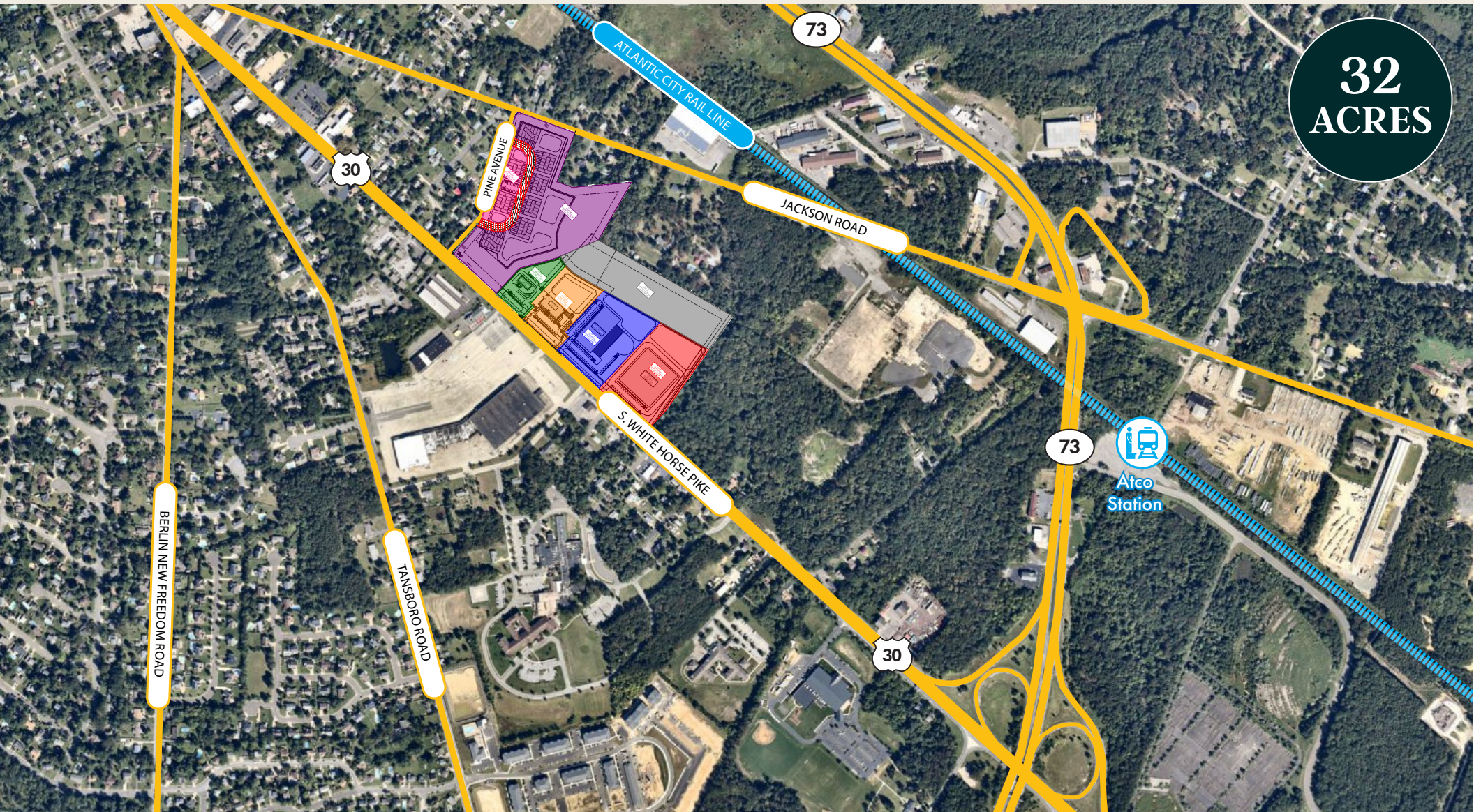


ENTIRE SITE OR INDIVIDUAL PHASES AVAILABLE FOR PURCHASE

32
ACRES



SOUTHERN NJ DEVELOPMENT SITE

RETAIL/INDUSTRIAL/SELF-STORAGE/RESIDENTIAL

331 SOUTH WHITE HORSE PIKE

BERLIN, CAMDEN COUNTY, NEW JERSEY 08009

CBRE

Property Description

ADDRESS

331 S. White Horse Pike at Pine Avenue, Berlin, NJ 08009

PARCELS

05-01502-0000-00001:	8.54 acres
05-01502-0000-00002:	7.58 acres
05-01502-0000-00003:	15.93 acres

TOTAL ACREAGE

± 32.05 Acres

Lot A/B: ± 12.66 Acres - Residential (48 Proposed Townhomes)

Lot C: ± 1.63 Acres - 4,050 SF Proposed Restaurant Space

Lot D: ± 2.69 Acres - 10,640 SF Retail Space (Dollar General)

Lot E: ± 4.37 Acres - 35,620 SF Flex/Light Industrial Space

Lot F: ± 5.08 Acres - 65,000 SF Self-Storage Facility

Lot G: ± 5.80 Acres - Setback Area

UTILITIES

Public utility services (water, electric, gas, sewer) are available at the site.

ZONING

PC-2 Neighborhood Commercial

PERMITTED USES

Principal uses include retail sale of general merchandise, service uses, offices, restaurants and banks among others.

