

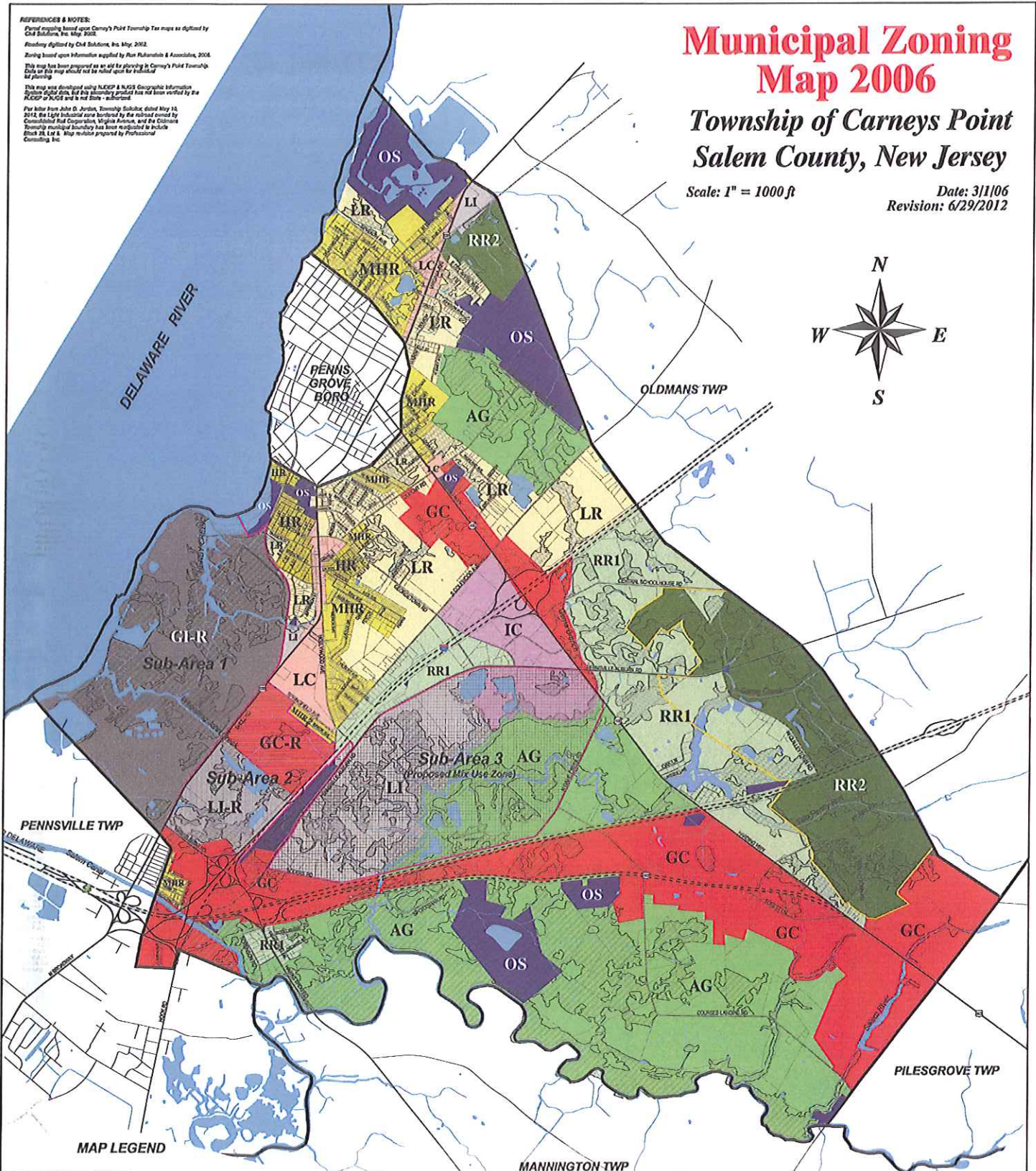
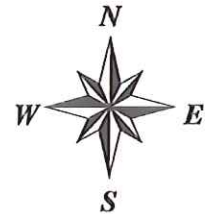
REFERENCES & NOTES:
 Parcel mapping based upon Carneys Point Township Tax maps as digitized by
 CH2 Hillier, Inc. May, 2002.
 Boundary digitized by CH2 Hillier, Inc. May, 2002.
 Zoning based upon information supplied by Ron Rukenstein & Associates, 2006.
 This map has been prepared as an aid for planning in Carneys Point Township.
 Data on this map should not be relied upon for individual
 lot planning.
 This map was developed using NAD83 & NAD83 Geographic Information
 System (GIS) data. All this boundary product has not been verified by the
 NJDEP or NJDEP and is not state - authorized.
 For letter from John Q. Jordan, Township Solicitor, dated May 10,
 2012, the Light Industrial zone bordered by the railroad owned by
 Consolidated Rail Corporation, Virginia Avenue, and the Carneys
 Township municipal boundary has been designated to include
 District 2B, Lot 4. Map revision prepared by Professional
 Consulting, Inc.

Municipal Zoning Map 2006

**Township of Carneys Point
Salem County, New Jersey**

Scale: 1" = 1000 ft

Date: 3/1/06
Revision: 6/29/2012



MAP LEGEND

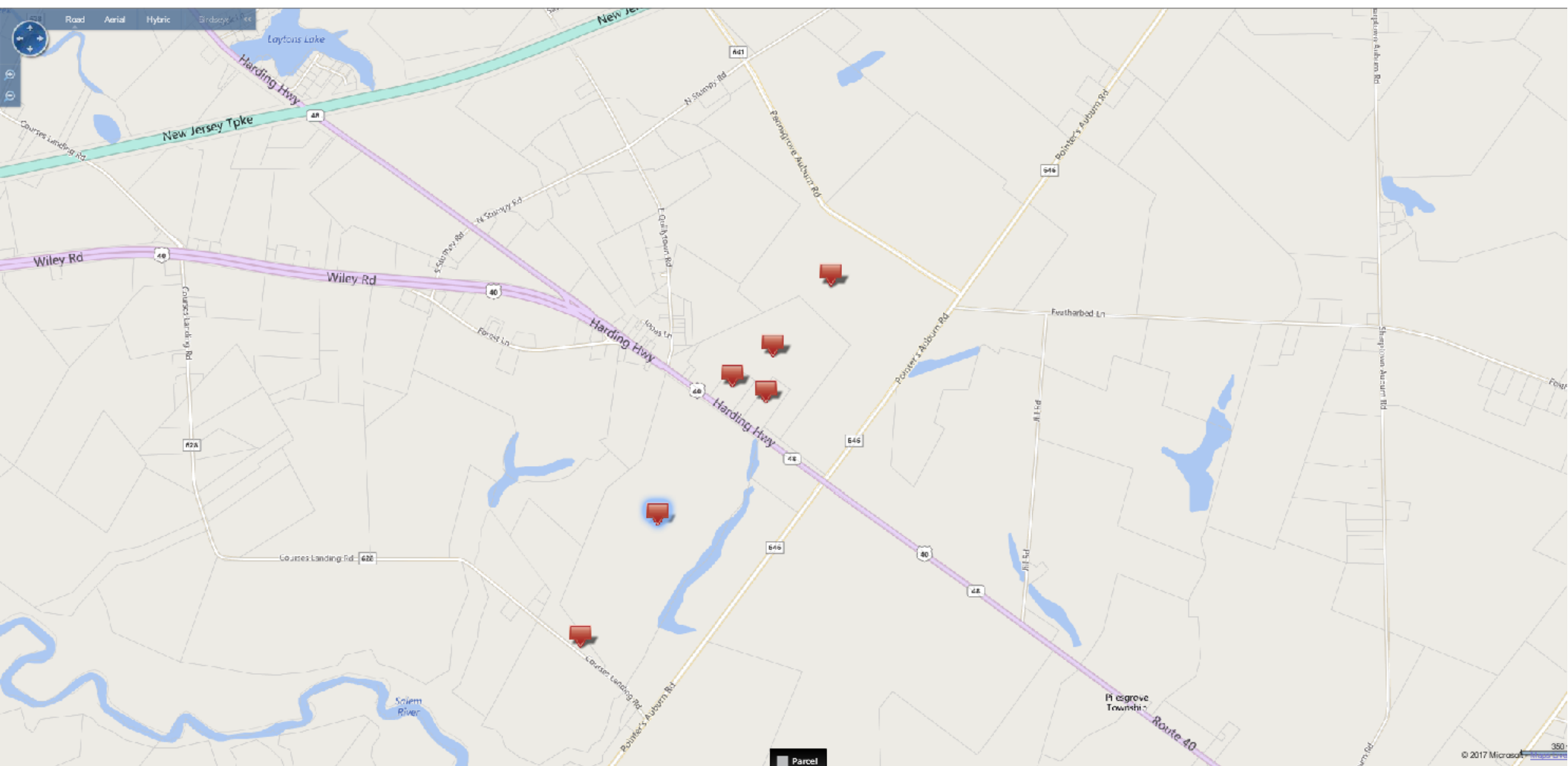
Proposed Zoning Districts

- RR2: Rural Residential 2
- AG: Agriculture
- RR1: Rural Residential 1
- LR: Low Density Residential
- MHR: Medium High Density Residential
- HR: High Density Residential
- LC: Limited Commercial
- IC: Interchange Commercial
- GC: General Commercial
- GC-R: General Commercial (Redevelopment)
- LI: Light Industrial
- LI-R: Light Industrial (Redevelopment)
- GJR: General Industrial (Redevelopment)
- OS: Open Space
- [Pattern] - Mixed Use Redevelopment Zone
- [Pattern] - Conservation Overlay
- [Pattern] - Redevelopment Area
- [Pattern] - Agricultural Development Area

