



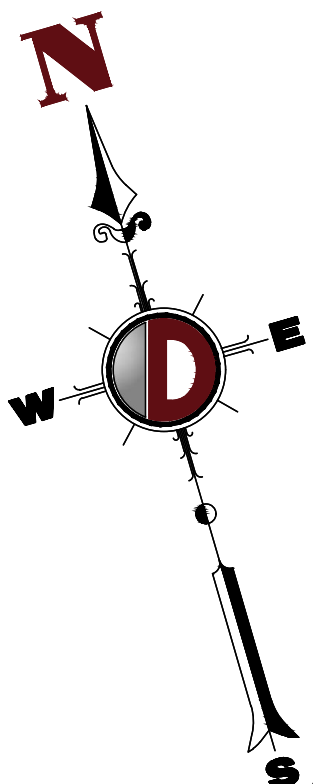
Demographics for Skillman

2010-2020 Census, 2022 Estimates with 2027 Projections

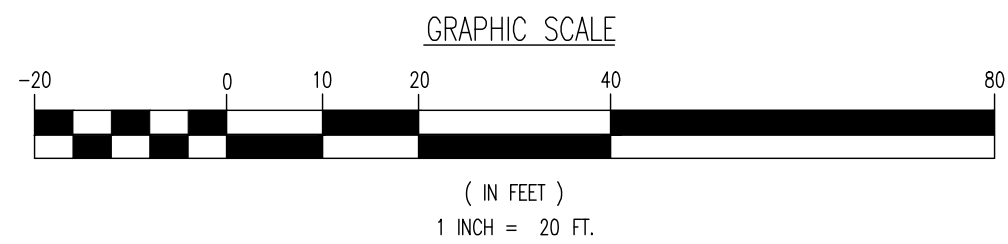
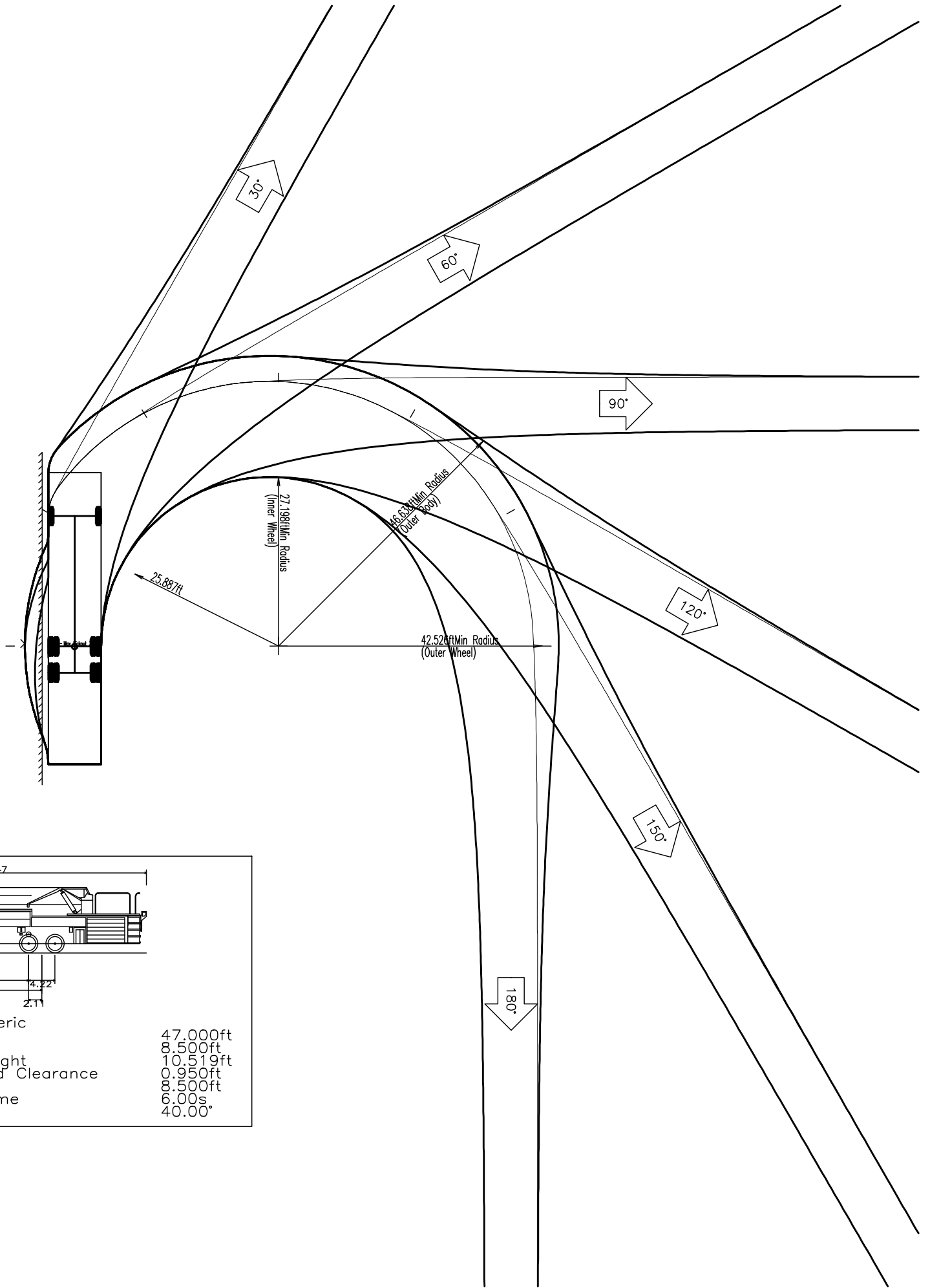
Calculated using Weighted Block Centroid from Block Groups

