

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.



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ZONING

RG-MR - Regional Growth Moderate Residential District

The following **are** permitted uses in the RG-MR District:

Conventional development; cluster development; agricultural; forestry; institutional; recreational; and public service infrastructure.

The following **are not** permitted uses in the RG-MR District:

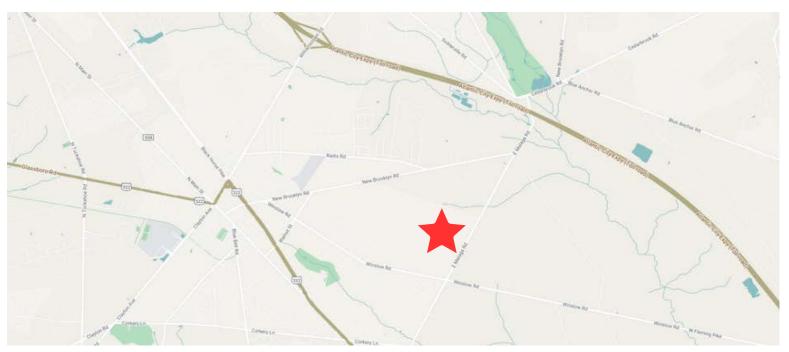
Planned residential development; neighborhood commercial; community commercial; planned commercial; business and professional offices; wholesale distribution and warehouse facilities; mobile home parks; light industrial; manufacturing; and vehicle storage yards.

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

I O C A T I O N

MALAGA ROAD



FOR MORE INFORMATION

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