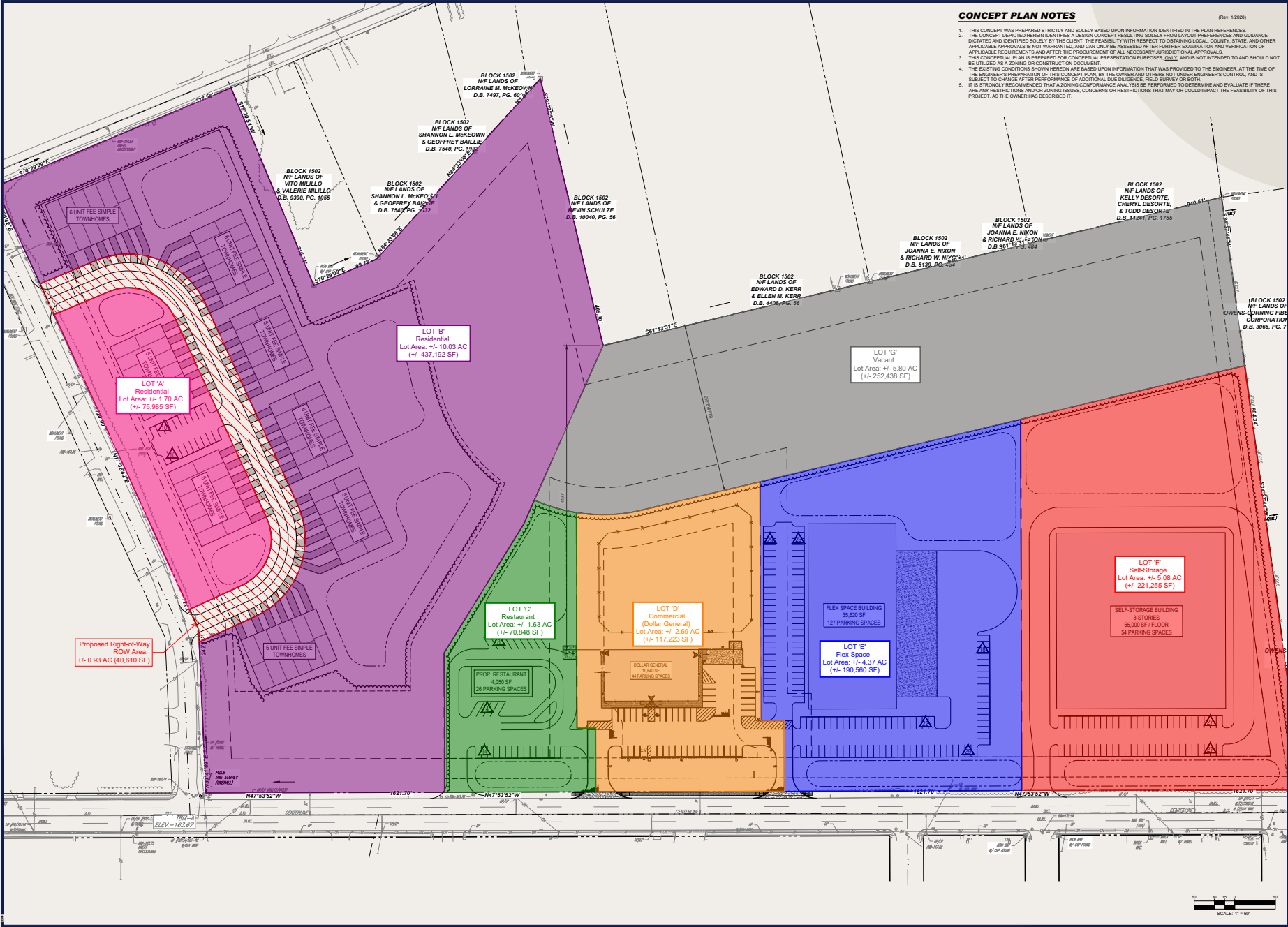
*Ownership is currently working with the Borough on a Redevelopment Agreement for the Site, which would enable retail, light industrial/flex/self-storage, and residential uses.

Investment Highlights

- + 32-Acres ± with extensive frontage and visibility along S. White Horse Pike (Route 30), Pine Avenue and Jackson Road.
- + Conceptual plan includes 10,640 SF of retail (Leased to Dollar General), 35,620 SF of light industrial/flex, 65,000 SF of self-storage, 4,050 SF of restaurant space and 48 residential townhouse units.
- + The site can be purchased as-is, or can be sold upon the Borough granting current Ownership approval for expanded use. Buyers may also purchase the entire site or individual phases.
- + Area boasts strong demographics with nearly 39,000 households having an average income over \$125,000 within a 5-mile radius of the site.
- + Situated along S. White Horse Pike (Route 30) just west of the intersection with Route 73 and halfway between Philadelphia and Atlantic City. The site has excellent access to local commuting roads Route 73, Haddonfield-Berlin Road and Berlin-Cross Keys Road.
- + Ownership has executed a 15-year, 10,640 SF BTS lease with Dollar General. The building will be situated along White Horse Pike (Rt 30). Ownership is in the process of securing approvals and permits to begin construction. A Buyer can either include this portion of the site in their offer, or exclude it from the transaction.
- + Offering also includes a recently extended 5-year digital billboard lease with Clear Channel Outdoor.



Conceptual Light Industrial/Residential/Retail Plan



Local Amenities



ALTA Survey

EXHIBIT 'A' DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND AND PREMISES LYING, BEING AND SITUATE IN BERLIN BOROUGH, CAMDEN COUNTY, AND STATE OF NEW JERSEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT #1:
BEGINNING AT THE SOUTHWESTERLY CORNER OF PINE STREET AND JACKSON ROAD;

- SOUTHEASTWARDLY ALONG THE SOUTHERLY LINE OF JACKSON ROAD 378 FEET MORE OR LESS TO A CORNER TO LANDS NOW OR FORMERLY OF ALDO J. KOPFER; THENCE
- SOUTHWESTWARDLY ALONG LAND OF SAID KOPFER 313 FEET MORE OR LESS TO A CORNER TO SAME THENCE
- SOUTHEASTWARDLY ALONG LANDS OF SAID KOPFER 96.36 FEET MORE OR LESS TO CORNER TO LAND OF SAID KOPFER AND LANDS NOW OR FORMERLY OF CHARLOTTE M. MCKEOWN; THENCE
- SOUTHEASTWARDLY ALONG LANDS OF SAID MCKEOWN AND LANDS NOW OR FORMERLY OF MORRIS F. BIGLER 361.5 FEET MORE OR LESS TO A CORNER TO LANDS OF SAID BIGLER; THENCE
- SOUTHWESTWARDLY ALONG LANDS OF SAID BIGLER AND LANDS NOW OR FORMERLY OF MAURE A. BUZZY 503.3 FEET MORE OR LESS TO A POINT IN THE NORTHEASTERLY LINE OF WHITE HORSE PIKE THENCE
- NORTHWESTWARDLY ALONG THE NORTHEASTERLY LINE OF WHITE HORSE PIKE 742 FEET MORE OR LESS TO THE SOUTHEASTERLY CORNER OF THE WHITE HORSE PIKE AND PINE STREET; THENCE
- NORTHEASTWARDLY ALONG THE SOUTHEASTERLY LINE OF PINE STREET 242 FEET MORE OR LESS TO AN ANGLE IN SAID LINE; THENCE
- NORTHEASTWARDLY ALONG THE SOUTHEASTERLY LINE OF PINE STREET 720 FEET MORE OR LESS TO THE POINT AND PLACE OF BEGINNING.

CONTAINING WITHIN THE ABOVE DESCRIBED BOUNDS 16.12 ACRES OF LAND BE SAME MORE OR LESS. BEING KNOWN AS LOTS 1 AND 2 BLOCK 1502 AS SHOWN ON THE BOROUGH OF BERLIN TAX MAP.

TRACT #2:
BEGINNING AT A STONE CORNER IN THE EDGE OF THE ROAD LEADING FROM WATERPOUR TO BERLIN AND CORNER TO GEORGE C. MARPLES LAND;

- ALONG THE MIDDLE OF SAID ROAD NORTH 44 DEGREES 45 MINUTES WEST 13 CHAINS TO A CORNER TO ALBRIGHTS LAND; THENCE
- ALONG THE SAME NORTH 33 DEGREES EAST 15.50 CHAINS TO A CORNER TO REUBEN WESTCOTT THENCE BY THE SAME; THENCE
- SOUTH 56 DEGREES 30 MINUTES EAST 13 CHAINS 90 LINKS TO A STONE CORNER TO REUBEN WESTCOTT & MARPLES LINE; THENCE
- ALONG THE SAME SOUTH 38 DEGREES 32 MINUTES WEST 13.70 CHAINS TO THE BEGINNING.

