

Clayton Borough

Gloucester County, NJ



Your best choice for expansion



A Great Place to Live and Play, Work and Pray

**Borough of Clayton
Economic Development**
125 N. Delsea Drive
Clayton, NJ 08312
856 881 2882 – Ext 104
<http://claytonnj.com/>



Key Points of Contact		
Name	Title	Phone
James Malley, Esquire	Clayton Redevelopment Counsel	856 854 1515
Tom Bianco	Mayor	856 417 6632
Sue Miller	Administrator	856 881 2882, x 104
Harry Alexander	Zoning Official	856 881 2882 x 127
Charles Simon	Clayton Councilman	856 881 2882
Paul Pheasant	Code Enforcement	856 881 3778
Debbie Schlosser	Water/Sewer, Planning	856 881 2882, x 123
Jeanne Schoellkopf	Construction Office	856 881 2882, x 118

Please note:

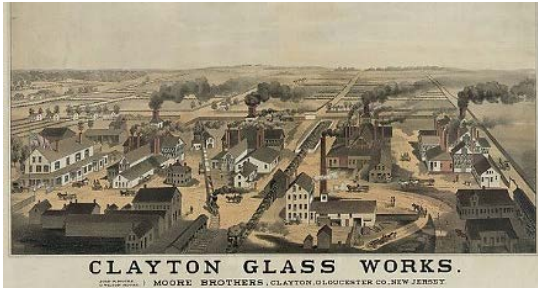
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About Clayton Borough

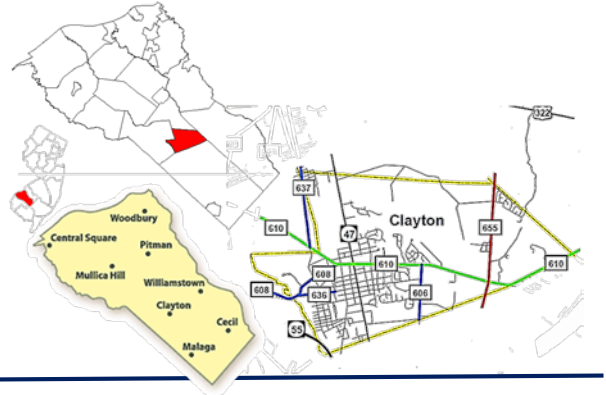
Background

Originally founded in 1858 by Jacob Fisler and later incorporated as a borough in 1887, Clayton Borough was home to Fislerville Glassworks (later Clayton Glassworks), which served to attract a hard working labor base and helped to form the community's economic backbone and work ethic which continues to this day. For more information about Clayton's history, see:

<http://www.claytonhistoric.org/>



The 7.334 square mile **Clayton Borough** borders Glassboro, Elk Township, Franklin Township, and Monroe Township, and is governed under the borough form of municipal government, the governing body of which consists of a Mayor and a Borough Council comprising six council members.



The best location for value

Clayton lies just 34 minutes (26.5 miles) from downtown **Philadelphia** and the Philadelphia International Airport via NJ 55, 26 minutes (22.2 miles) from **Camden** via NJ 55, 50 minutes (45 miles) from **Atlantic City**, one hour (55.1 miles) from **Trenton** via I-295, one hour and 54 minutes (109.2 miles) from **New York City** via I-95 and the New Jersey Turnpike, and two hours and 34 minutes (132.5 miles) from **Washington, DC** via I-95.

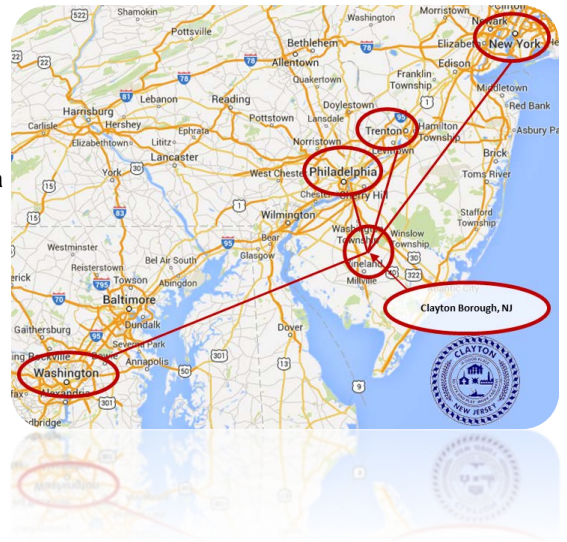
The best connections for convenience

Clayton is served by a convenient roadway network connecting it to the southern New Jersey and greater Delaware Valley regional markets.

- Just beyond the Borough's borders (within a five minute drive-time of downtown Clayton) to the north is **Route 322** (Glassboro Road), connecting Clayton to Glassboro, Harrison Township, Swedesboro and the Commodore Barry Bridge to Delaware County Pennsylvania and easy access to the Philadelphia International Airport.
- Southwest of the Borough (a less than five minute drive-time from downtown) is **NJ Route 55**, which connects Clayton to Pitman, Sewell, Deptford Township and the New Jersey Turnpike to the north, and Newfield and Vineland to the south.

Roadways within Clayton also play a critical role in the borough's economy. These include:

- Route 610** (Academy Street and Whig Lane within Clayton) connecting it to Elk Township to the west, Monroe Township, Williamstown and Sicklerville to the east;
- Route 655** (Fries Mill Road within Clayton), connecting it to Washington Township and Turnersville to the north and Franklinville and Pittsgrove Township to the south, and;
- Delsea Drive (Route 47)** which transverses the Borough (north and south), connecting Clayton to Glassboro, Pitman, Washington Township and Deptford to the north, and Franklinville, Newfield and the Jersey Shore to the south. So critical is Delsea Drive to Clayton's economy that it plays host to the Borough's downtown district, which has been designated as a core redevelopment area for the Borough's future growth.



