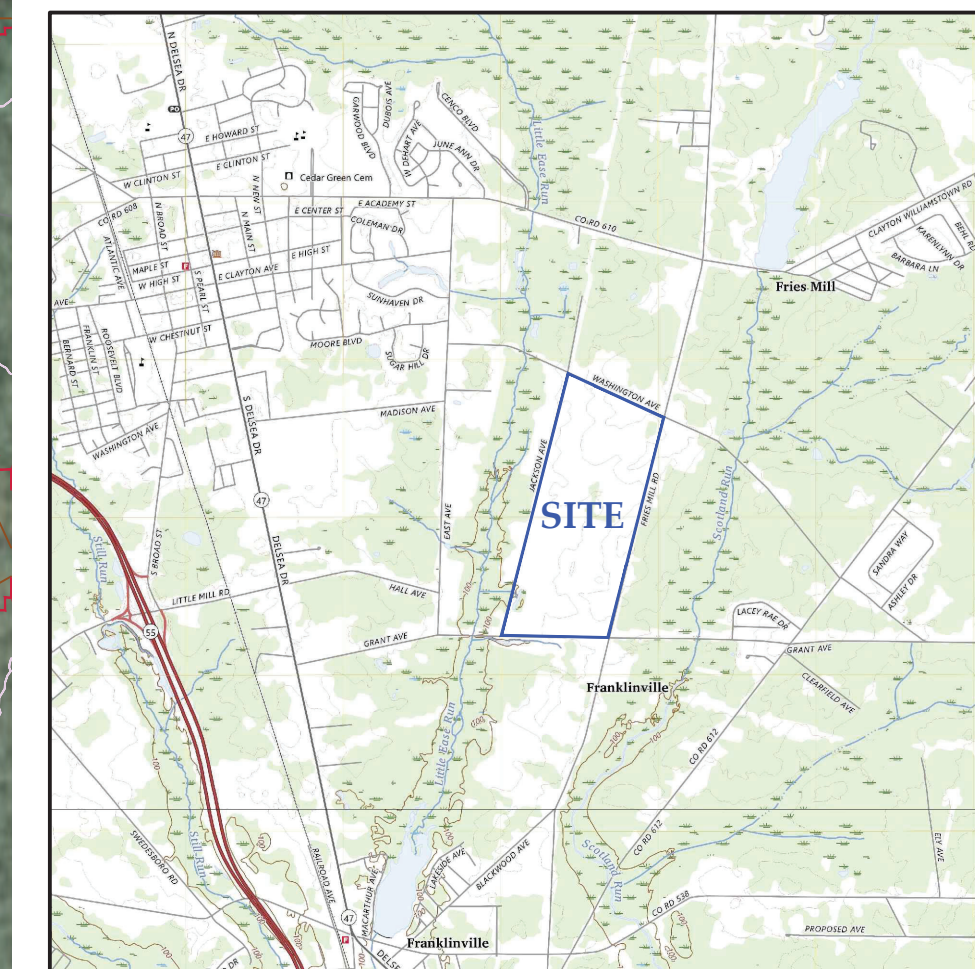
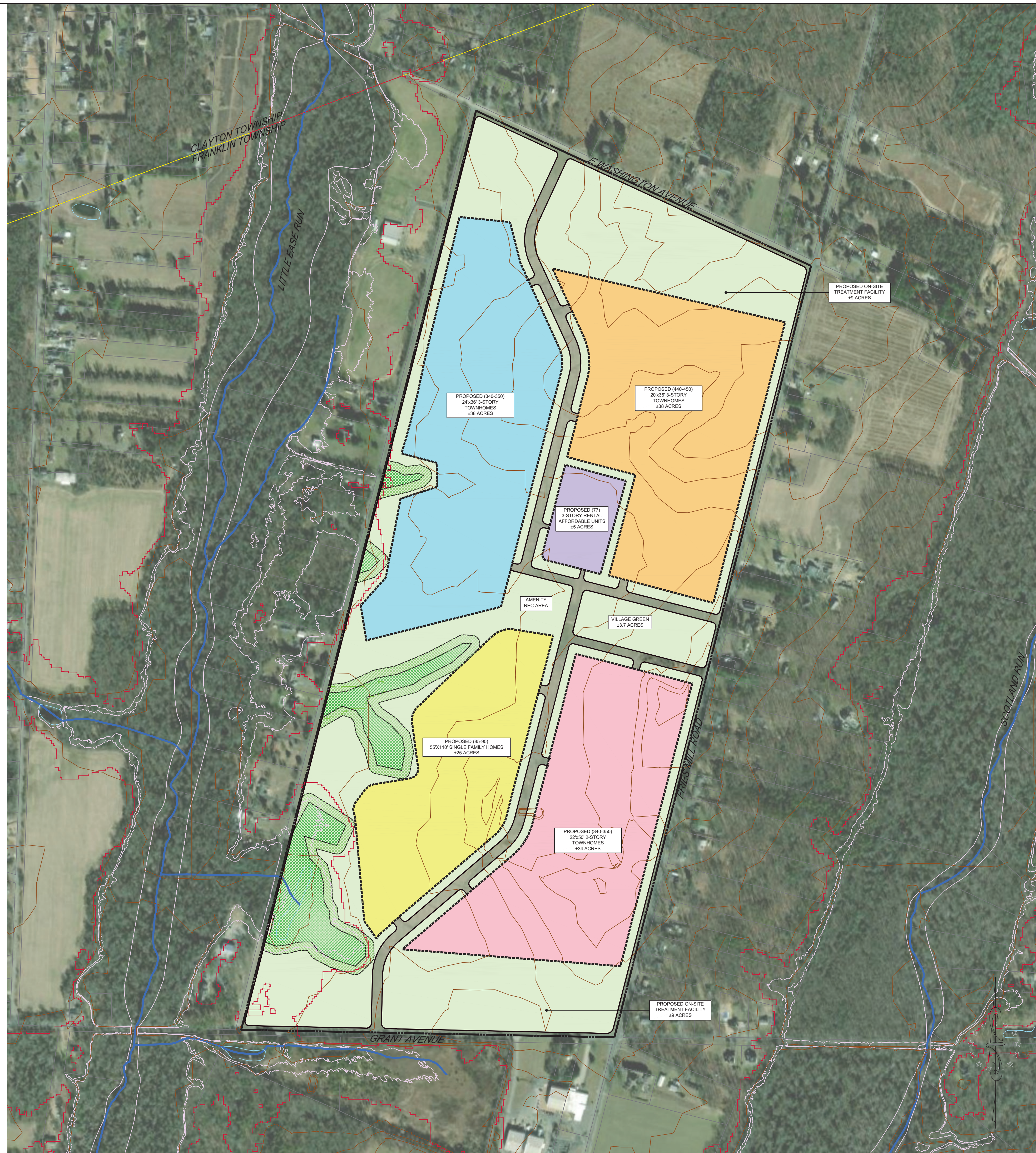
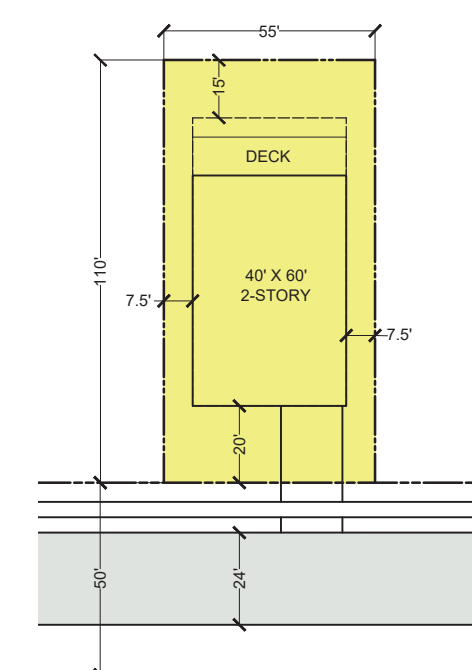
