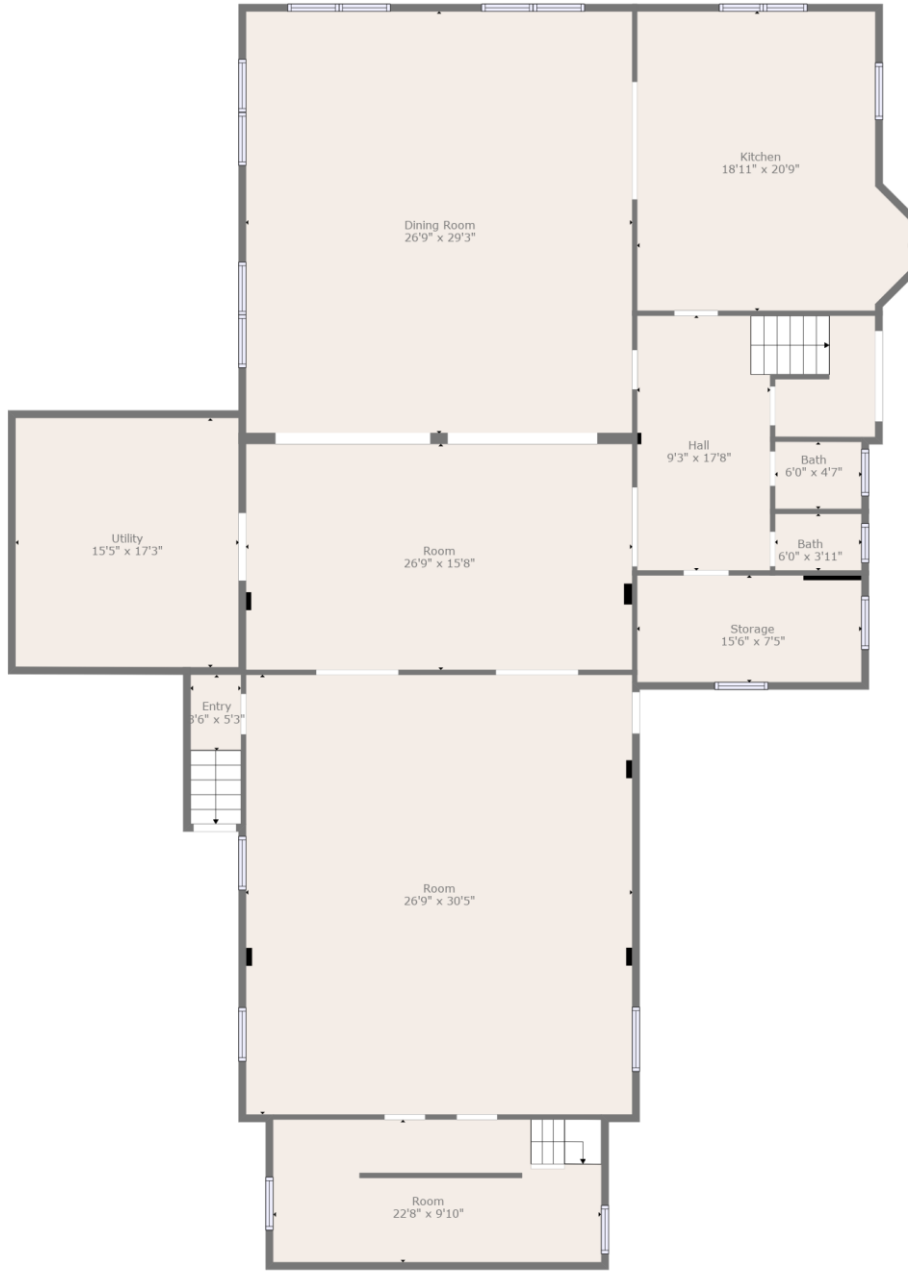


62 Progress Avenue
Woodbury, Gloucester County, New Jersey
7,800 Estimated Building Square Feet

TOTAL: 7827 sq. ft

FLOOR 1: 3209 sq. ft, FLOOR 2: 3326 sq. ft, FLOOR 3: 1292 sq. ft
EXCLUDED AREAS: STORAGE: 115 sq. ft, ENTRY: 36 sq. ft, OPEN TO BELOW: 1478 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

TOTAL: 7827 sq. ft

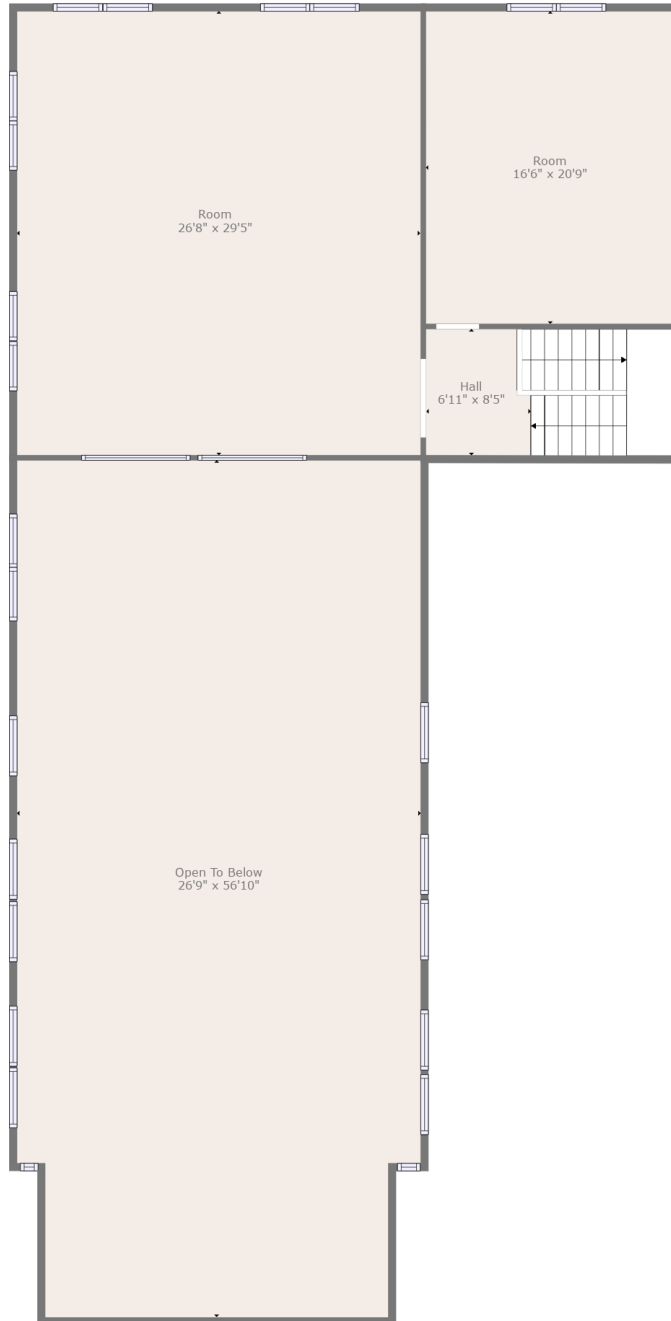
FLOOR 1: 3209 sq. ft, FLOOR 2: 3326 sq. ft, FLOOR 3: 1292 sq. ft
EXCLUDED AREAS: STORAGE: 115 sq. ft, ENTRY: 36 sq. ft, OPEN TO BELOW: 1478 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