Quick demographic profile – Clayton Borough, NJ

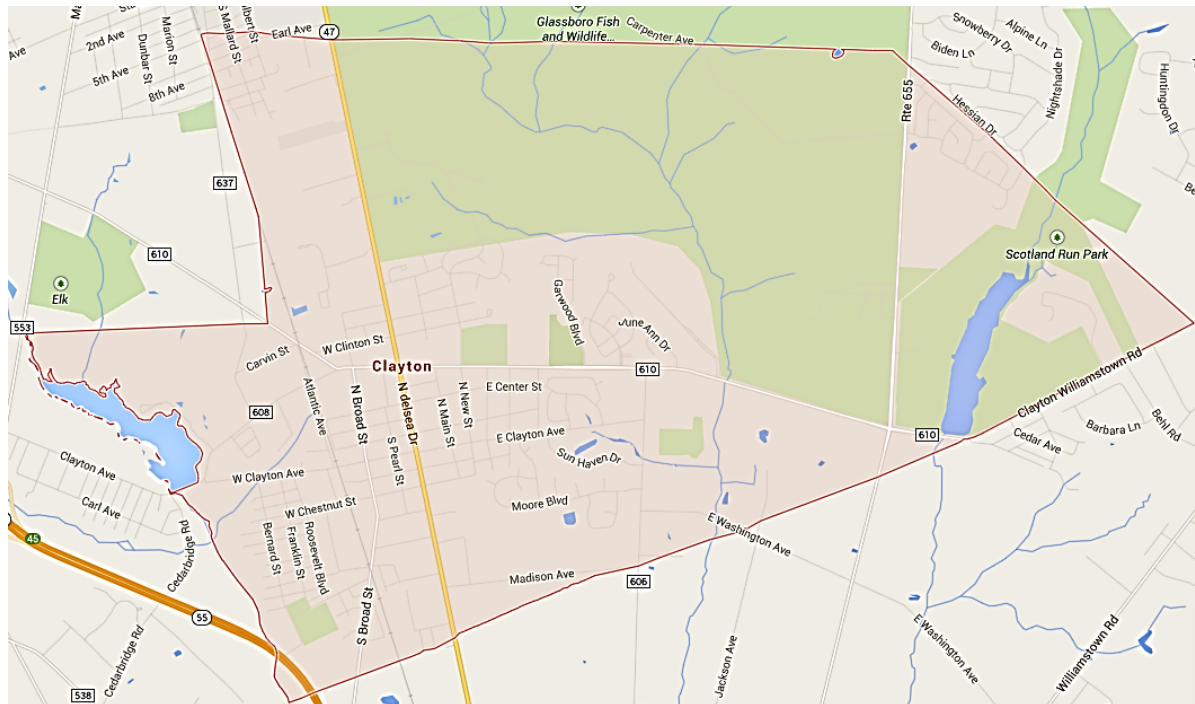
	Clayton	Gloucester County	New Jersey
Geography			
Land area in square miles, 2010	7.14	322.01	7,354.22
Persons per square mile, 2010	1,145.5	895.3	1,195.5
Population, 2013 estimate	8,216	290,265	8,899,339
Population, 2010 (April 1) estimates base	8,183	288,288	8,791,909
Population, percent change, April 1, 2010 to July 1, 2013	0.4%	0.7%	1.2%
Population, 2010	8,179	288,288	8,791,894
Persons under 5 years, percent, 2010	7.1%	5.7%	6.2%
Persons under 18 years, percent, 2010	26.3%	23.3%	23.5%
Persons 65 years and over, percent, 2010	10.2%	13.7%	13.5%
Female persons, percent, 2010	51.8%	51.5%	51.3%
White alone, percent, 2010	74.8%	84.3%	68.6%
Black or African American alone, percent, 2010	18.0%	10.6%	13.7%
Hispanic or Latino, percent, 2010	6.0%	5.4%	17.7%
Living in same house 1 year & over, percent, 2009-2013	93.0%	91.1%	90.1%
Foreign born persons, percent, 2009-2013	4.0%	5.3%	21.2%
Language other than English spoken at home, pct age 5+, 2009-2013	9.3%	8.6%	30.0%
High school graduate or higher, percent of persons age 25+, 2009-2013	87.7%	90.9%	88.1%
Bachelor's degree or higher, percent of persons age 25+, 2009-2013	16.7%	28.4%	35.8%
Veterans, 2009-2013	544	19,351	437,652
Mean travel time to work (minutes), workers age 16+, 2009-2013	28.2	28.2	30.4
Housing units, 2010	3,128	111,439	3,553,562
Homeownership rate, 2009-2013	75.6%	80.3%	65.6%
Housing units in multi-unit structures, percent, 2009-2013	19.7%	16.9%	36.0%
Median value of owner-occupied housing units, 2009-2013	\$180,300	\$224,700	\$327,100
Households, 2009-2013	3,028	104,145	3,186,418
Persons per household, 2009-2013	2.71	2.73	2.71
Per capita money income in past 12 months (2013 dollars), 2009-2013	\$26,235	\$32,600	\$36,027
Median household income, 2009-2013	\$63,338	\$74,524	\$71,629
Persons below poverty level, percent, 2009-2013	10.5%	8.1%	10.4%
Business			
Total number of firms, 2007	312	20,252	781,622
Retail sales, 2007 (\$1000)	29,754	4,352,549	124,813,580
Retail sales per capita, 2007	\$3,956	\$15,216	\$14,453
Accommodation and food services sales, 2007 (\$1000)	2,603	379,388	19,993,613
Building permits, 2013 (All types)	375	939	24,209

Source: U.S. Chamber of Commerce, Bureau of the Census



Primary land uses and values (as of January, 2015)

Use	# Parcels	% Ratable	% Total	Land Value	Improvement Value	Total Value	% Ratable \$	% Total \$
Vacant Land	390	12.5%	11.3%	\$ 10,480,800	\$ 0	\$ 10,480,800	2.3%	1.8%
Residential	2,574	82.5%	74.8%	\$ 95,567,400	\$ 299,290,300	\$ 394,857,700	85.6%	69.0%
Farm (regular/qualified)	43	1.4%	1.2%	\$ 854,300	\$ 14,547,000	\$ 2,309,000	0.5%	0.4%
Commercial	90	2.9%	2.6%	\$ 13,021,600	\$ 15,867,700	\$ 28,889,300	6.3%	5.0%
Industrial	11	0.4%	0.3%	\$ 6,166,800	\$ 5,437,300	\$ 11,604,100	2.5%	2.0%
Apartment	11	0.4%	0.3%	\$ 4,781,800	\$ 8,472,900	\$ 13,254,700	2.9%	2.3%
Total ratable	3119	100.0%	90.6%	\$ 130,872,700	\$ 330,522,900	\$ 461,395,600	100.0%	80.6%
Exempt	323		9.4%	\$ 34,250,800	\$ 76,687,000	\$ 110,937,800		19.4%
Total	3442		100.0%	\$ 165,123,500	\$ 407,209,900	\$ 572,333,400		
Of exempt uses:								
• Public school	4		0.1%	\$ 2,718,500	\$ 24,029,500	\$ 25,748,000		4.5%
• Public property	125		3.6%	\$ 21,592,000	\$ 10,377,400	\$ 31,929,400		5.6%
• Charitable	12		0.3%	\$ 2,167,000	\$ 7,648,500	\$ 9,815,500		1.7%
• Cemetery	1		0.0%	\$ 941,000	\$ 30,000	\$ 971,000		0.2%



Opportunity for development

Though small relative to many of its neighboring municipalities (7.4 square miles), Clayton offers big opportunity to investors and developers. Of its 3,442 land parcels **390 are currently vacant**, constituting 11.3% of total parcels.

Residential

A great place to raise a family

Clayton is home to more than 8,200 residents, and enjoyed about a .4% growth between 2010 and 2013. Relative to Gloucester County and the State of New Jersey, Clayton has a higher percentage of children under five years of age (7.1 % of the population) and youths under 18 (26.3 % of the population), suggesting a positive demand for youth-oriented goods and services (like day care services, sporting goods, toys and hobby shops, and children's and adolescent's clothing and merchandise).

The Borough also hosts more than 3,100 households (3,128 estimated in 2013), with a median household income estimated at \$63,338. With a 75.6% home ownership rate, the median home value was estimated at \$180,300 in 2013.

Clayton is the "Most affordable place to live in New Jersey"

smartasset™

A 2014 survey conducted by SmartAsset ranked Clayton Borough as **the most affordable place to live** in the state. With average closing costs at \$3,493, and an average annual property tax of \$5,110, Clayton promises to be a growing and attractive place for new home seekers throughout the coming decade.

Over the last decade, several major home builders invested in new developments in Clayton, including **J.S. Hovnanian & Sons** (building the new 161 unit "Villages at Aberdeen*", and the 82 unit "Estates at Aberdeen"), and **Group Ten Builders Inc.** ("the 50 unit "The Reserve at Academy Walk"*.

* Offered as 55 Plus housing with tax abatements via PILOT (Payment In Lieu Of Taxes).

Building permit activity	
1/01/2005 thru 12/31/2014	
Permits	4,288
New Building	424
Total Value	\$ 1,156,049

Source: Borough of Clayton, NJ

Multifamily Housing

Multifamily land use constitutes less than one percent of the Borough's land parcel use, but more than 2.9% of Clayton's "ratable values" (taxable land value). Clayton hosts and estimated 616 multi-family units (out of 3,128 housing units as of the 2010 Census), with more expected to be brought on line within the next few years. Among the largest developments in the Borough are:

- **Rustic Village Apartments & Townhomes** – Located at 315 S Delsea Drive in Clayton, this complex offers a mix of 162 apartments and townhomes. The property is managed on site by Manhattan Management Co LLC <http://www.rusticvillageapts.com/>
- **The Village at Berk's Walk** – Manhattan Management Co LLC (managers of Rustic Village) plan for the development of a 350 rental units property consisting of 175 apartment units and 175 townhome units in 56 buildings with a clubhouse and two commercial buildings. The development will be built in five stages. Though approved in concept by Clayton Borough in December 2010, no date has yet been announced for commencement.
- **Emerson Green Townhomes** is a relatively new development, offering 73 townhomes complete with a tot lot and open space. It was developed and managed by Fernmoor Homes. The development is located at 105 Still Run in Clayton, off of the core Delsea Drive commercial corridor. <http://emersongreennj.com/>

Education

The Clayton Public Schools serve students in pre-Kindergarten through twelfth grade. As of October 2014, it was estimated that the Clayton Public Schools had 1,351 "Pupils-On-Roll" (1,143 full-time) and a total anticipated operating budget (2014-15) of \$19,111,217 - with \$7,711,155 derived via local property tax levy. The School District has been the recipient of numerous awards and accolades, including recognition in Newsweek Magazine's list of top high schools in the nation, where Clayton High School ranked as number 750. The survey showed they have an 85.2 percent graduation rate and a 71 percent college-bound rate. The school was also listed in the top 100 for academic rigor.

