

irving design group, llc
Feasibility Report

NJSH Rt. 45 & Brittany Avenue
Mantua Township
Gloucester County, New Jersey



**SITE FEASIBILITY REPORT
BLOCK 110, LOT 3
MANTUA, NJ**

PREPARED BY:

IRVING DESIGN GROUP, LLC
26 SOUTH OAKLAND AVENUE
RUNNEMEDE, NJ 08078
PHONE: (856) 939-1535
FAX: (856) 939-9307

PREPARED FOR:

ROBERT BAKER
653 HELENA AVENUE
MANTUA, NJ 08051
PHONE: (609) 315-0894
FAX: (856) 582-5398

irving design group, llc

26 South Oakland Avenue ♦ Runnemedede, NJ 08078 ♦ Phone 856-939-1535 ♦ Fax 856-939-9307



TABLE OF CONTENTS

1. WETLANDS ANALYSIS AND SITE FEASIBILITY REPORT
2. WETLANDS DELINEATION REPORT
3. SITE PHOTOGRAPHS

irving design group, llc

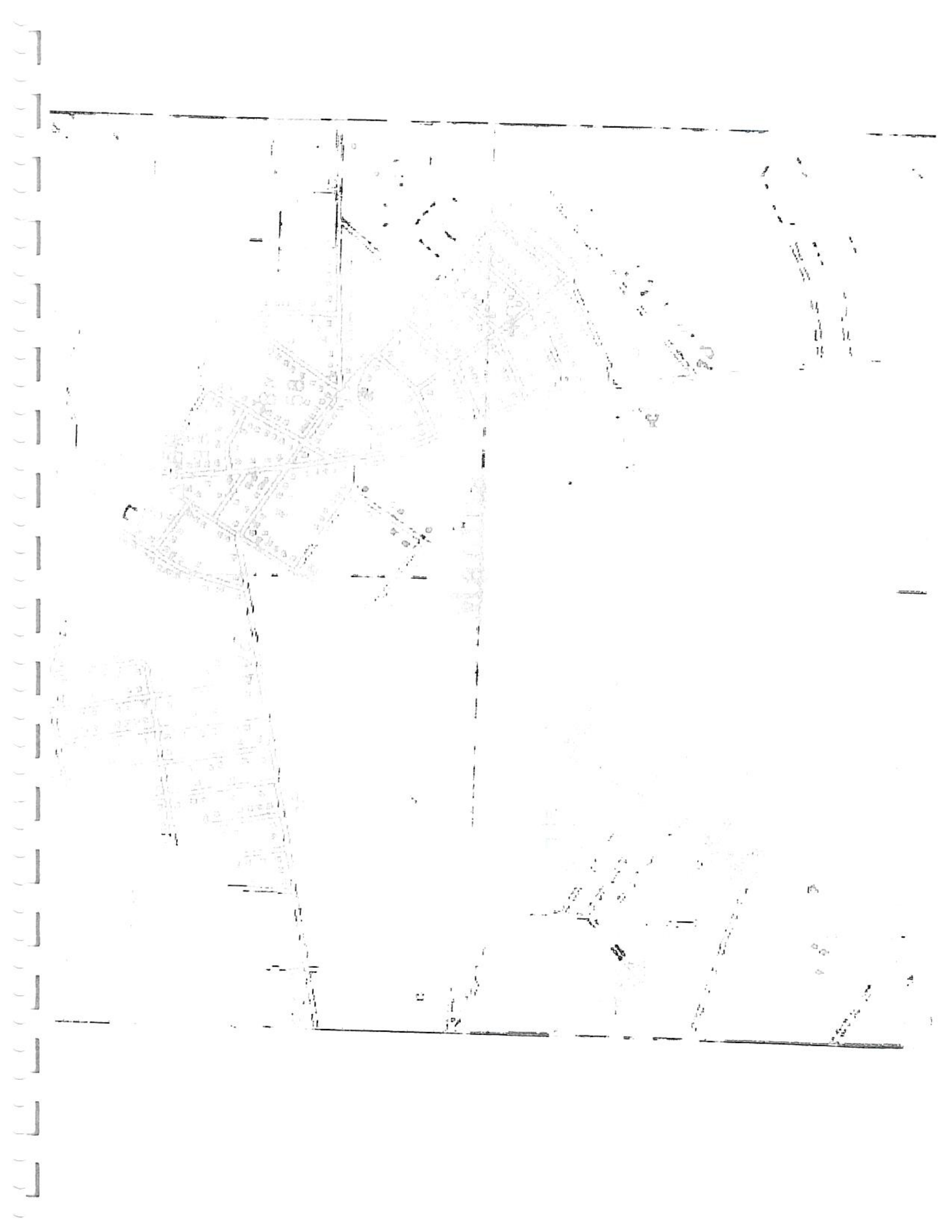
26 South Oakland Avenue ♦ Runnemede, NJ 08078 ♦ Phone 856-939-1535 ♦ Fax 856-939-9307



WETLANDS ANALYSIS AND SITE FEASIBILITY REPORT

irving design group, llc

26 South Oakland Avenue ♦ Runnemede, NJ 08078 ♦ Phone 856-939-1535 ♦ Fax 856-939-9307





Streams

Rec	Length(feet)	Name	USNS Number	Reach Number	Order	Level	Direction	Quad
1	5658.896	MANTUA CREEK-UNNAMED TRIB #3-200	71536	02040202999	1	3	200	114

Landscape Project (Emergent Wetlands)

