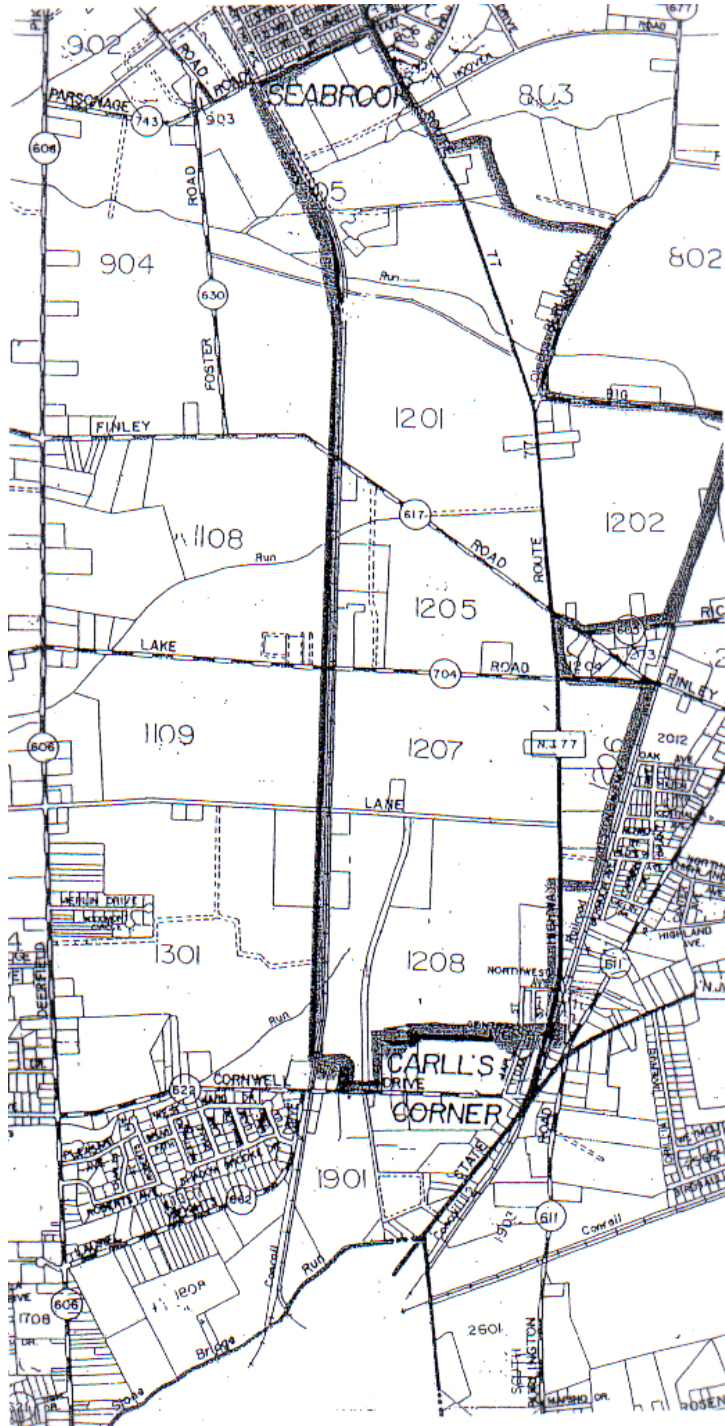


Upper Deerfield
Redevelopment Plan
November 2005

EXHIBIT C
TAX BLOCK AND LOT MAP



Tax Assessors Office
16 July 2001

Upper Deerfield

**Redevelopment Plan
November 2005**

**EXHIBIT D
TAX PARCEL PROFILE REPORT**

OWNER & ADDRESS REPORT

UPPER DEERFIELD

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BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
803	4		4A	SINGH, SATNAM ET ALS 33 W CHESTNUT AVE APT 43 VINELAND NJ 08360	1309 - 1313 HIGHWAY 77	
803	5		4A	TURNER, THOMAS R JR + DEAN MARY A 1255 HIGHWAY 77 BRIDGETON NJ 08302	1255 HIGHWAY 77	
803	5.01		3B	CHIARI, JOHN F III + OVERSTREET, RON 167-169 OLD BURLINGTON RD BRIDGETON NJ 08302	1321 OLD BURLINGTON RD	
803	5.02		4A	K&R VENDING LLC 20 OLD BURLINGTON RD BRIDGETON NJ 08302	20 OLD BURLINGTON RD	
803	5.03		3B	BENCH REALTY 129 HUNTER AVE NORTH BABYLON NY 11703	HIGHWAY 77	
803	5.04		1	CAMILLI, LOUIS J & DONNA B 91 FOX ROAD BRIDGETON NJ 08302	1259 HIGHWAY 77	
803	5.05		4A	TAYLOR, WILLIAM C & MARCIA E 971 LAUREL LANE BRIDGETON NJ 08302	10 OLD BURLINGTON RD	
803	7		2	RUCCI, JOSEPH L + MARY ELLEN 24 OLD BURLINGTON RD BRIDGETON NJ 08302	24 OLD BURLINGTON RD	
803	8		4A	CHIARI ENTERPRISES INC PO BOX 5005 SEABROOK NJ 08302	1317 HIGHWAY 77	
905	1		4B	PAPPAS, CLEMENT + CO, INC 10 N PARSONAGE RD BRIDGETON, NJ 08302	1045 PARSONAGE RD	
905	2		4B	SEABROOK BROS + SONS INC PO BOX 5103 SEABROOK NJ 08302	1031 PARSONAGE RD	
905	3		4A	CIVILETTO, SALVATORE + S ARCARA 1346 HIGHWAY 77 BRIDGETON NJ 08302	1346 HIGHWAY 77	
905	4		4A	PAPPAS PROPERTIES LLC 10 N PARSONAGE RD CS 300 SEABROOK NJ 08302	1017 PARSONAGE RD	
905	4	QFARM	3B	PAPPAS PROPERTIES LLC 10 N PARSONAGE RD CS 300 SEABROOK NJ 08302	HIGHWAY 77	
1201	1		4A	ENCH, ROBERT + BENJAMIN KASPER 129 HUNTER ST N BABYLON NY 11703	1274 + 1276 HIGHWAY 77	