TOTAL: 7827 sq. ft

FLOOR 1: 3209 sq. ft, FLOOR 2: 3326 sq. ft, FLOOR 3: 1292 sq. ft
EXCLUDED AREAS: STORAGE: 115 sq. ft, ENTRY: 36 sq. ft, OPEN TO BELOW: 1478 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

General Information

Property Name: 62 PROGRESS AVENUE RELIGIOUS FACILITY
Property Type: Religious Building
Address: 62 Progress Avenue
City: Woodbury
State: New Jersey
Zip Code: 08096
County: Gloucester
Core Based Statistical Area (CBSA): Philadelphia-Camden-Wilmington, PA-NJ-DE-MD
Market: Philadelphia
Submarket: North Gloucester County
Latitude: 39.8315° N (latitude)
Longitude: 75.1440° W (longitude)
Number Of Parcels: One
Land Configuration: Irregular
Land Size: 0.46 Acre – 20,037 Square Feet

Tax Assessment - 2024

Land Value: \$48,800
Improvement Value: \$329,900
Total Assessed Value: **\$378,700**
Tax Ratio: 73.85%
Tax Rate: 4.811/100
Tax Dollar (annual): \$15,564.57 (Tax Exempt)

Building Synopsis

First Floor

Foyer
Church Worship Area
Small chapel
Office
Children's Playroom
Closet
Men's and Lady's Restrooms

Second Floor

Large Meeting room
Music Room

Finished Basement

Cafeteria Seating and Meeting Area
Full Working Commercial Kitchen
Heater Utility Room
Large Meeting Room (Could be separated by Sliding Pocket Doors)
Storage with water heater
Men's and Lady's Restrooms
Exits and steps up to 2nd floor

Estimated Gross Building Area: 7,827 SF (Subject to Verification)

Services

City Public Water
City Public Sewer
PSE&G Gas
PSE&G Electric
City Municipal Trash
Comcast, Verizon Cable, Phone and Internet

Utilities

Gas Hot Water Radiator Heat (winterized)
Domestic Gas Hot Water Heater
Various Window Air Conditioning Units
Mixed Electrical 200 amp Service Plus
Mixed Plumbing

Building Components

Asphalt Shingle Roof
Below Grade Block Foundation with Concrete Floor
Wood Frame Construction – covered aluminum siding
Two Basement Exterior Exits
Basement Sump Pump
Double Hung Wood Windows
Mixed Floor Coverings