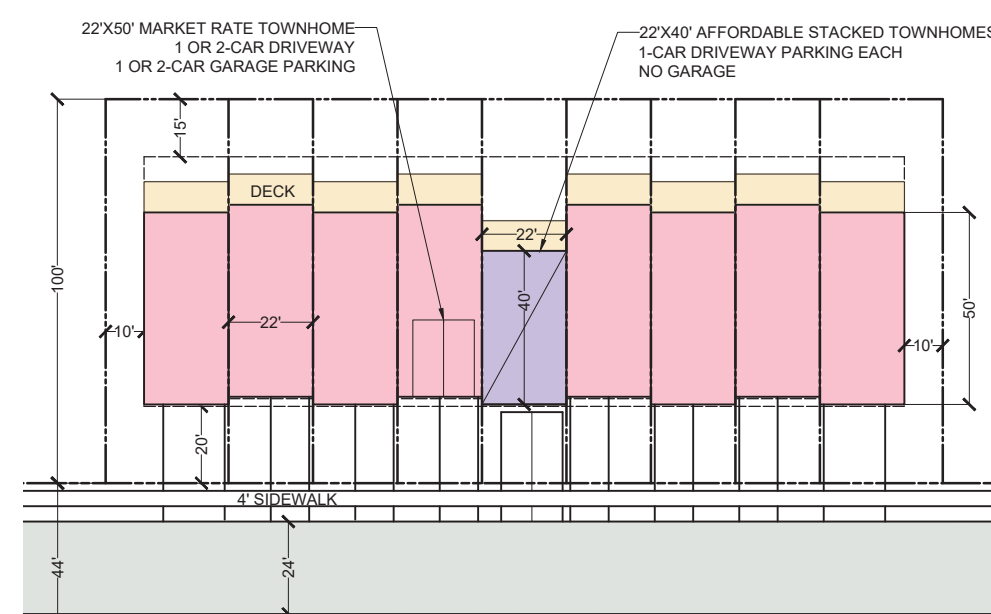
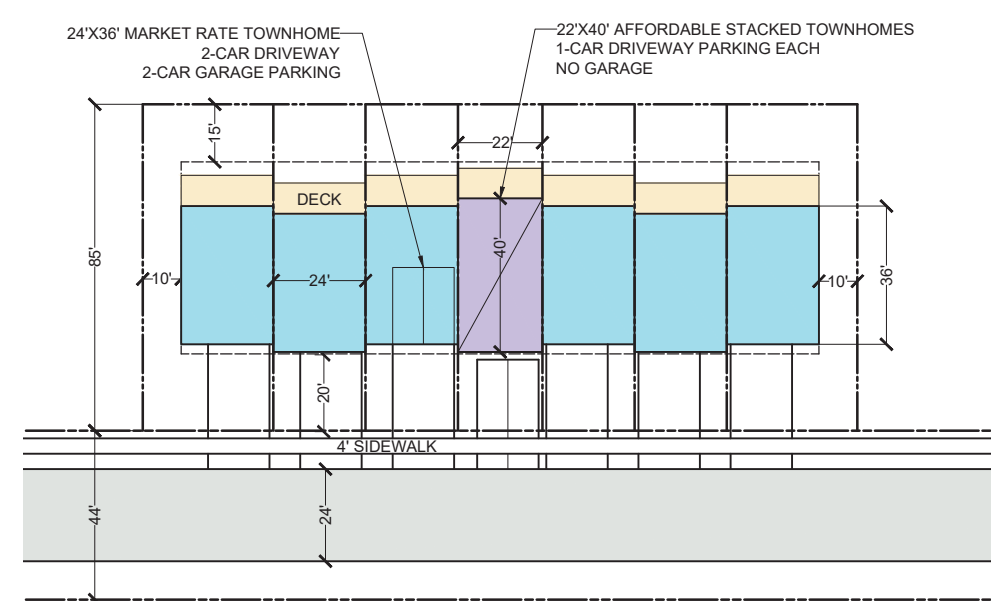
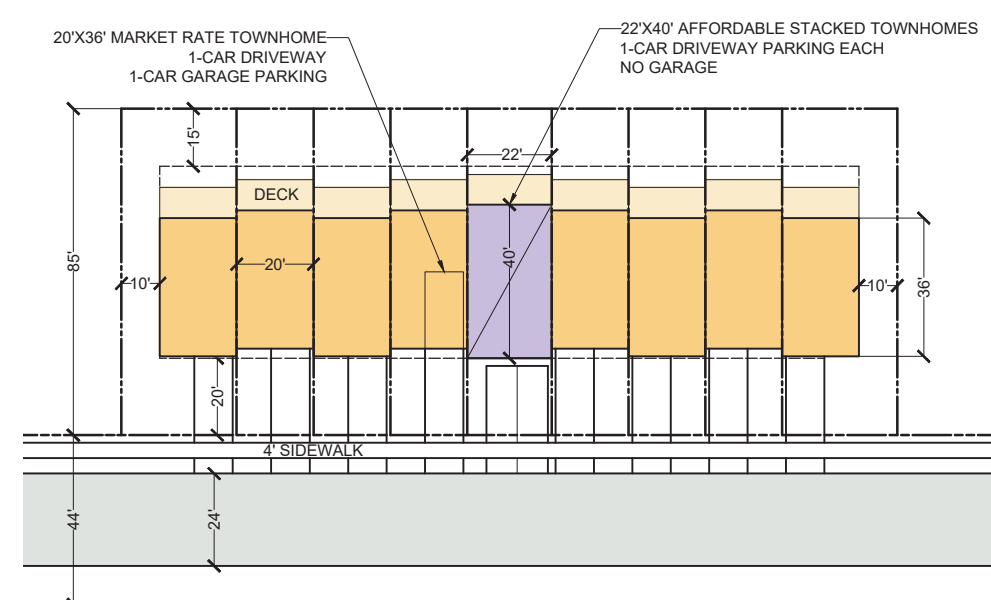




