SUBDIVISION CLASSIFICATION (SECT. 500-202): MINOR

PURPOSE OF SUBDIVISION:

CREATE TWO (2) RESIDENTIAL LOTS (SINGLE FAMILY) AND RETAIN EXISTING INDUSTRIAL USE AND ONE GARAGE ON SEPARATE LOT.

SITE DATA:

SITE ADDRESS: 835 CAMDEN AVENUE
BLACKWOOD, CAMDEN CO., NJ

TAX MAP DATA: BLOCK 7903, LOT 1

ZONE: GI (GENERAL INDUSTRIAL ZONE)

TRACT AREA: 4.24 Ac. ±

ZONING ANALYSIS (SECTION 417):

| USE | PERMITTED | EXISTING | PROPOSED |
|---|---|---|---|
| | 1. ADMIN. OFFICES<br>2. AUTO BODY SHOPS<br>3. CONTRACTOR EQUIPMENT & MATERIAL STORAGE<br>4. CUTTING & STAMPING OF VARIOUS ITEMS<br>5. MACHINE, WELDING, TOOL & DIE SHOP<br>6. PACKING & BOX MANUFACTURING<br>7. PERSONAL AND HOUSEHOLD STORAGE; OFFICE MOVING & STORAGE<br>8. PUBLIC UTILITY SERVICE YARD<br>9. SAWMILL<br>10. SCIENTIFIC OR INDUSTRIAL RESEARCH, ENGINEERING, LAB, TESTING LABS<br>11. TERMINAL FACILITY FOR PUBLIC TRANSPORTATION<br>12. WAREHOUSING<br>13. WHOLESALE & RETAIL SALE OF BUILDING AND LANDSCAPE MATERIALS; NURSERY OR LUMBERYARD<br>14. PUBLIC OR GOVERNMENT BUILDINGS; EMERGENCY SERVICES<br>15. NEWSPAPER PUBLISHING AND JOB PRINTING<br>16. GENERAL SERVICE & REPAIR SHOPS<br>17. OFFICE USE OF BUILDER, CARPENTER, CONTRACTOR, ETC. | CONTRACTOR EQUIPMENT & MATERIAL STORAGE AND CONTRACTOR OFFICE [PERMITTED] | CONTRACTOR OFFICE AND YARD (TO REMAIN) AND SINGLE FAMILY RESIDENTIAL (VARIANCE) |

BULK REQUIREMENTS – ZONE GI (SECTION 417-F): [APPLY TO LOT "A" ONLY]

| ITEM | REQUIRED | EXISTING | PROP. LOT A | COMPLIES |
|---|---|---|---|---|
| MIN. LOT SIZE | 30,000 S.F. | 184,537 S.F. | 142,787.59 S.F. | YES |
| MIN. LOT WIDTH | 100 FT. | 450 FT. | 281.1 FT. | YES |
| MIN. LOT DEPTH | 150 FT. | 747.7± FT. | 747.7± FT. | YES |
| MAX. BLDG. COVERAGE | 30 % | 4.11 % | 2.18 % | YES |
| MAX. LOT COVERAGE | 60 % | 5.9 % | 4.48 % | YES |
| MIN. FRONT YARD BLDG. SETBACK | 15 FT. | 0 FT./9 FT. (ENC) | NO CHANGE | NO-ENC/YES |
| MIN. SIDE YARD BLDG. SETBACK | 15 FT. | 37 FT. | 20 FT. | YES |
| MIN. REAR YARD BLDG. SETBACK | 15 FT. | >15 FT. | NO CHANGE | YES |
| MAX. PERMITTED BLDG. HEIGHT | 35 FT. | <35 FT. | NO CHANGE | YES |

BULK REQUIREMENTS – R-3 (SECTION 500-405): [APPLY TO PROP. LOTS B & C]

| ITEM | REQUIRED | PROP. LOT B (RESIDENTIAL) | PROP. LOT C (RESIDENTIAL) | COMPLIES LOT B/LOT C |
|---|---|---|---|---|
| MIN. LOT SIZE | 9,375 S.F. | 21,736.11 S.F. | 20,015.01 S.F. | YES/YES |
| MIN. LOT FRONTAGE | 75 FT. | 75 FT. | 113.9± FT. | YES/YES |
| MIN. LOT DEPTH | 125 FT. | 318± FT. | 281± FT. | YES/YES |
| MAX. BLDG. COVERAGE | 40 % | ≤ 20 % | ≤ 20 % | YES/YES |
| MAX. LOT COVERAGE | 60 % | ≤ 40 % | ≤ 40 % | YES/YES |
| MIN. FRONT YARD BLDG. SETBACK | 30 FT. | ≥ 30 FT. | ≥ 30 FT. | YES/YES |
| MIN. SIDE YARD BLDG. SETBACK | 10 FT. | ≥ 10 FT. | ≥ 10 FT. | YES/YES |
| MIN. REAR YARD BLDG. SETBACK | 30 FT. | ≥ 30 FT. | ≥ 30 FT. | YES/YES |
| MIN. USABLE YARD AREA | 25 % | 82.90 % | 54.46 % | YES/YES |
| MAX. PERMITTED BLDG. HEIGHT | 35 FT. | ≤ 35 FT. | ≤ 35 FT. | YES/YES |