Window Treatments

Plaster/and Drywall – Walls and ceilings

Fixed Overhead Lighting, Hung Fixtures Incandescent, Fluorescent

Gas Commercial Cooking Range

Church Seating Capacity and Worship Center

Leaded Glass Windows

Hardwood Pews

Capacity approximately 175

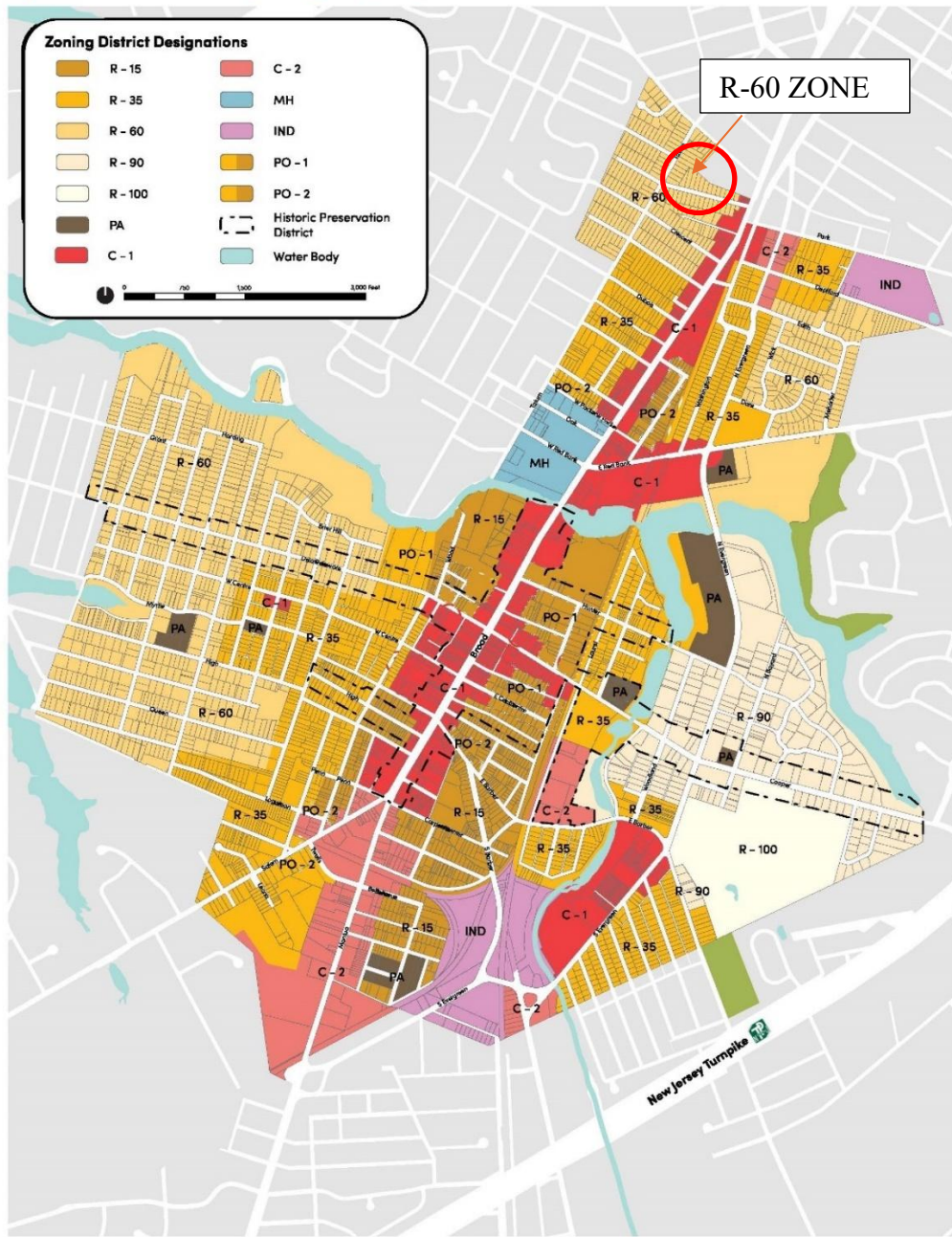
20' Plus, Ceiling Height

Altar with In-Floor Font

Commercial Grade Carpet

ZONING MAP

Figure 8. Current Woodbury Zoning Map (2019)



ZONING REGULATIONS

ARTICLE IV. - R-60 Residence Districts

§ 202-13. - Applicability of provisions.

In R-60 Residence Districts the regulations of this article shall apply.

§ 202-14. - Use regulations.

A. A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other:

- (1) Any use permitted or permitted as a conditional use in R-90 Residence Districts¹.
- (2) Open-air motor vehicle parking lot for patrons, clients or employees of uses in the area and for residents of the area when authorized as a conditional use by the Planning Board, subject to the following provisions:
 - (a) Such lot shall adjoin and shall extend not more than 200 feet from a commercial or industrial district boundary.
 - (b) Such lot shall be bound by a fence, wall or hedge not more than four feet in height.
 - (c) Any light used to illuminate such parking lot shall be arranged so as to reflect the light away from any adjoining residences.
 - (d) No such parking lot shall be used for the dead storage of vehicles, for vehicles for sale or display nor for trailers or other vehicles used for human habitation.

(Amended 12-26-1978 by Ord. No. 1337-78; 7-9-2019 by Ord. No. 2309-19)

§ 202-15. - Area regulations.

A. Lot area and width. A lot area of not less than 6,000 square feet per family shall be provided for every building hereafter erected or used in whole or in part as a dwelling. Each lot shall have a width of not less than 50 feet at the building line.

B. Building area. Not more than 35 percent of the area of each lot may be occupied by buildings.

C. Front yard. There shall be a front yard on each street on which a lot abuts, which shall be not less than 30 feet in depth, provided that the front yard on the long side of a corner lot may be reduced to a depth of not less than 20 feet, subject to the provisions of Section 202-78 hereof.

D. Side yards.

¹ See R-90 Uses

(1) For every dwelling there shall be two side yards on each lot, which shall be not less than 16 feet in aggregate width and neither of which shall be less than seven feet in width.

(2) For every main building other than a dwelling there shall be two sides on each lot, neither of which shall be less than 10 feet in width.

E. Rear yard. There shall be a rear yard on each lot, which shall be not less than 25 feet in depth.

§ 202-16. - Height regulations.

A. No building shall exceed 35 feet in height, provided that such height may be exceeded by one foot for each foot by which the width of each side yard is increased beyond the minimum side yard requirements, up to a maximum height of 50 feet.

B. No detached garage shall exceed 18 feet in height for pitched roofs or 12 feet in height for flat roofs.

(Amended 12-27-2006 by Ord. No. 2045-06)

- **ARTICLE III. - R-90 Residence Districts**

- § 202-9. - Applicability of provisions.

In R-90 Residence Districts the regulations of this article shall apply.

- § 202-10. - Use regulations.

A. A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other:

(1) Single-family detached dwelling.

(2) Public, parochial or private nonprofit day schools of elementary or high school grades accredited by the State Department of Education.

(3) Church, church school or other place of worship.

(4) Municipal building and municipal use.

(5) Noncommercial Park, playground or recreational area.

(6) Community residence for persons with developmental disabilities, community shelters for victims of domestic violence, community residences for persons with terminal illnesses, community residences for persons with head injuries, and adult family care homes for persons who are elderly and adults with physical disabilities.

(7) Passenger station, railway or bus.

(8) Telephone central office, utility line, electric substation.

(9) Oxford model recovery homes.

(10) The following uses, when authorized as a conditional use by the Planning Board in accordance with the standards of [Section 202-81](#) hereof and upon a finding that adequate lot area, yards and parking space are provided and that the buildings and uses are appropriately located and will meet a community need without adversely affecting the neighborhood in which located:

(a) Convalescent or nursing home.

(b) Cemetery, provided that the lot area for such use shall be not less than two acres.

(c) Club or lodge organized for fraternal or social purposes, provided that the chief activity shall not be one which is customarily carried on as a business, and provided that the buildings and services shall be for the use of members and their guests only.

(d) Religious or philanthropic use other than a church, church school or other place of worship, excluding correctional or penal institution or related institution.

(e) Bed-and-breakfast, provided that the following conditions are met:

1. The subject must be located within the Historic Preservation District. Each application shall be reviewed by the Historic Preservation Commission in accordance with [Section 25-9](#) of this Code.