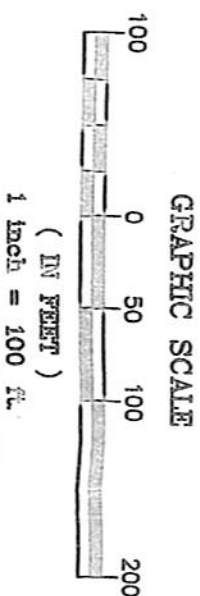
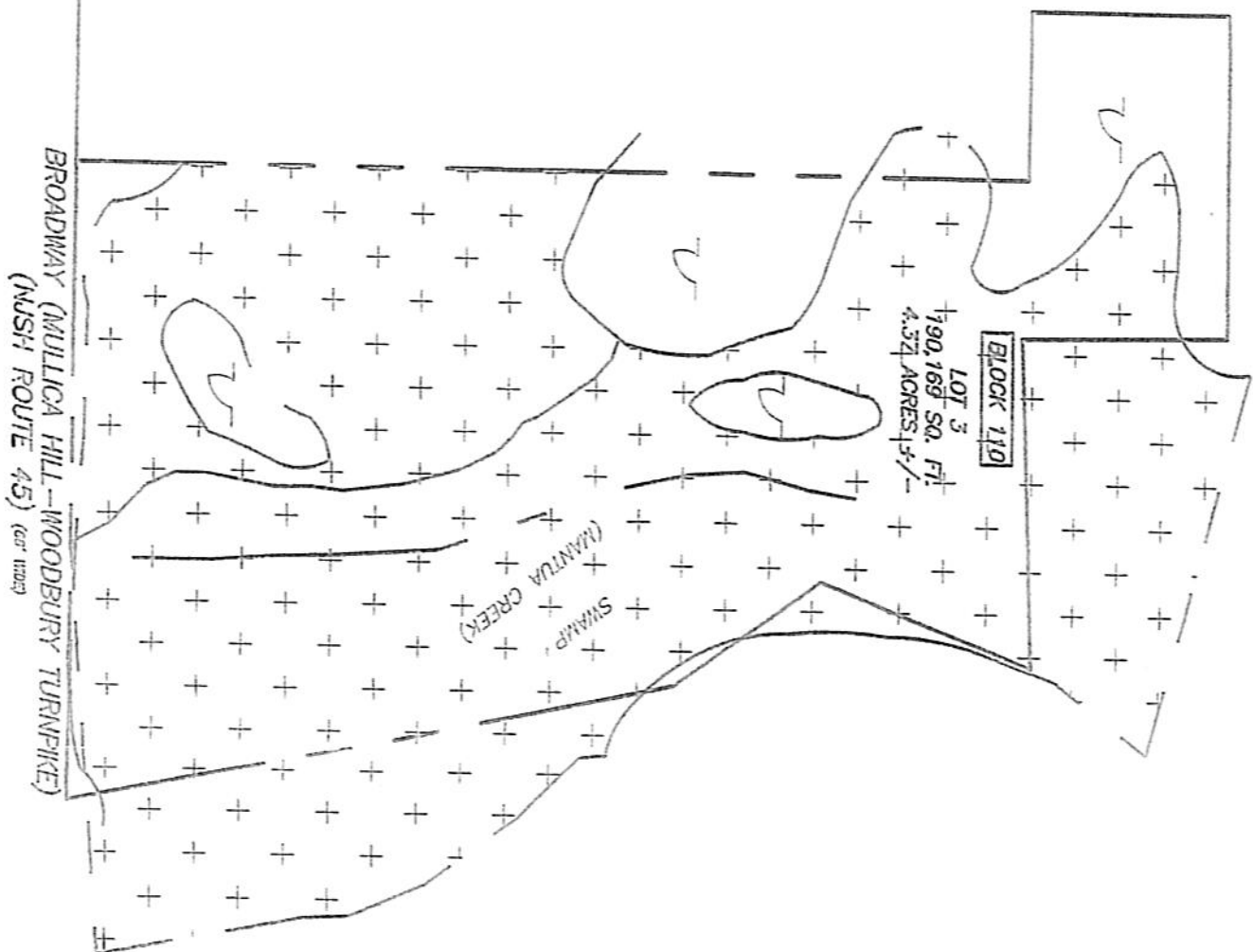
Landscape Project (Emergent Wetlands)													
Rec	Link	Hectares	Suitable	Priority	Threatened	Endangered	Federal	Patch Rank	Version	Contact	Species	Landscape Region	Count
1	9209	0.427	1	0	0	0	0	1	2.0		EMERGENT SUITABLE	Piedmont/Plains	1
Land Use 1995 - HERBACEOUS WETLANDS													
Rec	Acres	1995 Landuse Code	1995 Landuse	General 1995 Landuse Category			Percent Impervious Surface		Impervious Surface Acres		Change Flag	1986 Landuse Code	General 1986 Landuse Category
				WETLANDS	WETLANDS	WETLANDS	Surface	Surface	Acres				
1	1.055	6240	HERBACEOUS WETLANDS	0	0	0	0	0	0	0	6240	1986 Landuse	HERBACEOUS WETLANDS

Landscape Project (Forested Wetland)

Landscape Project (Forested Wetland)													
Rec	Link	Hectares	Suitable	Priority	Threatened	Endangered	Federal	Patch Rank	Version	Contact	Species	Landscape Region	Count
1	32688	0.946	1	0	0	0	0	1	2.0		FORESTED WETLANDS SUITABLE	Piedmont/Plains	1
Land Use 1995 – WOODED WETLANDS													
													1995

Land Use 1995 -FOREST

Rec	Acres	1995 Landuse Code	General 1995 Landuse Category	Percent Impervious Surface	Impervious Surface Acres	Change Flag	1986 Landuse Code	General 1986 Landuse Category
1	68.92	4120	DECIDUOUS FOREST (>50% CROWN CLOSUR E)	0	0	0	4120	DECIDUOUS FOREST (>50% CROWN CLOSUR E)



MARTIN W. IRVING, C.L.A.
NJ CERTIFIED LANDSCAPE ARCHITECT LIC. # A800797

No.	REVISIONS/SUBMISSIONS	DATE
0	INITIAL ISSUE	06/14/06

PROJECT NAME:
MANTUA FEASIBILITY
NJSH RT. 45 & BRITTANY ST.
BLOCK 110 - LOT 3
MANTUA TOWNSHIP, NEW JERSEY

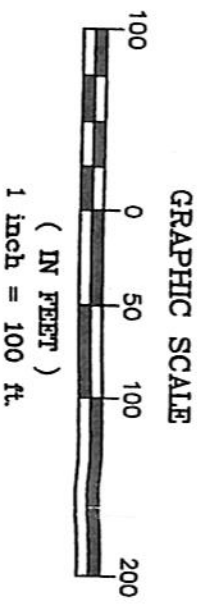
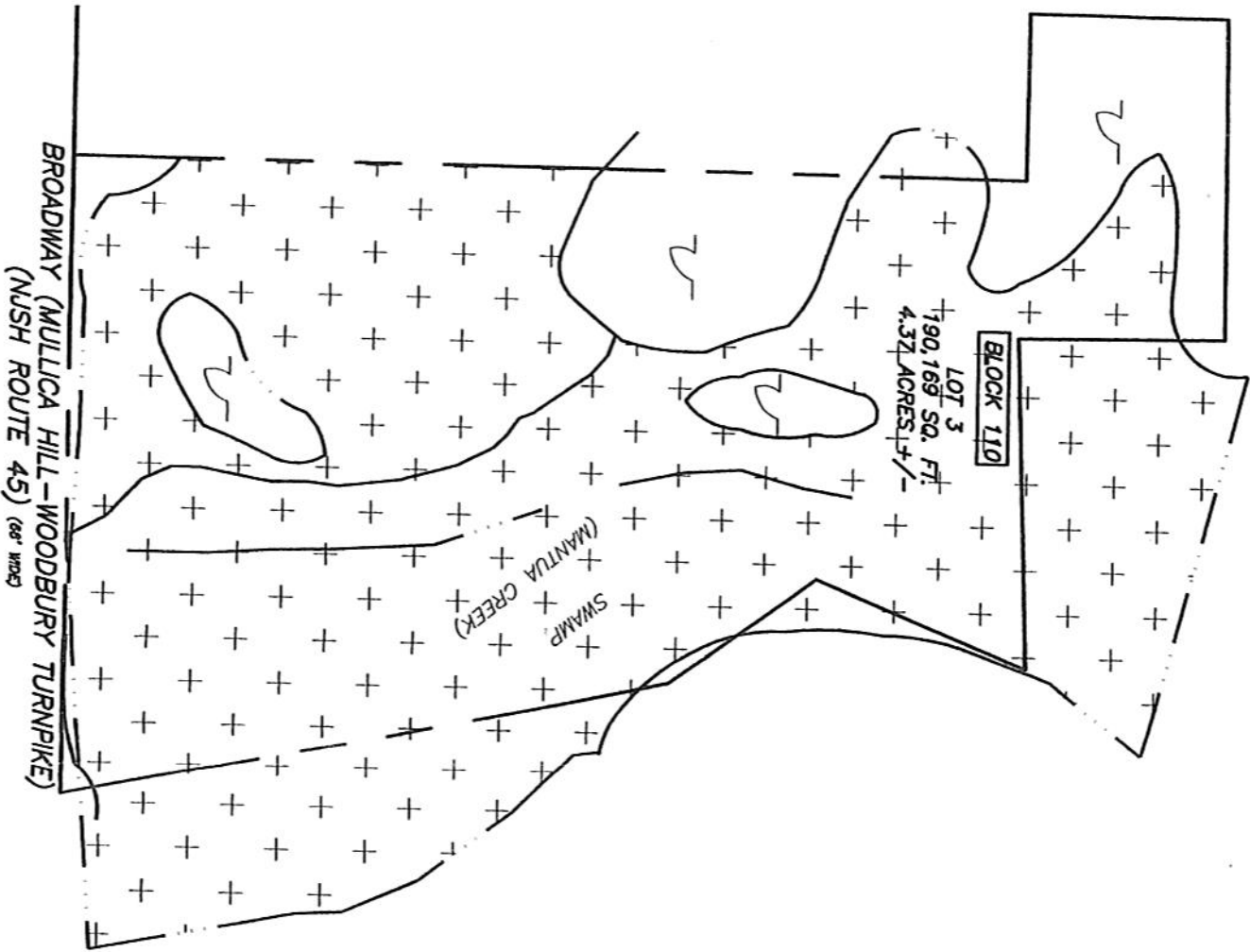
OWNER:
ROBERT BAKER
653 HELENA AVENUE
MANTUA, NEW JERSEY 08051