2000 0 2000 4000 6000 Feet

SCALE: 1" = 1000'

RON RUKENSTEIN & ASSOCIATES
 Integrated Grants and Planning
 PO Box 25
 Township, NJ 08050
 (609) 730-8148
 Fax: (609) 730-8138





Wetlands (2012), Category One Waters, Water Bodies Map



SEWER SERVICE AREA



P/A

212 Attachment 1

Township of Carneys Point
 Table of District Regulations
 [Amended 6-25-1980 by Ord. No. 339; 4-22-1998 by Ord. No. 628;
 1-28-2004 by Ord. No. 742; 12-14-2005 by Ord. No. 772; 4-16-2008 by Ord. No. 805]

Zone	Res. Allowed	Area	Minimum Lot Size Width (feet)	Minimum Lot Size Depth (feet)	Minimum Yard Front (feet)	Minimum Yard Side (feet)	Minimum Yard Rear (feet)	Maximum Height (feet)	Maximum Building Coverage (percentage)
RR-2	Y	2 acre	150	200	40	25	50	35/15	20%
RR-1	Y	22,000 sq. ft.	125	150	30/40	15/10	30/10	35/15	20%
Ag	Y	1 acre	150	200	40/40	25/25	50/20	35/35	15%
LR	Y	15,000 sq. ft.	100	125	30/40	15/10	30/10	35/15	25%
MHR	Y	7,000 sq. ft.	60	90	30/30	10/5	25/5	35/15	25%
HR	Y	5,000 sq. ft.	50	70	30/30	10/5	25/5	35/15	30%
LC	N	5,000 sq. ft.	50	70	30/30	10/5	25/5	35/15	30%
GC	N	15,000 sq. ft.	100	125	40/40	30/30	40/40	40/40	30%
GC-R	N	15,000 sq. ft.	100	125	40/40	30/30	40/40	40/40	30%
LI-R	N	5 acres	300	400	60/60	30/30	40/40	50/50	30%
GI-R	N	10 acres	500	500	75/75	30/30	40/40	50/50	40%
IC	N	50,000 sq. ft.	200	200	50	20	35	45	40%

Chapter 212. Zoning

Article VI. Special Standards

§ 212-48.4. Regional, community and neighborhood shopping centers.

[Added 4-16-2008 by Ord. No. 805]

- A. Purpose. The specific purpose and intent of this section is to provide guidance for the development of shopping centers in the zoning districts specified, as defined under Article II, § 212-2.
- B. Permitted uses.
- (1) Municipal buildings and public educational, civic or cultural buildings and uses.
 - (2) Department stores (i.e., K-Mart, WalMart, etc.).
 - (3) Wholesale club (i.e., Costco, B.J.'s, Sam's Clubs, etc.).
 - (4) Warehouse retail (i.e., Home Depot, Office Max, Sports Authority, PETCO, etc.).
 - (5) Supermarkets.
 - (6) Professional, business or medical offices.
 - (7) Personal service and minor repair stores and shops.
 - (8) Banks and similar financial institutions.
 - (9) All-variety, general merchandise and specialty stores, except adult uses.
 - (10) Restaurants and taverns.
 - (11) Electronics stores.
 - (12) Furniture stores.
 - (13) Antique shops.
 - (14) Sporting goods stores.
 - (15) Garden centers and retail plant, shrub and tree nurseries engaged in the retail sale of living plant material and garden supplies.
 - (16) Indoor commercial recreations including but not limited to bowling alleys, ice- and roller-skating rinks, and health clubs.
 - (17) Automobile repair shop subject to the conditions set forth in § 212-48.2.
 - (18) Convenience stores.
 - (19) Hotels/motels subject to the standards set forth in § 212-48.1.
 - (20) Day care.
 - (21) Pharmacy.
 - (22) Schools/educational centers.
 - (23) Car wash facilities, provided that the following conditions are met together with any other applicable requirements of this chapter and other chapters of the Code of Carneys Point Township:
 - (a) For pad sites that are planned as part of a shopping center but located on a separate lot, the following standards shall apply:
 - [1] Minimum lot area: 40,000 square feet.
 - [2] Front yard setback: 50 feet.
 - [3] Rear yard setback: 75 feet.
 - [4] Side yard setback: 75 feet.
 - [5] Minimum lot frontage: 200 feet.
 - (b) All car washing facilities must be in an enclosed, although not fully enclosed, building. Vacuuming facilities may be outside the building but may not be located in any required yard area.
 - (c) Sufficient off-street stacking area to provide space for not less than eight automobiles or that number of vehicles equal to the number capable of being processed during 1/2 hour, whichever is less. Stacking of automobiles shall not be permitted in the public right-of-way.
 - (d) All car wash installations shall be equipped with a water recycling system for 90% of the water usage.
 - (e) To aid in control and drainage of car-washing water, car wash systems employing high-pressure sprays shall:
 - [1] Include building drains sized to accept 200% of maximum water flow and shall discharge into enclosed piping connected to the closed storm sewer.