PROPERTY INFORMATION:
ADDRESS: 1457 FRIES MILL ROAD FRANKLINVILLE, NJ
BLOCK/LOT: B:1902 L:1
TOTAL SITE AREA: ±256 ACRES
ZONING DISTRICT: B - BUSINESS DISTRICT
 MIXED USE OVERLAY ZONE
PROPOSED USE: INCLUSIONARY DEVELOPMENT

MARKET RATE HOMES AFFORDABLE HOMES

SINGLE FAMILY DETACHED

85-90 55' X 110' LOTS
40' WIDE, 2-STORY HOMES

SINGLE FAMILY ATTACHED

440-450	20' X 36' TOWNHOMES 3-STORY HOMES, 1-CAR GARAGE	90	22' X 40' STACKED TOWNHOME, NO GARAGE
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340-350	24' X 36' TOWNHOMES 3-STORY HOMES, 2-CAR GARAGE	70	22' X 40' STACKED TOWNHOME, NO GARAGE
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340-350	22' X 50' TOWNHOMES 2-STORY HOMES, 1-CAR GARAGE	70	22' X 40' STACKED TOWNHOME, NO GARAGE
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1,136 DU TOTAL	230 DU TOTAL
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FAMILY RENTAL FLATS	
77	1, 2 & 3 BDRM FLATS

1,228 DU PROJECT TOTAL	307 DU PROJECT TOTAL
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PROPOSED OPEN SPACE CALCULATIONS	
68 AC	COMMON OPEN SPACE (INCLUDING STORMWATER BMPs)
17 AC	WETLANDS & WETLAND BUFFER
18 AC	ON-SITE TREATMENT FACILITIES
14-28 AC	INTERNAL NEIGHBORHOOD OPEN SPACE & STORMWATER BMPs (OUTSIDE FEE SIMPLE LOTS)

SITE PLAN NOTES:

1. PLAN ASSUMES ON-SITE COMMUNITY WASTE WATER TREATMENT FACILITY. CONCEPTUAL SIZING AND LOCATION- FURTHER ANALYSIS REQUIRED.
2. CONCEPT PLAN ASSUMES INCLUSIONARY ZONING OVERLAY TO BE WRITTEN IN CONJUNCTION WITH PROPOSED SITE PLAN.
3. AREA AND LOCATIONS FOR STORMWATER BMPs ARE CONCEPTUAL. FURTHER ANALYSIS REQUIRED.
4. ARCHITECTURAL FOOTPRINTS ARE CONCEPTUAL. FOOTPRINT MAY VARY PENDING BUILDER ARCHITECTURE.

LEGEND

WETLANDS

WETLANDS MARGIN (50 FT)

STREAM

100-YEAR FLOODPLAIN

NJ INLAND FLOOD HAZARD

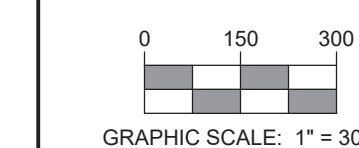
PRELIMINARY BASE MAPPING SOURCES:

1. BASE INFORMATION PROVIDED BY NEW JERSEY GIS DATA.
2. WETLANDS INFORMATION PROVIDED BY: PLAN TITLED WETLANDS AND TOPOGRAPHIC SURVEY FOR GLOUCESTER SOLAR I, LLC PREPARED BY SAM DATED: 1-9-2024, APPROVED BY DEP 3-13-2025.
3. PROPOSED ON-SITE TREATMENT AREA ESTIMATED. AREA BASED ON 275 GPD/DU, FURTHER ANALYSIS REQUIRED.
4. ALL FEATURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED PRELIMINARY.

[illegible]

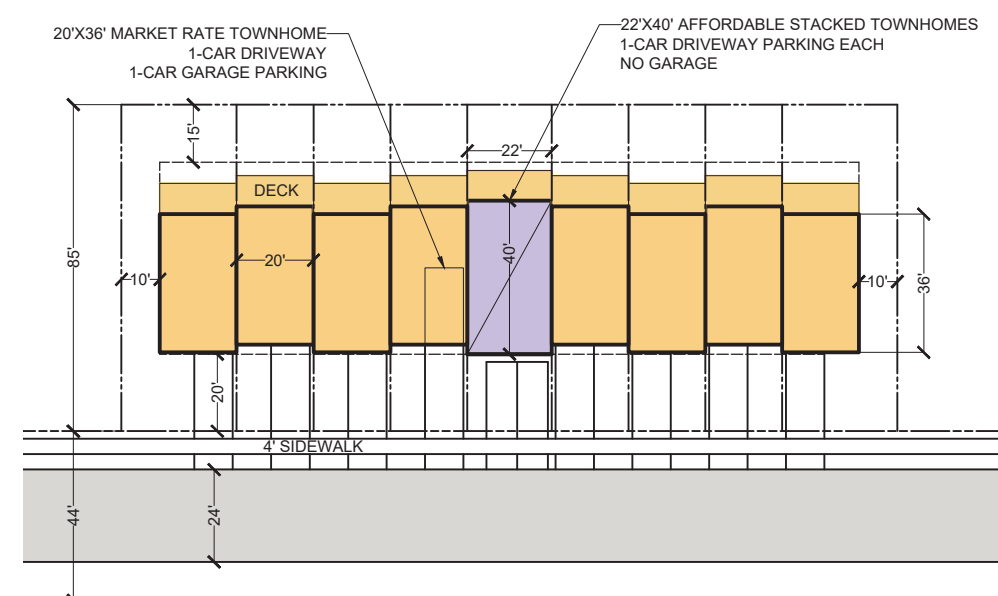
Independence
ENGINEERING LLC
1777 SENTRY PARKWAY WEST
BUILDING 12 SUITE 103
BLUE BELL, PENNSYLVANIA 19422
(215) 798-4450
INDEPENDENCE@INDEPENDENCEENGINEERING