In December 2014, Borough voters approved a \$9.7 million referendum that included construction of a "world class" 750 seat, 17,830 square foot auditorium planned for both school and public use and entertainment.

The Borough is also served by St. Michael the Archangel Regional School, which is an elementary school serving students in pre-Kindergarten through eighth grade that operates under the supervision of the Roman Catholic Diocese of Camden.

Affordable Higher Education – Two leading centers of higher education are within minutes of Clayton:

- Rowan University
- Rowan College at Gloucester County

Commercial

Delsea Drive (NJSH No. 47)

Within Clayton, the 2.48 mile Delsea Drive (NJ State Highway 47) serves as a major arterial highway connecting Clayton Borough to the greater southern New Jersey and Delaware Valley regional marketplace.

The highway plays host to dozens of privately owned commercial establishments, as well as the Clayton Borough municipal building, and various Gloucester County governmental facilities.

Delsea Drive - Average Daily Traffic Count (ADTC)

Between Clayton Avenue and Academy Street:

- ✓ **South Bound – 5,051**
- ✓ **North Bound - 5,002**

Source: Delaware Valley Regional Planning Commission

Over the last decade, several major commercial developments have occurred along the Borough's Delsea Drive commercial corridor, including:

Heritage's Dairy Stores – The privately owned dairy, grocery and convenience store company re-opened one of its newest store locations in downtown Clayton, following a fire that seriously damaged its former store in May 2010. The new facility stands at the heavily traveled intersection of Delsea Drive and Academy Street, at 409 N. Delsea Drive. +1 856 881 1313.

Rite Aid Pharmacy – Rite Aid opened a new and greatly expanded store located at 236 S. Delsea Drive in downtown Clayton, replacing a smaller facility it maintained in the Borough. +1 856 881 0667.

Family Dollar – The publicly traded Family Dollar Stores, Inc. opened a new retail store location at 825 N. Delsea Drive in 2007, and store management reports that business is brisk at this location. 1- 856 863 3541.

Kenny's Liquor – South Jersey entrepreneur Kaushik (Ken) Patel is finalizing construction of a new 12,000 square foot store facility that will sell liquor, groceries and convenience items. The store will occupy a former junk yard location which has been reclaimed and revitalized with tax abatement incentives provided through the Borough.



Delsea Drive Plan for Redevelopment

On **June 13, 2014**, the Clayton Borough Council approved the official **Delsea Drive Plan for Redevelopment**, which targeted for redevelopment and rehabilitation the approximately 494 acres of land along the 2.48 mile Delsea Drive commercial corridor. Delsea Drive bisects the Borough and serves as a major arterial highway, hosting a broad mix of convenience, shopping and specialty goods merchants.

As a targeted redevelopment / rehabilitation corridor, businesses and investors seeking to improve or develop properties along Delsea Drive can realize an number of significant business-friendly benefits. The Borough's Administration is committed to proactively enhancing the vitality of Clayton's local economy by working to retain a desirable mix of existing businesses, encouraging entrepreneurship within the community, and attracting new and complementary businesses and industry to Clayton.

To help advance this mission, the Borough maintains an engaged and motivated team of volunteers from various backgrounds who serve on its **Economic Development Committee**, and various sub-committees and task-forces focused on the furtherance of economic development. In addition, the Borough formed a special **Planning and Zoning Board Subcommittee** to proactively focus on helping developers and merchants meet regulatory needs and streamline their ability to begin doing business in Clayton.

For more details on how Clayton can help you meet your business and investment goals, please contact:

- **Tom Bianco**, Mayor of Clayton, at 856-417-6632 or by email, at tbianco@claytonnj.com
- **Charles Simon**, Clayton Councilman liaison, at 856 881 2882, or at csimon@claytonnj.com
- **Sue Miller**, Administrator, at 856-881-2882 – Ext 104, or at smiller@claytonnj.com

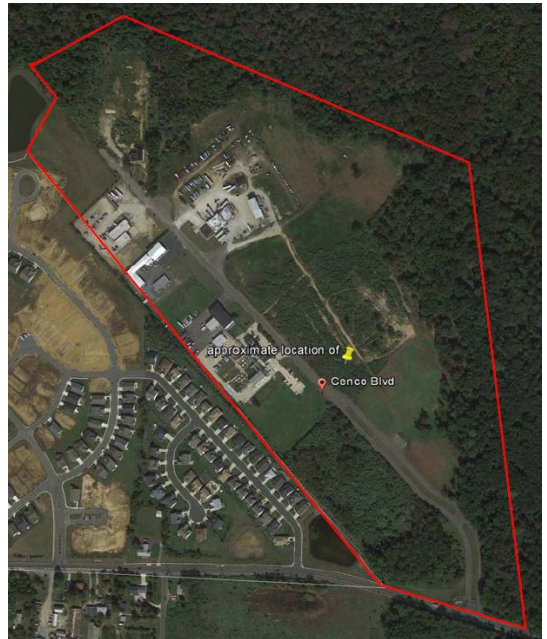


Industrial

Clayton Corporate Center

The 150 acre Clayton Corporate Center (formerly know as Almo Industrial Park) is located along Cenco Boulevard and hosts several of the Borough's commercial and light industrial enterprises, including Clean Ventures, Inc., SJ Truck Repair, Apple Auctioneering Co. and JW Morrison Equipment.

A number of lease and purchase opportunities are available, and information can be obtained from the Borough of Clayton.



Public Utilities

Public Water and Sanitary Sewer

The Borough of Clayton maintains its own water distribution system, including public drinking water and sewage. While the Borough is a member of the Gloucester County Utilities Authority for sewer services, Clayton's Public Works Department is responsible for maintaining sewer lift stations, handling sewer backups, and addressing drainage issues.

Sanitation and Trash Removal

The Borough contracts with a private contractor for the removal of trash from private premises and many commercial properties*, including the management of its publicly mandated recycling program (recyclable materials are required to be separated from regular household trash and garbage, for which special curb-side containers are provided by the Borough).

** Check with Borough for details and restrictions*

Electric and Gas Services

Clayton residential, commercial and industrial properties and customers are served by **Atlantic City Electric Company**, a subsidiary of Pepco Holdings, Inc. (PHI), with gas service provided by **South Jersey Gas**.

You are urged to directly contact each utility for detailed information about rates and terms of service.



Atlantic City Electric Company

<http://www.atlanticcityelectric.com/>
120 North Main Street
Mullica Hill, NJ 08062
+1 856 223 0610

South Jersey Gas

<http://www.southjerseygas.com/>
1 South Jersey Plaza
Folsom, NJ 08037
+1 609 561 9000

Comcast Cable Communications

<http://www.comcast.com/>
Comcast Business - +1 866 524 7480
Consumer - +1 800 934 6489

Verizon Communications

<http://www.verizon.com/>
+1 800 837 4966

Telecommunications and Technology

Global communications and technology access is available throughout the entire Borough of Clayton via wire, cable and wireless access to both Verizon Communications (FIOS) and Comcast Cable Communications (XFINITY).

Contact each service provider for information about rates and terms of service.

**Development and investment
opportunities in
Clayton Borough**



- 1 Rustic Village - Commercial Frontage - Block 1102.05 Lots 95, 97, 98
- 2 Lizzio / Simpkins Hardware - Block 710, Lots 7, 8, 9
- 3 DuBois Property - Clayton Development Corp. - Block 1103, Lot 3.03 – 703 S. Delsea Drive



- 4 Manbeck Property - Block 1406, Lots 1, 15, 16, 17
- 5 9.7 +/- acre parcel - Block 1902 - Lot 24
- 6 Medford Village East (Across from County Complex) - Block 1904, Lot 3 & 4
- 7 Wayne's Auto Property – Block 1512 - Lot 1 (719 North Delsea Drive)

1. Rustic Village-Commercial Lease Opportunity

Block 1102.05, Lot 95 – South Delsea Drive

Block 1102.05, Lot 97 – South Delsea Drive

Block 1102.05, Lot 98 – 251 South Delsea Drive

Lot 95 – 345' x 452'

