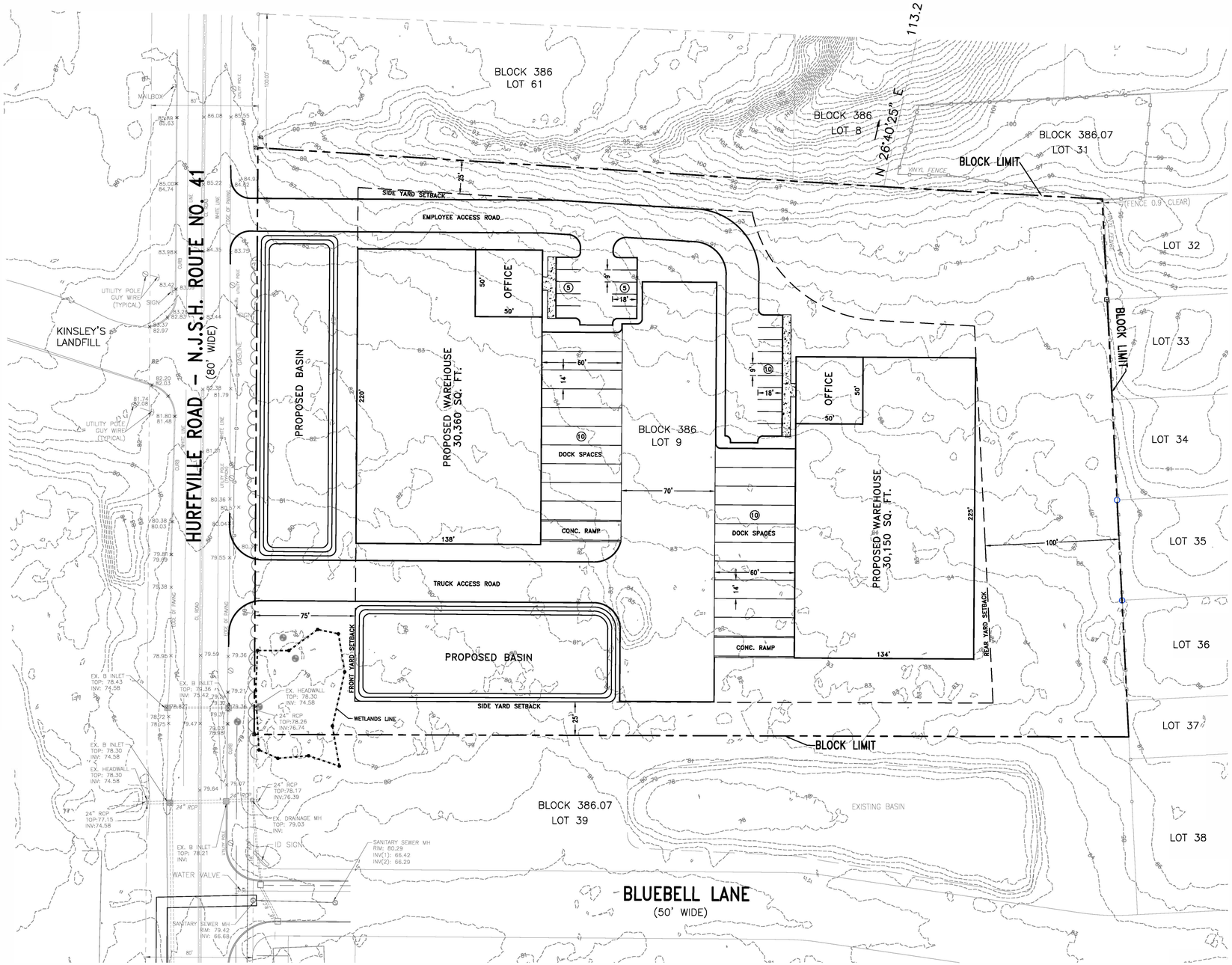

SITE STATISTICS

OWNER:
1781 HURFFVILLE ROAD LLC.
1781 HURFFVILLE ROAD
DEPTFORD, NJ 08096

APPLICANT:
1781 HURFFVILLE ROAD LLC.
1781 HURFFVILLE ROAD
DEPTFORD, NJ 08096

TRACT:
Plate 29, Block 386, Lot 9 &35
1781 Hurffville Road
Deptford Township, Gloucester County
Hurffville Road, N.J.S.H. Rt. No. 41

TRACT SIZE:
269,282.50 S.F. or 6.18 Acres±

TRACT ZONING:
BC-1; Business Center 1

ZONING REQUIREMENTS: BUSINESS CENTER 1 (BC-1)
BLOCK 386, LOTS 9 & 35(TRACTS UNDER 100 Acres)

	REQUIRED (BC-1)	PROPOSED
MIN TRACT	5 ACRES	6.18 ACRES
MAX TRIP ENDS/ACRE	31.5 TRIPS	(TO BE DETERMINED BY TRAFFIC
MIN FRONTAGE	200'	438.35' CONSULTANT)
MIN WIDTH	200'	438.35'
MIN DEPTH	400'	631.88'
MIN FRONT YARD	75'	--'
MIN REAR YARD		
ABUTTING NON-RESIDENTIAL	50'	--'
ABUTTING RESIDENTIAL	100'	--'
MIN SIDE YARD	25'	--'
MAX HEIGHT	2 STORIES/35'	<2 STORIES/35'
MIN BLDG TO BLDG	30'	--'
MAX BLDG COVERAGE	50%	--%
MAX IMPERVIOUS COV.	70%	--%
MIN BUFFER TO STREET	25'	25'
MIN BUFFER TO NON RESID.	25'	25'
MIN BUFFER TO RESIDENTIAL	100'	100'
TRUCK PARKING	-	--
DOCK SPACES	-	--
EMPLOYEE SPACES	-	--

UPDATE

PARKING SCHEDULE:

Required	Proposed
1 space per 5,000 S.F. GFA 124,500 S.F./5,000 SF. = 24.9 spaces	26 spaces
2 ADA accessible spaces (26 to 50 spaces = 2 ADA) (with 1 in every 8 van accessible)	2 spaces (inc. 1 van)
1 Make-Ready space (<50 spaces = 1 Make-Ready space)	1 Make-Ready space

UPDATE

SIGNS:

	Permitted	Proposed
	1 wall mounted sign, max. 60 s.f.	1 wall mounted sign, 60 s.f.
	1 freestanding sign, max. 100 s.f. and 12' high	1 freestanding sign, 100 s.f. <12' high
Required		
Min. 15' setback to ROW		15'
Min. 100' to existing freestanding		>100'

UPDATE

GRAPHIC SCALE
1"=40'

DATE

DATE

CONCEPT PLAN 1-A
BLOCK 386, LOTS 9 & 35

SITUATE
DEPTFORD TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY
DATE: FEBRUARY 2026 SCALE: 1" = 40'
PREPARED BY:

2398