- [2] Be arranged as to contain all spray within the car wash structure.
 - [3] Have exit aprons equipped with grate drains and pitched for a minimum of 20 feet toward the car wash structure at a gradient of at least 1/4 inch per foot.
 - (f) Adequate provision shall be made to prevent excessive noise from emanating from the facility. The sound produced by any mechanical equipment involved in the operation of a car washing facility shall not exceed 65 dB(A) when measured next to an adjacent residential district or other noncommercial use or 70 dB(A) when measured in or adjacent to any commercial district.
- (24) Self-storage facilities, provided that the following conditions are met together with any other applicable requirements of this chapter and other chapters of the Code of Carneys Point Township:
- (a) For pad sites that are planned as part of a shopping center but located on a separate lot, the following standards shall apply;
 - [1] The minimum front yard shall be 100 feet. The minimum rear and side yards shall be 75 feet; provided, however, that the minimum rear and side yards may be 50 feet when the facility is located adjacent to a nonresidential building in a nonresidential zone.
 - (b) Self-storage facilities shall provide for the dead storage of customer's goods and materials only. No business activity other than the rental of storage space and the sale of packing materials associated with moving and/or storage of goods and materials shall be permitted.
 - (c) Self-storage facilities may include a manager's unit/apartment for an employee of the facility.
 - (d) Facades of all structures facing public streets or visible from public streets and residential uses, within 500 feet, shall be constructed of materials which are of brick, decorative masonry, finished wood or a combination of materials.
 - (e) All storage buildings of more than one story shall provide elevators for goods and materials to be stored.
 - (f) Internal driveway aisles shall be a minimum of 24 feet with parking permitted on both sides of the driveway. A driveway aisle where access is only on one side may be a minimum of 20 feet in width.
 - (g) No mini-warehouse or self-storage unit doors shall be constructed to open to a public street or to a residential zone.
 - (h) No outdoor storage of goods or materials shall be permitted except for a designated storage area for boats, recreational vehicles and other motorized vehicles, provided that such storage area does not exceed 10% of the developed self-storage area, is fenced and is screened from public roadways and residential uses within 500 feet of the boat, recreational and other motorized vehicle storage area. No repair or servicing of motorized vehicles shall be permitted except for minor repairs in order to make a stored vehicle mobile such as repair of flat tires, changing of batteries or repair of required safety devices such as taillights, headlights and turning signals. The use of boats, recreational vehicles, or other vehicles as a residence or for any habitation purposes shall be prohibited while the boat or vehicle is stored at the storage facility premises.
- (25) Movie theaters, provided that the following conditions are met together with any other applicable requirements of this chapter and other chapters of the Code of Carneys Point Township:
- (a) A movie theater shall be permitted one freestanding sign (in addition to the freestanding sign permitted for the shopping center) which shall comply with the following provisions:
 - [1] The sign shall be located a minimum of 200 feet from the shopping center's freestanding sign as permitted under § 212.48.4G.
 - [2] The sign shall have a maximum area of 100 square feet on each side.
 - [3] For theaters with multiple screens, additional sign area may be permitted, not to exceed 25 square feet per screen, with a maximum of 200 square feet of total signage.
 - [4] The sign shall have a maximum height of 25 feet.
- (26) Fast-food/drive-through establishments, provided that the following conditions are met, together with any other applicable requirements of this chapter and other chapters of the Code of Carneys Point Township:
- (a) For pad sites that are planned as part of a shopping center but located on a separate lot, the following standards shall apply:
 - [1] Minimum pad site area: two acres.
 - [2] Minimum pad site width: 160 feet as measured at the minimum building setback line.
 - [3] Minimum front yard setback: 50 feet.
 - [4] Minimum side yard setback: 50 feet.
 - [5] Minimum rear yard setback: 50 feet.
 - [6] Maximum building coverage: 25%.
 - [7] Maximum lot coverage: 75%.
 - [8] Maximum building height: 40 feet.
 - (b) Site design shall provide for adequate, safe, and efficient parking and circulation. The following design criteria shall be considered for all fast-food/drive-through establishments:
 - [1] Adequate vehicle stacking space shall be provided throughout the drive-through aisle. As a minimum, five vehicle spaces shall be provided between the drive-through pickup window and the menu board, and an additional five vehicle spaces shall be provided approaching the menu board.
 - [2] A bypass lane shall be provided adjacent to the drive-through lane to permit vehicles to exit the drive-through aisle at any point prior to the pick-up window.
 - [3] Vehicle stacking areas shall in no way interfere with vehicle or pedestrian circulation patterns. The drive-through aisles shall be clearly marked and shall be compatible with the orientation of traffic flow within the site.
 - [4] Adequate site distance for safety purposes shall be provided both on and off-site with regard to all vehicle operations and maneuvers.
 - [5] Configuration of the drive-through aisle shall be adequate to accommodate vehicle operations through the driveway aisle and parking areas.
 - [6] The location of trash enclosures shall not conflict with loading areas, drive-through aisles, circulations or parking areas.
- (27) Gasoline filling stations, provided that the following conditions are met together with any other applicable requirements of this chapter and other chapters of the Code of Carneys Point Township:

- (a) For pad sites that are planned as part of a shopping center but located on a separate lot, the following standard shall apply:

[1] Minimum pad site area: two acres.

- (b) No gasoline pumps or pump island shall be located within 15 feet of a street property line, and pumps shall be aligned parallel to the adjacent roadway if possible.
- (c) The pad site shall be designed to provide a minimum five-foot-wide curbed and landscaped area between the street or property line and the fuel pump island or building for gasoline service stations. The design shall be such so that only those vehicles which are waiting for fuel service can be parked between the curbed area and the pump island, building or parking area for no more than 10 minutes. The curbed and landscaped area shall also be provided between all curb cuts. On a corner lot, the curbed and landscaped areas shall be provided on both street frontages. All areas not paved or on which a building or curbing is located shall be landscaped.
- (d) All underground tanks shall meet federal or state standards, and, on sites which are located on designed aquifer recharge areas, tanks shall be equipped with secondary containment features.
- (e) Gasoline tank fill lines shall be located so that supply tankers shall not have to maneuver in the public right-of-way in order to make deliveries.
- (f) Retail sales of convenience consumer goods shall be permitted, provided that said sales are not conducted in a building which is located between parallel pump islands, and further provided that adequate off-street parking which does not interfere with on-site stacking of vehicles is available for the convenience store facilities and employees.
- (g) No portion of a gasoline filling station shall be utilized for major engine and body repairs, and shall be limited to maintenance and repair work.
- (h) There shall be no more than two access driveways along any one street, unless said frontage exceeds 175 feet. In such case, a maximum of three driveways shall be permitted. The minimum distance between driveway curb cuts shall be 25 feet, and no curb cut shall be closer than five feet to an adjacent property line.
- (i) On a corner lot, curb cuts shall be located a minimum of 10 feet from the intersection of street lines.
- (j) Pump island canopies shall not be required to comply with general setback requirements of the zone, but shall be set back a minimum of five feet from property lines and shall not exceed 20 feet in height.
- (k) No part of any building, excluding pumps, canopies or kiosks, shall be nearer than 25 feet to any street line, 20 feet from any adjacent residentially developed or zoned property or 10 feet from any nonresidential property line.
- (l) No object or landscaping material exceeding two feet in height shall be placed on a corner lot within the sight triangle determined in accordance with § 185-21, except for the placement of freestanding signs, the minimum clear height of which shall be 10 feet.
- (m) Gasoline filling stations may display the following signs:
- [1] One freestanding sign (in addition to the freestanding sign permitted for the shopping center) advertising the name of the station and/or the principal brand of products sold on the premises, including any company insignia or emblem, provided that such sign shall not exceed 40 square feet in area on each side, shall be located not less than 10 feet inside all property lines and shall not exceed 20 feet in height.
- [2] One freestanding price sign that indicates the price of gasoline to motorists, provided that said sign does not exceed 22 square feet in area on each side and shall be located not less than 10 feet inside all property lines.
- [3] Lettering, insignias or emblems located on panels on the sides of pump island canopies, provided that the sign area shall not exceed 20% of total face area of the canopy. Canopy column signs shall also be permitted. However, the square footage of said signs shall be deducted from the permissible sign area on canopy signs.
- [4] One wall sign attached to the face of the building, provided that said sign area shall not exceed 10% of the wall area.
- [5] Customary lettering or insignia which is a structural part of a gasoline pump or which is required by law.
- [6] One temporary promotional sign specifically advertising special sales or servicing prices, provided that said sign does not exceed 10 square feet in area.
- [7] The use of pennants, flags, banners or similar decorations, such as whirling displays, are expressly prohibited. However, said displays shall be allowed for a period of one week to mark a grand opening.
- (28) Any use not specifically listed above but which is substantially similar in purpose, function, character and effect to any one of the issues listed shall be permitted in a shopping center upon approval by the approving authority.

C. Accessory uses.

- (1) For wholesale clubs and warehouse retail uses, the permitted accessory uses shall be as follows:

- (a) Outdoor storage, subject to standards set forth in § 212-48.4Q.
- (b) Motor service and repair, excluding major engine and body repairs.
- (c) Garden centers, provided said centers are enclosed.

D. Outdoor eating areas may be established as a permitted accessory use to permitted restaurants and retail food establishments at the discretion of the Land Development Board and review of safety hazards, and in accordance with the following:

- (1) All outdoor dining areas shall allow a minimum of six feet clear passage between the seats and/or tables and the curb or edge of sidewalk.
- (2) Off-street parking spaces shall be set back 10 feet from the curb of an outdoor seating area.
- (3) There shall be no tables, chairs, or other obstructions placed in front of any driveway, parking lot entrance, alley, or other vehicular or pedestrian thoroughfare or passageway, or placed in a location that impedes emergency egress from the building.
- (4) Tables and chairs shall only be placed adjacent to the building in which the dining business is housed and must be on the same pad, lot or parcel of land upon which such business is located.
- (5) The food served at outside dining tables must be the same food served by the particular dining business for consumption indoors.
- (6) There shall be no outdoor preparation of food.
- (7) All Board of Health regulations and requirements must be satisfied prior to the commencement of any outdoor dining.
- (8) All tables and chairs must be placed and maintained in a safe and orderly manner so as to not present a hazard to pedestrian and vehicular traffic.
- (9) Bollards, planters, and/or masonry half walls that total three feet in height maximum shall be used to form the edge of the outdoor eating area to provide a sense of separation between the outdoor eating area and pedestrian and vehicular traffic.