irving design group, llc
land use planning & design
26 SOUTH OAKLAND AVENUE
RUNNEMEDE, NJ 08078
PH: (856) 939-1535 · FAX: (856) 939-9307
CERTIFICATE OF AUTHORIZATION
#24GA28102800

PROJECT#RBAK-06-001 DATE: 06/23/06
DRAWN BY: JRW DRAWING NO.
CHECKED BY: MWI
SCALE: 1"=100'

GIS-1
GIS OVERLAY MAP

DETAILED
STREET, EXCEPT PLANNED COMMUNITIES



PROJECT NAME:	
MANTUA FEASIBILITY	
NUSH RT. 45 & BRITTANY ST.	
BLOCK 110 - LOT 3	
MANTUA TOWNSHIP, NEW JERSEY	
OWNER:	
ROBERT BAKER	
653 HELENA AVENUE	
MANTUA, NEW JERSEY 08051	
PROJECT#:	
DRAWN BY:	
CHECKED BY:	
SCALE:	
DATE:	
DRAWING NO.	
W-1	
WETLANDS PLAN	
05/23/06	
JRW	
MMI	
1"=100'	
0	
INITIAL ISSUE	
06/14/06	
REVISIONS/SUBMISSIONS	
DATE	
No.	

irving design group, llc
land use planning & design
26 SOUTH OAKLAND AVENUE
RUNNEMEDE, NJ 08078
PH: (656) 939-1555 · FAX: (656) 939-9307
CERTIFICATE OF AUTHORIZATION
#24GA28107800

PROJECT#: RBK-06-001
DRAWN BY: JRW
CHECKED BY: MMI
SCALE: 1"=100'
DATE: 05/23/06
DRAWING NO. W-1
WETLANDS PLAN

FEASIBILITY

AL (SINGLE-FAMILY DETACHED)
PLACABLE IN R-40 DISTRICT, EXCEPT PLANNED COMMUNITIES)

OXIDED
TIRE LOT/FEASIBLE AREA

N/A
N/A
N/A

37 ACRES

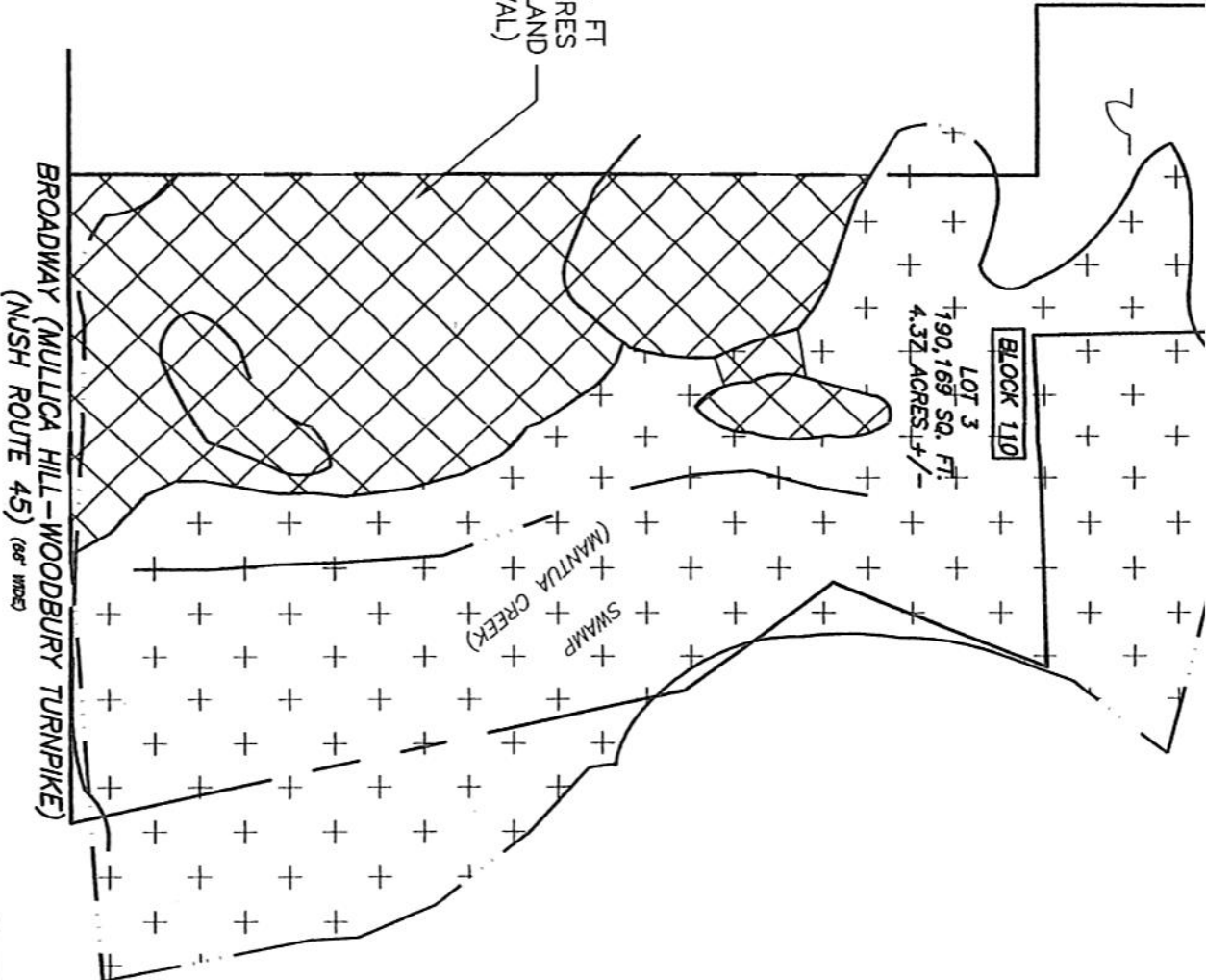
N/A
N/A
N/A

N/A
N/A
N/A

N/A
N/A
N/A

N/A
N/A
N/A

69330 SQ. FT
1.59 +/- ACRES
POTENTIAL POSSIBLE LAND
(UPON NUDEP APPROVAL)



GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

0	INITIAL ISSUE	06/14/06
	REVISIONS/SUBMISSIONS	DATE

PROJECT NAME:

MANTUA FEASIBILITY
NJSH RT. 45 & BRITTANY ST.
BLOCK 110 - LOT 3
MANTUA TOWNSHIP, NEW JERSEY

OWNER:

ROBERT BAKER
653 HELENA AVENUE
MANTUA, NEW JERSEY 08051

irving design group, llc
land use planning & design

26 SOUTH OAKLAND AVENUE
RUNNEMEDE, NJ 08078

PH: (656) 939-1535 • FAX: (656) 939-9307

CERTIFICATE OF AUTHORIZATION

#24GA28102800

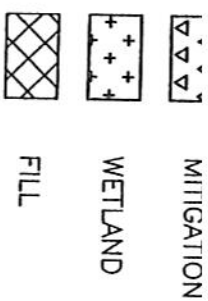
PROJECT#:	RBK-06-001	DATE:	06/23/06
DRAWN BY:	JRW	DRAWING NO.	
CHECKED BY:	MWI		
SCALE:	1"=100'		

SITE FEASIBILITY

MARTIN W. IRVING, C.L.A.