2. The use shall meet the review standards of [Section 202-81](#) and shall also be reviewed as a minor site plan.

3. Schematic floor plans of the entire dwelling shall be submitted and clearly indicate guest rooms, owner/proprietor residence areas, common areas, bathrooms, exterior doors and any proposed renovations to the interior or exterior. At least 300 square feet of common area for the exclusive use of the guests, including but not limited to parlors, dining rooms, libraries and solariums shall be provided.

4. An application shall be accompanied by a report from a licensed architect or the Construction Official indicating a preliminary listing of the building and fire code improvements to the structure needed to accommodate the proposed facility, e.g., fire suppression, fire escapes, means of egress, etc.

5. Changes to the exterior features of a site, as defined in [Section 202-35](#) of this chapter, are permitted only after a review and recommendation by the Historic Preservation Commission or are required in accordance with building and housing regulations, e.g., fire escapes.

6. The proprietor of the use shall reside in the dwelling.

7. A bed-and-breakfast may have up to six guest rooms accommodating up to 15 persons.

8. The guests at the bed-and-breakfast may not reside at the site for more than 14 consecutive days at any one time.

9. Bed-and-breakfast uses are not to be used as rooming or boardinghouses, as defined by this chapter or the State of New Jersey at N.J.S.A. 55:13B-3, which are primarily for temporary or full-time residents of the City or area who are utilizing the facility as a residence in lieu of establishing a full housekeeping arrangement, e.g., an apartment or other owned, rented or leased place of residence. Examples of bed-and-breakfast guests include tourists, visiting family or friends of nearby residents, family or friends of individuals using nearby medical facilities, persons enrolled in short-term educational courses or professional development courses and employees on temporary assignments to the area. For the most part, guests at a bed-and-breakfast must have a permanent residence elsewhere. Students enrolled in high schools, colleges or other educational institutions for one or more full semesters may not use a bed-and-breakfast for student housing, but may use a facility within the parameters of a typical guest stay.

10. There shall be no separate kitchen or cooking facilities in any guest room.

11. Meals and any other amenities shall be for the benefit of guests only; no walk-in trade for food or other services shall be permitted.

12. For each room, a minimum of one off-street parking space, in addition to those required for the dwelling unit, shall be provided; and

a. The design standards for parking facilities in Article XIV shall not apply. The area devoted to parking one vehicle shall be no smaller than eight feet by 16 feet.

b. The visual impact of the parking for the use should be similar to that found at any home with a large number of resident or visitor vehicles. Plans for front yard parking for more than six cars shall include additional landscaping to buffer the vehicles, but not intended to screen the front yard from view.

c. Parking in the front yard shall be in accordance with Subsection 202-74.D, except that additional drive and parking area can be provided as long as the portion of the total area of the front yard devoted to parking shall not exceed 25 percent. Any proposed parking lot outside of the front yard shall be screened from adjacent properties by trees, shrubs or fencing at least six feet in height.

13. All bed-and-breakfast uses shall be subject to the State of New Jersey Uniform Construction Code and Uniform Fire Safety Act. No such use may begin until it is registered with the Bureau of

Housing Inspection of the Division of Housing and Development of the New Jersey Department of Community Affairs.

14. All bed-and-breakfast uses shall be subject to the Housing Standards of the City of Woodbury ([Chapter 106](#) of this Code), except for any requirements for inspections following a change in occupancy.

15. Prior to providing food service, a food retail license shall be obtained from the City of Woodbury and the use shall meet all other applicable City, county and state license and inspection requirements regarding food.

16. Only one sign no larger than two square feet, either freestanding or wall-mounted, may be provided and shall meet the standards of Section 102-88, unless otherwise provided herewith. The message area of a freestanding sign may not be higher than six feet above existing grade. Internal lighting and the use of exposed neon lighting for the sign is prohibited. The sign shall be reviewed by the Historic Preservation Commission.

(11) A rooming house or boardinghouse is a conditional use permitted as a reasonable accommodation for persons with disabilities and exempted from Section 202-10A(10) if and only if it meets the following specified conditions:

(a) It is a cooperative sober living residence and:

1. The owner obtains a Class F license to operate a cooperative sober living residence from the New Jersey Department of Community Affairs pursuant to N.J.A.C. 5:27-1.1 et seq.; and

2. It is located no closer than 528 feet from the lot on which any other non-Oxford House model recovery home is located as measured from the lot lines of the lot on which the subject structure is located to the lot lines on which any other structure is located. All other rooming houses and boardinghouses are prohibited.

(12) Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses. The term "accessory use" shall not include a boardinghouse or rooming house and shall not include a business, but shall include:

(a) Professional office of a member of a recognized profession, including such professions as a physician, dentist, architect or attorney, but not including a beautician, barber or real estate broker. There shall not be more than one such professional office in any one dwelling, and it shall be located in the dwelling in which the practitioner resides or in a building accessory thereto. Such use shall not include more than three employees essential to the operation of the professional office, such as a nurse, secretary, technician or clerk, who are not members of the household. Such use shall not include a medical clinic, office building or other use which would in fact become a business or the primary use of the building.

(b) Rooms for home occupations engaged in by persons of the immediate family within their own dwelling, provided that no goods shall be publicly displayed on the premises.