1201	1	QFARM	3B	ENCH, ROBERT + BENJAMIN KASPER 129 HUNTER AVE NORTH BABYLON NY 11703	1274 + 1276 HIGHWAY 77	
1201	2		4A	STATE OF N.J C/O GEIGER CO.C THIMM PO BOX 285 ROUTE 63 HARLEYSVILLE PA 19438	1240 HIGHWAY 77	TAXABLE PORTION

OWNER & ADDRESS REPORT

UPPER DEERFIELD

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BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1201	2.01		15C	STATE OF NJ DEPT. OF DEFENSE EGGERTS CROSSING RD TRENTON NJ 08625	1240 HIGHWAY 77	EXEMPT PORTION LOT 2
1201	3		3B	ENCH, ROBERT + BENJAMIN KASPER 129 HUNTER AVE NORTH BABYLON NY 11703	1262 HIGHWAY 77	CONTIG. TO 1201-1
1202	1		3B	WENGER, JAMES + BARBARA 569 NIXON AVE BRIDGETON NJ 08302	HIGHWAY 77	3 QFARM
1202	2		2	POLLOCK, SHARON D PO BOX 451 BRIDGETON NJ 08302	31 FINLEY RD	
1202	4		4A	SCARANI, JEAN 1129 MORTON AVE BRIDGETON NJ 08302	1243 HIGHWAY 77	
1202	5		4A	COLONIAL BANK 85 W BROAD ST BRIDGETON NJ 08302	1245 HIGHWAY 77	
1202	6		1	COLONIAL BANK 85 W BROAD ST BRIDGETON NJ 08302	4 BIG OAK RD	
1202	7		2	ACHEE, C.J. PO BOX 5003 SEABROOK NJ 08302	1241 HIGHWAY 77	
1202	8		2	BARBER, REED M 1237 HIGHWAY 77 BRIDGETON NJ 08302	1237 HIGHWAY 77	
1202	9		2	WARWICK, JOHN W & BETH 15 RICHARDS RD BRIDGETON NJ 08302	15 RICHARDS RD	
1205	1		3B	SASSO, VINCENT + MCCUSKER, PETER 184 CLAY PITTS RD GREENLAWN NY 11740	HIGHWAY 77	
1205	1.01		1	SALEM/CUMBERLAND GAME CONS 11 GLENVIEW TERRACE BRIDGETON NJ 08302	86 FINLEY RD	
1205	1.02		3B	SASSO, VINCENT + PETER MCCUSKER 184 CLAY PITTS RD GREENLAWN NY 11740	FINLEY RD	CONTIG. TO 1205-1
1205	2		2	ACHEE, R GRAY & SUSAN R ET ALS 30 FRANKLIN ST BRIDGETON NJ 08302	27 + 29 SILVER LAKE RD	
1205	3		1	UNASSIGNED LOT NUMBER 2000 UNKNOWN UNKNOWN 00000	SILVER LAKE RD	
1205	3.01		15C	UPPER DEERFIELD TOWNSHIP PO BOX 5098 SEABROOK NJ 08302	SILVER LAKE RD (REAR)	
1205	3.02		15C	UPPER DEERFIELD TWP PO BOX 5098 SEABROOK NJ 08302	SILVER LAKE TO FINLEY RD	

