

# Berger Realty

Since 1928



**Berger Realty, Inc.**  
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**849 Moss Mill Road  
 Galloway Township, NJ 08205**

**Asking \$135,000.00**

**ZONING SCHEDULE**  
 AN ORDINANCE OF THE BOARD OF FREEHOLDERS OF GALLOWAY TOWNSHIP, NEW JERSEY, TO AMEND THE ZONING SCHEDULE TO READ AS FOLLOWS:

ZONE	PERMITTED USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM SETBACKS	MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING AREA	MAXIMUM LOT COVERAGE	MAXIMUM LOT AREA
R-1	Single-Family Detached	1.0	30.0	10.0	30.0	1,000	30%	1.0
R-2	Single-Family Detached	2.0	40.0	15.0	40.0	2,000	40%	2.0
R-3	Single-Family Detached	3.0	50.0	20.0	50.0	3,000	50%	3.0
R-4	Single-Family Detached	4.0	60.0	25.0	60.0	4,000	60%	4.0
R-5	Single-Family Detached	5.0	70.0	30.0	70.0	5,000	70%	5.0
R-6	Single-Family Detached	6.0	80.0	35.0	80.0	6,000	80%	6.0
R-7	Single-Family Detached	7.0	90.0	40.0	90.0	7,000	90%	7.0
R-8	Single-Family Detached	8.0	100.0	45.0	100.0	8,000	100%	8.0
R-9	Single-Family Detached	9.0	110.0	50.0	110.0	9,000	110%	9.0
R-10	Single-Family Detached	10.0	120.0	55.0	120.0	10,000	120%	10.0
R-11	Single-Family Detached	11.0	130.0	60.0	130.0	11,000	130%	11.0
R-12	Single-Family Detached	12.0	140.0	65.0	140.0	12,000	140%	12.0
R-13	Single-Family Detached	13.0	150.0	70.0	150.0	13,000	150%	13.0
R-14	Single-Family Detached	14.0	160.0	75.0	160.0	14,000	160%	14.0
R-15	Single-Family Detached	15.0	170.0	80.0	170.0	15,000	170%	15.0
R-16	Single-Family Detached	16.0	180.0	85.0	180.0	16,000	180%	16.0
R-17	Single-Family Detached	17.0	190.0	90.0	190.0	17,000	190%	17.0
R-18	Single-Family Detached	18.0	200.0	95.0	200.0	18,000	200%	18.0
R-19	Single-Family Detached	19.0	210.0	100.0	210.0	19,000	210%	19.0
R-20	Single-Family Detached	20.0	220.0	105.0	220.0	20,000	220%	20.0
R-21	Single-Family Detached	21.0	230.0	110.0	230.0	21,000	230%	21.0
R-22	Single-Family Detached	22.0	240.0	115.0	240.0	22,000	240%	22.0
R-23	Single-Family Detached	23.0	250.0	120.0	250.0	23,000	250%	23.0
R-24	Single-Family Detached	24.0	260.0	125.0	260.0	24,000	260%	24.0
R-25	Single-Family Detached	25.0	270.0	130.0	270.0	25,000	270%	25.0
R-26	Single-Family Detached	26.0	280.0	135.0	280.0	26,000	280%	26.0
R-27	Single-Family Detached	27.0	290.0	140.0	290.0	27,000	290%	27.0
R-28	Single-Family Detached	28.0	300.0	145.0	300.0	28,000	300%	28.0
R-29	Single-Family Detached	29.0	310.0	150.0	310.0	29,000	310%	29.0
R-30	Single-Family Detached	30.0	320.0	155.0	320.0	30,000	320%	30.0
R-31	Single-Family Detached	31.0	330.0	160.0	330.0	31,000	330%	31.0
R-32	Single-Family Detached	32.0	340.0	165.0	340.0	32,000	340%	32.0
R-33	Single-Family Detached	33.0	350.0	170.0	350.0	33,000	350%	33.0
R-34	Single-Family Detached	34.0	360.0	175.0	360.0	34,000	360%	34.0
R-35	Single-Family Detached	35.0	370.0	180.0	370.0	35,000	370%	35.0
R-36	Single-Family Detached	36.0	380.0	185.0	380.0	36,000	380%	36.0
R-37	Single-Family Detached	37.0	390.0	190.0	390.0	37,000	390%	37.0
R-38	Single-Family Detached	38.0	400.0	195.0	400.0	38,000	400%	38.0
R-39	Single-Family Detached	39.0	410.0	200.0	410.0	39,000	410%	39.0
R-40	Single-Family Detached	40.0	420.0	205.0	420.0	40,000	420%	40.0
R-41	Single-Family Detached	41.0	430.0	210.0	430.0	41,000	430%	41.0
R-42	Single-Family Detached	42.0	440.0	215.0	440.0	42,000	440%	42.0
R-43	Single-Family Detached	43.0	450.0	220.0	450.0	43,000	450%	43.0
R-44	Single-Family Detached	44.0	460.0	225.0	460.0	44,000	460%	44.0
R-45	Single-Family Detached	45.0	470.0	230.0	470.0	45,000	470%	45.0
R-46	Single-Family Detached	46.0	480.0	235.0	480.0	46,000	480%	46.0
R-47	Single-Family Detached	47.0	490.0	240.0	490.0	47,000	490%	47.0