CONTAINING 16.18 ACRES OF LAND MORE OR LESS. BEING KNOWN AS LOT 3 BLOCK 1502 AS SHOWN ON THE BOROUGH OF BERLIN TAX MAP.

SURVEYOR'S DESCRIPTION

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDELINE OF WHITE HORSE PIKE (A.K.A. U.S. ROUTE 30) 90' WIDE R.O.W. WHERE THE SAME IS INTERSECTED BY THE SOUTHEASTERLY SIDELINE OF PINE STREET (50' WIDE R.O.W.) FROM SAID POINT OF BEGINNING RUNNING THENCE:

- ALONG SAID SOUTHEASTERLY SIDELINE OF PINE STREET, NORTH 39 DEGREES 41 MINUTES 10 SECONDS EAST A DISTANCE OF 242.21 FEET TO A POINT FOR A CORNER TO THE SAME; THENCE
- ALONG THE SAME, NORTH 17 DEGREES 39 MINUTES 42 SECONDS EAST A DISTANCE OF 220.00 FEET TO A POINT FOR A CORNER WHERE THE SAME IS INTERSECTED BY THE SOUTHERLY SIDELINE OF JACKSON ROAD (A.K.A. COUNTY ROUTE 54) 40' WIDE R.O.W.; THENCE
- ALONG SAID SOUTHERLY SIDELINE OF JACKSON ROAD, SOUTH 19 DEGREES 29 MINUTES 00 SECONDS EAST A DISTANCE OF 377.89 FEET TO A POINT FOR A CORNER IN THE SAME, CORNER COMMON TO LOT 5 IN BLOCK 1502; THENCE
- LEAVING JACKSON ROAD AND ALONG SAID LOT 5 IN BLOCK 1502, SOUTH 19 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 319.74 FEET TO AN IRON BAR WITH CAP FOUND FOR A CORNER TO THE SAME; THENCE
- ALONG THE SAME, SOUTH 19 DEGREES 29 MINUTES 00 SECONDS EAST A DISTANCE OF 58.22 FEET TO A POINT FOR A CORNER TO THE SAME; THENCE
- STILL ALONG SAID LOT 5 IN BLOCK 1502, PASSING THROUGH A MONUMENT FOUND ON LINE A DISTANCE OF 43 FEET FROM THE BEGINNING OF THIS COURSE, ALONG LOT 5 IN BLOCK 1502, ALONG LOT 6 IN BLOCK 1502 AND ALONG LOT 7 IN BLOCK 1502, NORTH 34 DEGREES 18 MINUTES 00 SECONDS EAST A DISTANCE OF 361.04 FEET TO A MONUMENT FOUND FOR A CORNER TO SAID LOT 7 IN BLOCK 1502; THENCE
- ALONG SAID LOT 7 IN BLOCK 1502, SOUTH 29 DEGREES 00 MINUTES 25 SECONDS WEST A DISTANCE OF 405.30 FEET TO A POINT FOR A CORNER TO THE SAME; THENCE
- ALONG THE SAME, ALONG LOT 9 IN BLOCK 1502, ALONG LOT 11 IN BLOCK 1502 AND ALONG LOT 10 IN BLOCK 1502, SOUTH 19 DEGREES 13 MINUTES 31 SECONDS EAST A DISTANCE OF 340.51 FEET TO A MONUMENT FOUND FOR A CORNER TO SAID LOT 10 IN BLOCK 1502; IN LINE OF LOT 4 IN BLOCK 1502; THENCE
- ALONG SAID LOT 4 IN BLOCK 1502, SOUTH 34 DEGREES 27 MINUTES 44 SECONDS WEST A DISTANCE OF 84.34 FEET TO A POINT FOR A CORNER TO THE SAME, IN THE ABOVE MENTIONED NORTHEASTERLY SIDELINE OF WHITE HORSE PIKE (A.K.A. U.S. ROUTE 30); THENCE
- ALONG SAID NORTHEASTERLY SIDELINE OF WHITE HORSE PIKE (A.K.A. U.S. ROUTE 30), NORTH 47 DEGREES 53 MINUTES 12 SECONDS WEST A DISTANCE OF 1621.70 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1.454 112 87, OR 32.224 AC.

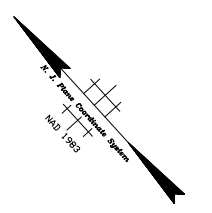
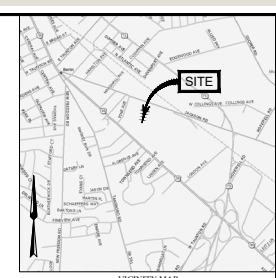
THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A TITLE REPORT PREPARED BY SURVEY TITLE COMPANY, LLC FOR STEWART TITLE GUARANTY COMPANY, FILE NO. 100104014, WITH AN EFFECTIVE DATE OF OCTOBER 11, 2011. REVISED 12-20-2011.

LEGEND

	EXISTING CONTOUR		UTILITY POLE
	EXISTING SPOT ELEVATION		UTILITY POLE/LIGHT POLE/SOLAR PANEL
	EXIST. TOP OF CURB ELEVATION		GUY WIRE
	EXIST. GUTTER ELEVATION		SIGN
	APPROX. LOC. UNDERGROUND SANITARY LINE		BOLLARD
	OVERHEAD WIRES		MAIL BOX
	APPROX. LOC. UNDERGROUND WATER LINE		CATCH BASIN OR INLET
	DEPRESSED CURB		METAL GUIDE RAIL
	HYDRANT		AREA LIGHT
	WATER VALVE		DECONJUGATED TREE & TRUNK SIZE
	WATER METER		CHAIN LINK FENCE
	UNKNOWN VALVE		CONC. PIPE
	GAS VALVE		EDGE OF CONC.
	UNKNOWN MANHOLE		EDGE OF PAVEMENT
	SANITARY/SEWER MANHOLE		EDGE OF GRAVEL
	DRAINAGE/STORM MANHOLE		TYPICAL
	TELEPHONE MANHOLE		SOLID WHITE LINE
	POST		SOLID WHITE LINE
	DETECTABLE WARNING PAD		SOLID YELLOW LINE
			DOUBLE YELLOW LINE
			DRIVWAY WHITE LINE
			LANDSCAPED AREA

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1-800-772-1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBERS: 210210171

UTILITY COMPANY	PHONE NUMBER
ATLANTIC CITY ELECTRIC COMPANY	856-644-2700
BERLIN WATER DEPT	732-409-2732
CONJUGATED TREE & TRUNK	856-781-0022
NEW JERSEY TRANSIT	212-666-7810
SOUTH BORO GAS	856-461-1000
BERLIN TOWNSHIP	856-781-1000
CROWN CASTLE	734-616-0500



NOTES:

- PROPERTY KNOWN AS LOTS 1, 2 & 3 OF BLOCK 1502, AS SHOWN ON THE OFFICIAL TAX ASSESSORS MAP OF THE BOROUGH OF BERLIN, CAMDEN COUNTY, NEW JERSEY.
- AREA = 1.454 112 87, OR 32.224 AC.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARKOUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLY ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASSET PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY SURVEY TITLE COMPANY, LLC FOR STEWART TITLE GUARANTY COMPANY, FILE NO. 100104014, WITH AN EFFECTIVE DATE OF OCTOBER 11, 2011. REVISED 12-20-2011 WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION 7:
 - RIGHT OF WAY AS CONTAINED IN DEED BOOK 348, PAGE 728 - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT; UTILITY POLES, WIRES AND APPURTENANCES SHOWN HEREON.
 - RIGHT OF WAY AS CONTAINED IN DEED BOOK 343, PAGE 439 - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT; UTILITY POLES, WIRES AND APPURTENANCES SHOWN HEREON.
 - RIGHT OF WAY AS CONTAINED IN DEED BOOK 340, PAGE 777 - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT; UTILITY POLES, WIRES AND APPURTENANCES SHOWN HEREON.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN), PER REF. #2.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 NAVD83, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETRS).
 - TEMPORARY BENCH MARK SET: TBM#MAG NAIL SET IN CONC. CURB ALONG NORTHEASTERLY LINE OF WHITE HORSE PIKE ELEVATION = 107.13
 - TBM#MAG NAIL SET IN CONC. WALK ALONG SOUTHWESTERLY LINE OF WHITE HORSE PIKE ELEVATION = 107.13

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SHEET HAVE NOT BEEN DISTURBED AND THESE ELEVATIONS HAVE NOT CHANGED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 18 (N.J.S.A. 45-8-3) AND N.J.A.C. 13-46-1 (6).
- THERE WERE NO PAINTED PARKING SPACES LOCATED ON THE SURVEYED PROPERTY IN THE PROCESS OF CONDUCTING FIELD WORK.
- NO IMPROVED VEHICULAR OR PEDESTRIAN ACCESS TO THE SURVEYED PROPERTY WAS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.

THIS SURVEY HAS BEEN PREPARED USING THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS AS ESTABLISHED BY ALTA AND NSPS SINCE SAID STANDARDS WERE STILL IN EFFECT AT THE TIME OF CONTRACT. IT IS UNDERSTOOD AND ACCEPTED BY ALL PARTIES INVOLVED THAT SAID STANDARDS MAY NO LONGER BE CURRENT UPON COMPLETION OF THIS SURVEY, BUT ARE STILL BEING USED FOR THE PURPOSE OF THIS SURVEY.

REFERENCES:

- THE OFFICIAL TAX ASSESSORS MAP OF THE BOROUGH OF BERLIN, CAMDEN COUNTY, NEW JERSEY, SHEET #15.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM OF FIRM, FLOOD INSURANCE RATE MAP CAMDEN COUNTY, NEW JERSEY, ALL JURISDICTIONS, PANEL #1 OF 360" COMMUNITY PANEL 34025 041 E MAP NUMBER 34025041E, EFFECTIVE DATE, SEPTEMBER 28, 2007.
- MAP ENTITLED "SURVEY OF PROGRESSES, 370 WHITE HORSE PIKE S. BORO. OF BERLIN, CAMDEN CO. NEW JERSEY" PREPARED BY WALTER H. MACNAMARA ASSOC., INC. DATED SEPTEMBER 22, 2016.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11 & 13 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON 02-15-2021.		FIELD DATE 02-15-2021	ALTA/NSPS LAND TITLE SURVEY BLOCK 1502, LOTS 1, 2, & 3 WHITE HORSE PIKE, PINE AVENUE, & JACKSON ROAD BOROUGH OF BERLIN COUNTY OF CAMDEN STATE OF NEW JERSEY
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION		FIELD BOOK NO. 0520-12	CONTROL POINT ASSOCIATES, INC. 1280 W. STATE ST. SUITE 211 LAUREL, NJ 08054 P.O. BOX 100 STATEVILLE, NJ 08082 TEL: 609-261-1100 WWW.CONTROLPOINTASSOCIATES.COM
DONALD P. SWEENEY NEW JERSEY PROFESSIONAL LAND SURVEYOR #24020588600 NEW JERSEY CERTIFICATE OF AUTHORIZATION #24020798860		FIELD CHECKED BY M.D./T.Z. C.K. P.V./J. M.T.B.	
DATE 02-24-2021		APPROVED BY M.T.T.	FILE NO. 05-2003-0015
			SHEET NO. 1 OF 7