CONCEPT PLAN
FOR
FRIES MILL ROAD
1457 FRIES MILL ROAD, FRANKLIN TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY

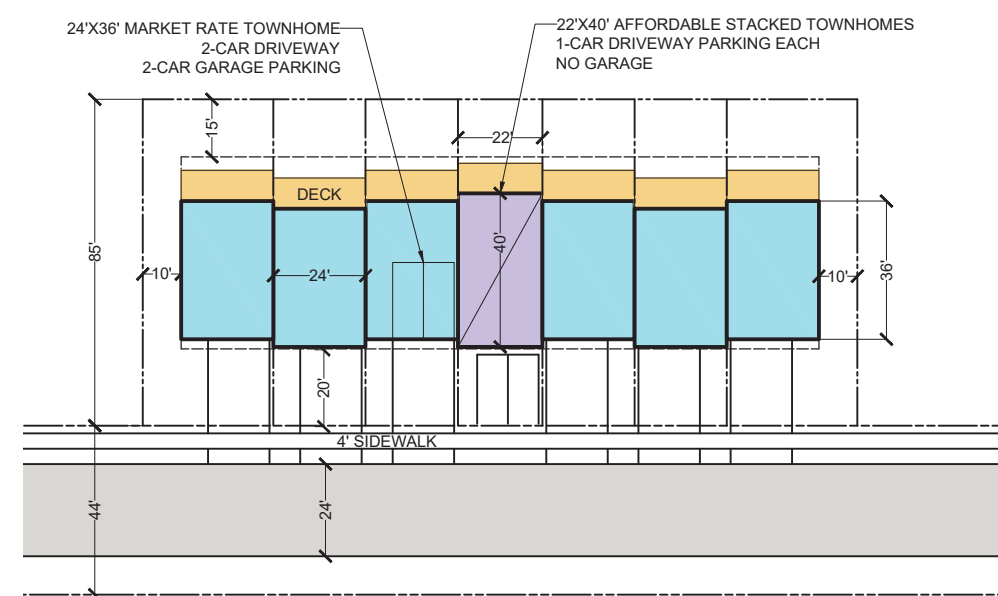


PROJECT 081-010	
DATE 11/24/2025	
SCALE 1" = 300'	DRAWN EES
DESIGNED EES	CHECKED NES

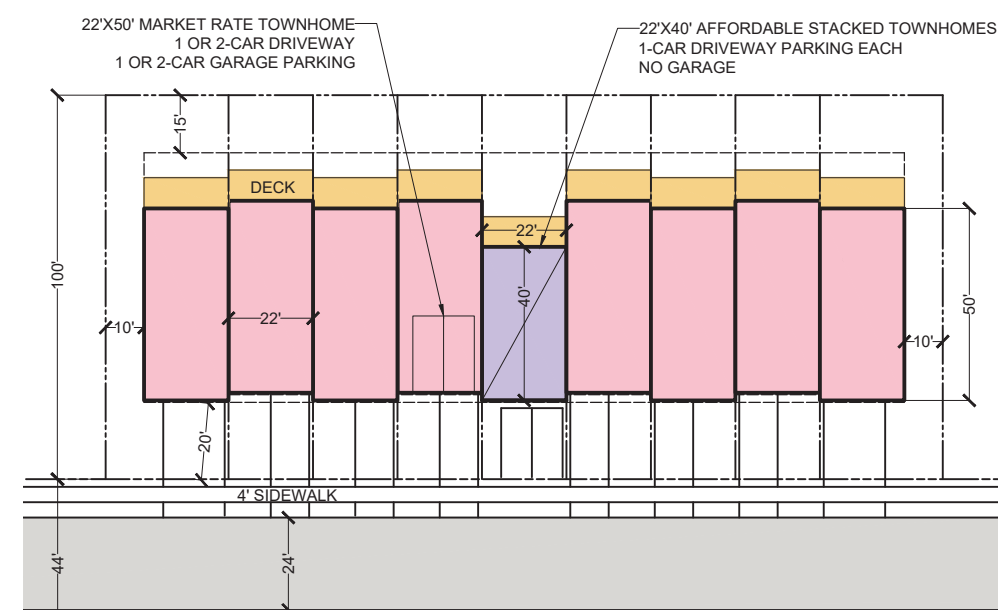
CP-C1	
SHEET	OF
1	1



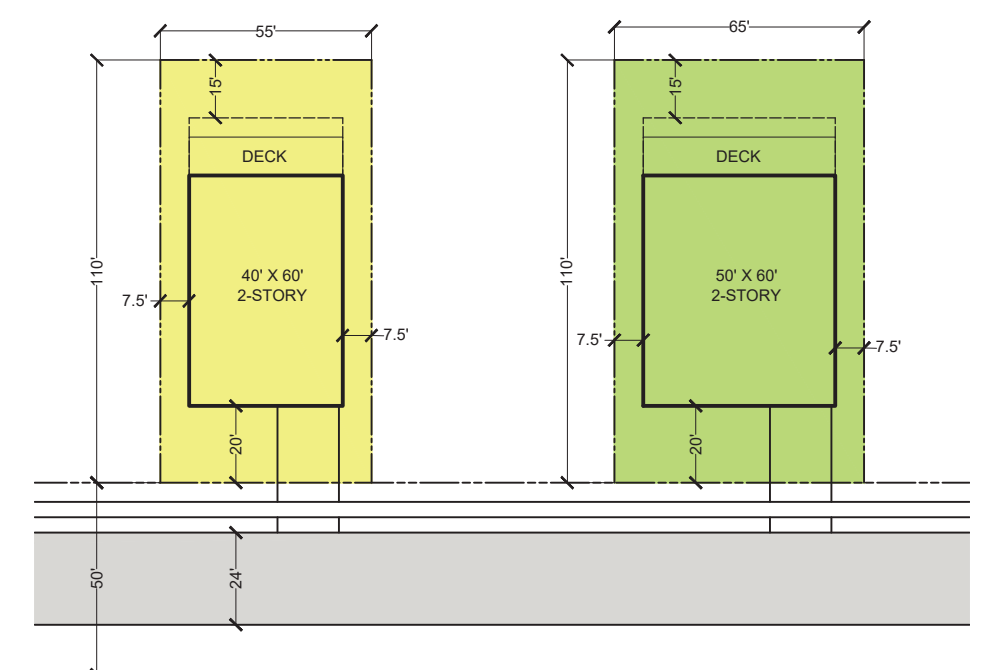
TYPICAL 20' WIDE TOWNHOME LOTS
SCALE: 1" = 50'