982 Co Rd 518 Montgomery, NJ 08558	1 mi radius	3 mi radius	5 mi radius
Median Household Income			
Estimated Median Household Income (2022)	\$151,027	\$183,465	\$161,402
Projected Median Household Income (2027)	\$168,775	\$205,393	\$183,174
Total Age Distribution (2022)			
Total Population	3,692	21,730	80,698
Age Under 5 Years	148 4.0%	902 4.1%	3,288 4.1%
Age 5 to 9 Years	261 7.1%	1,512 7.0%	4,862 6.0%
Educational Attainment (2022)			
College Degree + (Bachelor Degree or Higher)	1,877 70.8%	11,719 76.7%	40,032 75.2%
Travel Time (2022)			
Travel to Work in 14 Minutes or Less	257 16.1%	1,791 16.7%	7,460 19.4%
Travel to Work in 15 to 29 Minutes	460 28.8%	2,597 24.2%	10,237 26.6%
Occupation (2022)			
White Collar Workers	1,374 86.0%	9,231 86.1%	31,995 83.2%
Blue Collar Workers	223 14.0%	1,495 13.9%	6,443 16.8%

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RFULL9 *This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



Firetruck - Generic	47.000ft
Overall Length	8.500ft
Overall Width	10.951ft
Overall Body Height	0.950ft
Min Body Ground Clearance	8.500ft
Track Width	6.005
Lock-to-lock time	40.00°
Max Wheel Angle	



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION			
OWNER:	DESIGNED BY:	CHECKED BY:	DRAWN BY:
KTK	AF	JSH	

PROJECT:	MALVERN SCHOOL PROPERTIES, LP PROPOSED DAY SCHOOL AND MEDICAL OFFICE 987 GEORGETOWN - FRANKLIN TURNPIKE TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY
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- 10000 Highway 1 • 732.974.2222
- Phediasia, New Hampshire • 603.834.4668
- Southampton, Pennsylvania • 413.438.4040
- San Diego • 619.922.2434
- San Jose • 415.286.3499
- Houston, Texas • 713.289.3499
- San Diego • 619.594.0200
- Delaware Beach • 302.361.8250