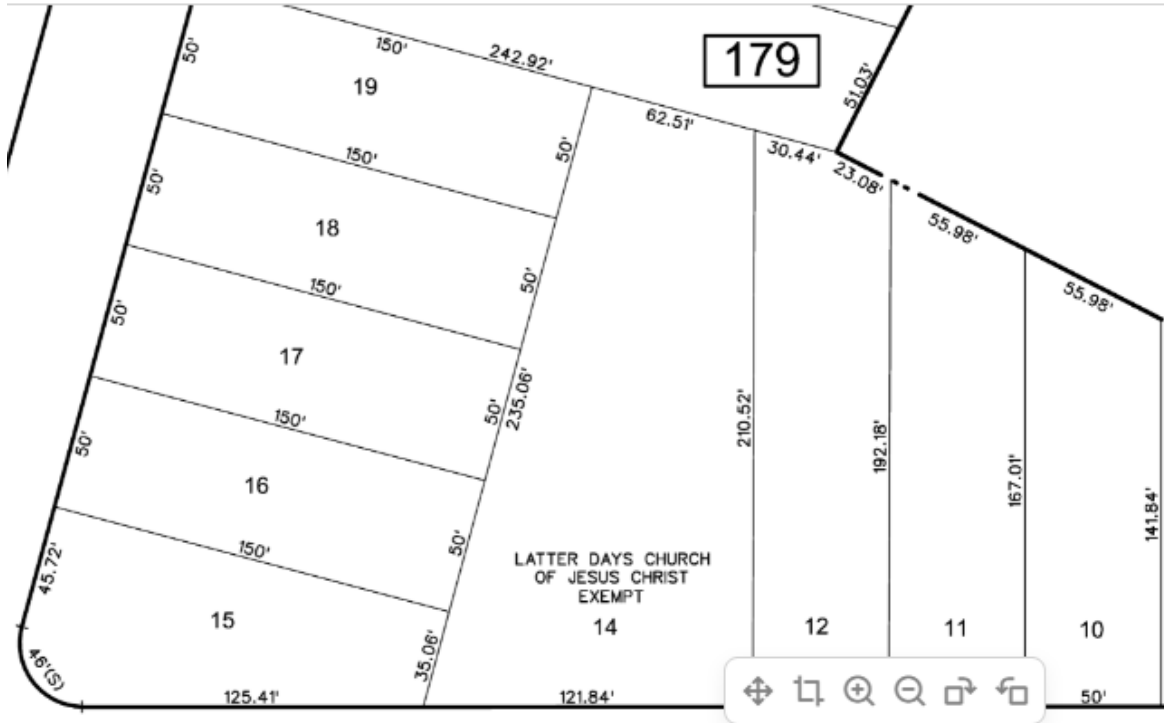
(c) Private garage.

(d) Residential swimming pool, if constructed and used pursuant to [Chapter 174, Swimming Pools, Private](#).

(13) Signs, when erected and maintained in accordance with the provisions of Article XV of this chapter.

(Amended 12-26-1978 by Ord. No. 1337-78; 8-17-1982 by Ord. No. 1423-82; 9-19-1989 by Ord. No. 1600-89; 11-7-1994 by Ord. No. 1749-94; 12-2-1997 by Ord. No. 1838-97; 8-25-1998 by Ord. No. 1858-98; 12-14-2009 by Ord. No. 2110-09; 7-9-2019 by Ord. No. 2309-19)

TAX MAP



Data Refreshed: 11/17/2024 ^

Deed Information 📄	
Deed Date	07/19/1971
Deed Price	\$0
Deed B/P	01204 / 00171
Assessor Code	---
Lender	---

Assessment 📊	
Year	2025 ▾
Land	\$48,800
Building	\$329,900
Total	\$378,700
Exempt	---

Taxes 💰	
Year	2024 ▾
Taxes	---
Tax Code	---
Rate / Ratio	4.811 / 73.85
Calculated Tax	\$0.00

Building 🏠	
Class 4 Code	---
Building Class	---
Building Desc	2SF
Building Sq. Ft.	0
Year Built	---

Exempt Property 🏠	
Owner	23
Use	10
Description	40
Statute	54:04-03.06
Facility Name	CHURCH

Additional Info ℹ️	
Block / Lot / Qual	179 / 14 / --
Prior B/L/Q	-- / -- / --
Additional Lots	---
Tax Map	56
APN	0822_179_14

AREA DESCRIPTION



STATE OF NEW JERSEY, USA

The State of New Jersey (NJ) is located in the northeastern and mid-Atlantic region of the United States. Known as the "Garden State," New Jersey offers a diverse landscape that includes bustling cities, quiet suburbs, scenic shorelines, and rural farmland. Here is a brief overview of the state's key features:

Geography

Location: Bordered by New York to the north and northeast, the Atlantic Ocean to the east and south, Delaware to the southwest, and Pennsylvania to the west.

Regions: New Jersey is commonly divided into North Jersey, Central Jersey, and South Jersey, each with distinct cultural and geographic characteristics.

Natural Features: It boasts the Pine Barrens, the Highlands, rivers such as the Delaware and the Hudson, and a long Atlantic coastline known for its beaches, boardwalks, and resorts like Atlantic City.

Economy

New Jersey has a strong economy driven by industries such as pharmaceuticals, finance, telecommunications, biotechnology, information technology, and tourism.

It is home to many Fortune 500 companies and is known for having a strong transportation infrastructure, making it a major hub for shipping and logistics.

History

One of the original 13 colonies, New Jersey played a crucial role in the American Revolution, with several key battles fought on its soil.

The state has a rich colonial history, with landmarks like Princeton University (founded in 1746) and numerous historic sites reflecting its role in U.S. history.

Demographics

New Jersey is one of the most densely populated states in the country, known for its diverse and multicultural population.

Major cities include Newark, Jersey City, Paterson, and Trenton (the state capital).

Education

The state is known for its strong educational institutions, including prestigious universities such as Princeton University and Rutgers University.

It has some of the highest-ranked public schools in the country.

Culture

New Jersey has a rich cultural history, including music (the birthplace of artists like Bruce Springsteen and Frank Sinatra), art, and culinary influences from its diverse population.

It is known for iconic foods such as Taylor ham (or pork roll), Jersey-style pizza, and boardwalk fare like saltwater taffy.

Transportation

The state has a well-developed transportation network, including highways, trains, and major airports such as Newark Liberty International Airport.

Its proximity to major cities like New York City and Philadelphia makes it a key commuting and trade center.

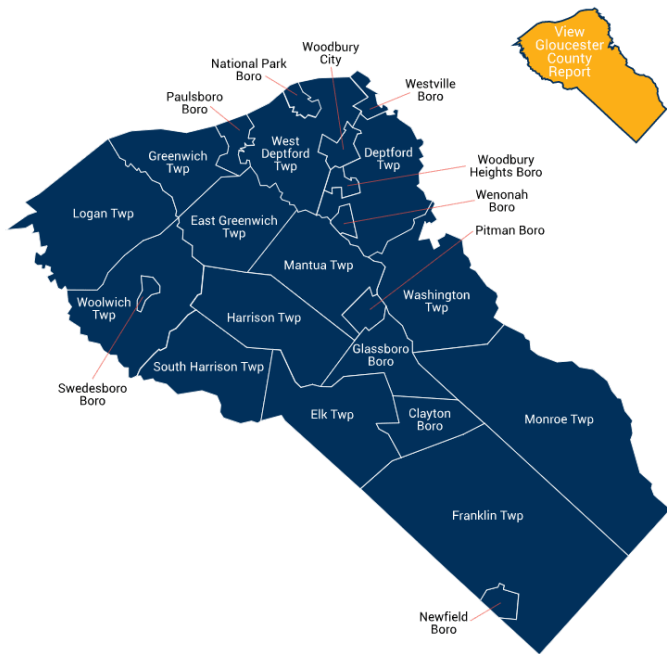
Tourism

Popular attractions include the Jersey Shore, the Liberty Science Center, Six Flags Great Adventure, and historical sites like Ellis Island (shared with New York).