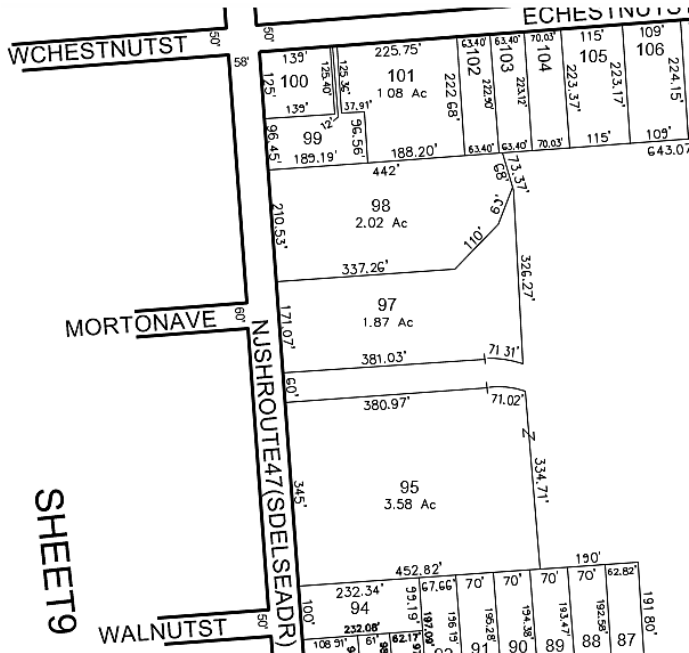
Lot 97 – 171' x 441' IR

Lot 98 – 2.0 AC

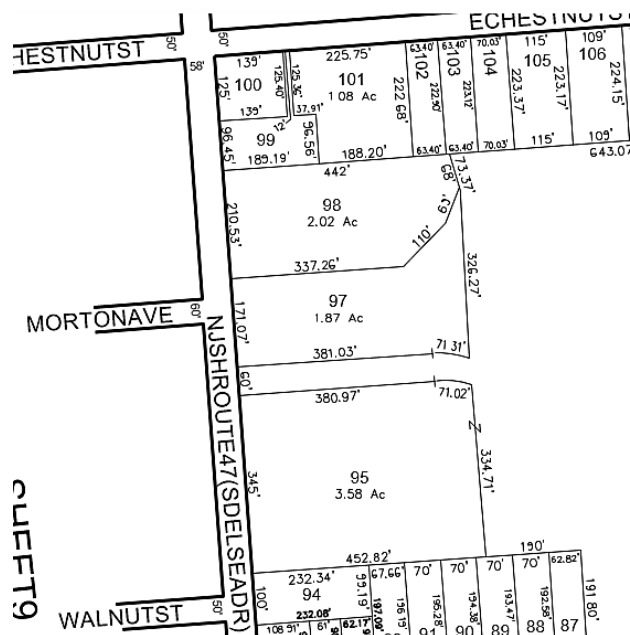
- Lots available for commercial lease
- Services by public water and sewer

Owner: Berk Cohen Associates at Rustic Village
2657 E. 14th St., Brooklyn, NY 11235

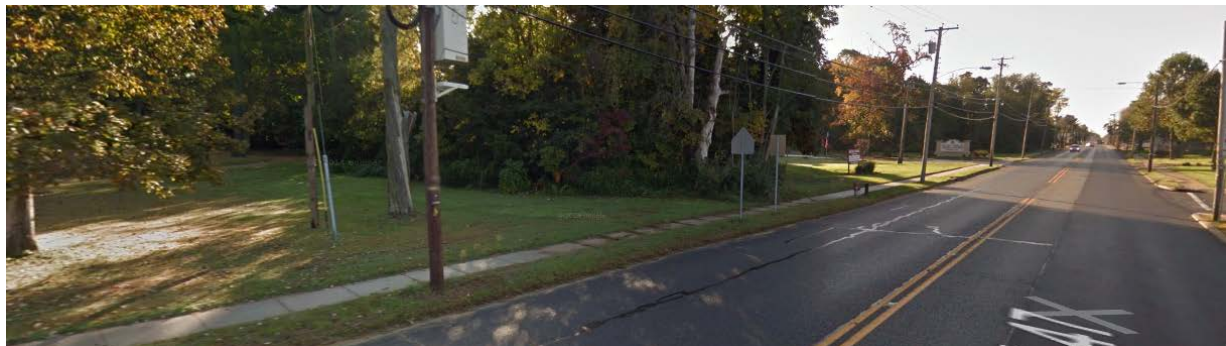
Contact: Mr. Joe Glennon 856-577-6687



Rustic Village-Commercial Lease Opportunity



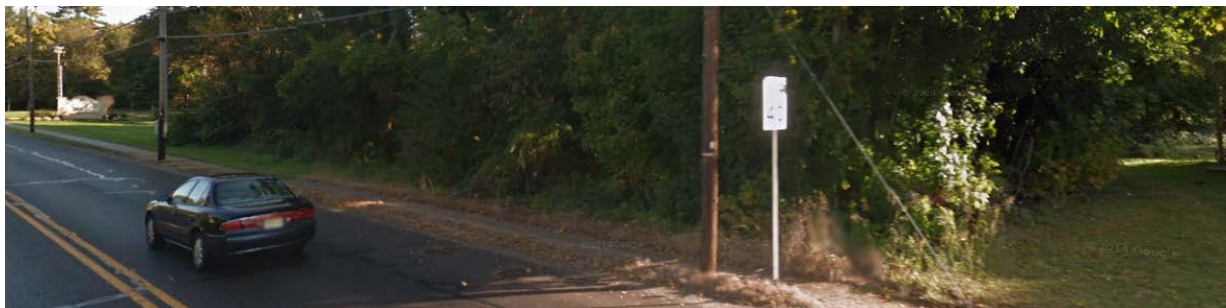
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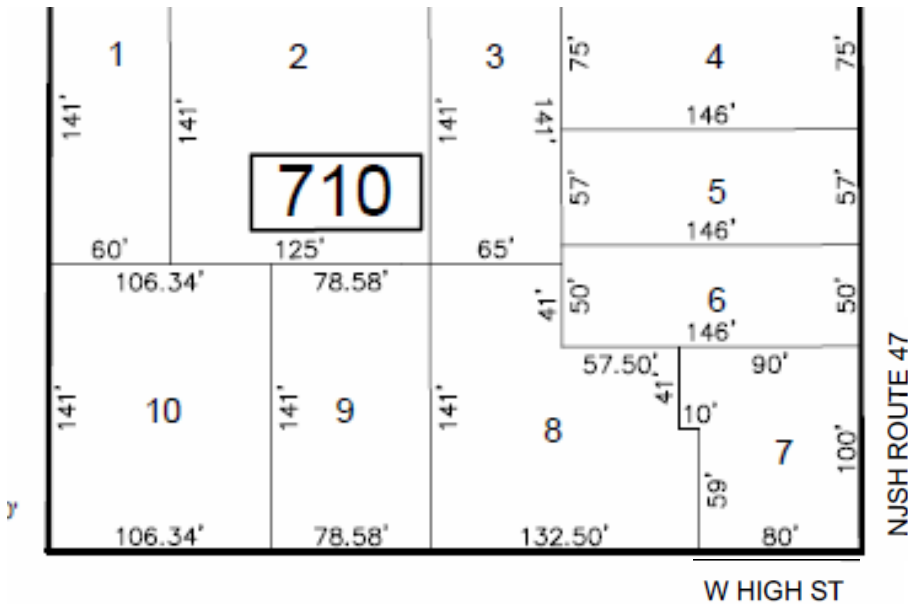


2. Lizzio / Simpkins Hardware

Block 710, Lot 7 – 29 W. High Street

Block 710, Lot 8 – 19 W. High Street

Block 710, Lot 9 – 29 W. High Street



Lot 7 – 100' x 90' IR

Assessed Land Value: \$39,000
Assessed Impr. Value: \$0
Zoning: CB
Site Control: Private
Designation: Rehabilitation
2014 Taxes: \$1,362.66
Former Use:
Current Use: None
Water/Sewer: Both