Site Zoning

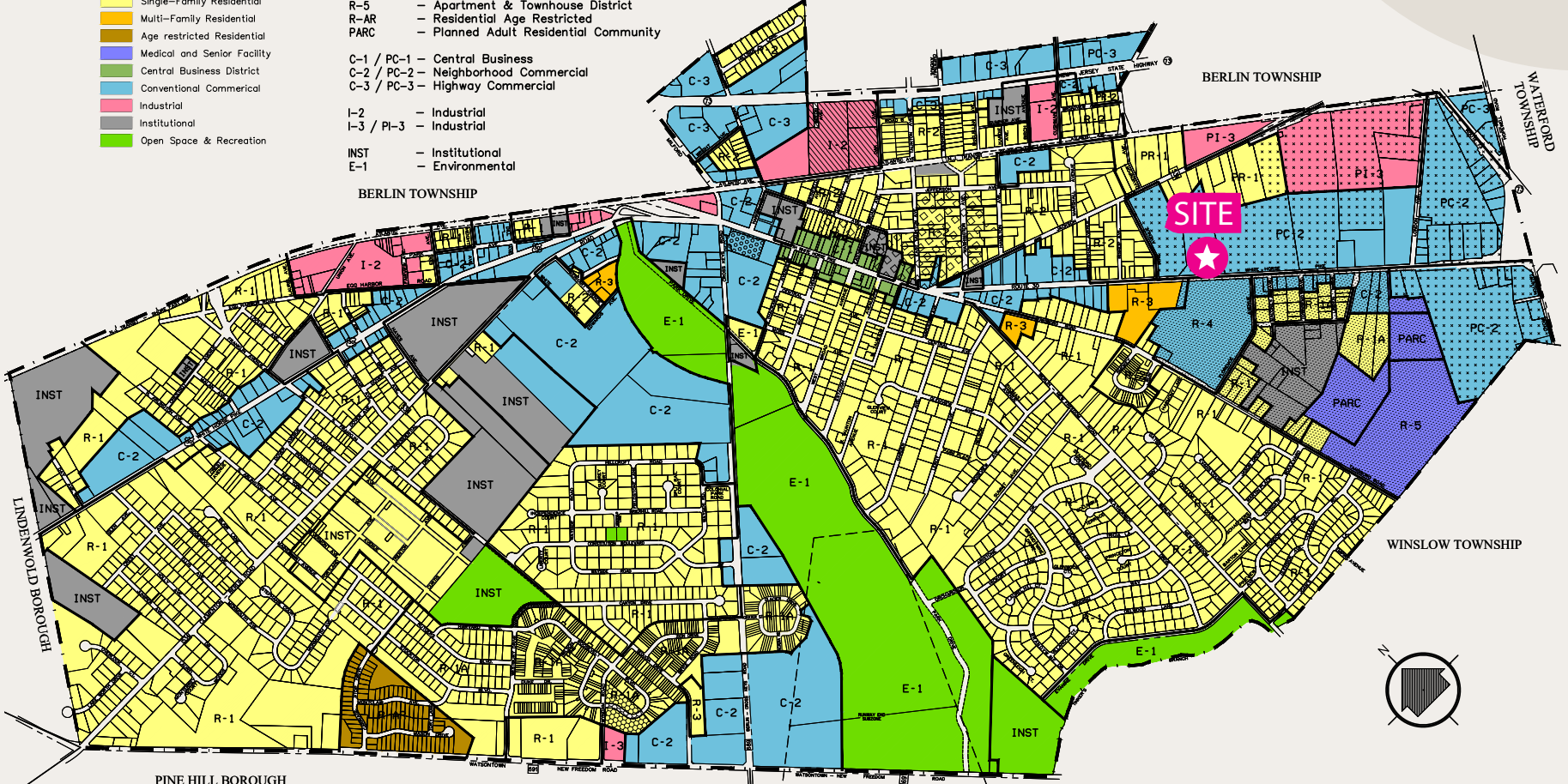
LAND USE PLANNING DISTRICT DESIGNATIONS

- Single-Family Residential
- Multi-Family Residential
- Age restricted Residential
- Medical and Senior Facility
- Central Business District
- Conventional Commercial
- Industrial
- Institutional
- Open Space & Recreation

ZONING LEGEND

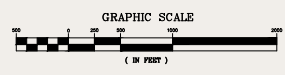
- R-1 / PR-1 - Low Density Residential
- R-1a - Medium Density Residential
- R-2 / PR-2 - High Density Residential
- R-3 - Garden Apartment District
- R-4 - Townhouse District
- R-5 - Apartment & Townhouse District
- R-AR - Residential Age Restricted
- PARC - Planned Adult Residential Community
- C-1 / PC-1 - Central Business
- C-2 / PC-2 - Neighborhood Commercial
- C-3 / PC-3 - Highway Commercial
- I-2 - Industrial
- I-3 / PI-3 - Industrial
- INST - Institutional
- E-1 - Environmental

BERLIN TOWNSHIP



REDEVELOPMENT ZONE OVERLAYS

- Central Business District Redevelopment Area
- The Carriage Stop Redevelopment Area
- The Pinelands Redevelopment Area
- The White Horse East Redevelopment Area
- Historic District Overlay
- The 73 Redevelopment Area



NOTE: The preface "P" designates an area in the Pinelands.

Site Zoning

§ 335-83. C-2 AND PC-2 NEIGHBORHOOD COMMERCIAL DISTRICT [AMENDED 12-18-2002 BY ORD. NO. 2002:18]

A. Purpose. The purpose of the C-2 District is to provide for neighborhood scale office, professional, service and commercial uses in areas abutting major roads including portions of the Borough formerly devoted to residential uses that have become impacted by congestion associated with increasing traffic and attendant highway improvements. In the Pinelands area, development shall comply with the C-2 District regulations, except that, to the extent there may be an inconsistency with the C-2 District regulations, the Pinelands Area regulations (§ 335-77K) shall prevail.

B. Permitted principal uses. The following shall be permitted principal uses in the C-2 District:

- (1) The retail sale of general merchandise in structures containing a floor area of less than 25,000 square feet, such as but not limited to consumable products, pharmaceuticals, reading materials, music, gifts, flowers, stationery and related paper products, office supplies, wearing apparel and shoes, hardware, paint, wallpaper, carpets and other floor coverings, furniture and other household goods, lawn and patio equipment and related supplies, appliances, confections, and auto accessories.
- (2) Service uses including, but not limited to the repair and servicing of appliances, shoe repair, cleaners, laundries, tailors, barbershops and beauty salons.
- (3) Offices and banks.
- (4) Funeral homes.
- (5) Medical service uses including but not limited to doctors, chiropractors, dentists, and medical clinics.
- (6) Veterinarians and animal hospitals without outside kennels.
- (7) Restaurants and sidewalk cafes. Restaurants with drive-up window service and sidewalk cafes shall be subject to the conditional use standards for these uses as specified below. [Amended 12-14-2017 by Ord. No. 2017-15]
- (8) Health clubs and exercise centers including dance studios and related uses

(9) Preexisting residential uses subject to the standards and controls established for the R-1 District. The establishment of new residential uses in the C-2 District shall be prohibited unless authorized by the Borough Planning Board serving in its capacity as a Zoning Board of Adjustment.

(10) Borough uses.

(11) Utility services as defined herein.

(12) Child-care centers, or day-care centers, provided that they meet the requirements of § 335-77D.

(13) Microbreweries and nanobreweries. [Added 12-14-2017 by Ord. No. 2017-15]

(14) Distilleries. [Added 12-14-2017 by Ord. No. 2017-15]

(15) Performing arts center. [Added 12-14-2017 by Ord. No. 2017-15]

C. Permitted accessory uses. The following shall be permitted accessory uses in the C-2 District:

- (1) Off-street parking lots and off-street loading areas subject to the standards of the Schedule of Minimum Off-street Parking and Loading Spaces¹ established by this ordinance.
- (2) Residential antennas and satellite dishes subject to the provisions of § 335-77B.
- (3) All uses which are normal, incidental, accessory and consistent with the principal use. In the case of offices, such accessory uses include examination rooms and laboratories in medical offices, drafting and typing and computer rooms; rooms for copying machines, printers and the storage of supplies; and areas for receptionist, bookkeeping, conferences and related activities.
- (4) Fences and walls subject to the provisions of § 335-77F.

D. Conditional uses. The following shall be permitted as conditional uses:

- (1) Restaurants with drive-up windows subject to the following conditions:

Site Zoning (con't)

(a) Each drive-up window shall have the stacking capacity for minimum of eight vehicles.

(b) The driveway and circulation systems for the drive-up window shall be separate from and not interfere with parking and circulation movements for the balance of the site.

(2) Sidewalk cafes shall be permitted within shopping centers and along sidewalks along the pedestrian walkway with a minimum of 15 feet measured between the built-to-line and the parking lot and/or curblin. The outdoor seating must be ADA compliant. The outdoor seating area shall not extend past eight feet into the sidewalk and shall leave a minimum of three feet of sidewalk between the outdoor seating space and the curblin to prevent inadequate pedestrian space. Sidewalk caareas shall only be permitted between the hours of 7:00 a.m. and 10:00 p.m. Sidewalk cafes may include additional fixtures other than tables and chairs, such as umbrellas. [Added 12-14-2017 by Ord. No. 2017-15].

(3) Shopping centers and neighborhood-oriented retail uses containing 25,000 or more square feet subject to the following conditions: [Amended 9-18-2006 by Ord. No. 2006-15]

(a) A shopping center shall have a minimum tract area of 130,000 square feet.

