SUBDIVISION CLASSIFICATION (SECT. 500-202): MINOR SUBDIVISION

PURPOSE OF SUBDIVISION:
CREATE 2 NEW NON-RESIDENTIAL LOTS AND REMAINT LOT FOR INDIVIDUAL INDUSTRIAL/COMMERCIAL USE.

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):

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

BULK REQUIREMENTS – ZONE GI (SECTION 417-F):

ITEM	REQUIRED	EXISTING	PROP. LOT A	PROP. LOT B	PROP. LOT C	COMPLIES
MIN. LOT SIZE	30,000 S.F.	184,537 S.F.	83,653.92 S.F.	47,585.43 S.F.	53,298.81 S.F.	YES/YES/YES
MIN. LOT WIDTH	100 FT.	450 FT.	124 FT.	102.1 FT.	223.91 FT.	YES/YES/YES
MIN. LOT DEPTH	150 FT.	747.7± FT.	747.7± FT.	342.6± FT.	342.6± FT.	YES/YES/YES
MAX. BLDG. COVERAGE	30 %	4.11 %	1.48 %	3.96 %	8.38 %	YES/YES/YES
MAX. LOT COVERAGE	60 %	5.9 %	8.75 %	18.54 %	25.95 %	YES/YES/YES
MIN. FRONT YARD BLDG. SETBACK	15 FT.	0 FT./9 FT. (ENC)	20 FT. (ENC)	9 FT.± (V)	0 FT.± (V)	YES/NO/NO
MIN. SIDE YARD BLDG. SETBACK	15 FT.	37± FT.	37± FT.	20± FT.	20± FT.	YES/YES/YES
MIN. REAR YARD BLDG. SETBACK	15 FT.	> 15 FT.	> 15 FT.	> 15 FT.	> 15 FT.	YES/YES/YES
MAX. PERMITTED BLDG. HEIGHT	35 FT.	< 35 FT.	< 35 FT.	< 35 FT.	< 35 FT.	YES/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.

REQUIRED PARKING:
INDUSTRIAL LOT A: = 2,472 S.F. x 1 STALL/500 S.F. = 5 STALLS
INDUSTRIAL LOT B: = 1,882 S.F. x 1 STALL/500 S.F. = 4 STALLS
INDUSTRIAL LOT C: = 4,464 S.F. x 1 STALL/500 S.F. = 9 STALLS
TOTAL REQUIRED = 18 STALLS

PARKING PROPOSED
LOT A = 7 STALLS
LOT B = 7 STALLS
LOT C = 10 STALLS
TOTAL PARKING PROPOSED = 24 COMPLIES

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

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

VARIANCE ANTICIPATED

-FRONT YARD SETBACK (ALL LOTS)

GENERAL PLAN NOTES:

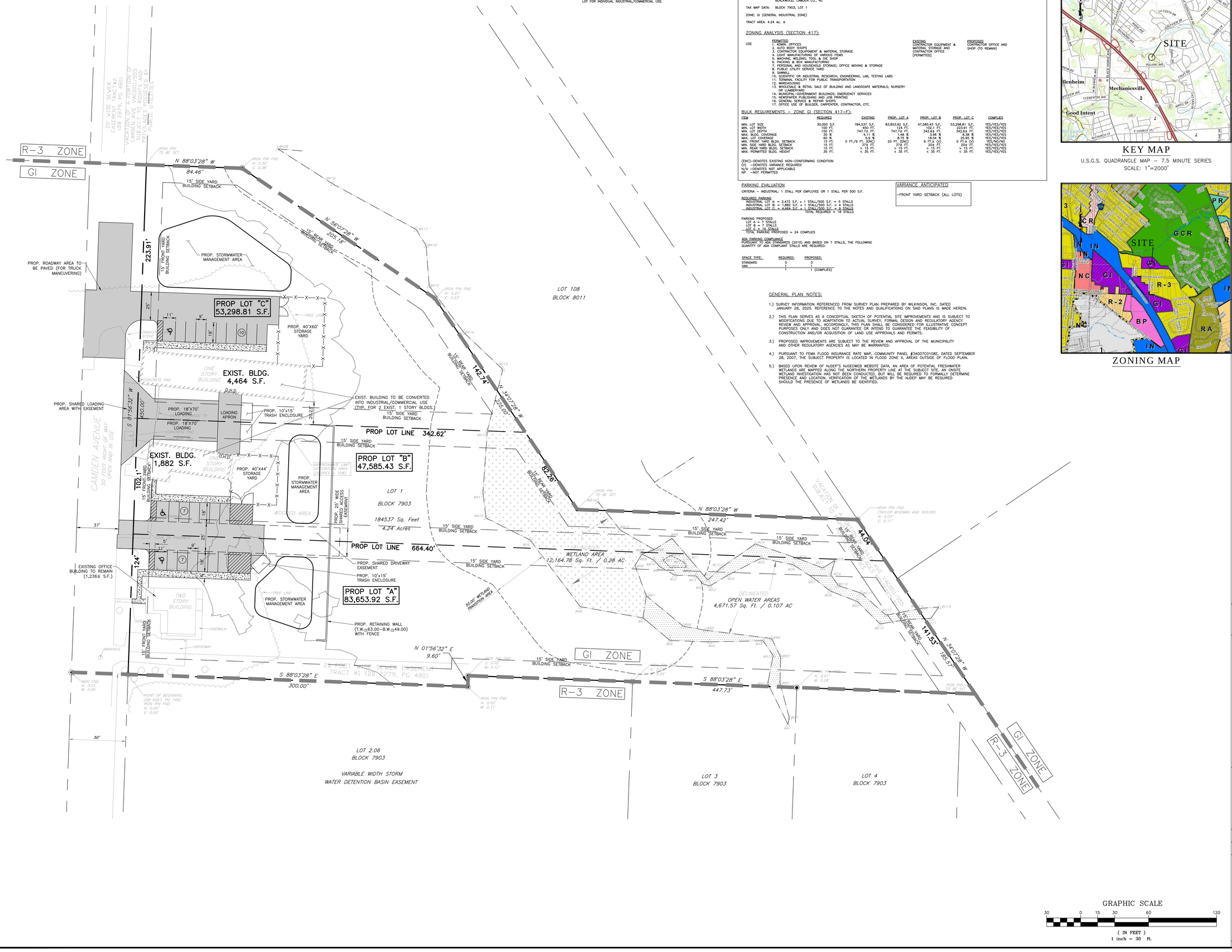
1.) SURVEY INFORMATION REFERENCED FROM SURVEY PLAN PREPARED BY WILKINSON, INC. DATED JANUARY 28, 2025. REFERENCE TO THE NOTES AND QUALIFICATIONS ON SAID PLANS IS MADE HEREIN.

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.

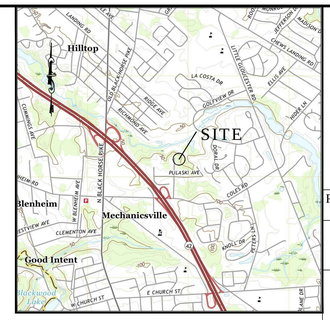
3.) PROPOSED IMPROVEMENTS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE MUNICIPALITY AND OTHER REGULATORY AGENCIES AS MAY BE WARRANTED.

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.



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



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

ZONING MAP

REVISION

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

Know what's below Call before you dig.
CONTRACTOR SHALL CONTACT NEW JERSEY STATE ONE SAFE PRIOR TO COMMENCEMENT OF ANY EXCAVATION.

PROPOSED SUBDIVISION OF EXISTING COMMERCIAL PROPERTY

RSC INVESTMENTS

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

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DE PROFESSIONAL ENGINEER LIC.#11181

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

DRAWING NO.

CP-2.0

CONCEPTUAL SITE PLAN

SCALE: 1" = 30' | 1 OF 1