- (10) Tables, chairs, and all accessories must be stored inside the premises when the dining area is not open for use, unless the tables, chairs, and accessories are either secured to the ground or constructed with weighted material so that they do not become a rolling projectile.
 - (11) Unless previously shown on an approved site plan, no outdoor dining area shall be permitted until a proposed plan is submitted to and approved by the Zoning Officer as being in compliance with this section and not negatively impacting any aspect of the approved site plan for the site.
 - (12) Nothing herein shall operate to permit outdoor dining when such use of the property is prohibited by the owner of the property or other rule or regulation. Nothing herein shall operate to vary, alter, or amend any rule or regulation relating to the sale or consumption of alcoholic beverages.
- E. General regulations for shopping centers are as follows:
- (1) Maximum lot coverage: 75%.
 - (2) Building setbacks:
 - (a) From the street: 50 feet.
 - (b) From residential zones: 50 feet.
 - (c) From property lines: 50 feet.
 - (3) Parking setbacks:
 - (a) From building for pad sites and neighborhood shopping centers: eight feet.
 - (b) From building front, side and rear for all other shopping centers: 10 feet.
 - (c) From street: 25 feet.
 - (d) From residential zone: 50 feet.
 - (e) From property line: 15 feet.
 - (4) Height:
 - (a) Forty feet maximum for all buildings, exclusive of roof tanks and supports, chimneys or head houses or similar enclosures for elevators or air-conditioning machinery or other similar apparatus, so long as they are screened from customer view.
- F. Minimum off-street parking and loading.
- (1) See § 212-50B, Off-Street Parking Schedule of Minimum Requirements (Schedule A).
 - (2) Notwithstanding the foregoing, the Land Development Board may consider the benefits of shared parking for different uses when approving the comprehensive development plan, in order to reduce unneeded impervious coverage.
 - (3) Off-street loading. In addition to standards set forth in § 212-51, off-street loading and unloading shall be limited to the side and rear of the building and not in a yard adjoining a street or residential zone unless screened from view. For neighborhood shopping centers, off-street loading and unloading shall be set back at least 20 feet from adjacent residential uses or residential zone.
- G. Signs. All general freestanding, facade, and entrance signs shall be coordinated into an integrated theme. The design of franchise signage and logos for individual tenants shall integrate their signage into the architectural theme of their respective buildings and spaces. Permitted signs and sign areas in connection with shopping centers shall be as follows:
- (1) Freestanding signs. One freestanding, lighted sign may be permitted for one shopping center per street frontage not to exceed a height of 30 feet, and shall be set back from the future street right-of-way a minimum of 10 feet. One additional freestanding sign may be permitted at a project entrance for each 500 linear feet of road frontage.
 - (a) For regional shopping centers: Freestanding sign(s) shall not exceed a sign area of 250 square feet each.
 - (b) For community shopping centers: Freestanding sign(s) shall not exceed a sign area of 175 square feet.
 - (c) For neighborhood shopping centers: Freestanding sign(s) shall not exceed a sign area of 100 square feet.
 - (d) Freestanding signs shall be skirted to enclose the supporting pole or pylon of the sign. The skirting shall extend the full dimensions of the sign at its lower edge from ground to sign. The skirting shall not be included in the sign area calculation unless it displays a message. The area used to display the street address shall be exempted from the sign area calculation.
 - (e) The base of the freestanding sign shall be liberally landscaped with a combination of shrubs, ground cover, flowers, or other plant material.
 - (f) For shopping centers with frontage on a highway or interstate, one additional sign of 400 square feet and 50 feet in height shall be permitted.
 - (2) One freestanding ground (monument) sign shall be permitted per street frontage on an arterial or collector road with an entrance drive to the site in lieu of a freestanding pylon-type sign.
 - (a) Regional shopping center: A ground sign shall be permitted, such that the maximum sign area not exceed 150 square feet, the sign be set back at least 15 feet from the front, side and rear property lines and the sign not exceed a height of 15 feet above grade.
 - (b) Community shopping center: A ground sign shall be permitted such that the maximum sign area not exceed 100 square feet, the sign be set back at least 10 feet from the front, side and rear property lines, and the sign not exceed a height of 12 feet above grade.
 - (c) Neighborhood shopping center: A ground sign shall be permitted such that the maximum sign area not exceed 50 square feet, the sign be set back at least five feet from the front, side and rear property lines, and the sign not exceed a height of 10 feet above grade.
 - (3) Freestanding uses shall be permitted one freestanding sign which shall not exceed 10 feet in height and shall be set back from the future street right-of-way a minimum of 10 feet and shall not exceed 40 square feet in area for each of two sides. Such signage may be illuminated.
 - (4) Building-attached signs. Each tenant in a shopping center may have building-attached signage on each road or parking lot frontage not to exceed a total of three square feet for each linear foot of store frontage or up to 5% of the area of the facade, whichever is less, exclusive of the aggregate freestanding sign area permitted. Such signage shall be exclusively located along the store frontage(s), being that portion of the store serving as the primary entryway(s) for customers, and generally facing the majority of the customer parking spaces and driveway(s). Such signage may be illuminated.
 - (5) Animated or moving signs. No animated, flashing or moving signs shall be permitted, except for the required movement of time and temperature displays.
 - (6) Where the businesses are connected by a common walkway covered by a roof, each business may have one sign suspended from the ceiling perpendicular to the front wall of the building. Suspended signs shall be the same height, dimension and alignment as all other suspended signs above the covered walkway. Said signs shall be 7.5 feet at their lowest point to the finished grade below them, shall have a vertical dimension no greater than 1.5 feet and shall not exceed eight square feet in area, and the center of the sign

shall be above the center of the walkway. Such signage may be illuminated.

- (7) Traffic signs. Each shopping center may have traffic direction signs at each entrance and exit, in the parking lot and at other locations in the circulation system for the purposes of traffic safety (stop, yield, no parking, one-way, handicapped, etc.). These signs shall be shown on the approved site plan and shall conform to New Jersey Department of Transportation specifications if applicable. Entrance and exit signs at driveways onto public streets may have one entrance and one exit sign where, in the judgment of the approving authority, said signage is appropriate given the nature of the public street and the design of the driveway(s). Said signs shall not exceed six square feet in area, shall have a maximum of 2.5 feet in height and shall be set no closer to the road than the future street right-of-way.
- (8) Sale signage. Upon approval and issuance of a temporary outdoor sign permit by the Zoning Officer, stores in a shopping center may, singly or collectively, display temporary special sale-day signs outdoors for no longer than one-week preceding the first sale day and continuing during the period of the sale but, in any event, no more than two weeks total for each sale. Each business shall be limited to a maximum of four occurrences per calendar year and each occurrence shall be limited to the installation of special sale-day signage for a maximum of two weeks. Special sale-day signs shall be limited to two one-sided signs (or one sign with two sides) with a maximum total area of 32 square feet for each side, and said signage shall be allowed in addition to other permitted signs, provided that the applicant shall provide a sketch, to scale, of the special sale-day sign and its location no farther than 10 feet from the store entrance, but in any event not in a sight triangle or other location interfering with proper driver sight distance, and shall pay a fee as required in this chapter. Special sale-day signage shall not include banners, flags, balloons, streamers, spotlights or other types of advertising or devices to attract attention.
- (9) Grand opening signs. In addition to other signage permitted above, the opening of a new business shall be entitled to special grand opening flags and signs by the issuance of a temporary outdoor sign permit by the Zoning Officer. No grand opening sign shall remain displayed for more than 14 days, beginning on the initial grand opening day. These temporary signs shall be attached to the ground, shall have no portion of the sign more than six feet above grade, shall be no more than 40 square feet in area, shall be in a landscaped area, shall be outside of any sight triangle, shall be no closer than 20 feet to the street right-of-way and, if lighted, shall have exterior lights shielded so that the light source cannot be seen by either drivers on adjacent roads or driveways or by residential neighbors. No more than three flags are permitted as part of the special grand opening signage, with at least one flag being the United States Flag. Said flags shall be mounted on poles as follows: a pole 25 feet high with flags not exceeding dimensions of four feet by six feet; or a pole 20 feet high with flags not exceeding dimensions of three feet by five feet.
- (10) Sign content. The content or advertising which may be displayed on signs shall be limited to the identification and location of the premises, and identification of its owners or occupants, unless specified otherwise herein.
- (11) Unit numbers shall be displayed on the entrances and exits of each unit.
- (12) Any sign, sign frame, sign affixed to a building, roof-mounted sign, flag pole, light pole, heating or air-conditioning units shall be constructed and installed in accordance with the present building code adopted by the State of New Jersey.

H. Awnings and canopies.

- (1) Fixed or retractable awnings are permitted at ground floor level, and on upper levels where appropriate, provided they complement a building's architectural style, and are compatible with its materials, colors and details. Awning shapes shall reflect the shape of the top of the opening to which they relate.
- (2) Awnings and canopies shall not extend less than eight feet from above the sidewalk.
- (3) On buildings with multiple storefronts, compatible awnings should be used as a means of unifying the structure.