(b) Outdoor display or sales area shall be located behind the front building line, and screening in the form of walls, fences and landscaping shall be erected to shield the outdoor display or sales area from view of residential uses or public streets.

(c) A shopping center tract shall have a minimum depth of 300 feet and a minimum of 300 feet of frontage on a public street.

(d) Compliance with the signage standards for shopping centers.

(e) No retail use or establishment may contain a floor area greater than 65,000 square feet.

(f) No shopping center in the C-2 District shall contain a regionally oriented retail use such as a department store, home improvement center or related use with a floor area in excess of 65,000 square feet.

E. Density, bulk and yard requirements

Type	Requirement
Minimum lot size	40,000 square feet
Minimum floor area ratio	0.25
Minimum lot width and frontage	175 feet
Minimum lot depth	175 feet
Minimum front yard	50 feet
Minimum side yard	40 feet
Minimum rear yard	50 feet
Maximum building height	35 feet
Maximum stories	2
Maximum lot coverage	70%

NOTE: Additional setbacks shall be provided in accordance with §335-77Q, if applicable.

F. Buffers. The buffer areas shall adhere to the requirements of §335-77C.

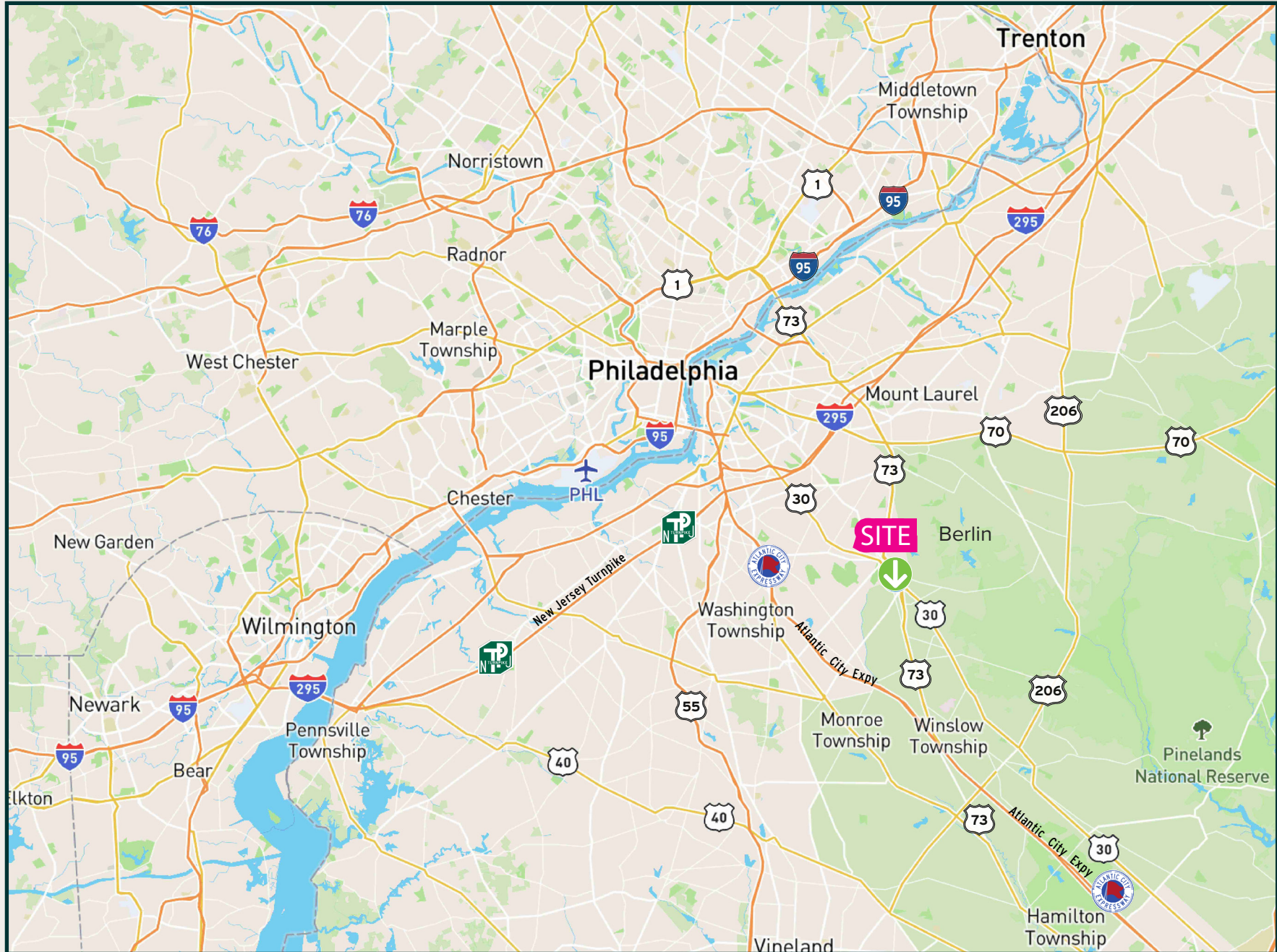
G. Signs. See §335-77R

PINELANDS REDEVELOPMENT AREA OVERLAY

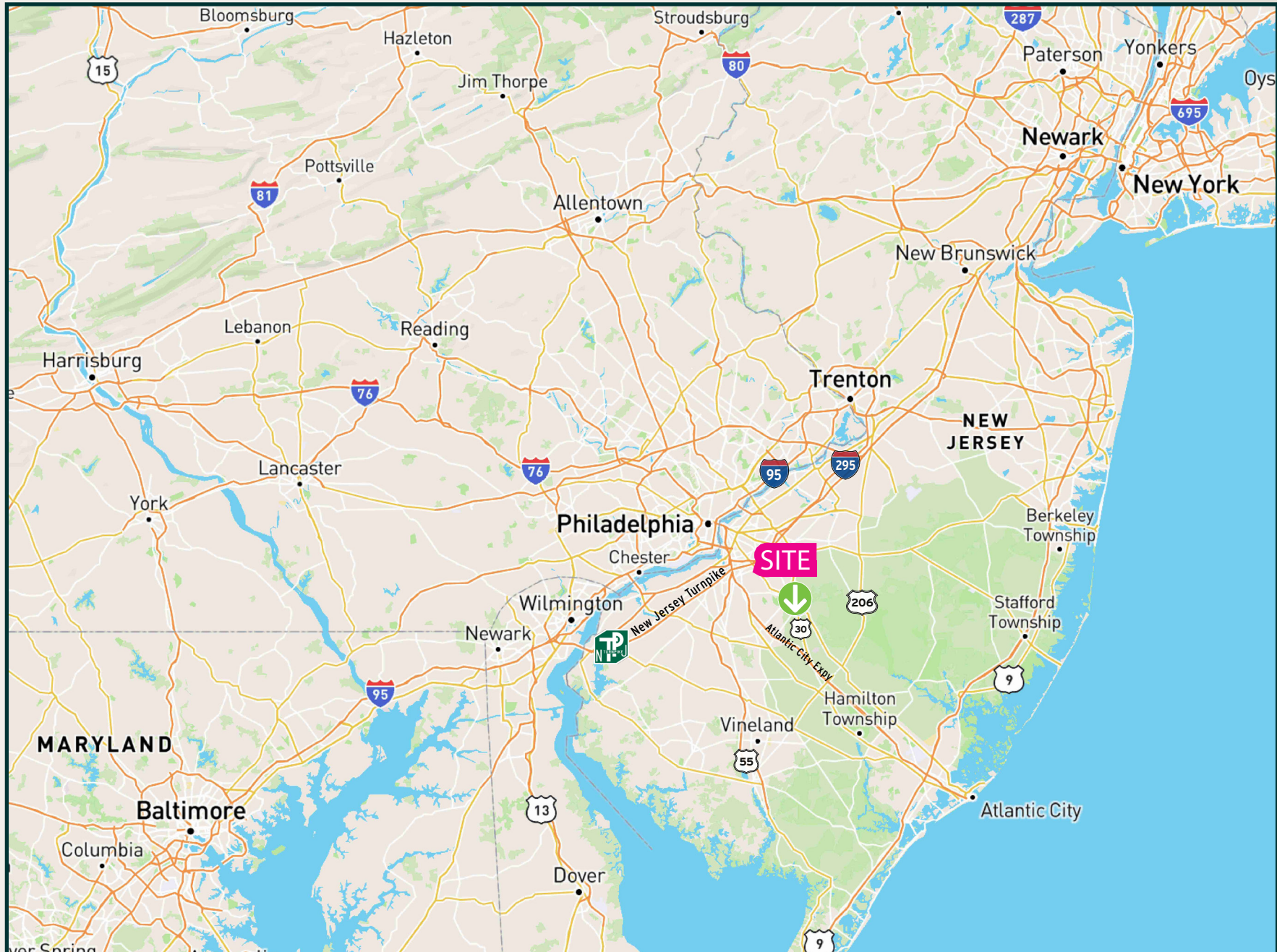
The site is also situated in the “Pinelands Redevelopment Area” overlay on the zoning map. This district refers to a specific zoning designation within the New Jersey Pinelands region, which allows for limited development while still prioritizing environmental protection; essentially, it’s a designated area where development can occur, but with strict regulations to minimize impact on the sensitive Pinelands ecosystem, often utilizing a system of “development credits” to control the density of building within the area.

[Click here for more details](#)