OWNER & ADDRESS REPORT

UPPER DEERFIELD

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BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1205	4		4A	PERDUE FARMS INC PO BOX 1537 SALISBURY MD 21802	73 SILVER LAKE RD	
1206	1		3B	GALETTO REALTY CO LP 317 W ELMER RD VINELAND NJ 08360	1147 HIGHWAY 77	
1206	1.01		3B	SASSO, VINCENT + PETER MCCUSKER 184 CLAY PITTS RD GREENLAWN NY 11740	1167 HIGHWAY 77	
1206	1.02		4A	UPPER DEERFIELD LEASING CO 1117 A HIGHWAY 77 BRIDGETON NJ 08302	1117 TO 1123 HIGHWAY 77	
1206	1.02	C01	4A	UPPER DEERFIELD LEASING CO 1117 A HIGHWAY 77 BRIDGETON NJ 08302	1117 A HIGHWAY 77	
1206	1.02	C02	4A	UPPER DEERFIELD LEASING CO 1117 A HIGHWAY 77 BRIDGETON NJ 08302	1117 B HIGHWAY 77	
1206	1.02	C03	4A	UPPER DEERFIELD LEASING CO 1117 A HIGHWAY 77 BRIDGETON NJ 08302	1117 C HIGHWAY 77	
1206	1.02	C04	4A	LSC REALTY CO 701 YALE TERR VINELAND NJ 08360	1117 D HIGHWAY 77	
1206	1.02	C05	1	DKS-BRIDGETON LLC 1171 EAST LANDIS AVE VINELAND NJ 08360	1119 HIGHWAY 77	ABATED 2004-2008
1206	1.02	C07	1	UPPER DEERFIELD LEASING CO 1117 A HIGHWAY 77 BRIDGETON NJ 08302	1119 HIGHWAY 77	ABATED 2005 TO 2009
1206	1.02	X	15F	UPPER DEERFIELD LEASING CO 1117 A HIGHWAY 77 BRIDGETON NJ 08302	1123 HIGHWAY 77	2003-07 2005=270,100
1206	1.03		3B	GALETTO REALTY CO LP 317 W ELMER RD VINELAND NJ 08360	1137 HIGHWAY 77	
1206	1.04		3B	UPPER DEERFIELD LEASING LLC 1117A HIGHWAY 77 BRIDGETON NJ 08302	1127 HIGHWAY 77	
1206	2		4A	PADGETT, PAUL M SR + MARJORIE D 1107 HIGHWAY 77 BRIDGETON NJ 08302	1107 HIGHWAY 77	
1206	3		1	CARLL'S CORNER PROFESSIONAL ASSOC PO BOX 277 BRIDGETON NJ 08302	1099 HIGHWAY 77	ABATED 2003 TO 2007
1206	3	X	15F	CARLL'S CORNER PROFESSIONAL ASSOC PO BOX 277 BRIDGETON NJ 08302	1101 HIGHWAY 77	2005 = 221,000
1206	4		4A	EQUITABLE REALTY & INSURANCE AGENCY 1103 HIGHWAY 77 BRIDGETON NJ 08302	1103-1105 HIGHWAY 77	