R-48	Single-Family Detached	48.0	500.0	245.0	500.0	48,000	500%	48.0
R-49	Single-Family Detached	49.0	510.0	250.0	510.0	49,000	510%	49.0
R-50	Single-Family Detached	50.0	520.0	255.0	520.0	50,000	520%	50.0
R-51	Single-Family Detached	51.0	530.0	260.0	530.0	51,000	530%	51.0
R-52	Single-Family Detached	52.0	540.0	265.0	540.0	52,000	540%	52.0
R-53	Single-Family Detached	53.0	550.0	270.0	550.0	53,000	550%	53.0
R-54	Single-Family Detached	54.0	560.0	275.0	560.0	54,000	560%	54.0
R-55	Single-Family Detached	55.0	570.0	280.0	570.0	55,000	570%	55.0
R-56	Single-Family Detached	56.0	580.0	285.0	580.0	56,000	580%	56.0
R-57	Single-Family Detached	57.0	590.0	290.0	590.0	57,000	590%	57.0
R-58	Single-Family Detached	58.0	600.0	295.0	600.0	58,000	600%	58.0
R-59	Single-Family Detached	59.0	610.0	300.0	610.0	59,000	610%	59.0
R-60	Single-Family Detached	60.0	620.0	305.0	620.0	60,000	620%	60.0
R-61	Single-Family Detached	61.0	630.0	310.0	630.0	61,000	630%	61.0
R-62	Single-Family Detached	62.0	640.0	315.0	640.0	62,000	640%	62.0
R-63	Single-Family Detached	63.0	650.0	320.0	650.0	63,000	650%	63.0
R-64	Single-Family Detached	64.0	660.0	325.0	660.0	64,000	660%	64.0
R-65	Single-Family Detached	65.0	670.0	330.0	670.0	65,000	670%	65.0
R-66	Single-Family Detached	66.0	680.0	335.0	680.0	66,000	680%	66.0
R-67	Single-Family Detached	67.0	690.0	340.0	690.0	67,000	690%	67.0
R-68	Single-Family Detached	68.0	700.0	345.0	700.0	68,000	700%	68.0
R-69	Single-Family Detached	69.0	710.0	350.0	710.0	69,000	710%	69.0
R-70	Single-Family Detached	70.0	720.0	355.0	720.0	70,000	720%	70.0
R-71	Single-Family Detached	71.0	730.0	360.0	730.0	71,000	730%	71.0
R-72	Single-Family Detached	72.0	740.0	365.0	740.0	72,000	740%	72.0
R-73	Single-Family Detached	73.0	750.0	370.0	750.0	73,000	750%	73.0
R-74	Single-Family Detached	74.0	760.0	375.0	760.0	74,000	760%	74.0
R-75	Single-Family Detached	75.0	770.0	380.0	770.0	75,000	770%	75.0
R-76	Single-Family Detached	76.0	780.0	385.0	780.0	76,000	780%	76.0
R-77	Single-Family Detached	77.0	790.0	390.0	790.0	77,000	790%	77.0
R-78	Single-Family Detached	78.0	800.0	395.0	800.0	78,000	800%	78.0
R-79	Single-Family Detached	79.0	810.0	400.0	810.0	79,000	810%	79.0
R-80	Single-Family Detached	80.0	820.0	405.0	820.0	80,000	820%	80.0
R-81	Single-Family Detached	81.0	830.0	410.0	830.0	81,000	830%	81.0
R-82	Single-Family Detached	82.0	840.0	415.0	840.0	82,000	840%	82.0
R-83	Single-Family Detached	83.0	850.0	420.0	850.0	83,000	850%	83.0
R-84	Single-Family Detached	84.0	860.0	425.0	860.0	84,000	860%	84.0
R-85	Single-Family Detached	85.0	870.0	430.0	870.0	85,000	870%	85.0
R-86	Single-Family Detached	86.0	880.0	435.0	880.0	86,000	880%	86.0
R-87	Single-Family Detached	87.0	890.0	440.0	890.0	87,000	890%	87.0
R-88	Single-Family Detached	88.0	900.0	445.0	900.0	88,000	900%	88.0
R-89	Single-Family Detached	89.0	910.0	450.0	910.0	89,000	910%	89.0
R-90	Single-Family Detached	90.0	920.0	455.0	920.0	90,000	920%	90.0
R-91	Single-Family Detached	91.0	930.0	460.0	930.0	91,000	930%	91.0
R-92	Single-Family Detached	92.0	940.0	465.0	940.0	92,000	940%	92.0
R-93	Single-Family Detached	93.0	950.0	470.0	950.0	93,000	950%	93.0
R-94	Single-Family Detached	94.0	960.0	475.0	960.0	94,000	960%	94.0
R-95	Single-Family Detached	95.0	970.0	480.0	970.0	95,000	970%	95.0
R-96	Single-Family Detached	96.0	980.0	485.0	980.0	96,000	980%	96.0
R-97	Single-Family Detached	97.0	990.0	490.0	990.0	97,000	990%	97.0
R-98	Single-Family Detached	98.0	1000.0	495.0	1000.0	98,000	1000%	98.0
R-99	Single-Family Detached	99.0	1010.0	500.0	1010.0	99,000	1010%	99.0
R-100	Single-Family Detached	100.0	1020.0	505.0	1020.0	100,000	1020%	100.0