(ENC)–DENOTES EXISTING NON–CONFORMING CONDITION
(V) –DENOTES VARIANCE REQUIRED
N/A –DENOTES NOT APPLICABLE
NP –NOT PERMITTED

PARKING EVALUATION

CRITERIA – INDUSTRIAL: 1 STALL PER EMPLOYEE OR 1 STALL PER 500 S.F.
RESIDENTIAL – 3 BR: SINGLE FAMILY: 2 STALLS/UNIT (N.J.R.S.I.S.)

REQUIRED PARKING
INDUSTRIAL (PROP. LOT A) = 2,472 S.F. x 1 STALL/500 S.F. = 5 STALLS
PROP. LOT B: (1) 3 BR. UNIT x 2 STALLS/UNIT = 2
PROP. LOT C: (1) 3 BR. UNIT x 2 STALLS/UNIT = 2
TOTAL REQUIRED = 9 STALLS

PARKING PROPOSED
LOT A = 7
LOT B = 2+ (DRIVEWAY AND GARAGE)
LOT C = 2+ (DRIVEWAY AND GARAGE)
TOTAL PARKING PROPOSED = 11+ COMPLIES

ADA PARKING COMPLIANCE
PURSUANT TO ADA STANDARDS (2010) AND BASED ON 7 STALLS, THE FOLLOWING QUANITY OF ADA COMPLIANT STALLS ARE REQUIRED:

| SPACE TYPE: | REQUIRED: | PROPOSED: |
|---|---|---|
| STANDARD | 0 | 0 |
| VAN | 1 | 1 |
| | | 1 (COMPLIES) |

VARIANCE ANTICIPATED

–USE (RESIDENTIAL NOT PERMITTED

–FRONT YARD SETBACK (LOT A) – ENC

GENERAL PLAN NOTES:

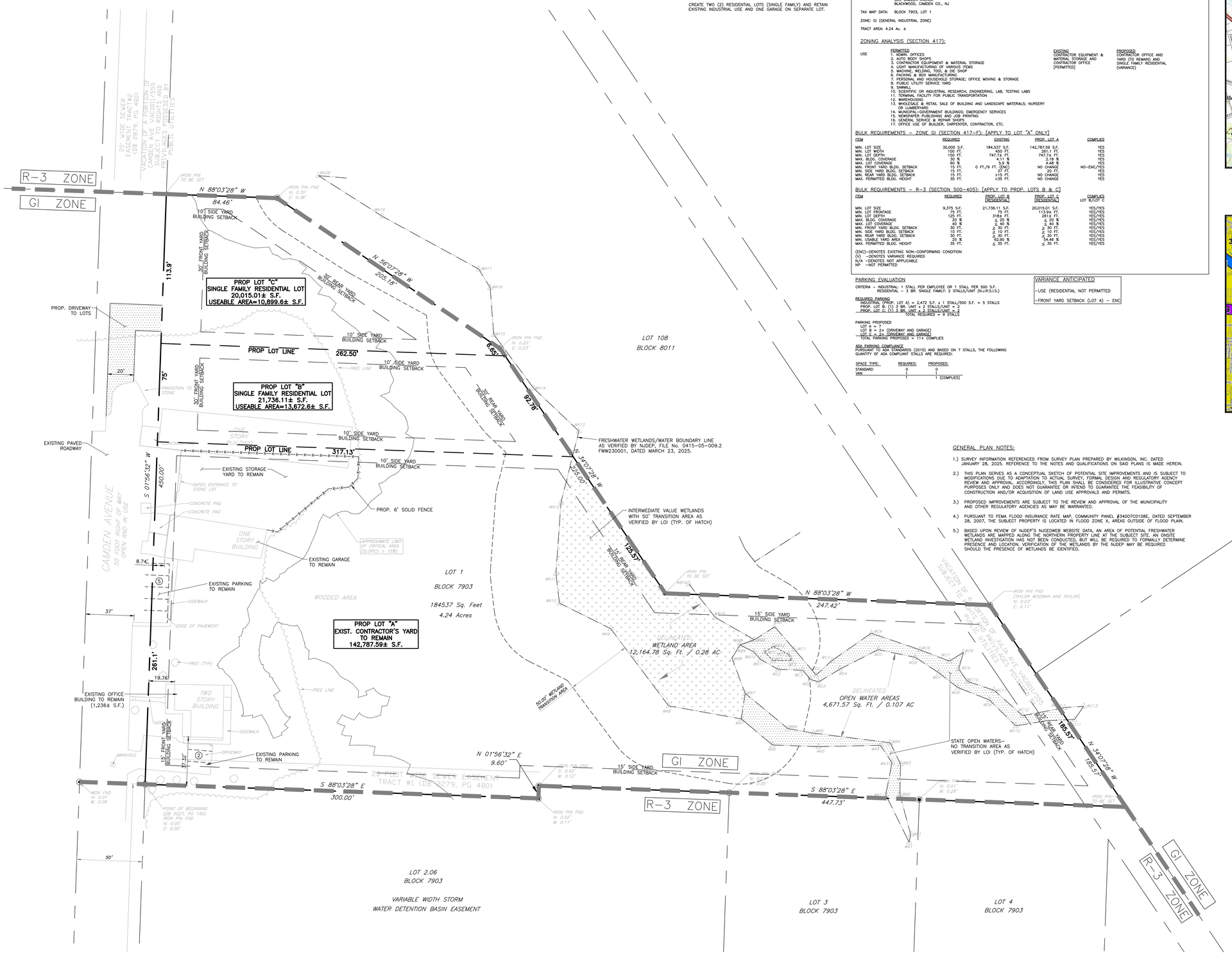
1.) SURVEY INFORMATION REFERENCED FROM SURVEY PLAN PREPARED BY WILKINSON, INC. DATED JANUARY 28, 2025. REFERENCE TO THE NOTES AND QUALIFICATIONS ON SAID PLANS IS MADE HEREIN.