Lot 8 – 132' x 141" IR

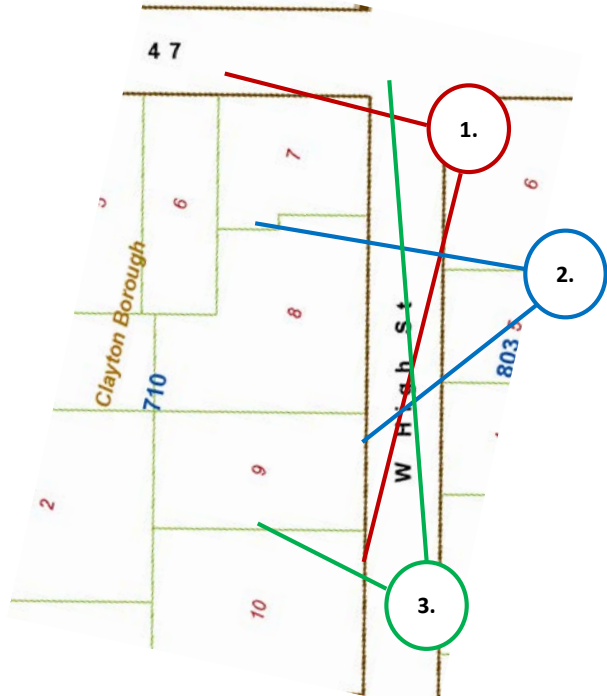
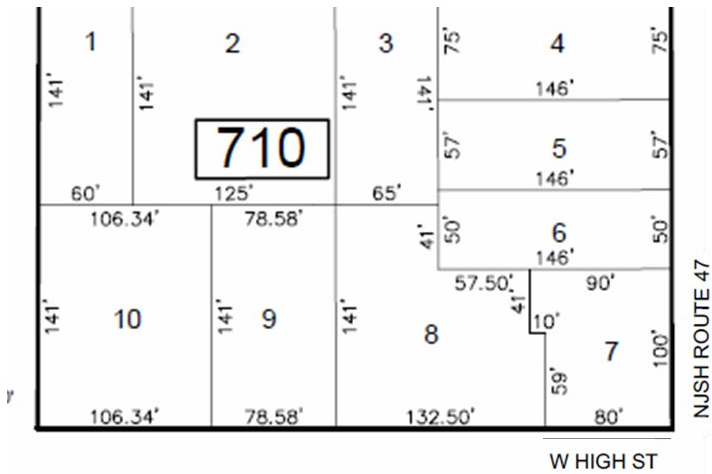
Assessed Land Value: \$74,000
Assessed Impr. Value: \$45,500
Zoning: CB
Site Control: Private
Designation: Rehabilitation
2014 Taxes: \$5,527.93
Former Use: Retail
Current Use: None
Water/Sewer: Both

Lot 9 – 78' x 141"

Assessed Land Value: \$29,300
Assessed Impr. Value: \$47,200
Zoning: R
Site Control: Private
Designation: Rehabilitation
2014 Taxes: \$2,672.91
Former Use: 2S SFH
Current Use: None
Water/Sewer: Both

Owner: Estate of Antoinette Lizzio 29 W. High Street, Clayton, NJ 08312
Contact: Mr. Michael Lizzio 856-875-1902/9827

Lizzio / Simpkins Hardware

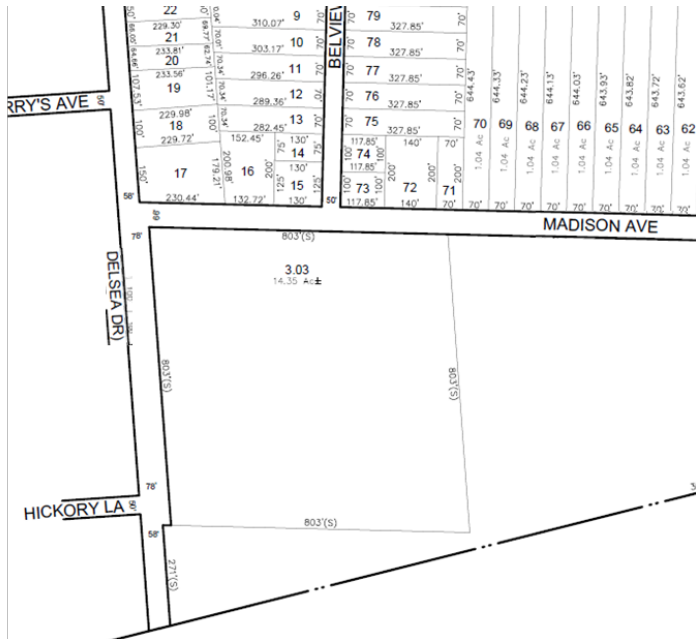


3. DuBois Property - Clayton Development Corp

Block 1103, Lot 3.03 – 703 S. Delsea Drive

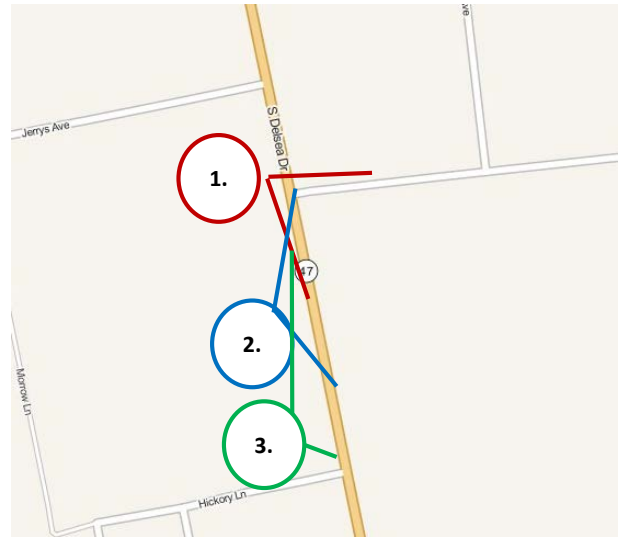
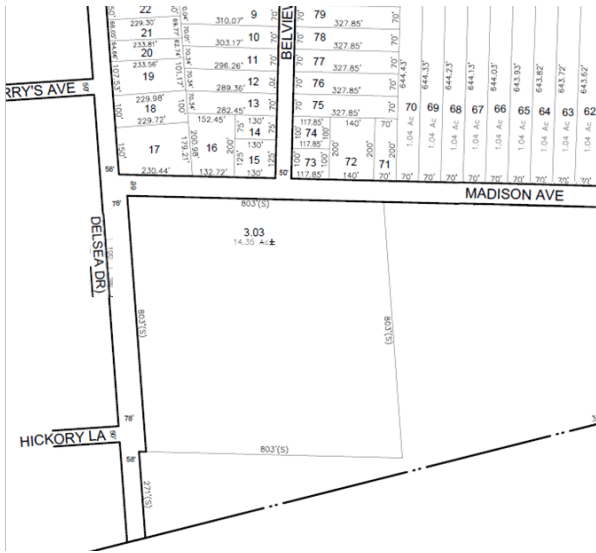
Lot 3.03 14.35 AC

Assessed Land Value: \$ 11,500 with Billboard
Assessed Impr. Value: \$ 0
Zoning: HB2 – QFarm
Site Control: Private
Designation: Redevelopment
2014 Taxes: \$401.81+ Billboard \$1,355.67
Former Use: SFH + Farm
Current Use: Vacant Farmland
Water/Sewer: Both



DuBois Property - Clayton Development Corp

Block 1103, Lot 3.03 – 703 S. Delsea Drive

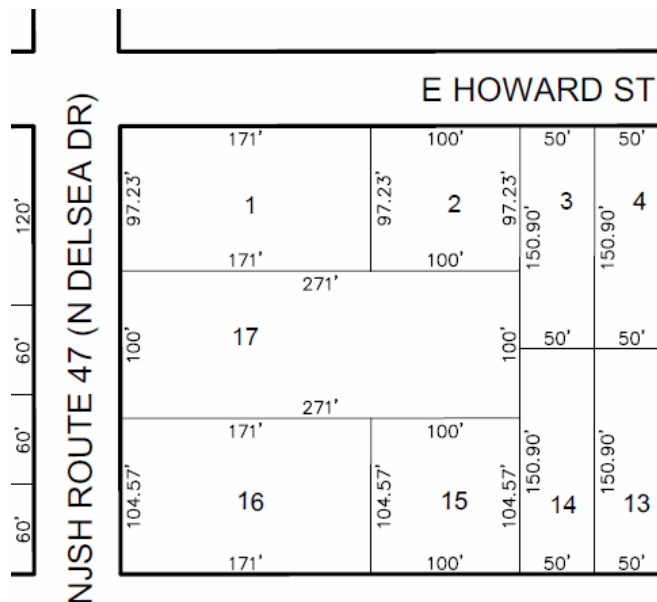


4. Manbeck Property

Block 1406, Lot 1 – 523 North Delsea Drive

Block 1406, Lot 15/16 – 501 North Delsea Drive

Block 1406, Lot 17 – 519 North Delsea Drive



Lot 1 – 97.2' x 171'