OWNER & ADDRESS REPORT

UPPER DEERFIELD

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BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1207	1		3B	DALESSIO, MARY ANNE J PO BOX 1691 QUOGUE NY 11959	HIGHWAY 77 & LOVE LANE	1.01,2,3
1207	3.01		15C	UPPER DEERFIELD TWP PO BOX 5098 SEABROOK NJ 08302	LOVE LANE TO SILVER LAKE	
1208	1		3B	PROVIDENT DEVELOPMENT LLC 562-B LIPPINCOTT DR MARLTON NJ 08053	HIGHWAY 77&LOVE LANE	
1208	1.01		1	WAL-MART REAL ESTATE BUSINESS TRUST 702 S.W. 8TH ST BENTONVILLE AR 72716	1130 HIGHWAY 77	
1208	1.02		3B	BENCH REALTY 129 HUNTER AVE NORTH BABYLON NY 11703	CORNWELL DR	
1208	1.03		15C	UPPER DEERFIELD TOWNSHIP PO BOX 5098 SEABROOK NJ 08302	56 LOVE LANE (REAR)	
1208	1.04		15C	UPPER DEERFIELD TOWNSHIP PO BOX 5098 SEABROOK NJ 08302	CORNWELL DR THRU LOVE LN	
1208	1.05		4A	ENGLISH, MARION + CHERYL M 500 ALLOWAY-ALDINE RD ELMER NJ 08318	40 LOVE LANE	ABATED2005-2009-2BLG
1208	1.05	X	15F	ENGLISH, MARION + CHERYL M 500 ALLOWAY-ALDINE RD ELMER NJ 08318	40 LOVE LANE	2005 = 141,800
1208	2		1	UNASSIGNED LOT NUMBER 2004 UNKNOWN UNKNOWN 00000	HIGHWAY 77	
1208	3		15C	ST OF NJ, DEPT OF LAW + PUBLIC SAF 25 MARKET ST TRENTON N J 08625	104 CORNWELL DR	
1208	3.01		15C	ST OF NJ, DEPT OF LAW + PUBLIC SAF 25 MARKET ST TRENTON N J 08625	102 CORNWELL DR	
1208	4		4A	GILMAR ASSOCIATES, LLC PO BOX 828 BROOKLANDVILLE MD 21022	12-54 CORNWELL DR	
1208	5		4A	REAL EST OPERATOR % CBRE-CC#98257 PO BOX 231476 HARTFORD CT 06123	60 CORNWELL DR	
1208	6		2	RANDAZZO, PHILIP + KATHRYN 60 LOVE LANE BRIDGETON NJ 08302	60 LOVE LANE	
1208	7		1	CORNWALL ASSOCIATES LLC PO BOX 828 BROOKLANDVILLE, MD 21022	64 CORNWELL DR	
1208	8		1	RSP MEDICAL LLC 1138 TERNS LANDING RD PITTSBORO NJ 08318	70 CORNWELL DR	ABATED 2003 TO 2008

OWNER & ADDRESS REPORT

UPPER DEERFIELD

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BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1208	8	X	15F	RSP MEDICAL LLC 1138 TERNS LANDING RD PITTSBORO NJ 08318	70 CORNWELL DR	2005 = 123,600

**Upper Deerfield
Redevelopment Plan
November 2005**

EXHIBIT E

**MATRICES OUTLINING RECOMMENDED LAND USE &
AREA AND BULK REGULATIONS**

Exhibit E
Recommended Land Use & Area and Bulk Regulations
Upper Deerfield Redevelopment Area

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	Use	Site Plan Approval		Conditional Uses Permitted (Subject to §98-60)	Minimum Development Area	Minimum Lot Dimensions for Individual Uses			Minimum Yard Setbacks						Maximum Height of Buildings		Maximum Height of Accessory Buildings		Maximum Impervious Coverage of Lot (percent)	Off-Street Parking and Loading	Land-scaping	Notes & Comments
		(subject to public water / sewer)							Principal Buildings			Accessory Buildings										
		Principal Uses	Accessory Uses			Area	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet	Stories	Feet				
TOWN CENTER / COMMERCIAL ZONING DISTRICT	Institutional	Community / Corporate Center (Meeting Hall)			2 acres	5,000 SF.-	100	50	20	10	10	NA	NA	NA	2 ½	35			25%	1 / 350 SF of Gross Floor Area	Full Landscape Plan submission required; Existing trees must be preserved on site that is not covered by building / rights-of-way	One monument entrance sign for the entire development not to exceed 36 square feet and no higher than 6’
		Assisted Living Center																				
																					Buffer areas as per §98-53(4)	One (1) wall-mounted sign not to exceed 40 SF or 3% of building façade, whichever is less
																					A visual barrier between commercial and residential uses must be provided, Such plantings shall incorporate three (3) rows spaced 15 ft apart with trees planted 8 ft on center	Trash enclosures shall be integrated into the architectural design of the building
		Day care centers				25,000 SF	75	50	50	15	20				1½	15			40%	1 space per 1000 SF plus 1 per 2 employees		
		Cultural Institutions				35,000 SF	85	75	50	15	20				2½	35			40%			

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