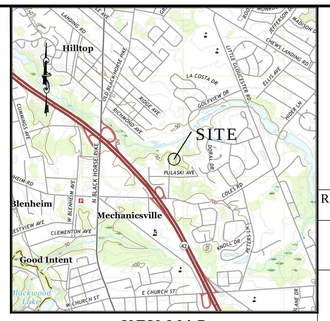
2.) THIS PLAN SERVES AS A CONCEPTUAL SKETCH OF POTENTIAL SITE IMPROVEMENTS AND IS SUBJECT TO MODIFICATIONS DUE TO ADAPTATION TO ACTUAL SURVEY, FORMAL DESIGN AND REGULATORY AGENCY REVIEW AND APPROVAL. ACCORDINGLY, THIS PLAN SHALL BE CONSIDERED FOR ILLUSTRATIVE CONCEPT PURPOSES ONLY AND DOES NOT GUARANTEE OR INTEND TO GUARANTEE THE FEASIBILITY OF CONSTRUCTION AND/OR ACQUISITION OF LAND USE APPROVALS AND PERMITS.

3.) PROPOSED IMPROVEMENTS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE MUNICIPALITY AND OTHER REGULATORY AGENCIES AS MAY BE WARRANTED.

4.) PURSUANT TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #34007C0108E, DATED SEPTEMBER 28, 2007, THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, AREAS OUTSIDE OF FLOOD PLAIN.

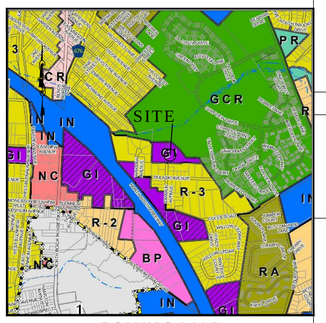
5.) BASED UPON REVIEW OF NJDEP'S NJGEOWEB WEBSITE DATA, AN AREA OF POTENTIAL FRESHWATER WETLANDS ARE MAPPED ALONG THE NORTHERN PROPERTY LINE AT THE SUBJECT SITE. AN ONSITE WETLAND INVESTIGATION HAS NOT BEEN CONDUCTED, BUT WILL BE REQUIRED TO FORMALLY DETERMINE PRESENCE AND LOCATION. VERIFICATION OF THE WETLANDS BY THE NJDEP MAY BE REQUIRED SHOULD THE PRESENCE OF WETLANDS BE IDENTIFIED.




KEY MAP

U.S.G.S. QUADRANGLE MAP – 7.5 MINUTE SERIES
SCALE: 1"=2000'




ZONING MAP

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

REVISION

| No: | INITIAL ISSUE | DATE: |
|---|---|---|
| 0 | REVISIONS/SUBMISSIONS | 05/29/2026 |

Know what's below Call before you dig.

CONTRACTOR SHALL CONTACT NEW JERSEY STATE DIG SAFE PRIOR TO COMMENCEMENT OF ANY EXCAVATION.

# PROPOSED SUBDIVISION OF EXISTING COMMERCIAL PROPERTY

## RSCI INVESTMENTS

835 CAMDEN AVENUE
BLOCK 7903, LOT 1
TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, N.J.

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| | | | |
|---|---|---|---|
| JEA FILE No.: | 26-RSCI-001 | DRAWN BY: | RAH |
| DATE: | 05-21-26 | CHECKED: | TSJ |

DRAWING NO.

CP-1.0

CONCEPTUAL SITE PLAN

SCALE: 1" = 30' 1 OF 1

File: J:\Projects\2026 Projects\26-RSCI-001 Investments-835 Camden Ave-Gloucester Twp- Conceptual Sub\Dwg\26-RSCI-001 CP1.dwg Scale: 1=30 Date/Time: May 29, 2026 8:31 a.m. CAD Operator: rhoglen