www.dynamicsec.com

JACQUELYN GIORDANO

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53558

SCALE: (H) 1"=30' (V)	DATE: 07/27/2023
PROJECT No: 4447-22-01334	

SHEET No: 1	Rev. #: 0
OF 1	



EXAMPLE OF EXISTING HOTBOX

IMAGERY OBTAINED FROM GOOGLE EARTH STREET VIEW. DATE OF IMAGERY: 07/2021



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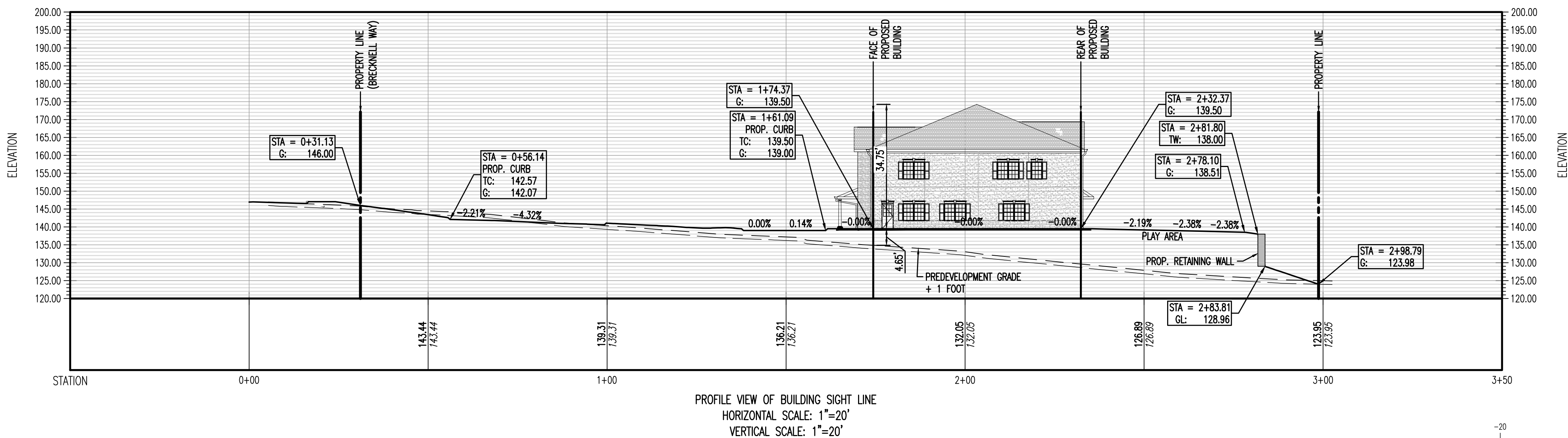
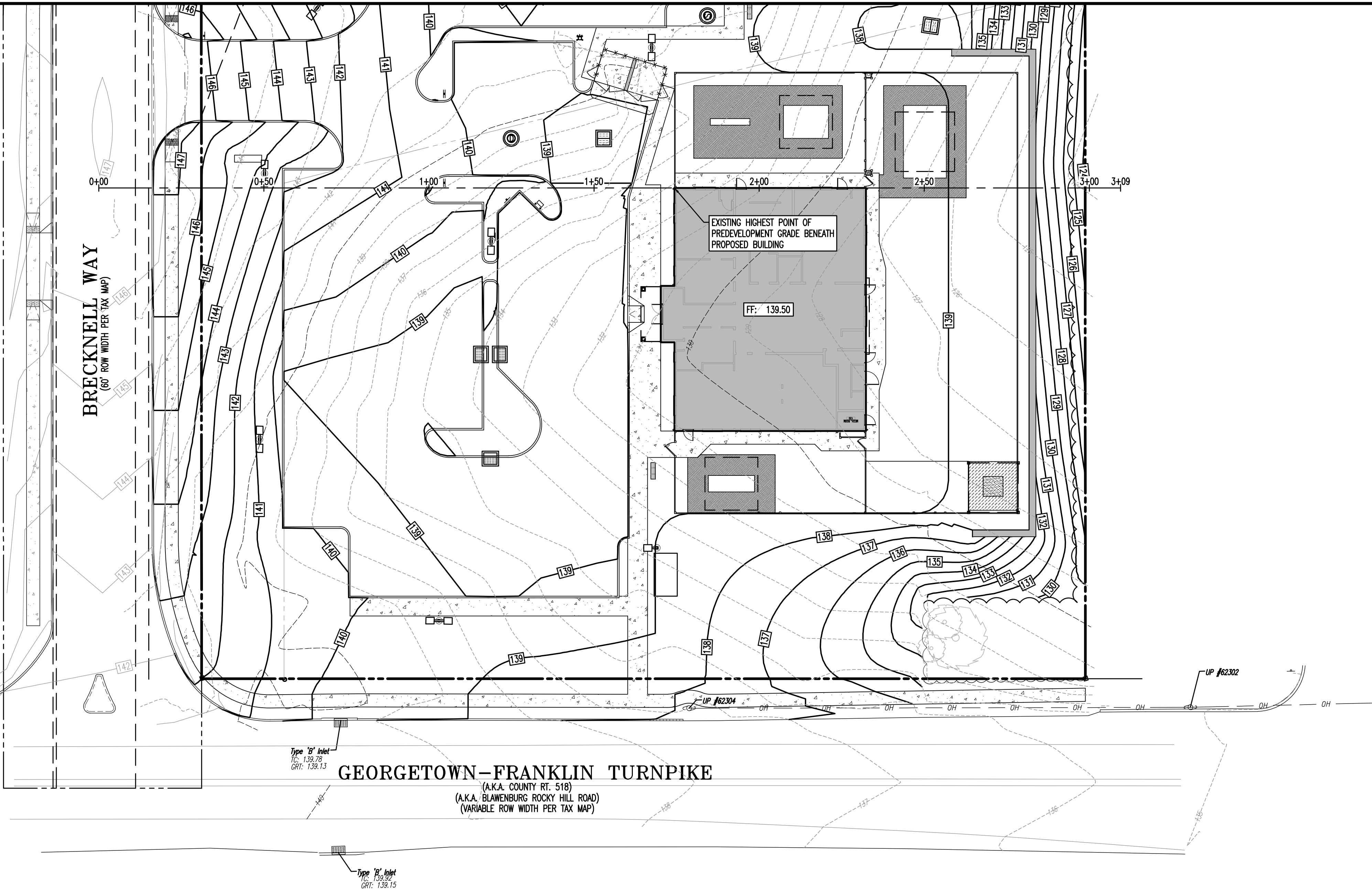
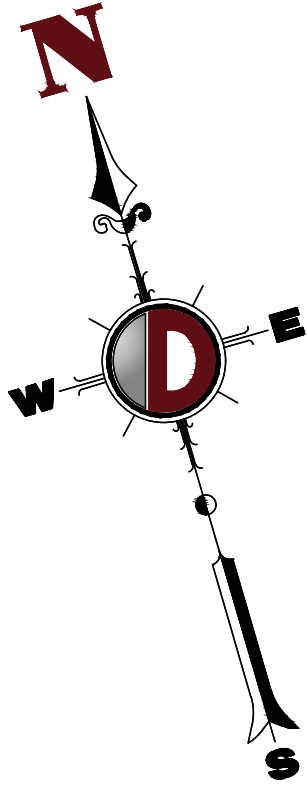
EXAMPLE OF EXISTING HOTBOX

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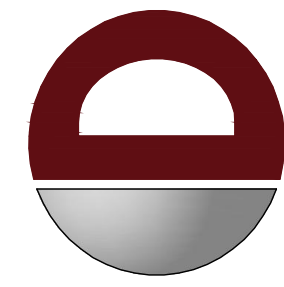
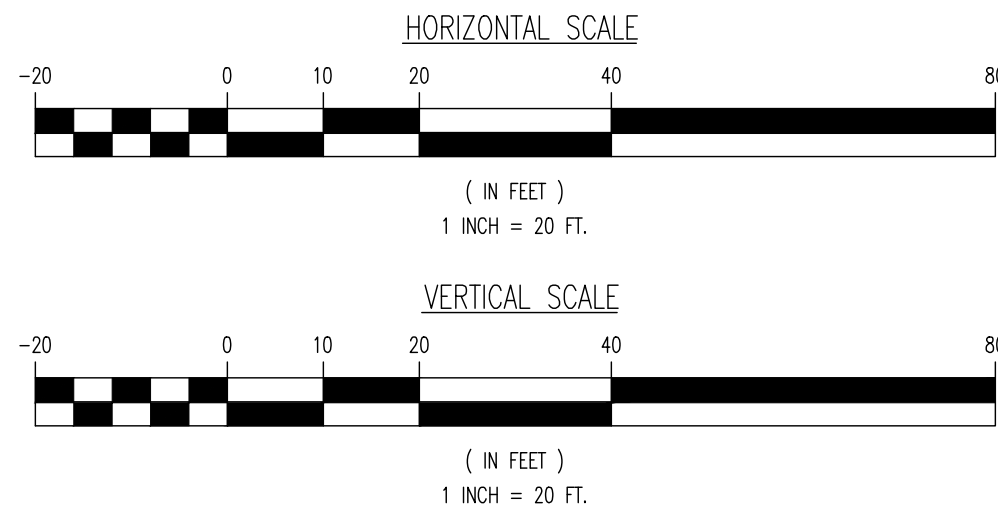
Plotted: 07/14/23 AM, By: kirk
File: P:\CEPC PROJECTS\4447 The Malvern School\22-01334 Montgomery\DWG Exhibits (Hearings)\2023-07-27 Hearing\DWG\44472201334GPD.WG, ----> Dynamic-Malvern-Montgomery-Profile Exhibit-Rev0



