

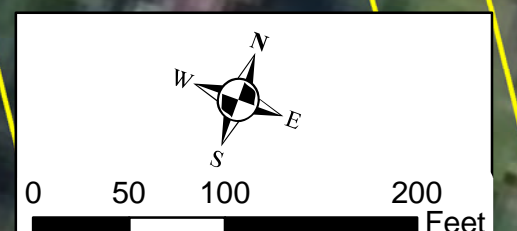
- Legend**
- A. L & M Distribution
 - B. Doris C Bell
 - C. The Jenkins Bldg LLC
 - D. Ashley Estates Inc
 - E. Bon-Sue LLC
 - F. Schoen Family Trust
 - G. Schoen Fuel Services
 - H. Rio Prop Holdings

Site	Block	Lots	Acreage	Location	Owner	Current Use
A	204	2 & 2.02	19.96	701 Bridgeboro Rd	L & M Distribution Inc	Warehouse & Vacant
B	620	4, 5, & 6	4.51	710 Bridgeboro Rd	Doris C Bell	Vacant
C	620	3 & 4.01	4.4	703 Van Rossum Ave	The Jenkins Bldg LLC	Light Industrial
D	620	1 & 2	13.5	Van Rossum Ave	Ashley Estates, Inc.	Vacant
E	622	4	3.4	703 Von Rossum	Bon-Sue, LLC	Light Industrial
F	701	1.01	1.65	704 Cooper St	Schoen Family Irrevocable Trust	Vacant
G	701	2	1.19	Cooper St	Schoen Fuel Services Inc.	Light Industrial
H	701	3	0.34	710 Cooper St	Rio Prop Holdings, LLC	Office



STATION AVENUE REVELOPMENT STUDY AREA
Edgewater Park Township, NJ

ENVIRONMENTAL RESOLUTIONS, INC.
 Engineers • Planners • Scientists • Surveyors
 815 EAST GATE DR. SUITE 103
 MOUNT LAUREL, NEW JERSEY 08054
 TEL. 856-235-7170 FAX 856-273-9239



Relocate Mt. Holly Road / Manor Street to end opposite Beverly National Cemetery

Widen Broad Street ROW to 80'

Beverly National Cemetery

Monument Cemetery

Memorial Field

Vacate ROW

Widen Broad Street ROW to 80'

Widen Manor Road ROW to 60'

Close to Thru Traffic

200 9'x18' Spaces max. (for B, C & E commercial)

50 9'x18' Spaces (for NJ Transit)

164 9'x18' Spaces (for NJ Transit)

50' wide, 1-story rope walk

70' wide, 1-story rope walk

3 Story Brick

3 Story Brick

5 Story Brick

6.9 ac. (approx. net)

3.0 ac. (approx. net)

3.7 ac. (approx. net)

2.7 ac. (approx. net)

10.7 ac. (approx. net)

(40) 50' x 185' Single-Family Detached Units (approx. net)

MANOR ROAD (Renamed)

MT HOLLY ROAD

BRIDGEBORO ROAD

MILLMAN AVE

STOKES AVE

VAN ROSSUM AVE

COOPER STREET

FRANKLIN AVE

VAN ROSSUM AVE

HESS AVE

HESS AVE

C

B

A

F
H

G

PENNSYLVANIA AVENUE

BEVERLY - EDGEWATER PARK STATION

STATION AVENUE (Proposed)

WALL ROPE STREET (proposed)

BROAD STREET (Renamed)

BROAD STREET (Renamed)