I. Design standards. The following design standards shall be followed:

- (1) A comprehensive site plan for the entire tract must be approved as part of the preliminary site plan approval.
- (2) If a shopping center is built in phases, each phase shall include an appropriate share of the proposed streets and circulation system, lighting, landscaping and outdoor spaces, screening and other site amenities of the entire project and that they are functional. The extent of these improvements shall be determined for each phase of a specific project at the time of development approval and may not be based solely upon a proportional or equal share of the entire site. Requirements for a phased project may include off-site improvements.
- (3) Exterior materials shall be selected for suitability to the type of buildings and the design for which they are to be used and shall be compatible between buildings.
- (4) Buildings on corner lots shall be considered more significant structures, since they have at least two front facades visibly exposed to the street. If deemed appropriate by the Board, such buildings may be designed with additional height and architectural embellishments relating to their location.
- (5) Ground level utility cabinets shall be landscaped or fenced to screen from view subject to the utility company's requirements.
- (6) Shopping centers shall provide a pedestrian walk along the front building facades of anchor stores and all buildings connected to the anchor stores, having an average width of 12 feet. Changes in the surface material used, pattern, and/or color are encouraged, but not required, in order to define each storefront or to identify pedestrian crosswalks. Street furniture, such as benches, planters and trash receptacles, shall be provided in appropriate locations along the walk.
- (7) Outdoor courtyards, plazas, squares or greens are encouraged, but not required for shopping centers in an effort to serve as public gathering points and a visual focus. Distinguishable features may be part of the outdoor area, such as fountains, statues, public art or sculpture, ponds and other forms of artwork or landscaping features with seating arrangements, to promote a comfortable environment for social gatherings.
- (8) Shopping cart holding areas shall be interspersed throughout parking areas which serve single retail uses with a gross floor area over 50,000 square feet. Such shopping cart holding areas shall be located adjacent to barrier-free parking spaces where possible.
- (9) All buildings shall be arranged so as to be accessible to emergency vehicles.

J. Landscaping. Landscaping shall be designed as an overall pattern throughout the site, integrating the various elements of site design, preserving and enhancing the particular identity of the site, and creating a pleasing site character. Landscaping may include plant materials such as trees, shrubs, ground cover, perennials and annuals, and other materials such as rocks, water, sculpture, art, walls, fences, and building and paving materials.

- (1) All areas not utilized for building, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or similar plantings and maintained in good condition.
- (2) The periphery of all buildings and the yard areas not covered by parking shall be suitably landscaped. Such landscaping shall employ low maintenance, hardy shrubs, hedges, ground covers and trees as well as gravel, mulches, decorative concrete and brick. At a minimum, the equivalent of at least two shrubs and one shade or ornamental tree of two inches and 2 1/2 inches caliper or greater shall be provided for each 1,000 square feet of nonresidential gross leasable floor area proposed in the shopping center. Existing healthy specimen trees may be included in satisfying these requirements. These plantings shall be inclusive of any other landscaping requirements including landscaping of off-street parking areas and buffer areas.
- (3) The overall landscaping plan should screen off-street parking, service and utility areas. The plan should provide for a variety of different species to protect against disease attacking all the trees. A variety should be selected with consideration for various seasons and of different colors, textures, shapes, blossoms and foliage.
- (4) The plan should be particularly sensitive to local soil conditions, lack of or overabundance of water, topography and climatological factors.
- (5) A landscaped buffer of not less than 25 feet in width shall be provided as part of the entire landscaping requirement adjacent to any street line or any common property line adjacent to a residential district, when otherwise required by this chapter.

- (a) Buffers may be comprised of earth berms, fences, and landscaping, which shall be of a sufficient quantity and size to screen parked automobiles from view of those traveling on public streets or sidewalks and to prevent the shining of automobile headlights into the yards of adjacent property or in such a manner as to create a hazard for those traveling on a public street or sidewalk.
- (b) In general this buffer shall provide a visual screen between parking areas in the immediate vicinity of a street and those traveling along the street or sidewalk with materials no less than four feet above the finished grade of the parking areas.
- (c) Shade trees shall be provided in the buffer at the rate of one tree per 1,250 square feet of buffer area.
- (d) Buffering design is to ensure a year-round high and low visual screen and consist of evergreen and deciduous trees and shrubs.
- (e) More than one species of evergreen and deciduous trees is to be provided to reduce the effects of potential tree disease.
- (f) Landscaping in parking lots. All parking lots over 5,000 square feet for shopping centers shall conform to the following design standards:
 - (a) All parking lot landscaping shall be of such quality as to improve and enhance the site and its surrounding areas. Appropriate places for landscaping include the raised walkways or sidewalk areas, at the end of bays, and in specific planting islands established throughout the lots.
 - (b) The primary landscaping materials used in parking lots shall be trees which provide shade or are capable of providing shade at maturity. Shrubbery, hedges and other planting material may be used to complement the tree landscaping but shall not be the sole contribution to the landscaping. Effective use of earth berms and existing topography is also encouraged as a component of the landscape plan.
 - (c) The landscaping and planting areas shall be reasonably dispersed throughout the parking lots. Trees should be a mixture of flowering, decorative, evergreen and deciduous. Trees in parking areas should be clumped at critical corners or areas to break up the mass of cars apparent to the eye. They should also be located with care so as not to obstruct the vision of the driver.
 - (d) The interior dimensions of any planting area or planting median shall be sufficient to protect the landscaping materials planted therein and to insure proper growth.
 - (e) In those instances where plant material exists on a parking lot site prior to its development, such landscape material may be used if approved as meeting the requirements of this section.
 - (f) Not less than 10% of any parking lot over 5,000 square feet shall be landscaped with shrubs no higher than four feet when fully grown and/or with trees with lower branches removed so as not to cause traffic hazards.
 - (g) The landscaping should be located in protected areas, such as along walkways, in center islands, at the end of bays, or in diamonds between parking stalls. It is encouraged to design center islands in combination with pedestrian walkways so that they provide a common pathway from the off-street parking spaces towards the main entrances of the building(s).
 - (h) Planting beds shall have a minimum width of five feet.
- K. Lighting. All site lighting shall be designed, oriented and selected to prevent glare upon surrounding properties or roadways, and in accordance with the following:
 - (1) All lighting standards, except pedestrian lighting, shall not exceed a maximum height of 40 feet or the height of the building facade, whichever is less.
 - (2) Pedestrian lighting shall be low or mushroom-type standards located along pedestrian walkways. The maximum height of the pedestrian lighting shall not exceed 10 feet.
 - (3) Lighting intensity.
 - (a) Parking lots shall maintain an average of 2.0 footcandles throughout, with a minimum 1.0 footcandle. The maximum intensity at the parking lot edge shall not exceed 0.6 footcandle. If the parking lot is adjacent to a residential use or zone, then the maximum footcandle at the parking lot edge shall not exceed 0.25 footcandle.
 - (b) Pedestrian walkways shall maintain a minimum of 3.0 to 5.0 footcandles.
 - (c) Exterior downlighting affixed to buildings shall be part of the architectural concept and the light source shall be shielded from public view.
- L. Curbs and sidewalks shall be provided in accordance with § 185-24 as amended.
- M. Environmental impact statement. At the time of the submission of a site plan, an environmental impact statement shall be submitted in accordance with § 212-65.
- N. Traffic impact study. At the time of the submission of a site plan, the applicant shall submit a traffic impact study and shall contain the existing and anticipated future peak hour flows and address the adequacy of roads/intersections affected by the proposed development.
- O. Maintenance. Appropriate provision shall be made for private maintenance of interior roads and streets, including all snow and ice removal, and all buildings and land areas not dedicated to the Township. Such services shall be performed at the owner's expense.
- P. Solid waste storage and recycling.
 - (1) All solid waste shall be placed in metal containers. If said containers are not fully enclosed or stored inside a building, then they shall be enclosed on three sides by a solid uniform fence or wall in accordance with § 212-54.
 - (2) The trash enclosure shall not be located within any front yard area or so as to interfere with traffic circulation or the parking of vehicles.
 - (3) All trash enclosures are to be provided with adequate landscape buffering and separated from any adjacent access drive or parking area by a depressed curb.
 - (4) The refuse storage area shall be suitably located and arranged for access and ease of collection and shall not be part of, restrict or occupy any parking aisle and shall not be located further than 300 feet from the entrance to any unit which it is intended to serve.
- Q. Outside storage. Outdoor storage of raw materials or products incidental to a permitted principal use in shopping centers is permitted in a side or rear yard only, provided said outdoor storage area is reasonably screened from view from all streets and adjacent properties by fences, walls, plantings or a combination of all three and further provided that the area devoted to such outdoor storage is set back at least 25 feet from any property line which is also a residential district boundary line and 10 feet from any property line abutting a nonresidential use or nonresidentially zoned property.
- R. Sustainable development/"GREEN" design/LEED incentive program.
 - (1) In order to encourage sustainable development and "GREEN" design, the following incentives are offered:
 - (a) Incentives to be determined.
 - (2) The Land Use Board will consider the incentives listed above for all proposed new shopping centers that commit, as a condition of site plan approval, to obtaining a base-level certification under LEED (Leadership in Energy and Environmental Design).