NJ CERTIFIED LANDSCAPE ARCHITECT LIC. # A300707

AND: 4237 SQ. FT
0.10 +/- ACRES
AND: 21495 SQ. FT
0.49 +/- ACRES
AND: 25732 SQ. FT
0.59 +/- ACRES
TENTIAL POSSIBLE LAND
PON NUDEP APPROVAL)

[illegible]**OWNER:**

irving design group, llc
land use planning & design

PH: (856) 939-1535 • FAX: (856) 939-9307

CERTIFICATE OF AUTHORIZATION
#24GA28102800

PROJECT#:	RBAK-06-001	DATE:	05/23/06
DRAWN BY:	JRW	DRAWING NO. F-2	
CHECKED BY:	MWJ		
SCALE:	1"=100'		

SITE FEASIBILITY

ROBERT BAKER

Site Feasibility Report

Place

Proto: N/A

IDG Project Mgr: M.IRVING Block/Lot: 110/3 Land Area: 4.37 ACRES +/- Visit Date: 5-23-06

Site Visit Made By: J.R.W Address: NJSH RT.45 & BRITTANY AVENUE City/County: MANTUA /GLOUCESTER

IDG Project No.: RBAK-06-001 Deal: ☐ Ground Lease ☒ Purchase ☐ Freestanding ☐ In-Line ☐ Remodel

Project Summary

DETERMINE LAND USE/DEVELOPMENT FEASIBILITY AND ZONING RESTRICTIONS FOR LAND DEVELOPMENT

Critical Issues

Source	Issue	Responsible Party
N.J.D.E.P.	WETLANDS PERMITTING	IDG
LOCAL ZONING OFFICE	USE VARIANCE DESIRED FOR COMMERCIAL USE	IDG

Jurisdictional Requirements

Zoning Requirements

Current Zoning Classification: R-11

Rezoning Required? ☐ Yes ☒ No

Zoning Variance Required? ☒ Yes ☐ No

Special Use Permit Required? ☐ Yes ☒ No

Setbacks:

	Building	Parking
Front:	<u>S</u> <u>80</u> /	<u>N/A</u>
Rear:	<u>N</u> <u>35</u> /	<u>N/A</u>
Side:	<u>E</u> <u>15</u> /	<u>N/A</u>
Side:	<u>W</u> <u>15</u> /	<u>N/A</u>

Building Height Limitations: 35 FEET

Lot Coverage Restrictions: ☒ Yes ☐ No

Site Lighting Restrictions: ☐ Yes ☒ No

Comments

High-Density Residential District: single-family detached dwellings at medium density and to permit other compatible uses in accordance with the zoning ordinance.

(IF COMMERCIAL DEVELOPMENT IS PROPOSED)

Comments

25% BUILDING COVERAGE, 35% IMPERVIOUS

Parking Requirements

Minimum Parking Standards: ☐ Yes ☒ No

Total # Spaces Required: SUFFICIENT FOR USE

Handicapped (Std / Van): /

Comments: PARKING AREAS REQUIRE SCREENING

Dimensions:

	Std 90 Degree:	W		L	Lane Width
		<u>9</u>		<u>18</u>	<u>N/A</u>
	Std Handicapped:	W	<u>12</u>	L	<u>18</u>
					Access Aisle <u>22</u>
	Van Accessible:	W	<u>N/A</u>	L	<u>N/A</u>
					Access Aisle <u>N/A</u>

Visual Screening / Design Requirements

Truck Dock / Service Area: ☐ Yes ☒ No

Roof Mounted HVAC Units: ☐ Yes ☒ No

Trash Enclosure: ☒ Yes ☐ No

SCREENED WITH DECIDUOUS OR EVERGREEN MATERIAL

Building and Freestanding Signage Allowance

Building: ☐ Front Area: NOT TO EXCEED 50% OF GROUND FLOOR OR 40 SQUARE FEET, WHICHEVER IS LESS. MUST HAVE STREET FRONTAGE FOR BUILDING SIGN.

☐ Left SAME ☐ Right SAME ☐ Rear SAME

Freestanding: ☒ Pylon ☐ Monument

Number Allowed: 1 PER 150' STREET FRONTAGE

Maximum Area: 50 SQUARE FEET

Maximum Height: 10'

Is a Variance Possible: ☐ Yes ☐ No ☒ N/A

Contract for Sign Info:

MUST OBTAIN A SIGN PERMIT FROM THE ADMINISTRATIVE OFFICER (PLANNING/ZONING COORDINATOR SHIRLEY VEACOCK).

Landscaping Requirements

Are There Minimum LANDSCAPE Requirements? ☒ Yes ☐ No Separate meter preferred so as not to affect sewer fee. N/A

Is a Landscape IRRIGATION System Required? ☐ Yes ☒ No Will irrigation flow affect domestic demand calculations? N/A

Is the Jurisdiction Requesting Street or Other Improvements? ☐ Yes (See Critical Issues) ☒ TO BE DETERMINED

Project Review and Approval Process

Est. Fee

Development (P&Z) Review: ☒ Yes ☐ No By: MANTUA TOWNSHIP

Public Hearings Required: ☒ Yes ☐ No Representation: ☒ IDG ☒ Client ☐ Civil ☒ Attorney

Site Design/Plan Review: ☒ Yes ☐ No By: MANTUA TOWNSHIP

Public Hearings Required: ☒ Yes ☐ No Representation: ☒ IDG ☒ Client ☐ Civil ☒ Attorney

A LAND USE ATTORNEY WILL BE REQUIRED IF & WHEN APPLICATIONS ARE MADE.

Arch. Design Review ☒ Yes ☐ No By: MANTUA TOWNSHIP

Parcel Map (Re) Platting ☒ Yes ☐ No By: IDG

Environmental Study(ies) ☒ Yes ☐ No By: ARSENAULT ENVIRONMENTAL

Wetlands Determination ☒ Yes ☐ No By: IDG

Flood Plain Review ☒ Yes ☐ No By: IDG

Traffic Study or Report ☒ Yes ☐ No By: IDG

Annexation ☐ Yes ☒ No By: _____

Special Business License? ☐ Yes ☒ No By: _____

Homeowners Group? ☐ Yes ☒ No By: _____

NJDOT ☒ Yes ☐ No By: NJ DEPARTMENT OF TRANSPORTATION

County ☒ Yes ☐ No By: GLOUCESTER COUNTY

Other Review ☒ Yes ☐ No By: SOIL CONSERVATION DISTRICT

Local Code Information and Design Guidelines

Applicable Codes

Amendments

Building Code: INTERNATIONAL 2000 NJ EDITION

Fire Code: INTERNATIONAL 2000 NJ EDITION

Plumbing Code: INTERNATIONAL PLUMBING STANDARD 2003

Mech. Code: _____

Electrical Code: NATIONAL ELECTRIC CODE 2002

Accessibility: _____

State Code(s): _____

Other Code(s): _____

Occupancy Classification: _____

Building Construction Type: _____

VISIBLE Drainage / Grading Characteristics

1. Will drainage of this property affect adjoining sites? ☐ Yes ☒ No ☐ Further Analysis Required
2. Will drainage of adjoining property affect this site? ☒ Yes ☐ No ☐ Further Analysis Required