Outdoor enthusiasts enjoy hiking, camping, and boating in parks such as the Delaware Water Gap National Recreation Area.

Conclusion

Overall, New Jersey is a state of contrasts, blending urban and suburban areas with preserved natural spaces, and offering a unique combination of historical depth, cultural diversity, and economic vitality.



GLOUCESTER COUNTY, NEW JERSEY

Gloucester County, located in the southwestern part of New Jersey, is known for its mix of suburban and rural communities, historical landmarks, and rich agricultural heritage. Here's a detailed overview of Gloucester County:

Geography

Location: Gloucester County is situated along the western edge of New Jersey, bordered by the Delaware River and the state of Pennsylvania to the west. It lies south of Camden County, west of Atlantic County, and north of Salem

County.

Rivers and Waterways: The county is traversed by several rivers, streams, and creeks, including the Delaware River and the Great Egg Harbor River.

Landscape: The county features a blend of farmland, woodlands, suburban developments, and small towns, providing a picturesque setting.

History

Colonial Roots: Gloucester County has a rich colonial history, dating back to the 17th century. It was officially established in 1686, making it one of the oldest counties in New Jersey.

Historic Sites: The county boasts numerous historical landmarks, including the Whitall House at Red Bank Battlefield Park, where a significant Revolutionary War battle took place. Other notable sites include the county courthouse and various old churches and homes.

Economy

Agriculture: Traditionally, Gloucester County has been an agricultural hub known for producing fruits and vegetables. The county hosts several farmers' markets and agricultural festivals.

Industry and Commerce: While agriculture remains significant, the county has diversified its economy with businesses in manufacturing, healthcare, retail, and education. Proximity to Philadelphia provides economic opportunities, and many residents commute to the city for work.

Higher Education: The county is home to Rowan University, a public university in Glassboro that has contributed significantly to local economic and cultural growth.

Demographics

Gloucester County has a diverse population with a blend of suburban families, students, and long-time rural residents.

Major towns and townships include Washington Township, Glassboro, Deptford, Monroe Township, and West Deptford, each with unique characteristics and offerings.

Education

Rowan University: A major public research university in Glassboro that plays a central role in the county's academic and cultural life.

The county is also served by a number of public schools, vocational-technical schools, and community colleges.

Culture and Recreation

Parks and Outdoor Activities: Gloucester County offers several parks, recreational trails, and sports facilities. Residents and visitors can enjoy activities like hiking, boating, fishing, and birdwatching.

Wineries and Breweries: The county is part of New Jersey's wine trail, and visitors can explore local wineries and breweries that contribute to the growing tourism and food scene.

Events and Festivals: Gloucester County hosts seasonal fairs, music festivals, and cultural events, reflecting its community spirit and agricultural roots.

Transportation

The county is well-connected by major highways, including Route 55, Route 42, and the New Jersey Turnpike, facilitating easy access to Philadelphia and other parts of New Jersey.

Public transportation options, including buses and connections to regional rail lines, offer additional travel options for commuters and visitors.

Points of Interest

Red Bank Battlefield Park: A historic site on the Delaware River where a pivotal Revolutionary War battle took place.

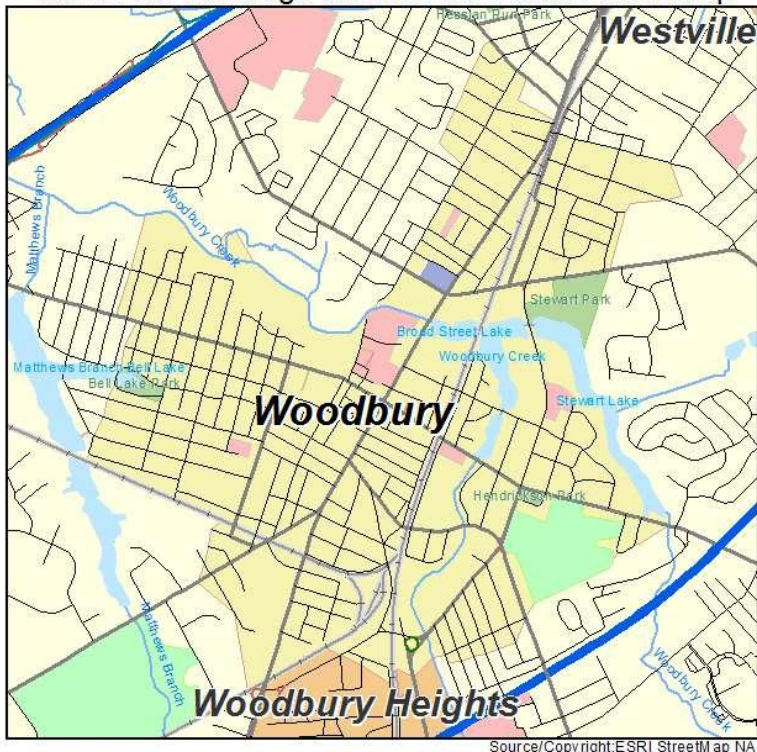
Rowan University: The university's growth has spurred development in Glassboro and hosts various cultural and educational programs.

Shopping and Dining: The county offers a mix of local shops, dining establishments, and larger shopping centers, catering to a range of tastes and needs.

CONCLUSION

Overall, Gloucester County, NJ, offers a balanced mix of suburban convenience, historical charm, and rural beauty, with a strong sense of community and connection to both past and present. It is a desirable place to live, work, and visit, with something to offer for a wide variety of interests and lifestyles.