GENERAL NOTES

[3] BUILDING HEIGHT SHALL MEAN THE VERTICAL DISTANCE MEASURED TO THE HIGHEST POINT OF A BUILDING FROM THE MEAN ELEVATION OF THE FINISHED GRADES ALONG ALL SIDES OF THE BUILDING, PROVIDED THAT IF THE FINISHED GRADE IS HIGHER THAN THE PREDEVELOPMENT GRADE AT ANY POINT BENEATH THE BUILDING, THEN THE BUILDING HEIGHT SHALL BE MEASURED FROM AN ELEVATION NO HIGHER THAN ONE FOOT ABOVE THE HIGHEST POINT OF THE PREDEVELOPMENT GRADE BENEATH THE BUILDING. IN ALL CASES WHERE THIS CHAPTER PROVIDES FOR HEIGHT LIMITATIONS BY REFERENCE TO A SPECIFIED HEIGHT AND A SPECIFIED NUMBER OF STORES, THE INTENT IS TO LIMIT HEIGHT TO THE SPECIFIED MAXIMUM FOOTAGE AND THE SPECIFIED NUMBER OF STORES WITHIN SAID FOOTAGE. (8.16-2.1)

HIGHEST POINT OF PREDEVELOPMENT GRADE BENEATH MALVERN SCHOOL: 133.85
PREDEVELOPMENT GRADE + 1 FT: 134.85
ANTICIPATED BUILDING FINISHED FLOOR ELEVATION: 139.50
BUILDING HEIGHT: 34.75 + 4.65 = 39.40 FT



DYNAMIC
ENGINEERING
SURVEY • TRAFFIC

THIS PLAN SET IS FOR PERMITTING PURPOSES
ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: KTK
DESIGNED BY: JSH
CHECKED BY: JSH

PROJECT: **THE MALVERN SCHOOL**
PROPOSED DAY SCHOOL AND MEDICAL OFFICE
BLOCK 28010, LOTS 57 & 58
98A GEORGETOWN-FRANKLIN TURNPIKE
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXISTING UTILITIES, DESIGNERS, OR ANY PERSON
PREPARING TO DISRUPT THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
WWW.CALL811.COM

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- Lebanon, Ohio • T: 762.679.9229
- Lebanon, Texas • T: 762.679.9229
- Lebanon, Virginia • T: 762.679.9229

Delaware, Rhode Island • T: 762.679.9229

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JEFFREY HABERMAN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53560

JACQUELYN GIORDANO

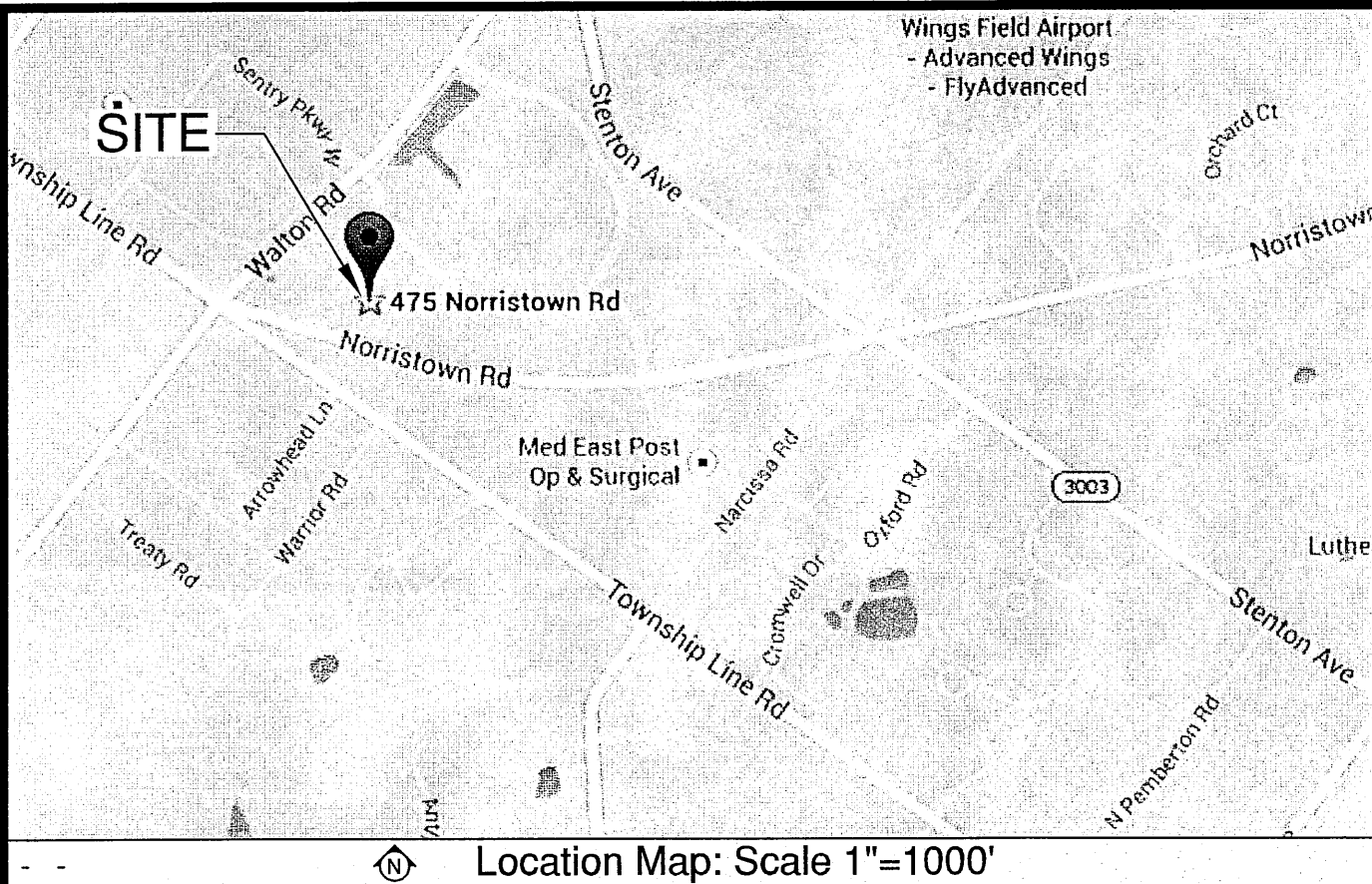
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53568