TYPICAL 24' WIDE TOWNHOME LOTS



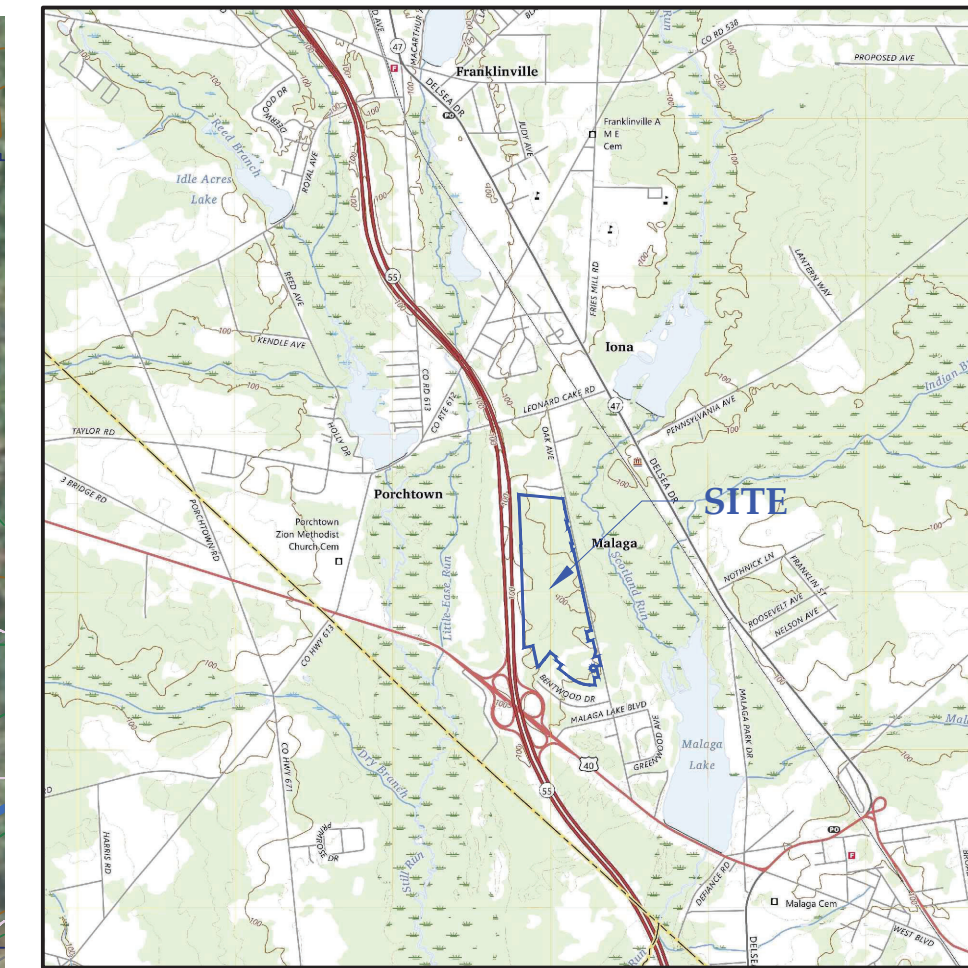
TYPICAL 22' WIDE TOWNHOME LOTS
SCALE: 1" = 50'



TYPICAL SINGLE FAMILY LOTS
SCALE: 1" = 50'

PROPOSED OPEN SPACE LEGEND

	41.4 AC	HOA COMMON AREA INCLUDING STORMWATER MANAGEMENT
	5 AC	ON SITE TREATMENT FACILITY
46.4 AC		TOTAL OPEN SPACE



LOCATION MAP
SCALE: 1" = 4,000'

PROPERTY INFORMATION:
ADDRESS: 535 OAK AVENUE MALAGA, NJ
BLOCK/LOT:
TOTAL SITE AREA: ±97 ACRES
POWER LINE EASEMENT: ±5.7 ACRES
ZONING DISTRICT: R-A RESIDENTIAL AGRICULTURE DISTRICT
PROPOSED USE: INCLUSIONARY DEVELOPMENT

BULK AND AREA STANDARDS		
R-A INCLUSIONARY DEVELOPMENT		
BULK STANDARD	PERMITTED	PROPOSED
MIN. TRACT SIZE:	50 AC	57 AC (52 DU)
MAX. DENSITY:	6 DU/AC (582 DU)	6 DU/AC (582 DU)
REQUIRED OPEN SPACE:	50% (45.6 AC)	50% (46.4 AC)
MIN. USABLE GREEN REC AREA OPEN SPACE	20% (18.1 AC)	20% (18.1 AC)
MIN. BUILDING SEPARATION	20 FT	20 FT
MIN. BUILDING HEIGHT:	(35 FT) 40 FT	40 FT
MIN. SETBACK FROM EXTERNAL ULT ROW:	100 FT	100 FT
MIN. SETBACK FROM OTHER TRACT BOUNDARIES	50 FT	50 FT
MIN. SETBACK FROM ACTIVE REC AREAS	(150 FT) 60 FT	(150 FT) 60 FT
* TOTAL, REQUIRED/PROPOSED OPEN SPACE EXCLUDES POWERLINE EASEMENT (67 ACASE - 5.7 AC EASEMENT = 91.3 AC)		

MARKET RATE HOMES	AFFORDABLE HOMES
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SINGLE FAMILY DETACHED

13	55' X 110' LOTS 40' WIDE, 2-STORY HOMES	4	55' X 110' LOTS AFFORDABLE
12	65' X 120' LOTS 50' WIDE, 2-STORY HOMES	4	65' X 120' LOTS AFFORDABLE

25 DU TOTAL

8 DU TOTAL

SINGLE FAMILY ATTACHED			
150	20' X 36' TOWNHOMES 3-STORY HOMES, 1-CAR GARAGE	38	22' X 40' STACKED TOWNHOME, NO GARAGE
190	24' X 36' TOWNHOMES 3-STORY HOMES, 2-CAR GARAGE	48	22' X 40' STACKED TOWNHOME, NO GARAGE
99	22' X 50' TOWNHOMES 2-STORY HOMES, 1-CAR GARAGE	24	22' X 40' STACKED TOWNHOME, NO GARAGE

439 DU TOTAL	110 DU TOTAL
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464 DU PROJECT TOTAL	118 DU PROJECT TOTAL
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SITE PLAN NOTES:

1. PLAN ASSUMES ON-SITE COMMUNITY WASTE WATER TREATMENT FACILITY. CONCEPTUAL SIZING AND LOCATION- FURTHER ANALYSIS REQUIRED.
2. CONCEPT PLAN ASSUMES RELIEF /ZONING MODIFICATIONS TO ITEMS NOTED ABOVE.
3. AREA AND LOCATIONS FOR STORMWATER BMP ARE CONCEPTUAL. FURTHER ANALYSIS REQUIRED.
4. SITE DOES NOT ADJACENT WETLANDS BASED ON GIS. FURTHER FIELD STUDY REQUIRED.
5. ARCHITECTURAL FOOTPRINTS ARE CONCEPTUAL.FOOTPRINT MAY VARY PENDING BUILDER ARCHITECTURE.

LEGEND:

 WETLANDS
 WETLANDS MARGIN (50 FT)
 POWERLINE EASEMENT
 STREAM
 100-YEAR FLOODPLAIN
 NJ INLAND FLOOD ELE.

PRELIMINARY BASE MAPPING SOURCES:

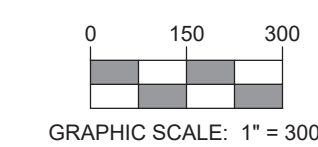
1. ALL BASE INFORMATION PROVIDED BY NEW JERSEY GIS DATA.
2. PROPOSED ON-SITE TREATMENT AREA ESTIMATED. AREA BASED ON 275 GPD/DU. FURTHER ANALYSIS REQUIRED.
3. ALL FEATURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED PRELIMINARY.