1050 Penns Grove Auburn Rd #R, Penns Grove, NJ 08069, Salem County



N/A	N/A	7,068,481	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	N/A	01/18/1993
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Evk Realty Assoc	Tax Billing Zip:	08069
Tax Billing Address:	1101 Route 40	Tax Billing Zip+4:	3639
Tax Billing City & State:	Carneys Point, NJ	Owner Occupied:	No

Location Information

Township:	Carneys Point Twp	Lot #:	19
School District :	8	Flood Zone Code:	A
Census Tract:	206.00	Flood Zone Date:	06/16/2016
Carrier Route:	R001	Flood Zone Panel:	34033C0059C
Block #:	239		

Tax Information

Tax ID:	02-00239-0000-00019-0000-QFARM	Lot Number:	19
Tax Area:	02	Block ID:	239
Tax Appraisal Area:	02		

Assessment & Tax

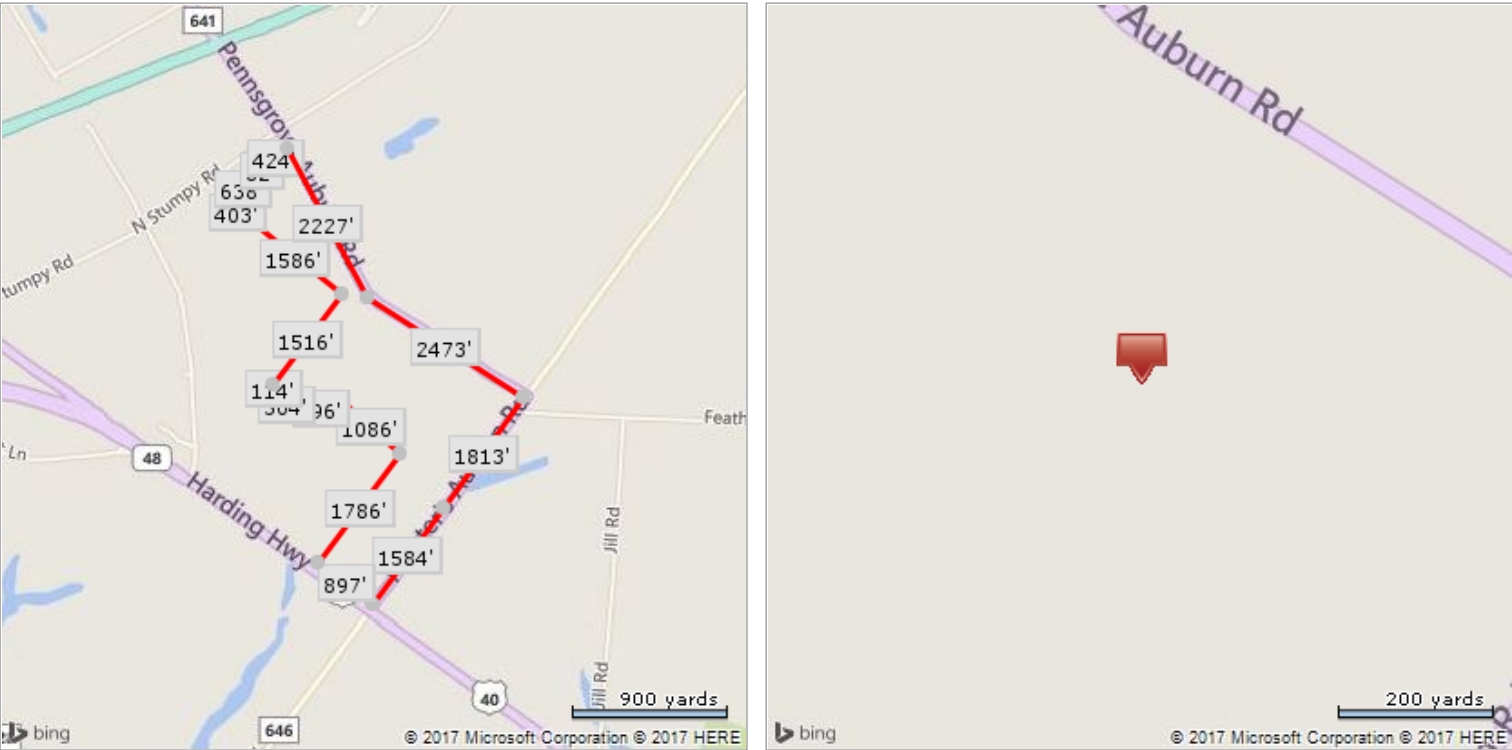
Assessment Year	2017	2016	2015
Assessed Value - Total	\$63,200	\$63,200	\$63,200
Assessed Value - Land	\$63,200	\$63,200	\$63,200
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	
Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$1,614		
2015	\$1,705	\$91	5.64%
2016	\$1,788	\$83	4.89%

Characteristics

Estimated Lots Acres:	162.27	Estimated Lot Area:	7,068,481
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Last Market Sale & Sales History

Settle Date:	01/18/1993	Deed Type:	Deed (Reg)
Document Number:	842-21	Owner Name:	Evk Realty Assoc
Buyer Name	Evk Realty Assoc		
Document Number	842-21		
Document Type	Deed (Reg)		



*Lot Dimensions are Estimated

1087 Route 40, Penns Grove, NJ 08069-3615, Salem County



N/A	1,560	43,560	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	2006	N/A	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Kelly Dennis J Sr	Tax Billing Zip:	08069
Tax Billing Address:	1101 Route 40	Tax Billing Zip+4:	3639
Tax Billing City & State:	Carneys Point, NJ	Owner Occupied:	No

Location Information

Township:	Carneys Point Twp	Block #:	239
School District :	8	Lot #:	17.01
Subdivision:	Pilesgrove	Flood Zone Code:	X
Zoning:	RR1	Flood Zone Date:	06/16/2016
Census Tract:	206.00	Flood Zone Panel:	34033C0067C
Carrier Route:	R001		

Tax Information

Tax ID:	02-00239-0000-00017-01	Tax Appraisal Area:	02
Alt APN:	02-00239-0000-00017-0001	Lot Number:	17.01
% Improved:	76%	Block ID:	239
Tax Area:	02		

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$264,100	\$264,100	\$264,100
Assessed Value - Land	\$64,000	\$64,000	\$64,000
Assessed Value - Improved	\$200,100	\$200,100	\$200,100
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	
Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$6,742		
2015	\$7,123	\$380	5.64%
2016	\$7,471	\$349	4.89%

Characteristics

Estimated Lots Acres:	1	Estimated Building Square Feet:	1,560
Estimated Lot Area:	43,560	Year Built:	2006

Last Market Sale & Sales History

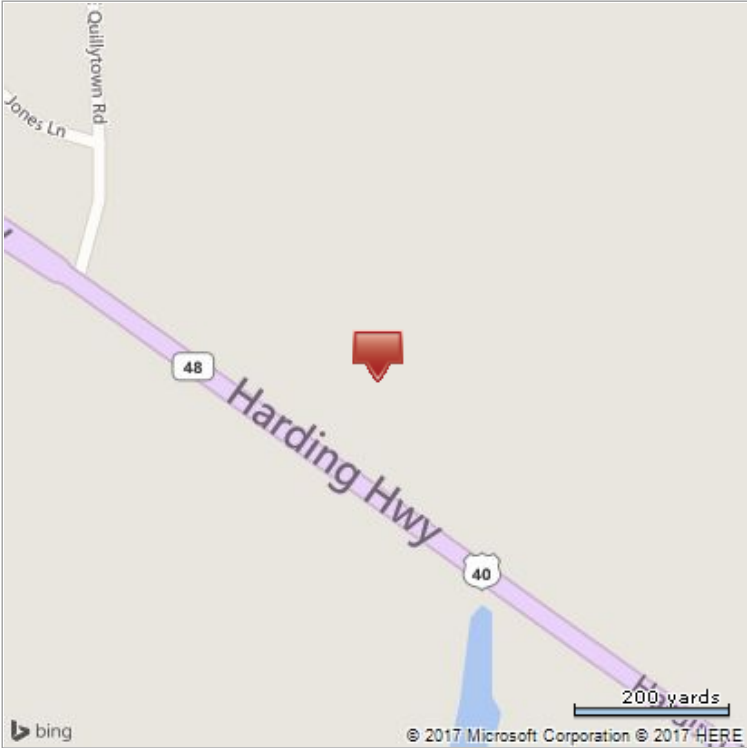
Owner Name:	Kelly Dennis J Sr
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Mortgage History