TITLE: **PROPOSED BUILDING PROFILE EXHIBIT**

SCALE: (H) 1"=20'
(V) 1"=20'
DATE: 07/27/2023

PROJECT No: 4447-22-01334

SHEET No: **1** OF 1



- — COMMON AREA
- ▨ — CONDOMINIUM UNIT 1
- ▩ — CONDOMINIUM UNIT 2

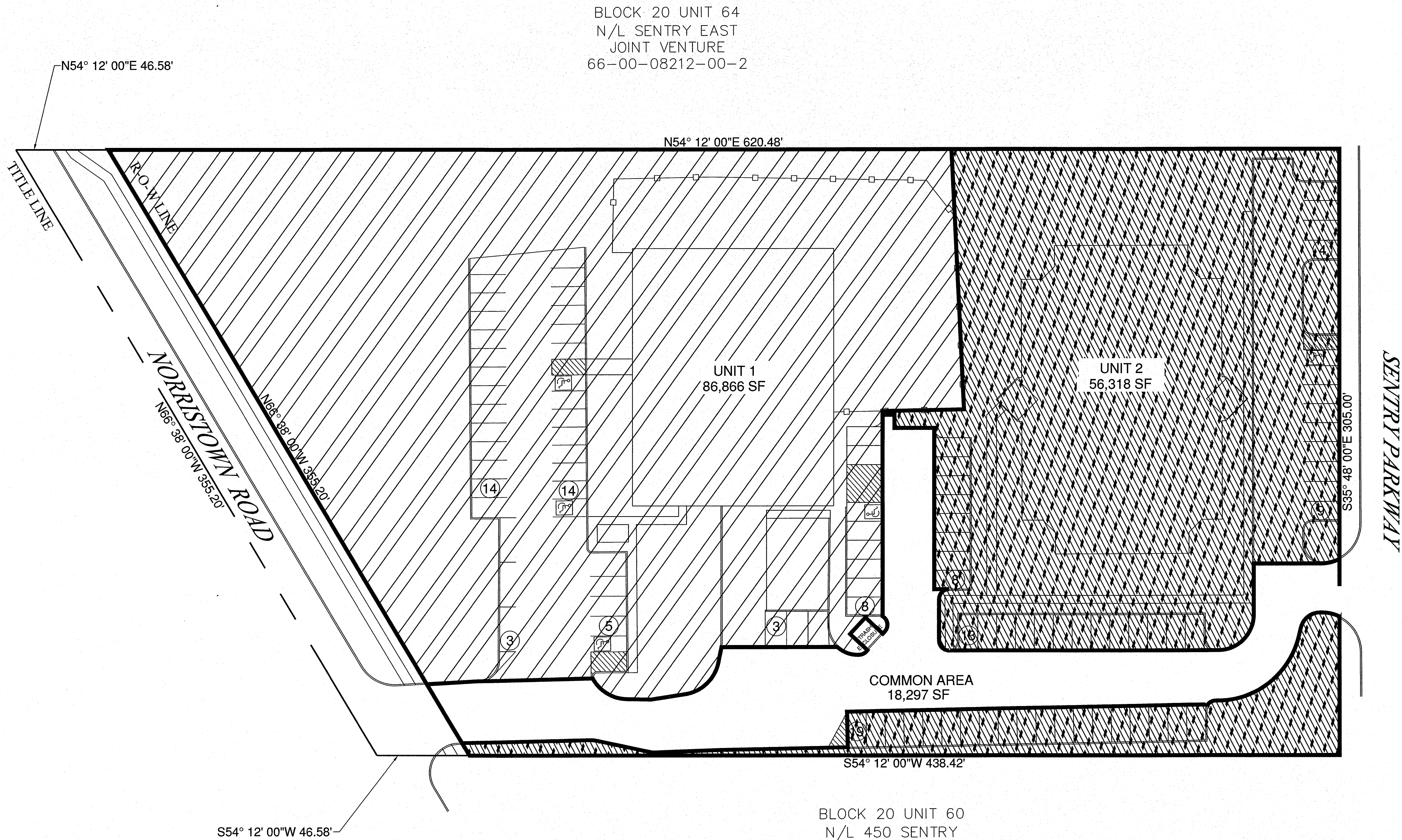
I, THE UNDERSIGNED, A PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THIS PLAT FULLY AND ACCURATELY (1) SHOWS THE PROPERTY, THE LOCATION OF THE BUILDINGS THEREON, INCLUDING THE UNITS AND THE COMMON AREAS AND (2) SETS FORTH THE NAME BY WHICH THE PROPERTY WILL BE KNOWN AND THE UNIT DESIGNATION FOR EACH UNIT THEREIN AND CONTAINS ALL INFORMATION REQUIRED BY SECTION 3210 OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT.