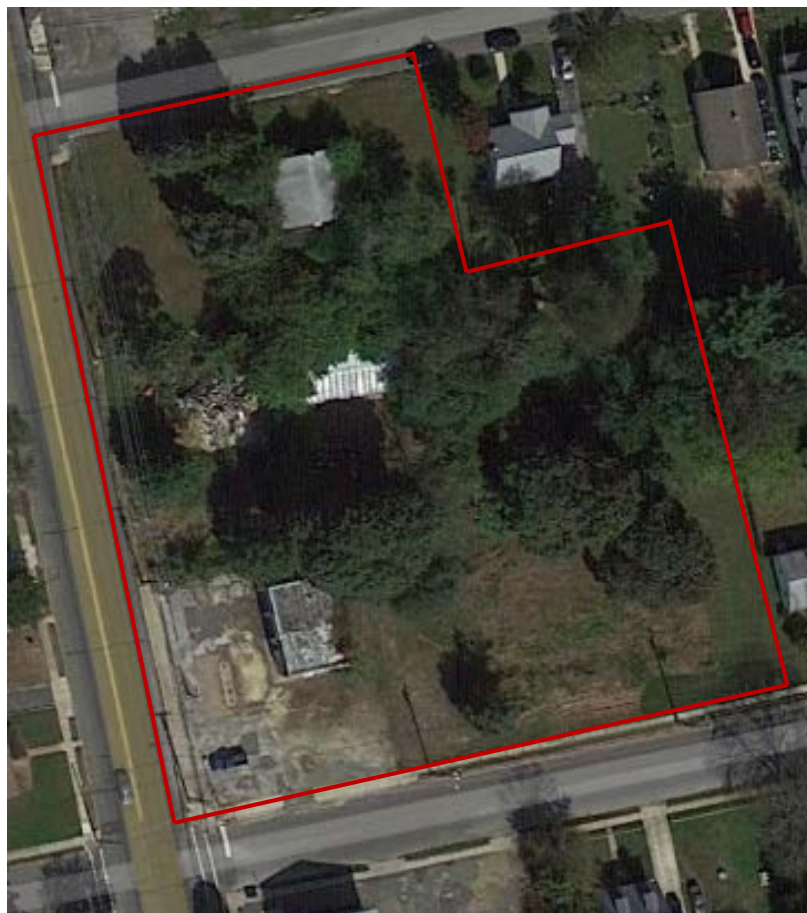
Assessed Land Value: \$ 24,600
 Assessed Impr. Value: \$ 0
 Zoning: CB
 Site Control: Private
 Designation: Rehabilitation
 2014 Taxes: \$ 859.52
 Former Use: 1st STU
 Current Use: 1st STU –Vacant
 Water/Sewer: Both

Lot 15/16 - 104.5' x 271'

Assessed Land Value: \$ 122,300
 Assessed Impr. Value: \$ 43,100
 Zoning: CB
 Site Control: Private
 Designation: Rehabilitation
 2014 Taxes: \$ 5,779.08
 Former Use: Gas Station/Garage
 Current Use: Vacant Gas Station
 Water/Sewer: Both

Lot 17 – 100' x 271'

Assessed Land Value: \$ 30,300
 Assessed Impr. Value: \$ 17,500
 Zoning: CB
 Site Control: Private
 Designation: Rehabilitation
 2014 Taxes: \$1,670.13
 Former Use: SFH + Pole Barn
 Current Use: SFH Demo
 Water/Sewer: Both

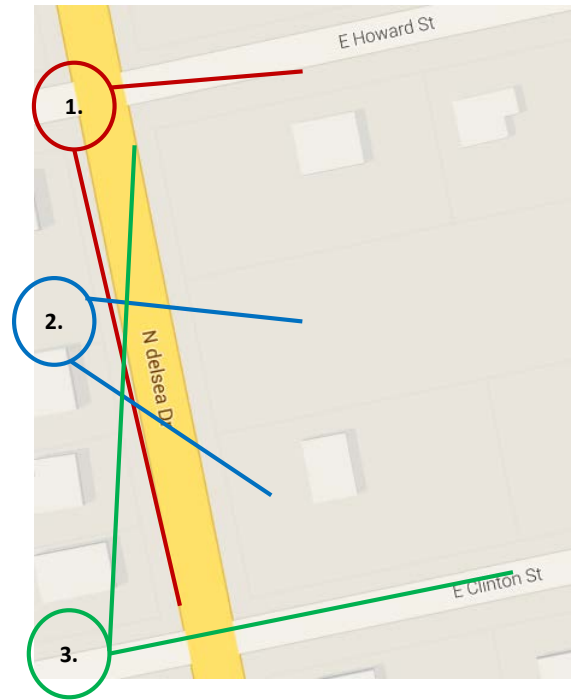


Owner: Ms. Joyce Mackellar 2580 Carrington Way, Frederick, MD 21702
 Contact: Ms. Joyce Mackellar 301-964-6677

Manbeck Property

NJSH ROUTE 47 (N DELSEA DR)

E HOWARD ST			
97.23'	171'	100'	50'
97.23'	1	97.23'	2
171'	271'	100'	150.90'
100'	17	100'	50'
271'	271'	100'	50'
104.57'	171'	100'	150.90'
104.57'	16	104.57'	15
171'	100'	50'	50'



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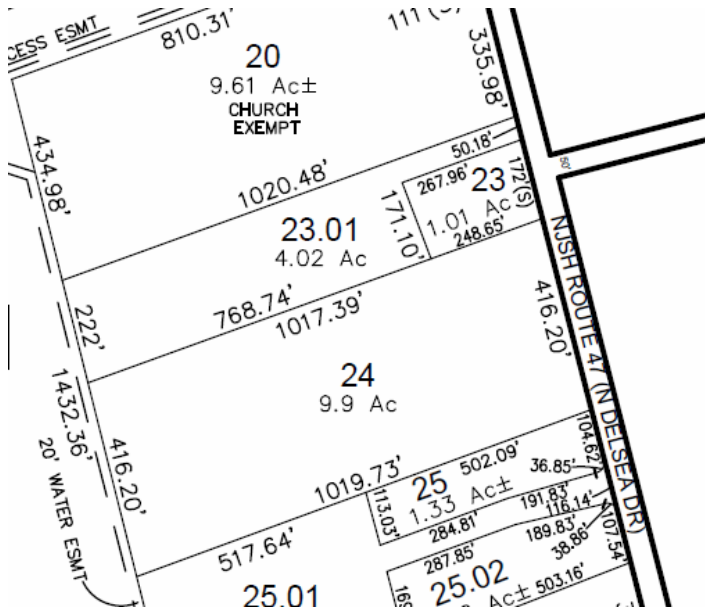


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5. 9.7 +/-Acres

Block 1902 - Lot 24, 932 N. Delsea Drive



Lot 24 - 9.7 Acres

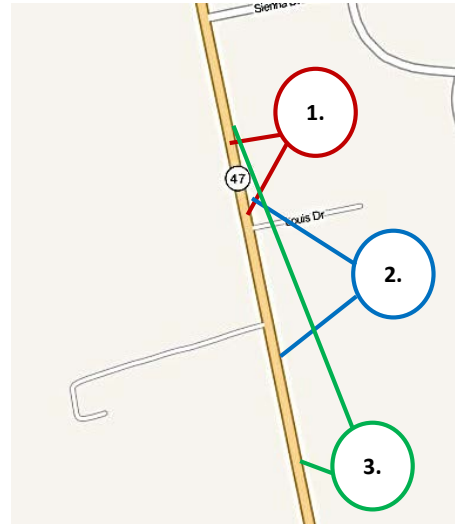
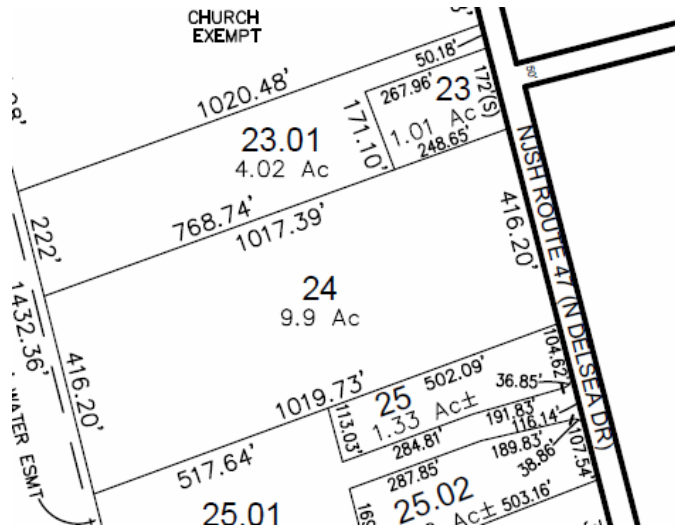
Assessed Land Value:	\$ 106,000
Assessed Impr. Value:	\$ 0
Zoning:	HIO - QFarm
Site Control:	Private
Designation:	Rehabilitation
2014 Taxes:	\$ 272.53
Former Use:	Farm
Current Use:	Vacant Farm
Water/Sewer:	None