EXPLANATION: THE NORTH EASTERLY SIDE OF THE PROPERTY (MORE COMMONLY KNOWN AS THE CORNER OF BRITTANY AND HIGH STREET) HAS AN ESTIMATED DRAINAGE SLOPE OF 6% IN THE WESTERLY DIRECTION INTO A RAVINE COMMONLY KNOWN AS MANTUA CREEK. THE SOUTH EASTERLY SIDE OF THE PROPERTY (APPROXIMATELY PARRALLEL TO N.J.S.H. ROUTE 45, A.K.A. BRIDGETON PIKE) HAS AN ESTIMATED DRAINAGE SLOPE OF 10% IN THE WESTERLY DIRECTION INTO THE AFOREMENTIONED MANTUA CREEK. THE SOUTH WESTERLY SIDE OF THE PROPERTY (APPROXIMATELY PARRALLEL TO BRITTANY STREET) HAS AN ESTIMATED DRAINAGE SLOPE OF 3% IN THE NORTHERLY DIRECTION INTO THE AFOREMENTIONED MANTUA CREEK. THE NORTH WESTERLY SIDE OF THE PROPERTY DRAINS INTO THE AFORMENTIONED MANTUA CREEK AT VARIOUS SLOPES. THE SOUTHERN CORNER OF THE NORTH WESTERLY SIDE (MORE COMMONLY KNOWN AS THE CORNER OF BARRY DRIVE AND N.J.S.H. ROUTE 45) HAS AN ESTIMATED DRAINAGE SLOPE OF 3% IN THE NORTH EASTERLY DIRECTION INTO THE AFOREMENTIONED MANTUA CREEK. THE NORTHER CORNER OF THE NORTH WESTERLY SIDE (MORE COMMONLY KNOWN AS THE CORNER OF BRITTANY STREET AND N.J.S.H. ROUTE 45) HAS AN ESTIMATED DRAINAGE SLOPE OF 5% IN THE SOUTH WESTERLY DIRECTION INTO THE AFOREMENTIONED MANTUA CREEK. THE ADJOINING PROPERTIES DRAIN INTO MANTUA CREEK AT THE ESTIMATED DRAINAGE SLOPES WITH RESPECT TO THE PRIOR DESCRIPTION.

Comments concerning visible site hydrology:

3. Is property in a flood plain? ☒ Yes ☐ No ☐ Further Analysis Required
If YES, what implications will this have on development? OBTAIN, REVIEW, AND REASONABLY UTILIZE BASE FLOOD ELEVATION AND FLOODWAY DATA AVAILABLE FROM A FEDERAL, STATE, OR OTHER SOURCE
4. Does there appear to be a storm drain nearby? ☒ Yes ☐ No ☐ Further Analysis Required
5. Existing structures present on site: ☐ Yes ☒ No
Demolition Required: ☐ Yes ☒ No ☐ N/A
- Comments concerning visible site hydrology:

Project Review and Approval Process

Est. Fee

Development (P&Z) Review: ☒ Yes ☐ No By: MANTUA TOWNSHIP

Public Hearings Required: ☒ Yes ☐ No Representation: ☒ IDG ☒ Client ☐ Civil ☒ Attorney

Site Design/Plan Review: ☒ Yes ☐ No By: MANTUA TOWNSHIP

Public Hearings Required: ☒ Yes ☐ No Representation: ☒ IDG ☒ Client ☐ Civil ☒ Attorney

A LAND USE ATTORNEY WILL BE REQUIRED IF & WHEN APPLICATIONS ARE MADE.

Arch. Design Review ☒ Yes ☐ No By: MANTUA TOWNSHIP

Parcel Map (Re) Platting ☒ Yes ☐ No By: IDG

Environmental Study(ies) ☒ Yes ☐ No By: ARSENAULT ENVIRONMENTAL

Wetlands Determination ☒ Yes ☐ No By: IDG

Flood Plain Review ☒ Yes ☐ No By: IDG

Traffic Study or Report ☒ Yes ☐ No By: IDG

Annexation ☐ Yes ☒ No By: _____

Special Business License? ☐ Yes ☒ No By: _____

Homeowners Group? ☐ Yes ☒ No By: _____

NJDOT ☒ Yes ☐ No By: NJ DEPARTMENT OF TRANSPORTATION

County ☒ Yes ☐ No By: GLOUCESTER COUNTY

Other Review ☒ Yes ☐ No By: SOIL CONSERVATION DISTRICT

Local Code Information and Design Guidelines

Applicable Codes

Amendments

Building Code: INTERNATIONAL 2000 NJ EDITION

Fire Code: INTERNATIONAL 2000 NJ EDITION

Plumbing Code: INTERNATIONAL PLUMBING STANDARD 2003

Mech. Code: _____

Electrical Code: NATIONAL ELECTRIC CODE 2002

Accessibility: _____

State Code(s): _____

Other Code(s): _____

Occupancy Classification: _____

Building Construction Type: _____

VISIBLE Drainage / Grading Characteristics

1. Will drainage of this property affect adjoining sites? ☐ Yes ☒ No ☐ Further Analysis Required
2. Will drainage of adjoining property affect this site? ☒ Yes ☐ No ☐ Further Analysis Required

EXPLANATION: THE NORTH EASTERLY SIDE OF THE PROPERTY (MORE COMMONLY KNOWN AS THE CORNER OF BRITTANY AND HIGH STREET) HAS AN ESTIMATED DRAINAGE SLOPE OF 6% IN THE WESTERLY DIRECTION INTO A RAVINE COMMONLY KNOWN AS MANTUA CREEK. THE SOUTH EASTERLY SIDE OF THE PROPERTY (APPROXIMATELY PARRALLEL TO N.J.S.H. ROUTE 45, A.K.A. BRIDGETON PIKE) HAS AN ESTIMATED DRAINAGE SLOPE OF 10% IN THE WESTERLY DIRECTION INTO THE AFOREMENTIONED MANTUA CREEK. THE SOUTH WESTERLY SIDE OF THE PROPERTY (APPROXIMATELY PARRALLEL TO BRITTANY STREET) HAS AN ESTIMATED DRAINAGE SLOPE OF 3% IN THE NORTHERLY DIRECTION INTO THE AFOREMENTIONED MANTUA CREEK. THE NORTH WESTERLY SIDE OF THE PROPERTY DRAINS INTO THE AFORMENTIONED MANTUA CREEK AT VARIOUS SLOPES. THE SOUTHERN CORNER OF THE NORTH WESTERLY SIDE (MORE COMMONLY KNOWN AS THE CORNER OF BARRY DRIVE AND N.J.S.H. ROUTE 45) HAS AN ESTIMATED DRAINAGE SLOPE OF 3% IN THE NORTH EASTERLY DIRECTION INTO THE AFOREMENTIONED MANTUA CREEK. THE NORTHER CORNER OF THE NORTH WESTERLY SIDE (MORE COMMONLY KNOWN AS THE CORNER OF BRITTANY STREET AND N.J.S.H. ROUTE 45) HAS AN ESTIMATED DRAINAGE SLOPE OF 5% IN THE SOUTH WESTERLY DIRECTION INTO THE AFOREMENTIONED MANTUA CREEK. THE ADJOINING PROPERTIES DRAIN INTO MANTUA CREEK AT THE ESTIMATED DRAINAGE SLOPES WITH RESPECT TO THE PRIOR DESCRIPTION.