Greater Philadelphia/Southern NJ

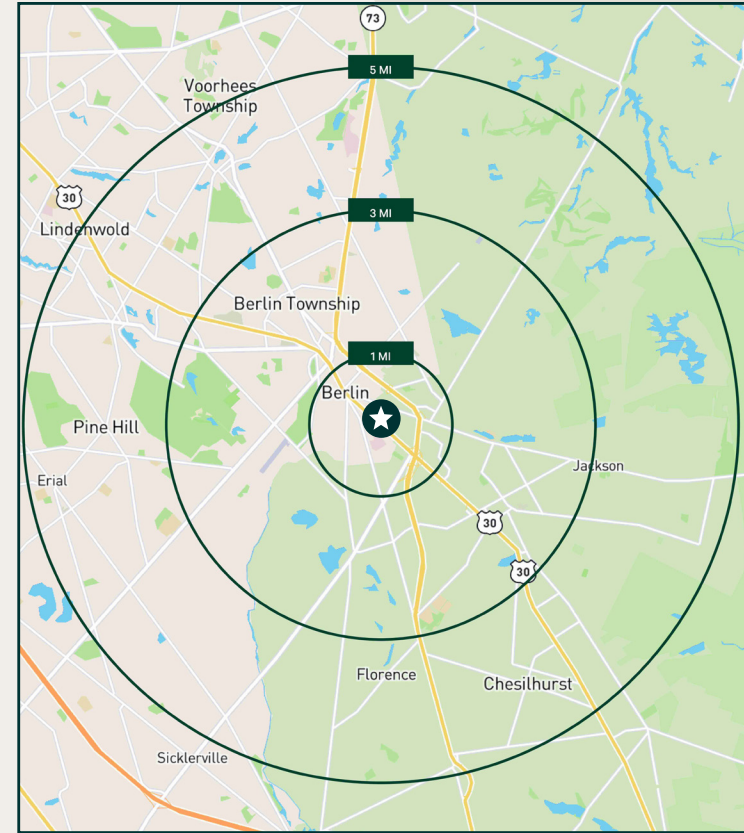


The Mid-Atlantic Region

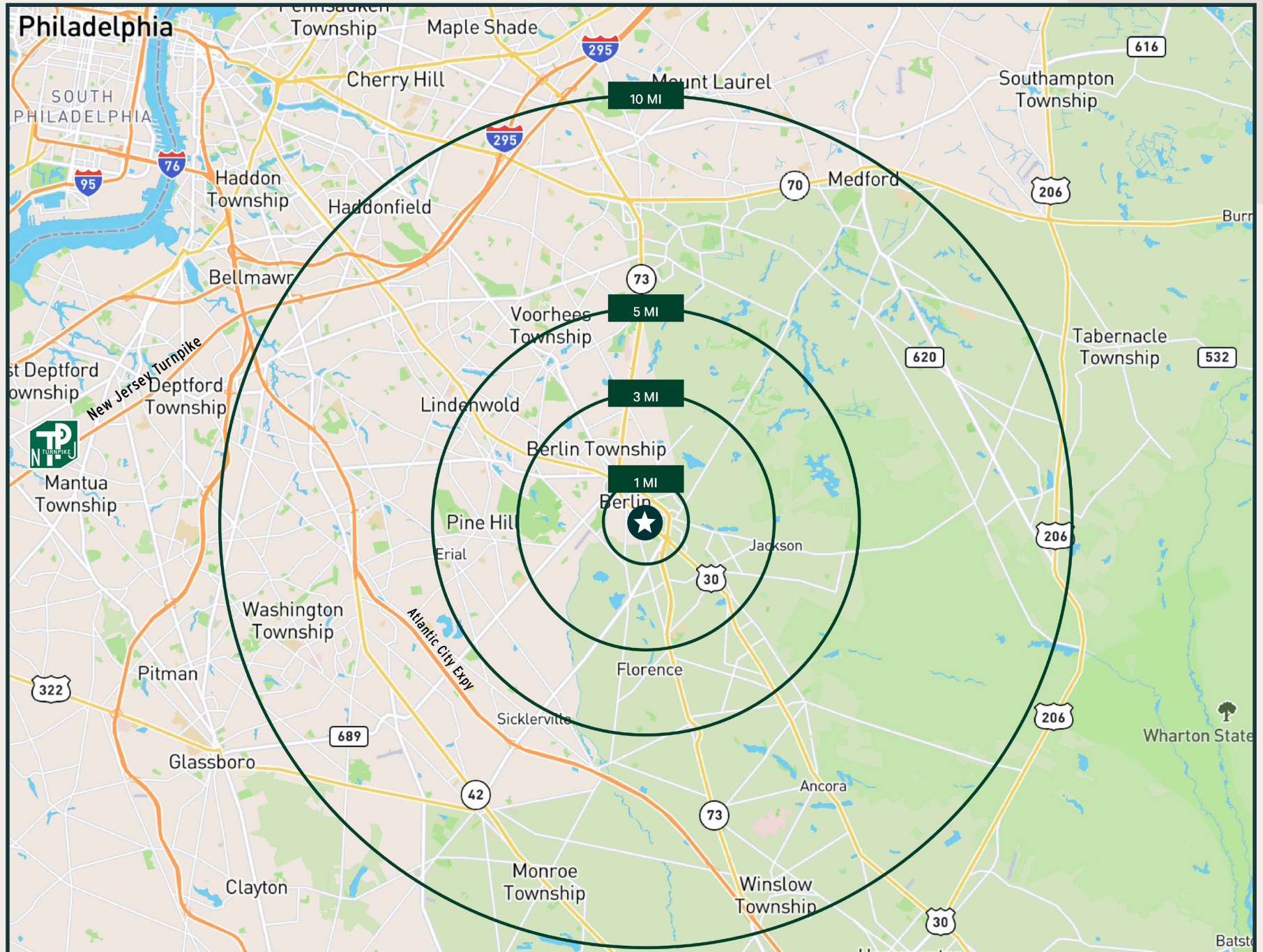


Demographics

	ONE-MILE RADIUS	THREE-MILE RADIUS	FIVE-MILE RADIUS	
 POPULATION	2024 Population - Current Year Estimate	5,561	34,427	103,193
	2029 Population - Five Year Projection	5,996	34,762	103,619
	2020 Population - Census	4,953	33,478	101,080
	2010 Population - Census	5,082	32,427	95,751
	2020-2024 Annual Population Growth Rate	2.76%	0.66%	0.49%
	2024-2029 Annual Population Growth Rate	1.52%	0.19%	0.08%
 HOUSEHOLDS	2024 Households - Current Year Estimate	2,198	12,958	38,928
	2029 Households - Five Year Projection	2,437	13,416	39,995
	2020 Households - Census	1,906	12,434	37,661
	2010 Households - Census	1,843	11,501	34,310
	2020-2024 Annual Household Growth Rate	3.41%	0.98%	0.78%
	2024-2029 Annual Household Growth Rate	2.09%	0.70%	0.54%