[illegible]

Independence
ENGINEERING LLC
1777 SENTRY PARKWAY WEST
BUILDING 12, SUITE 103
BLUE BELL, PENNSYLVANIA 19422
(215) 339-9999
INDEPENDENCE@INDEPENDENCEENGINEERING.COM
WWW.INDEPENDENCEENGINEERING.COM

CONCEPT PLAN

FOR
35 OAK AVENUE, FRANKLIN TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY

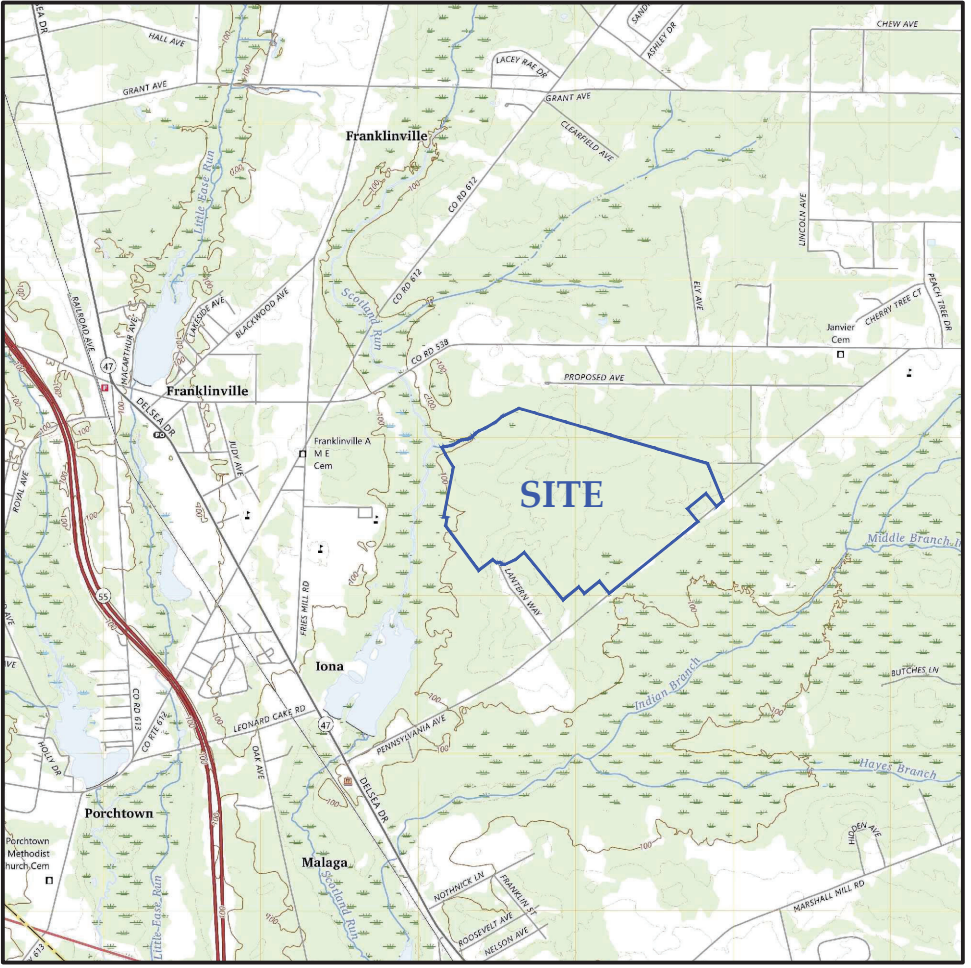


PROJECT 081-012	
DATE 11/11/2025	
SCALE 1" = 200'	DRAWN EES
DESIGNED EES	CHECKED NES

CP-B

SHEET	OF
1	1

NJ081 ACTIVE ACQUISITIONS011 PENNSYLVANIA AVE FRANKLIN NJ PROJECT ENGINEERINGDRAWINGS/CONCEPT/CONCEPT B081011-CPB1 - EMILY STEWART-2025-11-11



PROPERTY INFORMATION:
ADDRESS: 997 PENNSYLVANIA AVENUE FRANKLINVILLE, NJ
BLOCK/LOT: B:1401 L:58, L63 & L68.24
TOTAL SITE AREA: ±355 ACRES
ZONING DISTRICT: R-A RESIDENTIAL AGRICULTURE DISTRICT
PROPOSED USE: INCLUSIONARY DEVELOPMENT

BULK and AREA STANDARDS R-A INCLUSIONARY DEVELOPMENT		
BULK STANDARD	PERMITTED	PROPOSED
MIN. TRACT SIZE:	50 AC	355 AC
MAX. DENSITY:	6 DU/AC (2,130 DU)	5.6 DU/AC (2,000 DU)
REQUIRED OPEN SPACE:	50% (178 AC)	50% (180 AC)
MIN. USABLE GREENS/REC AREA OPEN SPACE:	20% (36 AC)	20% (36 AC)
MIN. BUILDING SEPARATION:	20 FT	20 FT
MAX. BUILDING HEIGHT:	(35 FT) 40 FT	40 FT
MIN. SETBACK FROM EXTERNAL ULT ROW:	100 FT	100 FT
MIN. SETBACK FROM OTHER TRACT BOUNDARIES:	50 FT	50 FT
MIN. SETBACK FROM ACTIVE REC AREAS:	(150 FT) 50 FT	(150 FT) 50 FT

MARKET RATE HOMES

SINGLE FAMILY DETACHED

84	55' X 110' LOTS 40' WIDE, 2-STORY HOMES
68	65' X 120' LOTS 50' WIDE, 2-STORY HOMES

152 DU TOTAL

SINGLE FAMILY ATTACHED

573	20' X 36' TOWNHOMES 3-STORY HOMES, 1-CAR GARAGE
500	24' X 36' TOWNHOMES 3-STORY HOMES, 2-CAR GARAGE
375	22' X 50' TOWNHOMES 2-STORY HOMES, 1-CAR GARAGE

1,448 DU TOTAL

1,600 DU PROJECT TOTAL

AFFORDABLE HOMES

160	22' X 40' STACKED TOWNHOME, NO GARAGE
140	22' X 40' STACKED TOWNHOME, NO GARAGE
100	22' X 40' STACKED TOWNHOME, NO GARAGE

400 DU TOTAL

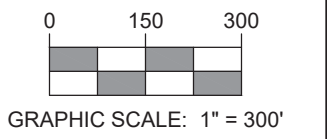
400 DU PROJECT TOTAL

- SITE PLAN NOTES:
- PLAN ASSUMES ON-SITE COMMUNITY WASTE WATER TREATMENT FACILITY. CONCEPTUAL SIZING AND LOCATION- FURTHER ANALYSIS REQUIRED.
 - CONCEPT PLAN ASSUMES RELIEF /ZONING MODIFICATIONS TO ITEMS NOTED ABOVE.
 - AREA AND LOCATIONS FOR STORMWATER BMPS ARE CONCEPTUAL. FURTHER ANALYSIS REQUIRED.
 - ARCHITECTURAL FOOTPRINTS ARE CONCEPTUAL. FOOTPRINT MAY VARY PENDING BUILDER ARCHITECTURE.