Theodore A. Kochen 7-11-14
THEODORE A. KOCHEN, P.E. DATE

AREA TABLE		
UNIT #	AREA (SQ. FT.)	AREA (ACRES)
1	86,865	1.9941
2	56,318	1.2929
COMMON AREA	18,297	0.4200
TOTAL	161,480	3.7071

SITE AREA

GROSS AREA	175,686 SF	4.0332 ACRES
RIGHT-OF-WAY	14,206 SF	0.3261 ACRES
NET AREA	161,480 SF	3.7071 ACRES



BLOCK 20 UNIT 64
N/L SENTRY EAST
JOINT VENTURE
66-00-08212-00-2

UNIT 1
86,866 SF

UNIT 2
56,318 SF

COMMON AREA
18,297 SF

BLOCK 20 UNIT 60
N/L 450 SENTRY
PARKWAY ASSOCIATES
66-00-06079-60-5

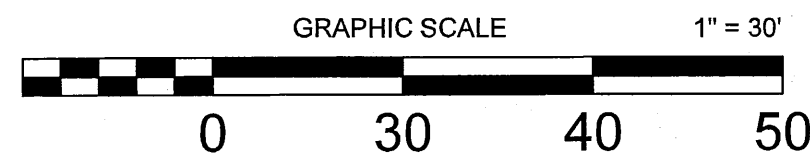
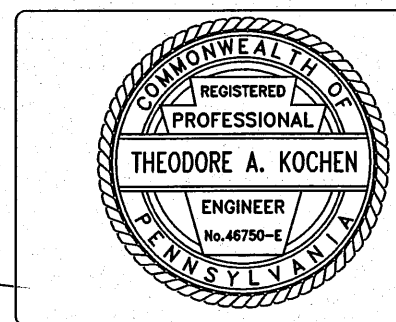


EXHIBIT "A"

475 NORRISTOWN ROAD
ASSOCIATES, LP

P.O. BOX 287, FAIRVIEW VILLAGE, PENNSYLVANIA, 19409
Tel: (610) 539-4700 Fax: (610) 539-4701

Theodore A. Kochen
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 46750-E



PROJECT:

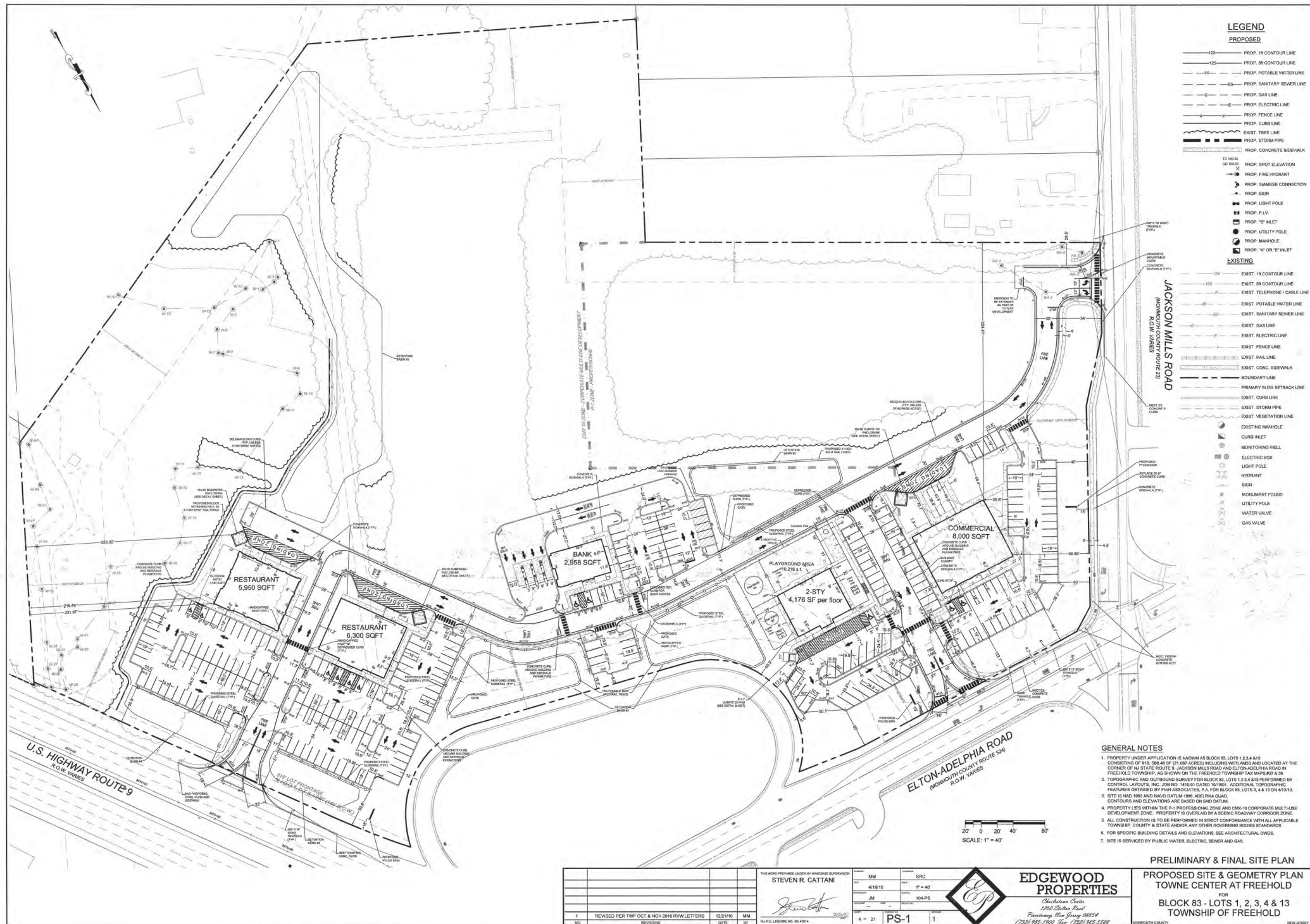
DECLARATION OF CONDOMINIUM
470 SENTRY PARKWAY & 475 NORRISTOWN ROAD
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PA 1
1-800-242-1776

