

# Berger Realty

Since 1928



**Berger Realty, Inc.**  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



**853 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.

**GENERAL NOTES:**

1. THIS SCHEDULE SHALL APPLY TO ALL LANDS IN THE TOWNSHIP OF GALLOWAY, NEW JERSEY, EXCEPT WHERE SHOWN OTHERWISE.
2. THE BOARD OF FREEHOLDERS MAY, AT ANY TIME, AMEND THIS SCHEDULE BY ADDING, DELETING OR MODIFYING ANY OF ITS PROVISIONS.
3. THE BOARD OF FREEHOLDERS MAY, AT ANY TIME, REVOKE OR SUSPEND ANY OF THE POWERS GRANTED BY THIS SCHEDULE.
4. THE BOARD OF FREEHOLDERS MAY, AT ANY TIME, REVOKE OR SUSPEND ANY OF THE POWERS GRANTED BY THIS SCHEDULE.
5. THE BOARD OF FREEHOLDERS MAY, AT ANY TIME, REVOKE OR SUSPEND ANY OF THE POWERS GRANTED BY THIS SCHEDULE.
6. THE BOARD OF FREEHOLDERS MAY, AT ANY TIME, REVOKE OR SUSPEND ANY OF THE POWERS GRANTED BY THIS SCHEDULE.
7. THE BOARD OF FREEHOLDERS MAY, AT ANY TIME, REVOKE OR SUSPEND ANY OF THE POWERS GRANTED BY THIS SCHEDULE.
8. THE BOARD OF FREEHOLDERS MAY, AT ANY TIME, REVOKE OR SUSPEND ANY OF THE POWERS GRANTED BY THIS SCHEDULE.
9. THE BOARD OF FREEHOLDERS MAY, AT ANY TIME, REVOKE OR SUSPEND ANY OF THE POWERS GRANTED BY THIS SCHEDULE.
10. THE BOARD OF FREEHOLDERS MAY, AT ANY TIME, REVOKE OR SUSPEND ANY OF THE POWERS GRANTED BY THIS SCHEDULE.

**CERTIFIED LIST OF PROPERTY OWNERS WITHIN 200 FEET OF SITE**

**ATLANTIC COUNTY APPROVALS**

**DUFFY-DOLY-McMANUS & ROESCH**  
ATTORNEYS AT LAW  
3160 ASBURY AVENUE  
OCEAN CITY, NJ 08226  
(609) 399-0076

## COMMENTS

If you are looking to build your own dream here is the perfect opportunity. This buildable lot is 3.20 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 for 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 Ben Duncan  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: bmd@bergerrealty.com

