

MALAGA ROAD

WILLIAMSTOWN, NJ

EASY
ACCESS TO
ATLANTIC CITY
EXPRESSWAY AND BLACK
HORSE PIKE



RESIDENTIAL DEVELOPMENT LAND SITE FOR SALE

Lot Size: +/- 8 Acres

Access & Frontage: Malaga Road

Zoning: RG – MR District

Property Location: Malaga Road, Monroe Township, Gloucester County,
New Jersey

Shape: Irregular

Topography: Level at road grade

Frontage: 216.77 feet of linear frontage along Malaga Road

Utilities: Gas, electric and telephone are available to the site. The subject has well and septic systems. There are public water and sewer lines located approximately 2000 feet away from the subject at the intersection of Malaga Road and Williamstown-Winslow Road.



CINDY WEINER
CWEINER@FLYNNCO.COM
215-561-6565 X 129

The
Flynn
Company

THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

RG-MR - Regional Growth Moderate Residential District

Area and Bulk Regulations for the RG-MR Regional Growth Moderate Residential District, for conventional development without public water and sewer are summarized below. The subject property is a fully conforming building lot for a single dwelling. The subject property is conforming for a two lot subdivision except for the minimum lot/frontage requirements, where a variance or flag lot would be necessary.

Category	Required	Existing	Conforming
Minimum Lot Size	3.2 acres	8 acres	Yes
Minimum Lot Width	150 feet	216.77 feet	Yes
Minimum Frontage	150 feet	216.77 feet	Yes
Minimum Front Yard	50 feet	>50 feet	Yes
Minimum Side Yard	20 feet	>20 feet	Yes
Minimum Rear Yard	50 feet	>50 feet	Yes
Maximum Lot Coverage	10%	<10 %	Yes

[illegible]

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is subject to errors, omissions, change of price, prior sale, lease, financing, withdrawal without notice or other conditions.