DATE: 01/31/14 SCALE (H): 1" = 30'
DRAWN: T.A.K. PROJECT No:
CHECKED: CAD ID. #:
CONSTRUCTION CHECK DATE
REV. NO. 1

SHEET NO. 1
OF 1
REV. NO. 1



LEGEND

PROPOSED

- 125 PROP. 15' CONTOUR LINE
- 125 PROP. 50' CONTOUR LINE
- 125 PROP. POTABLE WATER LINE
- 125 PROP. SANITARY SEWER LINE
- 125 PROP. GAS LINE
- 125 PROP. ELECTRIC LINE
- 125 PROP. FENCE LINE
- 125 PROP. CURB LINE
- 125 EXIST. TREE LINE
- 125 PROP. STORM PIPE
- 125 PROP. CONCRETE SIDEWALK
- 125 TO 100.00
- 125 00.00
- 125 PROP. SPOT ELEVATION
- 125 PROP. FIRE HYDRANT
- 125 PROP. SWAGE CONNECTION
- 125 PROP. SIGN
- 125 PROP. LIGHT POLE
- 125 PROP. 12" INLET
- 125 PROP. 18" INLET
- 125 PROP. UTILITY POLE
- 125 PROP. MANHOLE
- 125 PROP. 12" OR 18" INLET

EXISTING

- 125 EXIST. 15' CONTOUR LINE
- 125 EXIST. 50' CONTOUR LINE
- 125 EXIST. TELEPHONE / CABLE LINE
- 125 EXIST. POTABLE WATER LINE
- 125 EXIST. SANITARY SEWER LINE
- 125 EXIST. GAS LINE
- 125 EXIST. ELECTRIC LINE
- 125 EXIST. FENCE LINE
- 125 EXIST. RAIL LINE
- 125 EXIST. CONC. SIDEWALK
- 125 BOUNDARY LINE
- 125 PRIMARY BLDG SETBACK LINE
- 125 EXIST. CURB LINE
- 125 EXIST. STORM PIPE
- 125 EXIST. VEGETATION LINE
- 125 EXISTING MANHOLE
- 125 CURB INLET
- 125 ELECTRIC BOX
- 125 LIGHT POLE
- 125 HYDRANT
- 125 SIGN
- 125 MONUMENT FOUND
- 125 UTILITY POLE
- 125 WATER VALVE
- 125 GAS VALVE

GENERAL NOTES

1. PROPERTY UNDER APPLICATION IS KNOWN AS BLOCK 83, LOTS 1, 2, 3, 4 & 13, COMBINING OF P.L. 588 49 (P.L. 587) ACRES INCLUDING WETLANDS AND LOCATED AT THE CORNER OF NJ STATE ROUTE 9, JACKSON MILLS ROAD AND ELTON-ADELPHIA ROAD IN FREEHOLD TOWNSHIP, AS SHOWN ON THE FREEHOLD TOWNSHIP TAX MAPS #07 & 26.
2. TOPOGRAPHIC AND OUTLINE SURVEY FOR BLOCK 83, LOTS 1, 2, 3, 4 & 13 PERFORMED BY CONTROL LAYOUTS, INC. JOB NO. 1410-01 DATED 10/16/01. ADDITIONAL TOPOGRAPHIC FEATURES OBTAINED BY PARR ASSOCIATES, P.A. FOR BLOCK 83, LOTS 1, 2, 3, 4 & 13 ON 4/15/01.
3. SITE IS HAD 1985 NAVD DATUM 1985, ADDELPHIA QUAD.
4. PROPERTY LIES WITHIN THE P-1 PROFESSIONAL ZONE AND CMX-10 CORPORATE MULTI-USE DEVELOPMENT ZONE. PROPERTY IS OVERLAIN BY A SCENIC ROADWAY CORRIDOR ZONE.
5. ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIP, COUNTY & STATE AND/OR ANY OTHER GOVERNING BODIES STANDARDS.
6. FOR SPECIFIC BUILDING DETAILS AND ELEVATIONS, SEE ARCHITECTURAL DWG.
7. SITE IS SERVED BY PUBLIC WATER, ELECTRIC, SEWER AND GAS.