Owner: Candy Carousel East, LLC 6 Windy Acres, Sewell, NJ 08081
Contact: Mr. Gregory Ruggeri 856-881-0673



9.7 +/- Acres

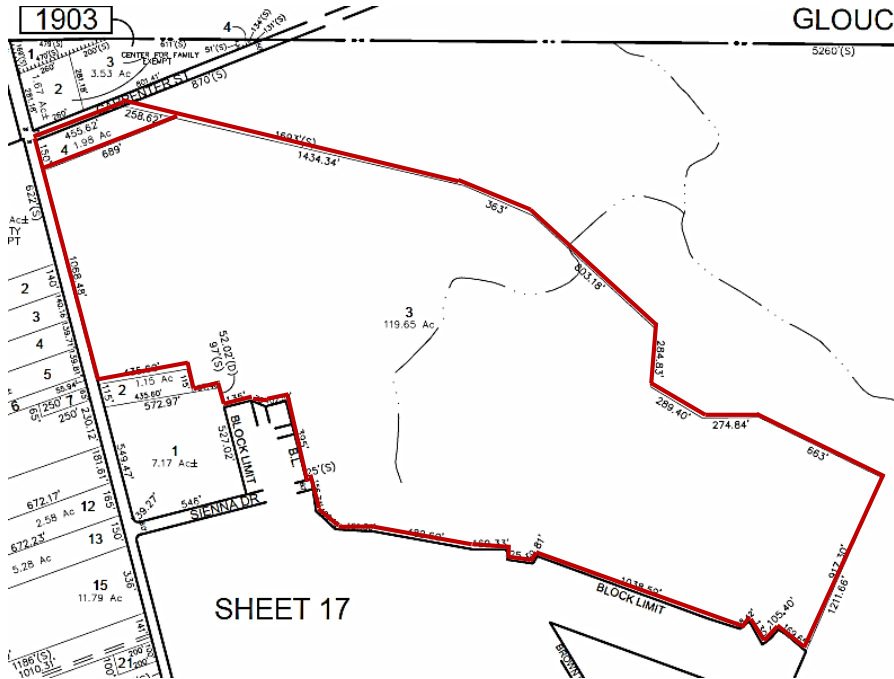
Block 1902 - Lot 24, 932 N. Delsea Drive



6. Medford Village East (Across from County Complex)

Block 1904, Lot 3

Block 1904, Lot 4



Lot 3 118.88 AC

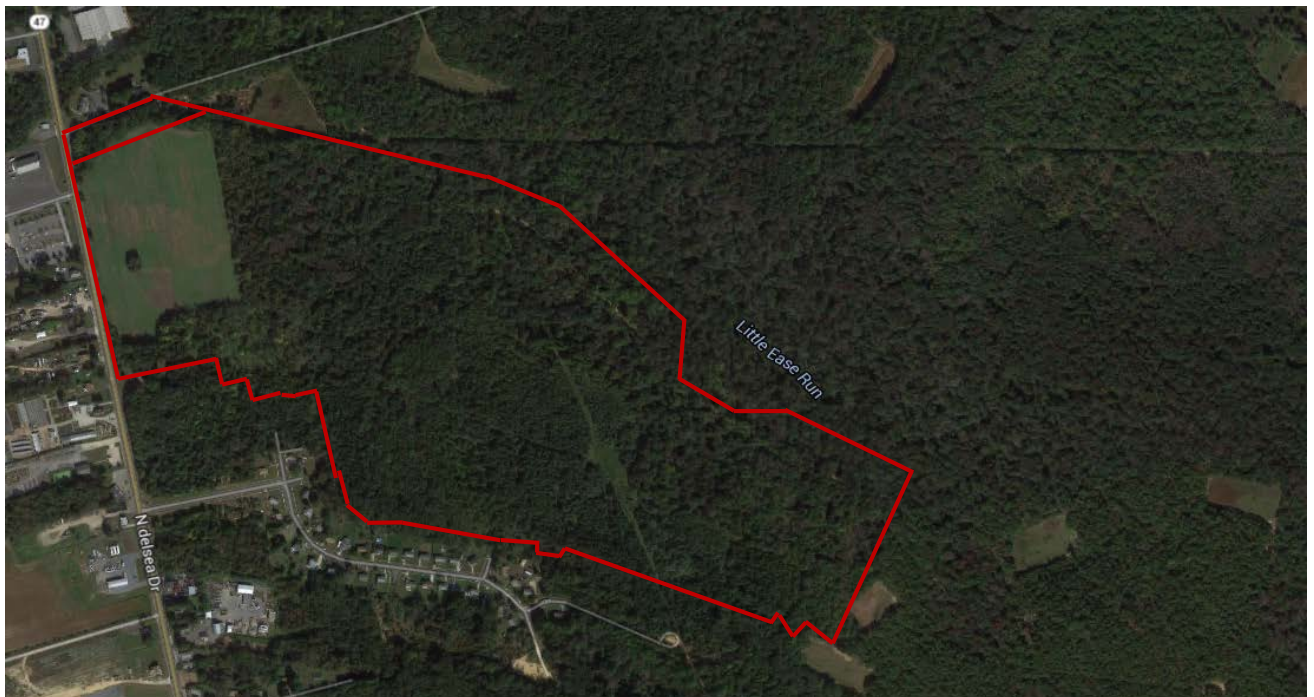
Assessed Land Value: \$ 27,400
 Assessed Impr. Value: \$ 0
 Zoning: QFarm
 Site Control: Private
 Designation: Redevelopment
 2014 Taxes: \$ 454.22
 Former Use: Unknown
 Current Use: Vacant Farmland
 Water/Sewer: None

Lot 4 150' x 570' IR

Assessed Land Value: \$ 173,200
 Assessed Impr. Value: \$ 0
 Zoning: HB
 Site Control: Private
 Designation:
 2014 Taxes: \$ 6,051.61
 Former Use: Unknown
 Current Use: Vacant
 Water/Sewer: None

Owner: Medford Village East Associates, LLC 479 Centennial Blvd., Voorhees, NJ 08043

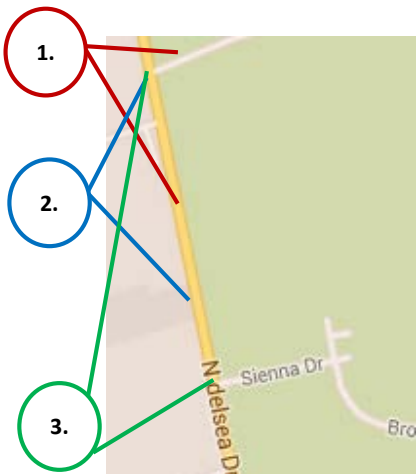
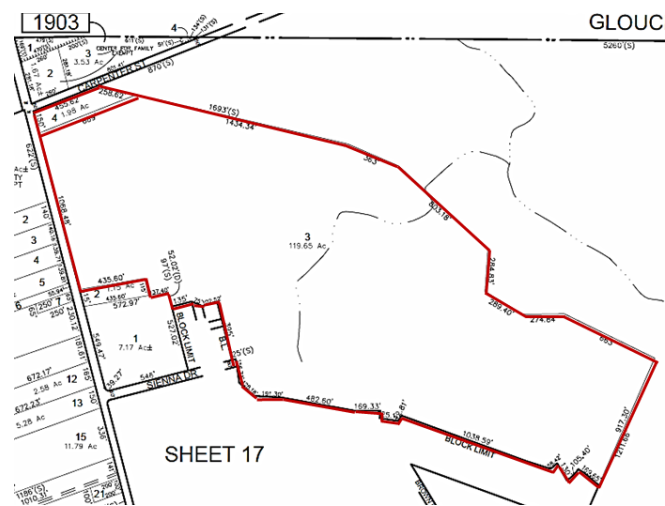
Contact: Mr. Stephen Samost - 856-732-3700