Mortgage Date	01/14/2015	11/22/2011	09/20/2006	09/01/2006
Mortgage Amount	\$204,000	\$240,000	\$256,000	\$256,000
Mortgage Lender	Fulton Bk/Nj	Fulton Bk/Nj	The Bk	The Bk
Mortgage Type	Refi	Refi	Refi	Refi



*Lot Dimensions are Estimated



1101 Route 40, Carneys Point, NJ 08069-3639, Salem County



N/A	1,080	43,560	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	1945	N/A	11/16/1992
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Kelly Virginia E	Tax Billing Zip:	08069
Owner Name 2:	Kelly Dennis J Sr	Tax Billing Zip+4:	3639
Tax Billing Address:	1101 Route 40	Owner Occupied:	Yes
Tax Billing City & State:	Carneys Point, NJ		

Location Information

Township:	Carneys Point Twp	Lot #:	17
School District :	8	Flood Zone Code:	X
Census Tract:	206.00	Flood Zone Date:	06/16/2016
Carrier Route:	R001	Flood Zone Panel:	34033C0067C
Block #:	239		

Tax Information

Tax ID:	02-00239-0000-00017	Tax Appraisal Area:	02
% Improved:	71%	Lot Number:	17
Tax Area:	02	Block ID:	239

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$221,800	\$221,800	\$221,800
Assessed Value - Land	\$64,000	\$64,000	\$64,000
Assessed Value - Improved	\$157,800	\$157,800	\$157,800
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	
Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$5,663		
2015	\$5,982	\$319	5.64%
2016	\$6,275	\$293	4.89%

Characteristics

Estimated Lots Acres:	1	Estimated Building Square Feet:	1,080
Estimated Lot Area:	43,560	Year Built:	1945

Last Market Sale & Sales History

Settle Date:	11/16/1992	Owner Name:	Kelly Virginia E
Document Number:	853-32	Owner Name 2:	Kelly Dennis J Sr
Deed Type:	Deed (Reg)		
Recording Date	05/09/2006		
Sale Price	\$1		\$100,000
Nominal	Y		
Buyer Name	Kelly E Virginia	Kelly Virginia Dennis Edward	
Seller Name	Kelly E Virginia		

Document Number	1238-234	853-32	648-180
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)

Mortgage History

Mortgage Date	07/02/2003
Mortgage Amount	\$120,000
Mortgage Lender	The Bk
Mortgage Type	Refi

Property Map



1101 Route 40, Carneys Point, NJ 08069-3639, Salem County



N/A	N/A	2,570,911	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	N/A	05/27/1992
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Kelly Virginia E	Tax Billing Zip:	08069
Owner Name 2:	Kelly Dennis J Sr	Tax Billing Zip+4:	3639
Tax Billing Address:	1101 Route 40	Owner Occupied:	Yes
Tax Billing City & State:	Carneys Point, NJ		

Location Information

Township:	Carneys Point Twp	Lot #:	17
School District :	8	Flood Zone Code:	X
Census Tract:	206.00	Flood Zone Date:	06/16/2016
Carrier Route:	R001	Flood Zone Panel:	34033C0067C
Block #:	239		

Tax Information

Tax ID:	02-00239-0000-00017-0000-QFARM	Lot Number:	17
Tax Area:	02	Block ID:	239
Tax Appraisal Area:	02		

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$37,800	\$37,800	\$37,800
Assessed Value - Land	\$37,800	\$37,800	\$37,800
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	
Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$965		
2015	\$1,019	\$54	5.64%
2016	\$1,069	\$50	4.89%

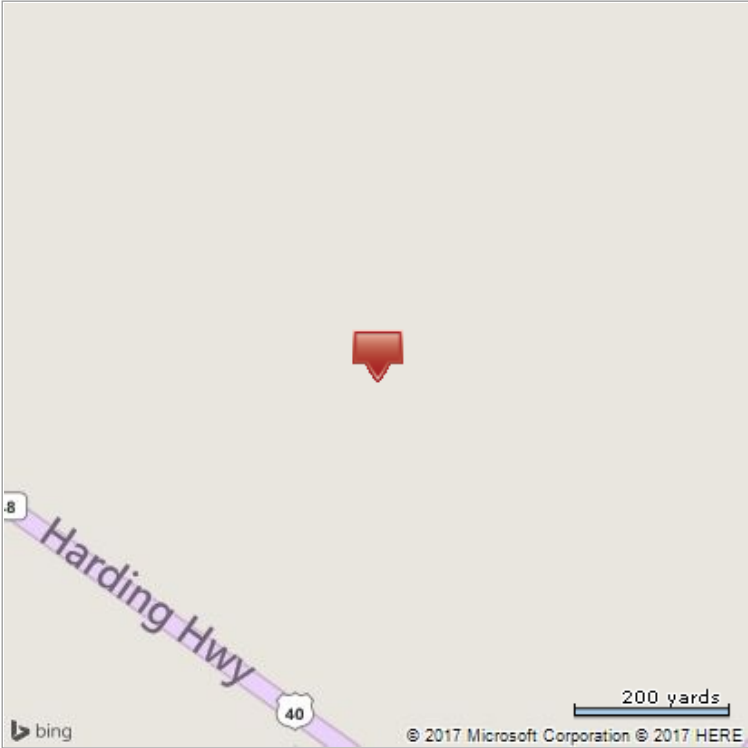
Characteristics

Estimated Lots Acres:	59.02	Estimated Lot Area:	2,570,911
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Last Market Sale & Sales History

Settle Date:	05/27/1992	Owner Name:	Kelly Virginia E
Document Number:	853-32	Owner Name 2:	Kelly Dennis J Sr
Deed Type:	Deed (Reg)		
Sale Price		\$100,000	
Buyer Name	Kelly Virginia Dennis Edward		
Document Number	853-32	648-180	
Document Type	Deed (Reg)	Deed (Reg)	

Property Map



*Lot Dimensions are Estimated

1105 Route 40, Pilesgrove, NJ 08098, Salem County



N/A	N/A	274,428	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	N/A	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Kelly Dennis J Sr	Tax Billing Zip:	08069
Tax Billing Address:	1101 Route 40	Tax Billing Zip+4:	3639
Tax Billing City & State:	Carneys Point, NJ	Owner Occupied:	No

Location Information

Township:	Carneys Point Twp	Block #:	239
School District :	8	Lot #:	17.02
Zoning:	RR1	Flood Zone Code:	X
Census Tract:	207.00	Flood Zone Date:	06/16/2016
Carrier Route:	R094	Flood Zone Panel:	34033C0067C

Tax Information

Tax ID:	02-00239-0000-00017-02-QFARM	Tax Appraisal Area:	02
Alt APN:	02-00239-0000-00017-0002-Q-FARM	Lot Number:	17.02
Tax Area:	02	Block ID:	239

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$4,000	\$4,000	\$4,000
Assessed Value - Land	\$4,000	\$4,000	\$4,000
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	
Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$102		
2015	\$108	\$6	5.64%
2016	\$113	\$5	4.89%

Characteristics

Estimated Lots Acres:	6.3	Estimated Lot Area:	274,428
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Last Market Sale & Sales History

Owner Name:	Kelly Dennis J Sr
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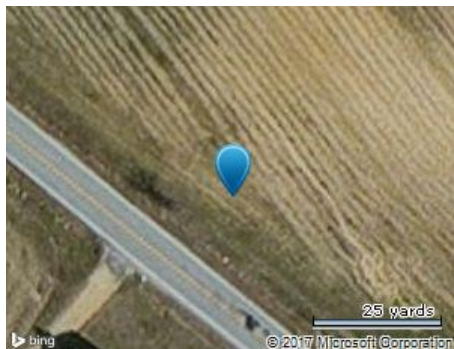
Property Map