 INCOME	2024 Average Household Income	\$104,799	\$133,724	\$125,916
	2029 Average Household Income	\$120,881	\$152,477	\$143,047
	2024 Median Household Income	\$90,280	\$102,875	\$89,074
	2029 Median Household Income	\$106,159	\$115,516	\$101,204
	2024 Per Capita Income	\$41,586	\$50,533	\$47,674
	2029 Per Capita Income	\$49,317	\$59,060	\$55,416
 HOUSING	2024 Housing Units	2,308	13,541	40,831
	2024 Vacant Housing Units	110	583	1,903
	2024 Occupied Housing Units	2,198	12,958	38,928
	2024 Owner Occupied Housing Units	1,674	10,692	28,059
	2024 Renter Occupied Housing Units	524	2,266	10,869



Radius Map



Affiliated Business Disclosure

CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You

are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Confidentiality Agreement

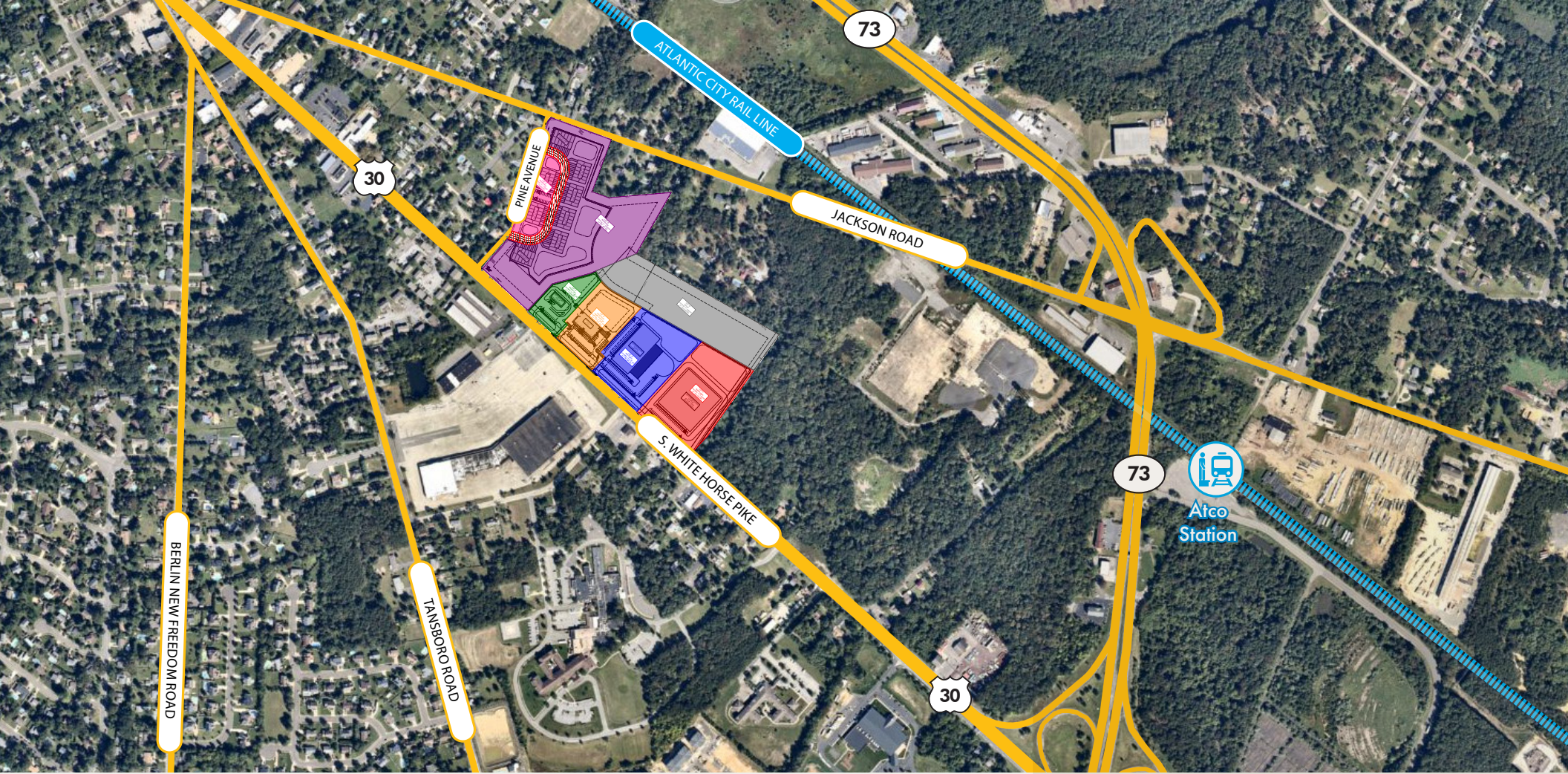
Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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