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

PURPOSE OF SUBDIVISION:
SUBDIVIDE LOT TO CREATE FOUR (4) SINGLE FAMILY RESIDENTIAL LOTS AND ELIMINATE EXISTING NON-RESIDENTIAL 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'S 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]	RESIDENTIAL (USE VARIANCE REQUIRED)

BULK REQUIREMENTS – R-3 (SECTION 500-405): [REQUIEMENTS OF R-3 ZONE TO SITE]

ITEM	REQUIRED	PROP. LOT A (STORMWATER)	PROP. LOT B (RESIDENTIAL)	PROP. LOT C (RESIDENTIAL)	PROP. LOT D (RESIDENTIAL)	PROP. LOT E (RESIDENTIAL)
MIN. LOT SIZE	9,375 S.F.	14,055.67 S.F.	11,469.84 S.F.	38,303.21 S.F.	97,555.28 S.F.	15,792.52 S.F.
MIN. LOT FRONTAGE	75 FT.	110 FT.	84 FT.	275 FT.	276 FT.	276 FT.
MIN. LOT DEPTH	125 FT.	119.15± FT.	137± FT.	225± FT.	127.96 FT.	139± FT.
MAX. BLDG. COVERAGE	20 %	0 %	≤ 20 %	≤ 20 %	≤ 20 %	≤ 20 %
MAX. LOT COVERAGE	40 %	0 %	≤ 40 %	≤ 40 %	≤ 40 %	≤ 40 %
MIN. FRONT YARD BLDG. SETBACK	30 FT.	N/A	≥ 30 FT.	≥ 30 FT.	≥ 30 FT.	≥ 30 FT.
MIN. SIDE YARD BLDG. SETBACK	10 FT.	N/A	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.	≥ 10 FT.
MIN. REAR YARD BLDG. SETBACK	30 FT.	N/A	≥ 30 FT.	≥ 30 FT.	≥ 30 FT.	≥ 30 FT.
MIN. USABLE YARD AREA	25 %	N/A	100 %	33.44 %	5.44 %	97.19 %
MAX. PERMITTED BLDG. HEIGHT	35 FT.	N/A	≤ 35 FT.	≤ 35 FT.	≤ 35 FT.	≤ 35 FT.

(ENC)–DENOTES EXISTING NON-CONFORMING CONDITION
(V) –DENOTES VARIANCE REQUIRED
N/A –DENOTES NOT APPLICABLE
NP –NOT PERMITTED

PARKING EVALUATION

CRITERIA – RESIDENTIAL – 3 BR, SINGLE FAMILY: 2 STALLS/UNIT (N.J.R.S.I.S.)

REQUIRED PARKING
EACH RESIDENTIAL LOT = 2 STALLS/LOT

PARKING PROPOSED
EACH RESIDENTIAL LOT = 2+ STALLS (DRIVEWAY & GARAGE/LOT) – COMPLIES

VARIANCE ANTICIPATED
–USE (RESIDENTIAL NOT PERMITTED
–MINIMAL USEABLE YARD AREA (LOT D)

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.

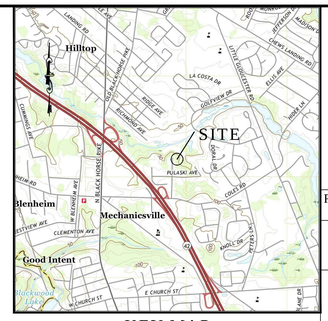
3.) PROPOSED IMPROVEMENTS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE MUNICIPALITY AND OTHER REGULATORY AGENCIES AS MAY BE WARRANTED.

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.

NOTE:

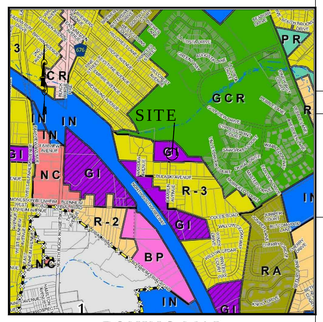
HOME OWNER'S ASSOCIATION, OR SEPARATE ENTITY, WILL BE REQUIRED TO BE RESPONSIBLE FOR MAINTENANCE OF STORMWATER BASINS/SYSTEM.



KEY MAP

U.S.G.S. QUADRANGLE MAP – 7.5 MINUTE SERIES

SCALE: 1"=2000'



ZONING MAP

REVISION

No.:	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.

ALL DOCUMENTS PREPARED BY JEFFERIS ENGINEERING ASSOCIATES, LLC, ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT AND WERE PERFORMED; THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER TO OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY JEFFERIS ENGINEERING ASSOCIATES, LLC FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JEFFERIS ENGINEERING ASSOCIATES, LLC AND SHALL HOLD JEFFERIS ENGINEERING ASSOCIATES, LLC HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

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PA PROFESSIONAL ENGINEER LIC.#PE076754
DE PROFESSIONAL ENGINEER LIC.#11181

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

DRAWING NO.

CP-3.0

CONCEPTUAL SITE PLAN

SCALE: 1" = 30' | 1 OF 1

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