*Lot Dimensions are Estimated



1179 Courses Landing Rd, Penns Grove, NJ 08069, Salem County



N/A	N/A	N/A	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	N/A	11/16/1992
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Evk Realty Associates	Tax Billing Zip:	08069
Tax Billing Address:	1101 Route 40	Tax Billing Zip+4:	3639
Tax Billing City & State:	Carneys Point, NJ	Owner Occupied:	No

Location Information

Township:	Carneys Point Twp	Lot #:	12
School District :	8	Flood Zone Code:	X
Census Tract:	206.00	Flood Zone Date:	06/16/2016
Carrier Route:	R001	Flood Zone Panel:	34033C0066C
Block #:	255		

Tax Information

Tax ID:	02-00255-0000-00012	Tax Appraisal Area:	02
% Improved:	100%	Lot Number:	12
Tax Area:	02	Block ID:	255

Assessment & Tax

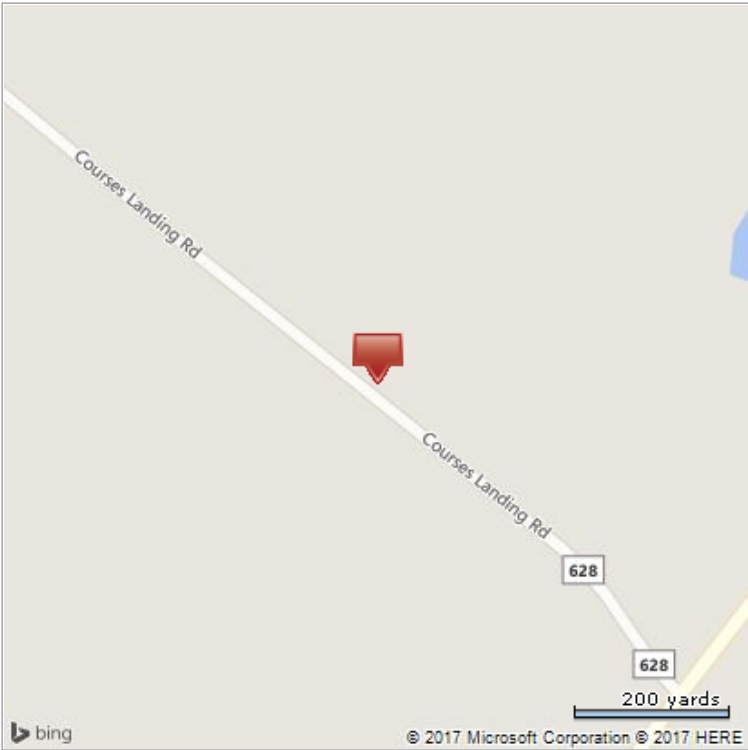
Assessment Year	2017	2016	2015
Assessed Value - Total	\$22,300	\$22,300	\$22,300
Assessed Value - Improved	\$22,300	\$22,300	\$22,300
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$569		
2015	\$601	\$32	5.64%
2016	\$631	\$29	4.9%

Last Market Sale & Sales History

Settle Date:	11/16/1992	Deed Type:	Deed (Reg)
Document Number:	842-26	Owner Name:	Evk Realty Associates

Recording Date	05/09/2006	05/09/2006	
Sale Price	\$1	\$1	
Nominal	Y	Y	
Buyer Name	Kelly Dennis J Sr	Kelly Dennis J Sr	Evk Realty Associates
Seller Name	Kelly E Virginia	Kelly E Virginia	
Document Number	1238-247	1238-241	842-26 648-188
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)



1179 Courses Landing Rd, Penns Grove, NJ 08069, Salem County



N/A	N/A	6,954,354	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	N/A	11/16/1992
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Evk Realty Associates	Tax Billing Zip:	08069
Tax Billing Address:	1101 Route 40	Tax Billing Zip+4:	3639
Tax Billing City & State:	Carneys Point, NJ	Owner Occupied:	No

Location Information

Township:	Carneys Point Twp	Lot #:	12
School District :	8	Flood Zone Code:	X
Census Tract:	206.00	Flood Zone Date:	06/16/2016
Carrier Route:	R001	Flood Zone Panel:	34033C0066C
Block #:	255		

Tax Information

Tax ID:	02-00255-0000-00012-0000-QFARM	Lot Number:	12
Tax Area:	02	Block ID:	255
Tax Appraisal Area:	02		

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$81,500	\$81,500	\$81,500
Assessed Value - Land	\$81,500	\$81,500	\$81,500
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$2,081		
2015	\$2,198	\$117	5.64%
2016	\$2,306	\$108	4.89%

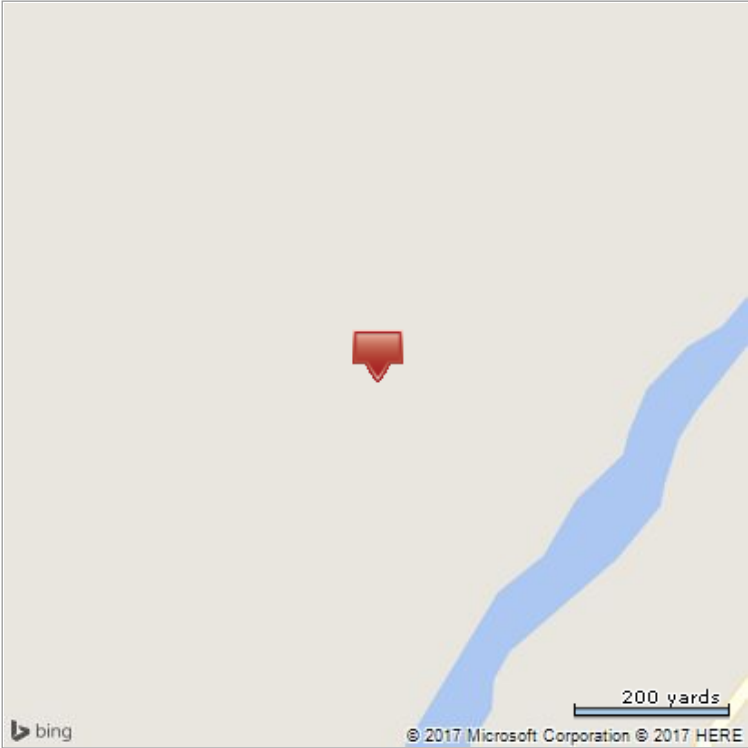
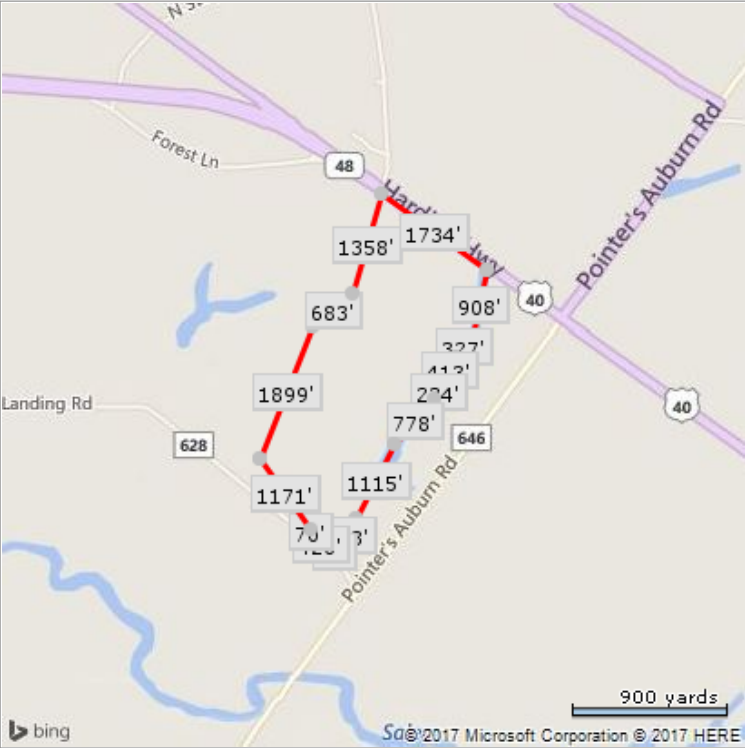
Characteristics

Estimated Lots Acres:	159.65	Estimated Lot Area:	6,954,354
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Last Market Sale & Sales History

Settle Date:	11/16/1992	Deed Type:	Deed (Reg)
Document Number:	842-26	Owner Name:	Evk Realty Associates
Buyer Name	Evk Realty Associates		
Document Number	842-26		
Document Type	Deed (Reg)		

Property Map



*Lot Dimensions are Estimated