REV	DATE	DESCRIPTION	BY

Independence ENGINEERING LLC
1777 SENTRY PARKWAY WEST
BUILDING 12, SUITE 103
BLUE BELL, PENNSYLVANIA 19422
INDEPENDENCE ENGINEERING
NEW JERSEY * PENNSYLVANIA * MASSACHUSETTS

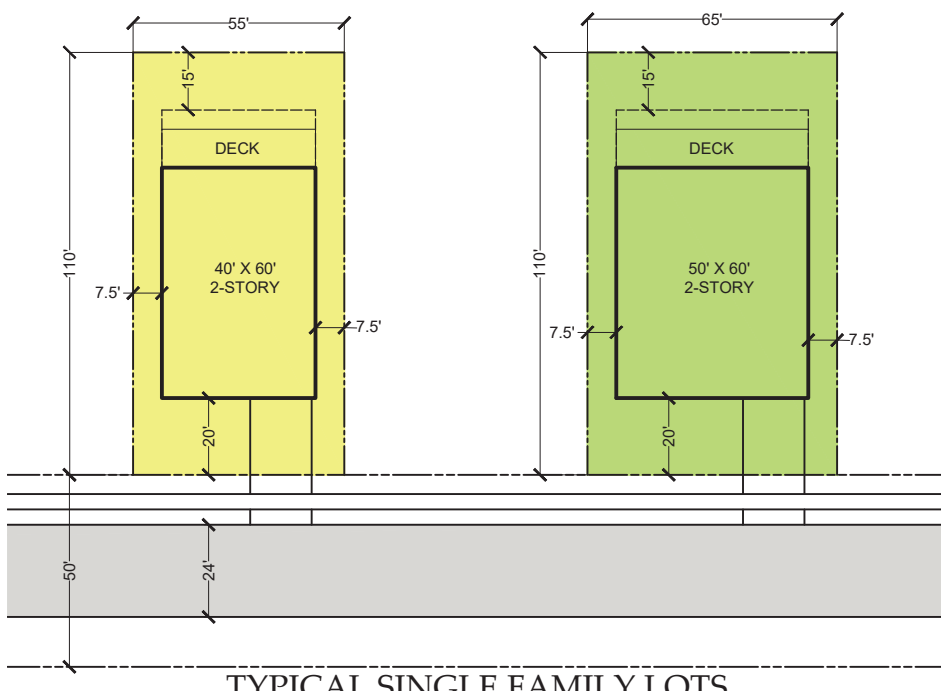
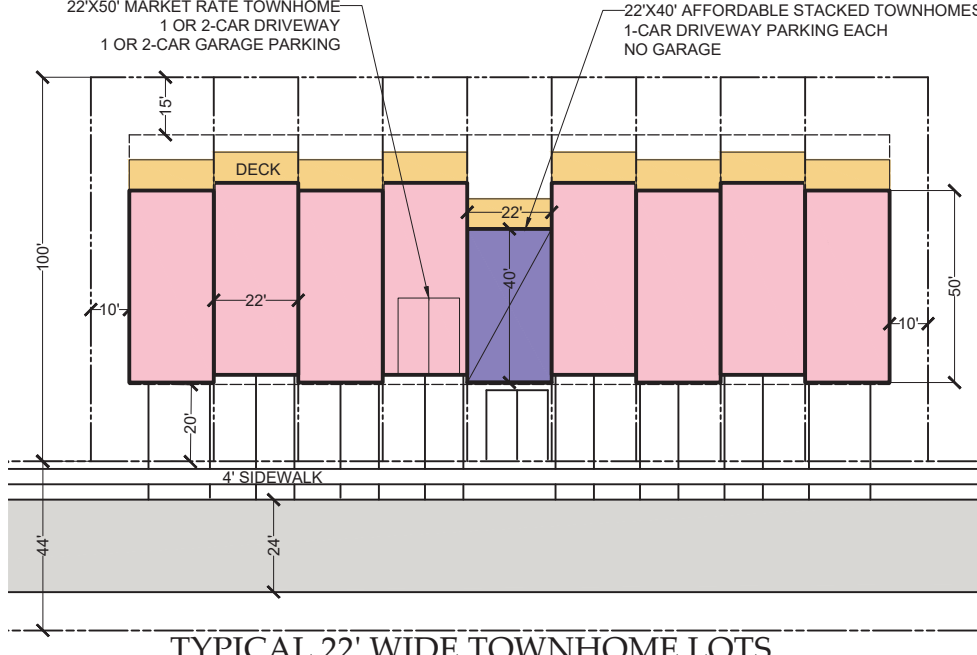
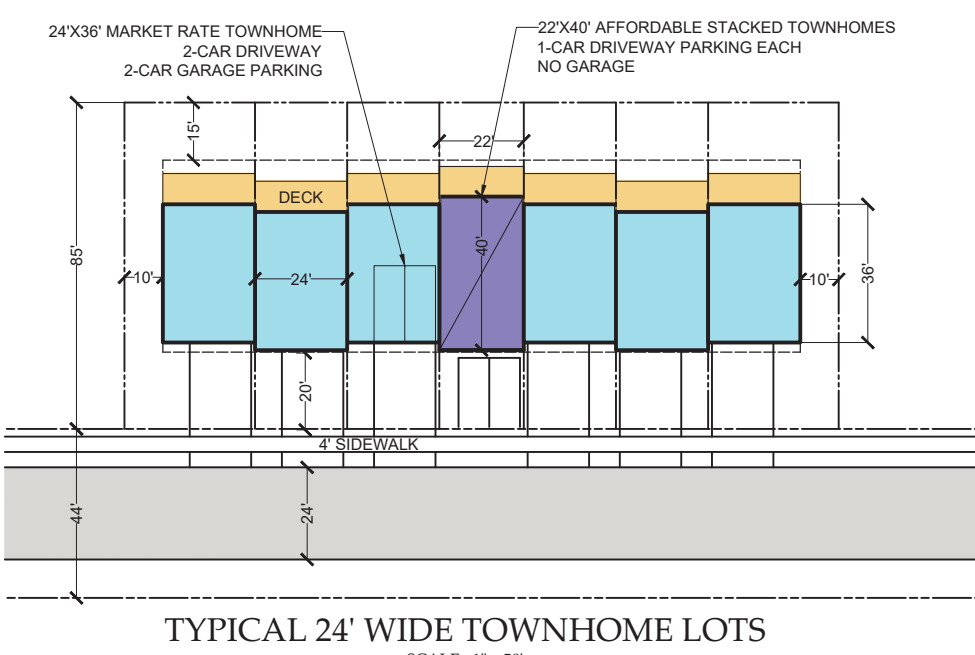
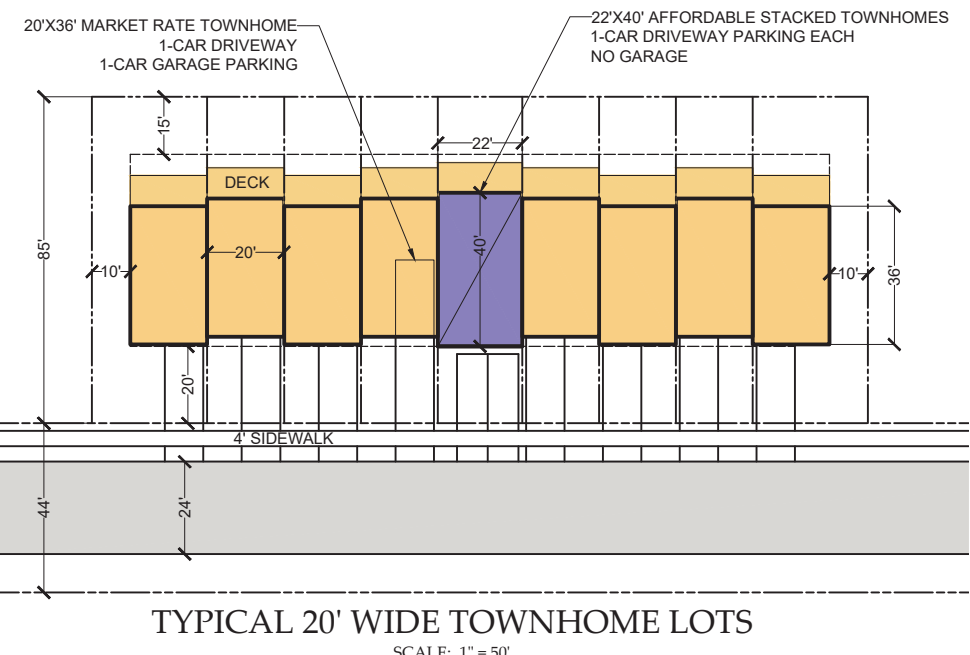
CONCEPT PLAN
FOR
997 PENNSYLVANIA AVENUE, FRANKLIN TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY



PROJECT
081-011
DATE
11/11/2025

SCALE
1" = 300'
DESIGNED
EES
DRAWN
EES
CHECKED
NES

CP-B1
SHEET
1
OF
1



PROPOSED OPEN SPACE LEGEND

132 AC	HOA COMMON AREA INCLUDING STORMWATER MANAGEMENT
23 AC	WETLANDS & WETLAND BUFFER
25 AC	ON SITE TREATMENT FACILITY
180 AC	TOTAL OPEN SPACE

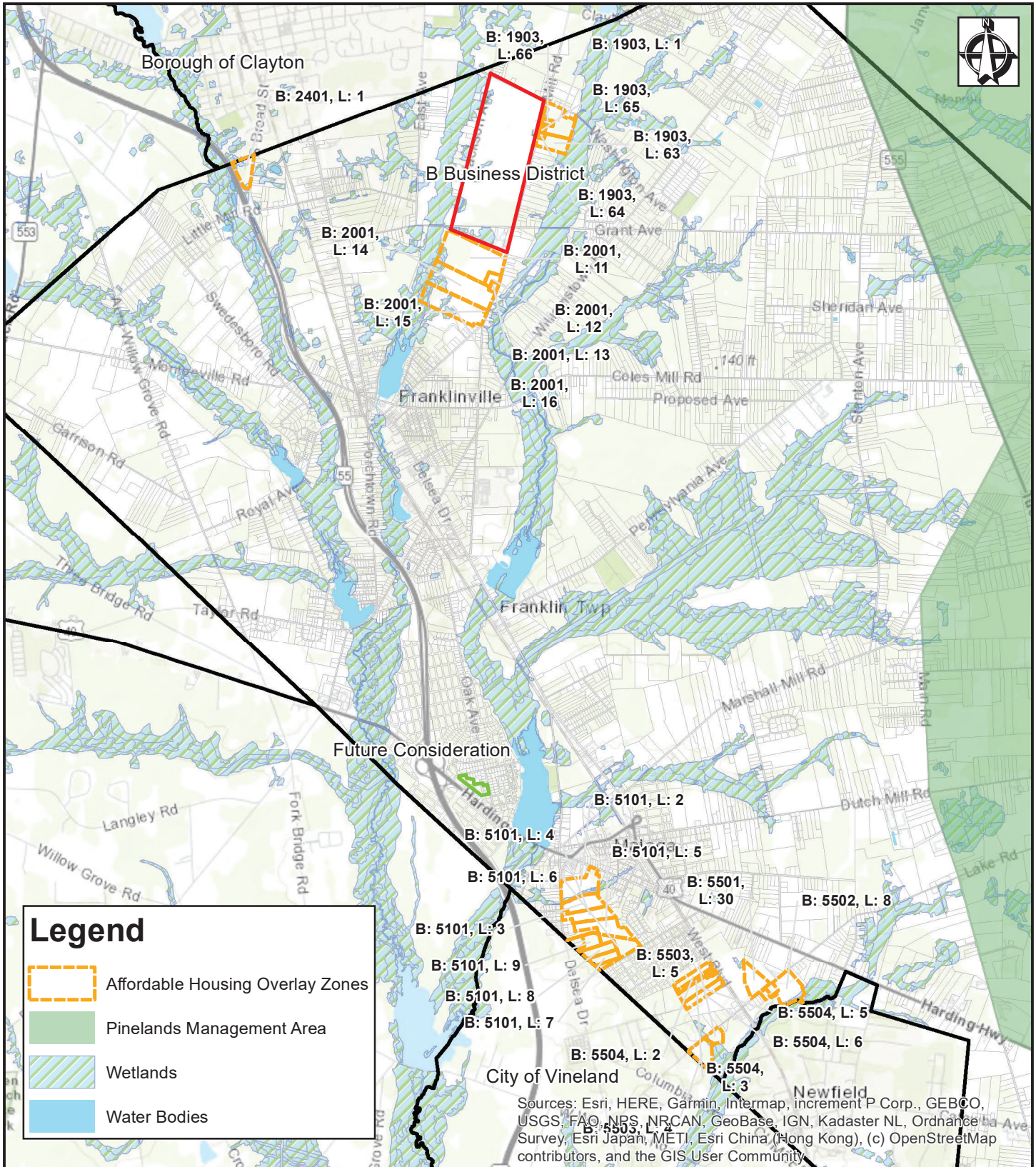
LEGEND:

WETLANDS	STREAM
WETLANDS MARGIN (50 FT)	FLOOD HAZARD LINE
	NJ INLAND FLOOD ELE.

- PRELIMINARY BASE MAPPING SOURCES:
- ALL BASE INFORMATION PROVIDED BY NEW JERSEY GIS DATA & "DEVELOPABLE AREA EXHIBIT" PREPARED BY DYNAMIC ENGINEERING DATED: 5/21/2025.
 - PROPOSED ON-SITE TREATMENT AREA ESTIMATED. AREA BASED ON 275 GPD/DU. FURTHER ANALYSIS REQUIRED.
 - ALL FEATURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED PRELIMINARY.

AFFORDABLE HOUSING PLAN

FRANKLIN, NJ



1 inch = 5,000 feet



Source: NJGIN (NJGIS), NJDEP

CREATED BY: CD

DATE: June 05, 2025

ENVIRONMENTAL CONSTRAINTS

FRANKLIN TOWNSHIP
GLOUCESTER COUNTY
NEW JERSEY