This is the coverage area for the Aerial Photo Map



THE CITY OF WOODBURY, NEW JERSEY

Woodbury, New Jersey, is a small city in Gloucester County and serves as its county seat. It is known for its historical roots, vibrant community life, and charm as one of the oldest "small cities" in New Jersey. Here's a detailed description of Woodbury:

Geography

Location: Woodbury is located in the western part of Gloucester County, near the Delaware River. It is just a few miles south of Philadelphia, providing residents with convenient access to urban amenities while maintaining a small-town atmosphere.

Size: The city covers a relatively small

area and is known for its walkable downtown and compact, historic neighborhoods.

History

Colonial Heritage: Woodbury was founded in 1683 by Henry Wood, an English Quaker, and is one of the oldest established communities in New Jersey.

Revolutionary War Connection: The city has historical significance dating back to the American Revolutionary War, with some buildings that date from the 18th century.

Historical District: Woodbury has many historic sites and buildings that reflect its colonial past and 19th-century growth. The Broad Street Historic District is a centerpiece of its preserved architectural heritage.

Economy and Community

Downtown Area: Woodbury has a revitalized downtown area with local shops, restaurants, professional services, and community spaces. Efforts have been made in recent years to enhance its appeal as a walkable, pedestrian-friendly city center.

County Services: As the county seat, Woodbury houses many county government buildings, courthouses, and services, contributing to its role as an administrative hub for Gloucester County.

Demographics

Woodbury is a small city with a diverse population. It features a mix of residential neighborhoods that range from historic homes to more modern developments.

The community offers a blend of families, working professionals, and retirees.

Education

Public Schools: Woodbury is served by the Woodbury Public School District, which operates schools for elementary, middle, and high school students.

Libraries: The city has a public library that serves as an important educational and cultural resource for residents.

Culture and Recreation

Parks and Green Spaces: Woodbury offers several parks, playgrounds, and recreational areas. Stewart Lake Park and other public spaces provide opportunities for outdoor activities like fishing, walking, and community events.

Events: Woodbury hosts community events, including festivals, parades, farmers' markets, and seasonal celebrations, fostering a strong sense of community pride and engagement.

Arts and Culture: The city has a growing arts scene, including galleries, local theater productions, and public art installations.

Transportation

Roads and Highways: Woodbury is accessible by major roadways such as Route 45 and Interstate 295, making it convenient for commuting to nearby Philadelphia and other regional destinations.

Public Transit: The city is served by New Jersey Transit buses, offering public transportation options for residents and visitors.

Healthcare

Inspira Medical Center: The city is home to Inspira Medical Center Woodbury, which provides comprehensive healthcare services to the community and surrounding areas.

Points of Interest

Historic Buildings: The city boasts many well-preserved historic buildings and landmarks, offering walking tours and opportunities to explore its colonial past.

Shops and Dining: Woodbury features a mix of locally owned shops, cafes, and restaurants that add character to the downtown area.

Recreational Facilities: The city has community centers, sports fields, and other facilities for residents to enjoy various activities.

COMMUNITY CHARACTER CONCLUSION

Woodbury retains a small-town charm while providing convenient access to urban amenities. It has a strong sense of history and community, making it an attractive place for those seeking a mix of suburban and historic living. Efforts in recent years to revitalize and modernize its downtown, along with cultural initiatives, have enhanced its reputation as a friendly, welcoming city in Gloucester County.

PHOTOGRAPHS

























Additional Exhibits

STATE OF NEW JERSEY
FLOOD RISK NOTIFICATION REPORT

provided by the New Jersey Department of Environmental Protection
 for purposes of flood risk notification pursuant to P.L. 2023, c. 94



Report Generated: December 01, 2024

The New Jersey law on flood risk notification, [P.L. 2023, c. 94](#), requires landlords and sellers of real property to make certain disclosures concerning known and potential flood risks. This automated report has been generated by the New Jersey Department of Environmental Protection (NJDEP) Flood Risk Notification Tool and is intended to assist its users in identifying flood risks that may affect a subject parcel.



Subject Parcel:

PIMS ID	0822_179_14
Street Address	62 PROGRESS AVE
City	WOODBURY CITY
County	GLOUCESTER
Block	179
Lot	14

This automated report is provided as a free public service and is intended for informational purposes only. This report does not constitute a delineation of regulated areas or an authorization to conduct any regulated activities upon the subject parcel.

The following flood risk information is derived from publicly accessible Federal Emergency Management Agency (FEMA) data available at the time this automated report was generated, and only indicates whether the subject parcel is located within a FEMA Special Flood Hazard Area (the 100-year/1% annual chance floodplain) or a FEMA Moderate Risk Flood Hazard Area (the 500-year/0.2% annual chance floodplain) based on effective (final) and preliminary (draft) FEMA Flood Insurance Rate Maps. Users should be guided by preliminary flood zones where available.

FEMA EFFECTIVE FLOOD ZONE(S)	FEMA PRELIMINARY FLOOD ZONE(S) (if applicable)
This property is located in an Area of Minimal Flood Hazard.	No Preliminary Flood Zones Present
X: AREA OF MINIMAL FLOOD HAZARD	No Preliminary Flood Zones

IMPORTANT NOTICES

Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding now and in the near future, including in places that were not previously known to flood. For example, by 2050, it is likely that sea-level rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding. In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage originated in or after 2020.

By identifying the presence of Special Flood Hazard Areas and Moderate Risk Flood Hazard Areas officially mapped by FEMA, this report supports flood risk notification, but does not identify every possible flood risk that could affect the subject parcel. For example, while most floodplains in New Jersey have been studied, FEMA has not studied every stream or officially mapped every existing flood hazard area in New Jersey. Additionally, FEMA flood hazard area designations, which are based on historical rainfall trends, do not account for projected future increases in extreme precipitation, sea-level rise, or attendant flooding.

Accordingly, this automated report should be considered as just one point of information in a deeper evaluation of flood risks that may affect the subject parcel.

Depending on their individual needs and interests, users of this report may wish to consult a floodplain management professional to conduct a more fulsome flood risk assessment for the subject parcel.