Comments concerning visible site hydrology:

3. Is property in a flood plain? ☒ Yes ☐ No ☐ Further Analysis Required
If YES, what implications will this have on development? OBTAIN, REVIEW, AND REASONABLY UTILIZE BASE FLOOD ELEVATION AND FLOODWAY DATA AVAILABLE FROM A FEDERAL, STATE, OR OTHER SOURCE
 4. Does there appear to be a storm drain nearby? ☒ Yes ☐ No ☐ Further Analysis Required
 5. Existing structures present on site: ☐ Yes ☒ No
Demolition Required: ☐ Yes ☒ No ☐ N/A
- Comments concerning visible site hydrology:

Utilities / Public Works

Sanitary Sewer

☒ Available to Site ☐ NOT Readily Available (see comments)

Location: TBD
Sewer Tap Fee: TBD
Sewer Impact Fee: TBD
Comments: _____

Water Utility

☒ Available to Site ☐ NOT Readily Available (see comments)

Closest Domestic Tap: TBD
Water Tap fee: TBD
Water Impact Fee: TBD
Comments: _____

Gas Utility

☒ Available to Site ☐ NOT Readily Available (see comments)

Location: TBD
Gas Tap fee: TBD
Gas Impact Fee: TBD
Comments: _____

Electrical Utility

☒ Available to Site ☐ NOT Readily Available (see comments)

Location and Size: TBD
Connection Fee: TBD

Responsibility:

	OWNER	UTILITY	REMARKS
Primary Conduit	<input type="checkbox"/>	<input type="checkbox"/>	
Primary Conductors	<input type="checkbox"/>	<input type="checkbox"/>	
Transformer	<input type="checkbox"/>	<input type="checkbox"/>	
Transformer Pad	<input type="checkbox"/>	<input type="checkbox"/>	
Bollards	<input type="checkbox"/>	<input type="checkbox"/>	
Secondary Conduit	<input type="checkbox"/>	<input type="checkbox"/>	
Secondary Conductor	<input type="checkbox"/>	<input type="checkbox"/>	
Transformer Connections	<input type="checkbox"/>	<input type="checkbox"/>	
Meter Base	<input type="checkbox"/>	<input type="checkbox"/>	
Meter	<input type="checkbox"/>	<input type="checkbox"/>	

Comments: _____

Telephone

☒ Available to Site ☐ NOT Readily Available (see comments)

Street or Location: TBD
Connection Fee: TBD
Comments: _____

Stormwater

☒ Available to Site ☐ NOT Readily Available (see comments)

Location and Size: TBD
Stormwater Tap fee: TBD
Stormwater Impact: TBD

On-Site Detention or Retention Required? ☒ Yes ☐ No ☐ Fee in Lieu ☐ Further Analysis Required
Permits for Storm Water Discharge? ☒ Yes ☐ No

Comments: SURFACE DRAINAGE TO BE ACHIEVED BY EARTHWORK.

Contacts

Separate Submittal of
Design Drawings?

Separate Submittal of
Design Drawings?

State Level Contact

☐ Yes ☒ No

NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP):

LAND USE REGULATION PROGRAM (LURP):

Contacts for stream encroachment activities:

(609) 984-0162

Assistant Commissioner, Mark N. Mauriello: (609) 292-1932

Building Inspector

☒ Yes ☐ No

GEORGE DAVIS

856-468-9050

Health Department

☐ Yes ☒ No

Electrical Inspector

☒ Yes ☐ No

JOHN HOLROYD

856-468-9050

Plumbing/Mechanical Inspector

☒ Yes ☐ No

GEORGE DAVIS

856-468-9050

Sewer Department

☒ Yes ☐ No

MANTUA TOWNSHIP WATER AND SEWER

856-468-1111

Water Department

☒ Yes ☐ No

MANTUA TOWNSHIP WATER AND SEWER

856-468-1111

Stormwater Management

☒ Yes ☐ No

MANTUA TOWNSHIP

NJDOT PERMITS

☒ Yes ☐ No

SOUTH BRANCH: 856-486-6688

Fire Marshal

☐ Yes ☒ No

BOB KNOPKA

856-468-9050

Planning/Zoning

☒ Yes ☐ No

SHIRLEY VEACOCK (COORDINATOR)

856-468-1500 EXT# 135

TED BAMFORD (DIRECTOR OF CODE ENFORCEMENT)

856-468-1323

City Engineer (Public Works)

☒ Yes ☐ No

MIKE DATZ (PUBLIC WORKS DIRECTOR)

856-468-1502

Civil Engineer

☒ Yes ☐ No

CONSULTING ENGINEERS

856-228-2200

Electric Utility

☐ Yes ☒ No

ATLANTIC CITY ELECTRIC

Telephone Utility

☐ Yes ☒ No

VERIZON

Gas Utility

☐ Yes ☒ No

SOUTH JERSEY GAS COMPANY

888-766-9900

Developer/Landlord/Seller

☒ Yes ☐ No

ROBERT BAKER (OWNER)

653 HELENA AVENUE

MANTUA, NEW JERSEY 08051

PHONE: 609-315-0894



WETLANDS DELINEATION
(PREPARED BY JOSEPH R.
ARSENAULT)

irving design group, llc

26 South Oakland Avenue ♦ Runnemede, NJ 08078 ♦ Phone 856-939-1535 ♦ Fax 856-939-9307

DREXEL REALTY GROUP

BROKER OPINION FOR BLOCK 110, LOT 3 (4.35 ACRES), MANTUA, NJ (Valued as of Wednesday, March 29, 2006).

Robert A. Baker, Jr. has recently listed for sale with Drexel Realty the above referenced property located on Rt. 45 across the Street from the Acme/Kmart Plaza in Mantua, NJ. Drexel Realty is the listing broker for a number of property owners along the Rt. 45 corridor.

MAJOR ASSUMPTIONS:

I am basing the value of the site in question on the following major assumptions:

- The site has approximately 2 acres of buildable Land. Any costs of major improvements needed to make the land buildable/useable would most likely be a subtraction from this value.
- The site receives a Use Variance for Retail/Commercial Use(s).
- The site receives all variances to accommodate a building footprint square footage as follows: I'm estimating a maximum of 15,000 square feet and a minimum of 5,000 square feet of building footprint.
- The site has Direct access to Route 45.
- All utilities are available to the site.

The Values in my Broker opinion will be **Substantially Lower*** if any one or some of the above assumptions alone or in combination are not true, i.e. there is not approximately 2 acres useable nor is the property able to be rezoned for commercial use or there is no direct access onto Rt. 45, etc., etc.