**GENERAL NOTES:**

1. THIS ZONING SCHEDULE IS A SUMMARY OF THE ZONING SCHEDULE AND DOES NOT CONSTITUTE A COMPLETE SET OF ZONING REGULATIONS.
2. THE ZONING SCHEDULE IS SUBJECT TO THE ZONING ORDINANCE AND THE ZONING BOARD'S DECISIONS.
3. THE ZONING SCHEDULE IS SUBJECT TO THE ZONING BOARD'S DECISIONS.
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**CERTIFIED LIST OF PROPERTY OWNERS WITHIN 200' RADIUS OF SITE:**

NAME	ADDRESS	PHONE	EMAIL
JOHN J. BERGER	3160 ASBURY AVENUE	609-399-0076	info@bergerrealty.com

**ATLANTIC COUNTY APPROVALS:**

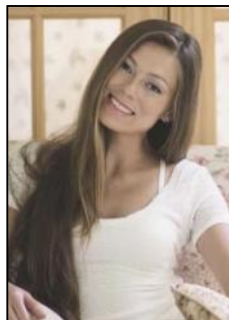
OFFICE OF PUBLIC WORKS & ZONING DEPARTMENT	DATE	APPROVED
ATLANTIC COUNTY	10/1/10	APPROVED

**DUFFY-DOLY-McMANUS & ROESCH**  
 REAL ESTATE BROKERS  
 3160 ASBURY AVENUE, OCEAN CITY, NJ 08226  
 609-399-0076

## COMMENTS

If you are looking to build your own dream home here is the perfect opportunity. This buildable lot is 3.19 acres located close to Smithville and access to the GSP. There are "4" available lots, you can purchase these individually or as a package. The buyer will be responsible to have the well and septic installed along with confirmation of the taxes. See attached document which shows the exact dimensions for each lot. Please contact the listing agent with any questions. Additional lots for sale MLS #585553/ 585554 / 585555 / 585556

## PROPERTY DETAILS



Ask for Margarita Kobilianets  
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 Email to: mak@bergerrealty.com