INTERPRETING THIS AUTOMATED REPORT

The flood report will list all flood zones that overlap your property.

- The subject parcel is located in the **Special Flood Hazard Area** (100-year or 1% annual chance floodplain) if the report lists any of the following zones: **A, AE, AH, AO, V, or VE**.
 - This is true regardless of subtype, including if no subtypes are present.
- The subject parcel is located in the **Moderate Risk Flood Hazard Area** (500-year or 0.2% annual chance floodplain) if the report includes Zone X: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD.

The subject parcel is not located in a FEMA Special or Moderate Risk Flood Hazard Area only if the report states that no FEMA Flood Zones are found or if the report lists **only** Zone X: AREA OF MINIMAL FLOOD HAZARD. If "X: AREA OF MINIMAL FLOOD HAZARD" is listed alongside other flood zones or sub-types

This automated report is provided as a free public service and is intended for informational purposes only. This report does not constitute a delineation of regulated areas or an authorization to conduct any regulated activities upon the subject parcel.

listed above, this indicates that a portion of the property is in a flood hazard zone and should be disclosed as such.

Subject Parcel:

PIMS ID	0822_179_14
Street Address	62 PROGRESS AVE
City	WOODBURY CITY
County	GLOUCESTER
Block	179
Lot	14

FEMA EFFECTIVE FLOOD ZONE(S)	FEMA PRELIMINARY FLOOD ZONE(S) (if applicable)
This property is located in an Area of Minimal Flood Hazard.	No Preliminary Flood Zones Present
FloodZone Notes	Preliminary Flood Zone

Flood Risk Disclosure Requirements

The New Jersey law on flood risk notification, [P.L. 2023, c. 94](#), requires landlords and sellers of real property to make certain disclosures to prospective tenants and buyers concerning known and potential flood risks. When a subject parcel is located in the Special Flood Hazard Area (100-year or 1% annual chance floodplain) or the Moderate Flood Hazard Area (500-year or 1% annual chance floodplain), this information must be included in Flood Risk Notice and property condition disclosure forms.

It is possible that more than one FEMA flood zone occurs on a subject parcel, or that no FEMA flood zone is present.

A landlord or seller must disclose all current FEMA flood zones present on a subject parcel. The Flood Hazard Area Control Act is clear that "current" means the more protective "preliminary," if it is available.

FEMA periodically re-assesses a community's flood risk using updated data and modeling and mapping technology. These updated models are published as preliminary maps until they are made effective following a public comment or appeal period.

Understanding FEMA Flood Zones

FEMA Flood Zones are geographic areas that FEMA has defined according to varying levels of flood risk. These maps are provided to support the National Flood Insurance Program. The maps depict the Special Flood Hazard Areas, or the 100-year flood plain (i.e., Zones A, AE, AH, AO, V, VE), and the 500-year floodplain in both tidal and non-tidal areas. These zones are described in detail below. The maps do not depict actual risk. They are based on past flooding. The age of these maps varies depending on location. FEMA Flood Zones do not reflect future conditions resulting from climate change or changes to the watershed.

FEMA Preliminary and Effective Maps

There can be two types of FEMA Flood Zone maps – effective and preliminary. While both maps depict areas with flood potential, maps labeled "preliminary," which are based on more recent and updated

This automated report is provided as a free public service and is intended for informational purposes only. This report does not constitute a delineation of regulated areas or an authorization to conduct any regulated activities upon the subject parcel.

flood data, are not yet used to determine flood insurance rates. Preliminary maps must be adopted by FEMA to replace an effective map for the purposes of flood insurance.

While the preliminary maps contain more recent data, both preliminary and effective maps are based on past flooding and do not reflect future conditions due to the effects of climate change or due to other changes within a watershed.

FEMA Special Flood Hazard Area (SFHA)

The SFHA is the area subject to flooding by the 100-year flood, which has a 1% chance of occurring in any given year. This flood has an equal chance of occurring every year, regardless of whether it occurred in previous years. The SFHA includes:

- **Floodway (FW):** The inner portion of the flood plain, which has an extremely high risk of flood. Development in this area is generally prohibited.
- **Zone A:** Area inundated by the storm that has 1% chance storm of occurring in a year, known as the Base Flood, where Base Flood Elevations (BFE) have not been determined because no detailed analysis have been performed. Because floodplains marked as Zone A do not tell you the flood elevation, they are not used as a basis for determining compliance with the State's flood hazard regulations.
- **Zone AE:** Area inundated by the Base Flood event with BFE determined. The BFE is the number associated with this zone indicates the elevation of flooding that could occur. Therefore, Zone AE mapping is used to help define jurisdictional limits of the State's flood hazard regulations and to establish design criteria that your project must meet.
- **Zone AH:** Area inundated by the Base Flood with flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- **Zone AO:** Area inundated by the Base Flood with flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For some areas, (i.e., alluvial fan flooding), velocities are also determined.
- **Zone V:** Coastal flood zone with waves at least 3 feet in height. Base Flood elevations not determined. Because floodplains marked as Zone V do not tell you the flood elevation, they are not used as a basis for determining compliance with the State's flood hazard regulations.
- **Zone VE:** Coastal flood zone with waves at least 3 feet in height. Base Flood elevations determined. Therefore, Zone VE mapping is used to help define jurisdictional limits of the State's flood hazard regulations and to establish design criteria that your project must meet.

FEMA Moderate Flood Hazard Area (MFHA)

The MFHA relates to the 500-year flood, which is the level of flooding that has a 0.2% chance of occurring in any given year. This flood has an equal chance of occurring every year, regardless of whether it has occurred in previous years. FEMA Flood Zone maps are based on past flooding, are based on data of varying age, and do not reflect future conditions resulting from climate change. The MFHA includes:

- **Zone X (shaded):** Areas within 500-year flood plain; areas in 100-year flood plain with depths of less than 1 foot or drainage areas less than 1 square mile; areas protected from 100-year flood by levees.
- **Zone X (not shaded):** are areas outside the 500-year flood plain.

This automated report is provided as a free public service and is intended for informational purposes only. This report does not constitute a delineation of regulated areas or an authorization to conduct any regulated activities upon the subject parcel.

- 500-year flood plain.