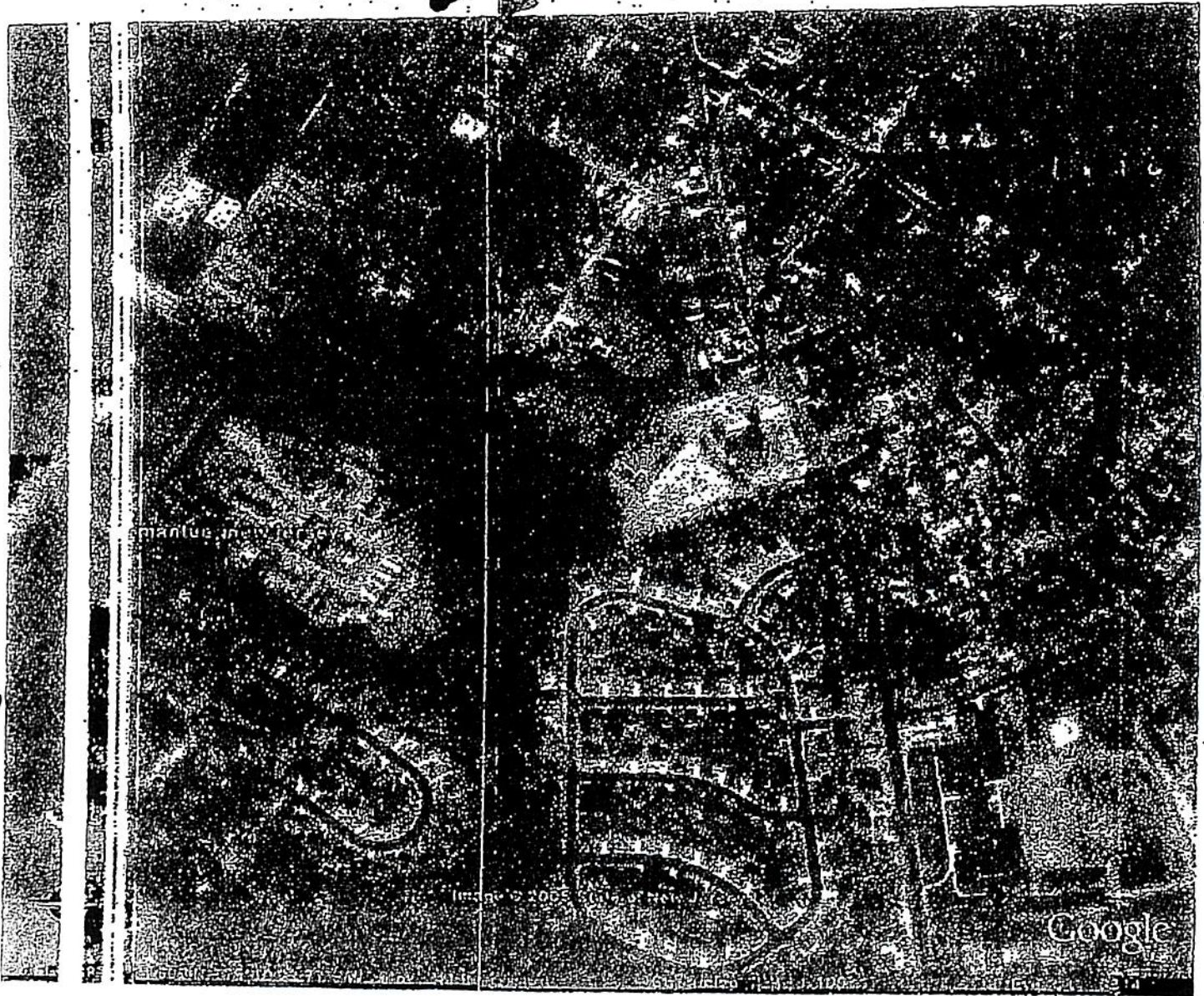
Drexel Realty has a value range for the referenced property of \$949,645- to \$1,209,738- as per the Attached Comparable Spread Sheet based on the above Major Assumptions being True. We have listed the property for sale at \$1,400,000-.

Please call with any questions at 856-415-7884.

Richard Troiani, Broker
Drexel Realty Group, Inc.

*If any one or more of the above assumptions either alone or in combination are not true then an entirely new Broker Opinion would need to be obtained.

Handwritten: ~~Appt.~~ RT. 45
↓



= upland

Joseph R. Arsenault Environmental Consulting

961 Clark Avenue
Franklinville, New Jersey 08322

Telephone # (856)-697-6044, Fax # 697-6050, E-Mail NJPlants@AOL.Com

Wetland Analysis

Environmental Permitting

Natural Resource Surveys

Landscape Restoration

February 27, 2006

Mr. Robert Baker
653 Helena Avenue
Mantua, New Jersey 08051

RE: Lot 3 Block 110 Mantua Twp, Gloucester County, NJ

Dear Mr. Baker:

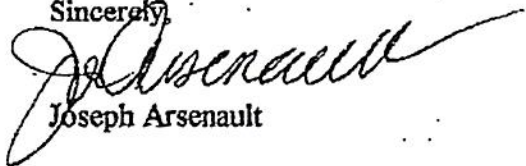
I completed the wetland delineation for the Route 45 property. Attached is a copy of your survey showing the approximate location of wetland lines I placed last week. As my sketch shows, the site is about 80% wetland. The center of the lot is wet. This area supports the Mantua Creek and its floodplain. The only upland on this lot is found on small "islands" within this larger wetland area.

I flagged 6 separate lines. These are marked as lines "A, B, C, D, E and F". The wetlands are marked with orange survey ribbon while the sample sites are marked with orange and pink ribbons. The largest upland area is marked with the "B" line. All of the other lines either capture small upland or mark the edge of the road fill associated with the Route 45 ROW.

At this point the lines I flagged should be surveyed and placed on the property plot plan with the appropriate information if you require a NJ DEP Letter of Interpretation.

I advise you take a walk and review the lines I placed. The marked survey should provide a reliable guide to where the lines are. Please call if you have any questions.

Sincerely,



Joseph Arsenault

LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

ZONE A No base flood elevations determined.

ZONE AE Base flood elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding; velocities also determined.

ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.

ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.

ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

OTHER AREAS

ZONE X Areas determined to be outside 500-year floodplain.

ZONE D Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERST

Identified
1983

Identified
1990 or Later

Otherwise
Protected Areas
Identified
1991 or Later

Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

Floodplain Boundary

Floodway Boundary

Zone D Boundary

Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones

To determine if flood insurance is available in this community, insurance agent or call the National Flood Insurance Program at (800) 368-7087.



APPROXIMATE SCALE

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWNSHIP OF
DELRAN,
NEW JERSEY
BURLINGTON COUNTY

PANEL 1 OF 2

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY PANEL NUMBER
340094 0001 B

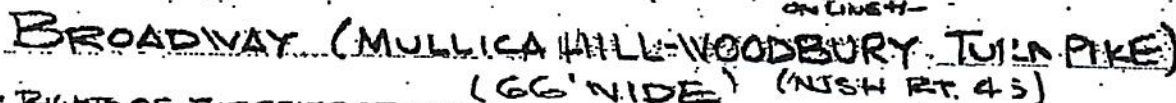
MAP REVISED:
DECEMBER 5, 1995



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance

Site Address	Buyer	Price	Sale Date	Size (Acreage)	Size (Square Footage)	Frontage	Altitude	Percent Better/Worse Site (+/-) than Site in Question
Rt. 45 & Adams	Dolbow	\$ 350,000	10/22/04	0.93	40,511	\$8.64	250	-20
Rt. 45 & Mantua	Gundaker	\$ 700,000	9/7/05	0.8	34,848	\$20.09	185	25
Rt. 45 & Britany	Taco Bell	\$ 550,000	8/18/04	5.5	239,580	\$2.30	292	5
Rt. 45 & Mantua	Walgreens	\$1,200,000	Estimated June 2003	2.19	95,396	\$12.58	202	25
Average								
SITE IN QUESTION	Robert Baker - Owner			2			372	
Valued at 3/29/6								



ENCL: LOT 3, BLOCK 110 ON THE TOWNSHIP OF MANTUA TAX MAP.

PLAN WAS PREPARED WITHOUT THE BENEFIT OF A REPORT OF TITLE AND IS SUBJECT TO ANY EASEMENT ON, ABOVE OR BELOW THE GROUND OR ANY OTHER PERTINENT FACT THAT SUCH A REPORT MAY DISCLOSE THAT MAY ALTER THIS SURVEY.

CONGRESS TITLE DIVISION
ROBERT A. BAKER, JR.

ISSUOR OR TITLE RELYING HEREON AND ANY OTHER PARTY IN INTEREST.

CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY
 " TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE
 D BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN
 WENT FOR ANY EASEMENT OF TITLE OR INTEREST IN THE TITLE TO THE
 AND PREMISES. MY VERSION OF THE SURVEY IS HEREBY LIMITED TO
 RRENT MATTER ON WHICH IT IS BEING USED.

A. GLANCY, P.E., P.L.S., N.J. LIC. NO. 33998

BOUNDARY SURVEY

LOT 3, BLOCK 110
TOWNSHIP OF MANTUA
COUNTY OF GLOUCESTER
STATE OF NEW JERSEY

DATE: 12-30-05

SCALE: 1" = 100'

JOB NO: C13A705

DRAWN: DL

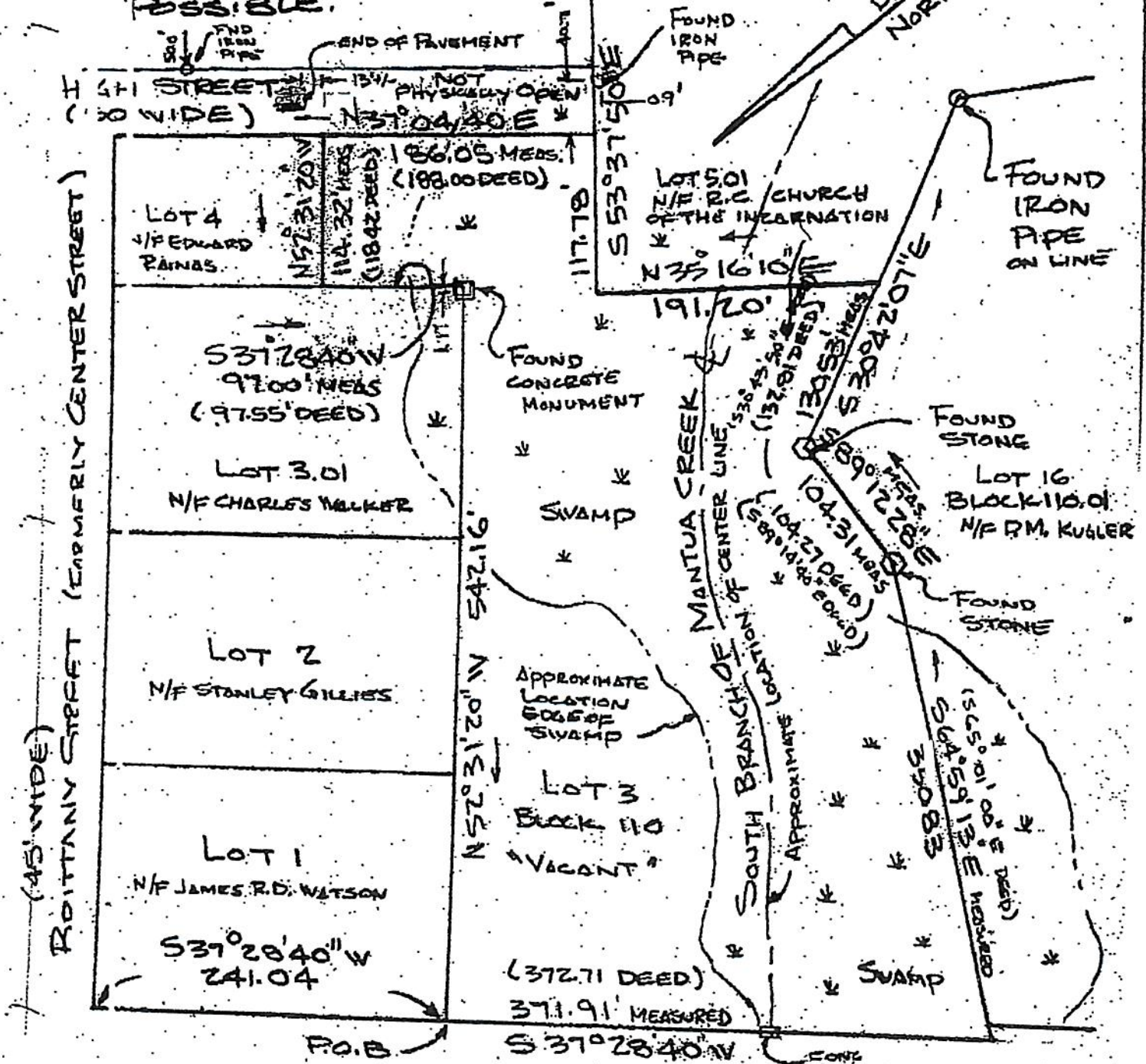
CLANCY & ASSOCIATES INC.

ENGINEERS, PLANNERS
.. LAND SURVEYORS

601 ASBURY AVE
NATIONAL PARK, NEW JERSEY 0863
PHONE: (856) 853-7300
FAX: (856) 853-7381

CERTIFICATE OF AUTHORIZATION NO. 24GA27343: 20

NOTE: MISSING CORNER MARKERS
TO BE SET WHERE PHYSICALLY
POSSIBLE.



NOTE: SUBJ. ECT. TO THE RIGHTS OF THE STATE OF NEW JERSEY
IN LAND, NOW OR FORMERLY FLOWED BY THE TIDES
SUBJ. ECT. TO WETLANDS AND RESTRICTIONS THEREOF
Pursuant to NJDEP REGULATIONS, WETLANDS NOT
LOCATED BY THIS SURVEY.

Being LOT 3, BLOCK 110 ON THE
OWN' MAP OF MANTUA TAX MAP.

PLAN WAS PREPARED WITHOUT THE BENEFIT OF A REPORT OF TITLE AND IS SUBJECT TO ANY EASEMENT ON ABOVE



July 12, 2006

Attention: Robert Baker
653 Helena Avenue
Mantua, NJ 08051

Subject: Feasibility Study for Block 110, Lot 3, Route 45 & Brittany Street, Mantua, NJ
idg Project Number: RBAK-06-001

Dear Mr. Baker:

In accordance with our agreement, **irving design group, (idg)**, is pleased to submit this letter report detailing the services performed and the recommendations based on our evaluation.

I. Introduction

A site planning evaluation of the conditions at the above referenced property was undertaken to determine the feasibility for development, a site visit and wetlands evaluation were also performed.

II. Methodology

To preliminarily assess the conditions of the site a detailed analysis of the townships zoning requirements was conducted along with engineering and environmental site visits. In addition, a review of the existing documentation and coordination with the NJDEP i-map website was also undertaken to evaluate the existing conditions.

III. Findings

Zoning: The property is currently zoned R-11 (Residential) and if commercial development was proposed a use variance would be required. Access to the site from Route 45 would require NJDOT approval.

Wetlands: A cursory wetlands investigation was performed by your sub-consultant, Arsenault Environmental, (see wetlands section of this report). It is our belief that the property is almost entirely encumbered by either freshwater wetlands and/or their associated buffer zones, (transition areas). The presence of wetlands will limit any proposed development to a relatively small area along the Route 45 frontage equal in size to isolated upland areas that may be traded as mitigation for proposed fill.

irving design group, llc

IV. Conclusions/Recommendations

As indicated above, the findings indicate that any proposed development would be limited to the area shown on the feasibility plan and variances from the Zoning Board for use and bulk requirements will be required. We recommend engaging an environmental specialist to pursue the wetlands issue with NJDEP and obtain their approval and then meet with the local zoning officer to gauge the planning board's reaction to the required variances. If the outcome of those two meetings is favorable an architect and engineer should be engaged to design the proposed development and application to the Zoning Board for approval can commence.

*Respectfully for,
irving design group, llc*

Martin W. Irving, CLA, PP
President

CC: FILE: RBAK-06-001
VIA: US MAIL

irving design group, llc