Medford Village East (Across from County Complex)

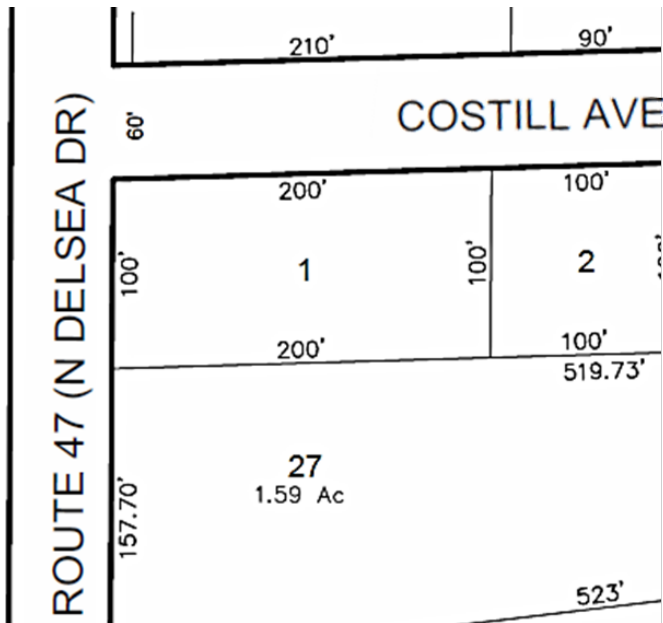
Block 1904, Lot 3

Block 1904, Lot 4



7. Wayne's Auto Property – Clayton Borough

Block 1512 - Lot 1, 719 North Delsea Drive



Lot 1 100' x 200'

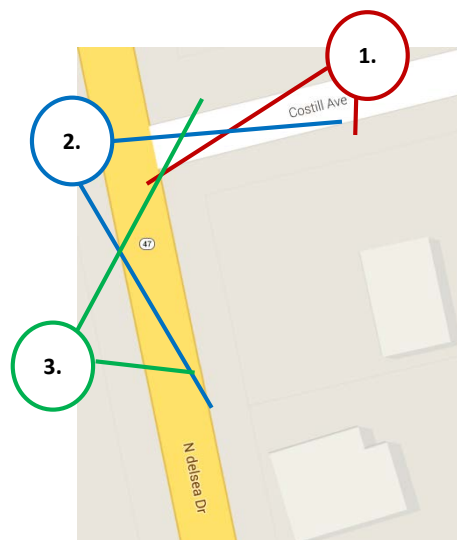
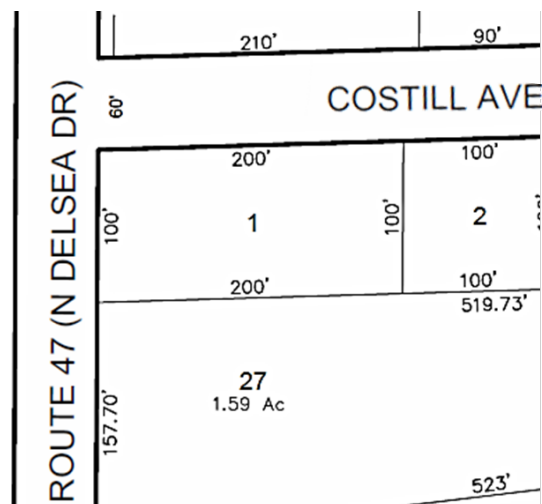
Assessed Land Value:	\$ 90,800
Assessed Impr. Value:	\$ 40,800
Zoning:	CB
Site Control:	*
Designation:	Redevelopment
2014 Taxes:	\$4,598.10
Former Use:	Gas/Service Station
Current Use:	Abandoned Gas/Service Station
Water/Sewer:	Both

* Owner: Tax Lien - In Rem, Final Judgment in Process
Contact: Ms. Sue Miller, Borough Administrator 856-881-2882, x104



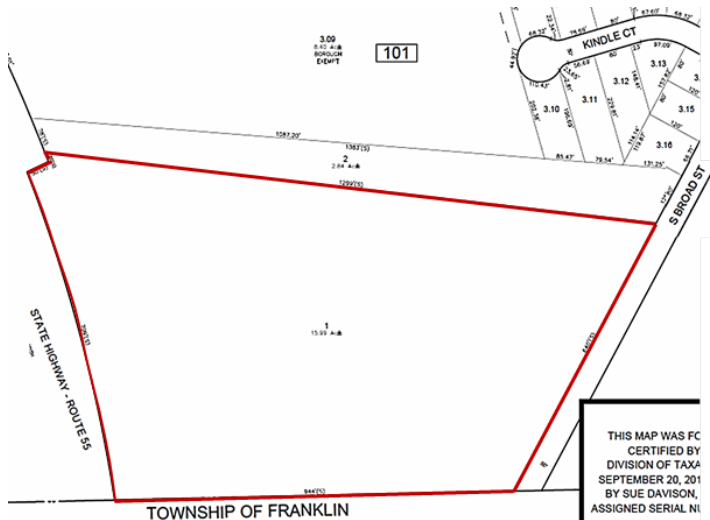
Wayne's Auto Property – Clayton Borough

Block 1512 - Lot 1, 719 North Delsea Drive



Broad St. Redevelopment Parcel - Mill Creek Associates

Block 101, Lot 1- 760 S. Broad Street



Owner: Mill Creek Associates 20 Cheston Ct. Bellmead, NJ 08502
Contact: Mr. Stephen Steelman - 973-241-2983

Block 101, Lot 1 - 15.99 Acres

Assessed Land Value: \$ 12,800

Assessed Impr. Value: \$ 0

Zoning:

Site Control: Private

Designation: Redevelopment

2014 Taxes: \$ 391.33

Former Use: Farm

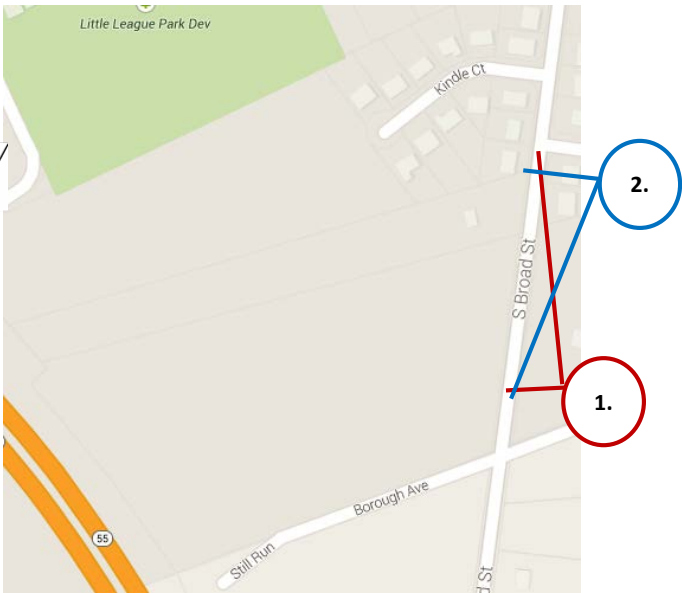
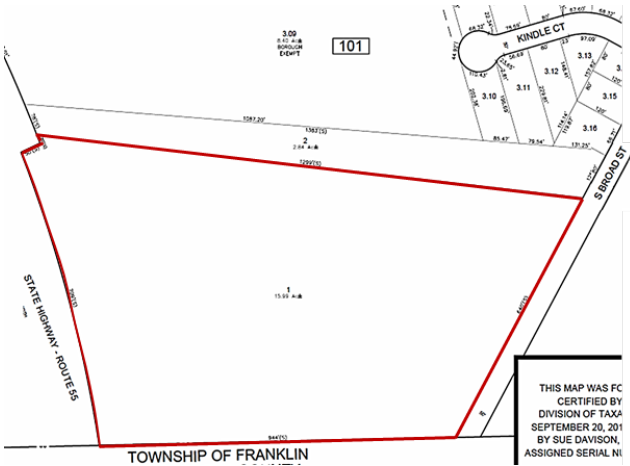
Current Use: Vacant Farm

Water/Sewer: None



Broad St. Redevelopment Parcel - Mill Creek Associates

Block 101, Lot 1 – 760 S. Broad Street



Retail space for lease – 5,000 Square Feet