PRELIMINARY & FINAL SITE PLAN

PROPOSED SITE & GEOMETRY PLAN
TOWNE CENTER AT FREEHOLD
FOR
BLOCK 83 - LOTS 1, 2, 3, 4 & 13
TOWNSHIP OF FREEHOLD

THIS WORK PREPARED UNDER THE SUPERVISION OF		STEVEN R. CATTANI	
DATE		4/18/10	
REVISED PER TWP OCT & NOV 2010 REV LETTERS		12/21/10	
DATE		MM	
REVISED		BY	

NIM		SRC	
4/18/10		1" = 40'	
JM		104.PS	
4 = 21		PS-1	
1		1	

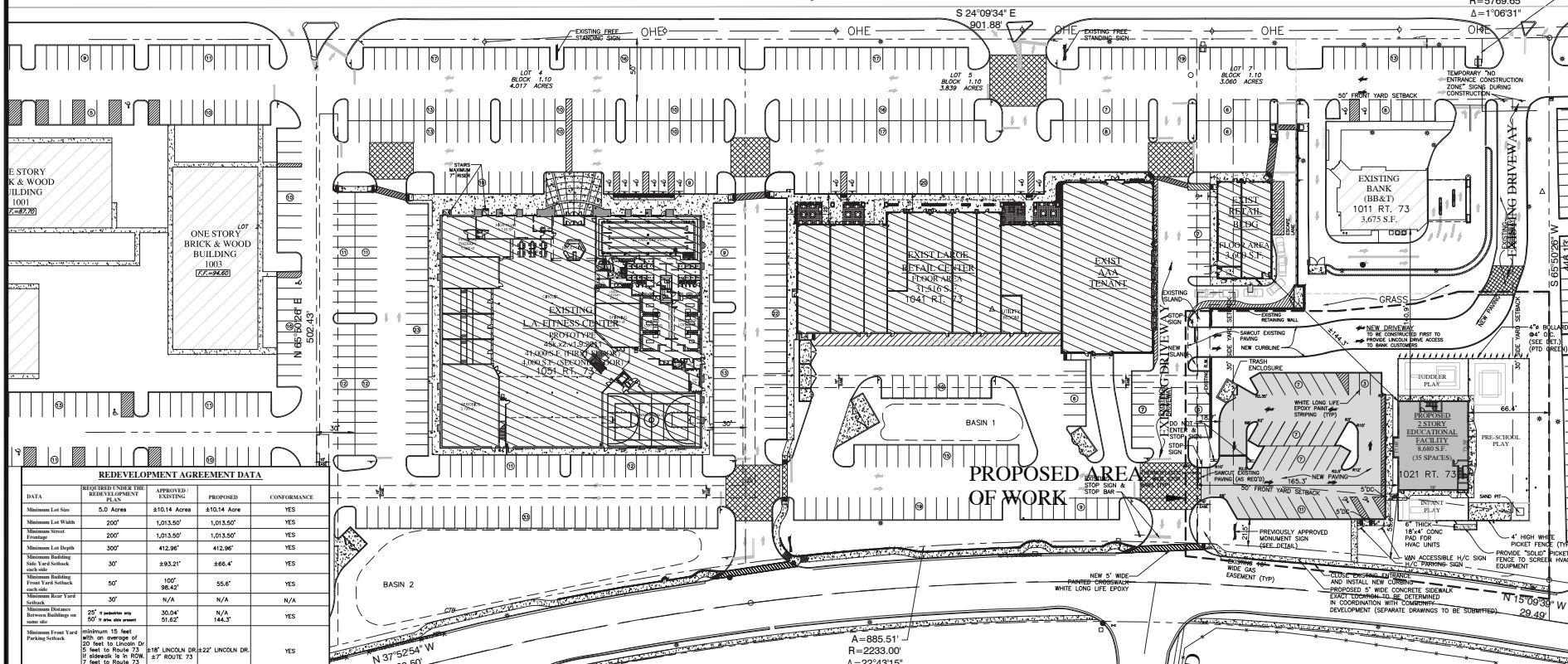
EDGEWOOD PROPERTIES
Charles S. Soto
1740 Station Road
Freehold, New Jersey 08041
(732) 465-1700 Fax (732) 465-1558

FREEHOLD TOWNSHIP

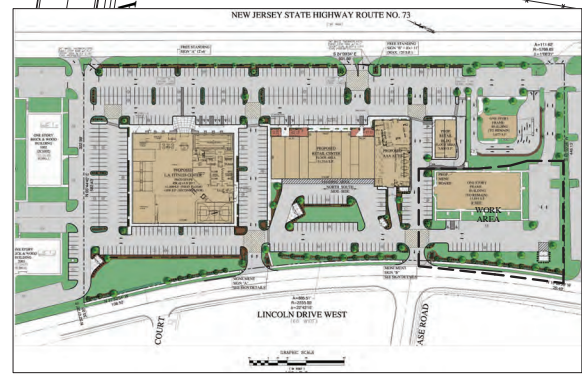
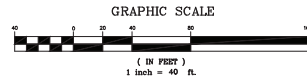
NEW JERSEY STATE HIGHWAY ROUTE NO. 73

(126' WIDE)

NJ RT. 73 SOUTHBOUND



LINCOLN DRIVE WEST
(66' WIDE)



REDEVELOPMENT AGREEMENT DATA

BATA	REQUIRED UNDER THE REDEVELOPMENT PLAN	APPROVED/EXISTING	PROPOSED	CONFORMANCE
Minimum Lot Size	5.0 Acres	810.14 Acres	810.14 Acres	YES
Minimum Lot Width	200'	1,013.50'	1,013.50'	YES
Minimum Street Frontage	200'	1,013.50'	1,013.50'	YES
Minimum Lot Depth	300'	412.96'	412.96'	YES
Minimum Building Side Yard Setback	30'	893.21'	886.4'	YES
Minimum Building Front Yard Setback	50'	100'	55.6'	YES
Minimum Rear Yard Setback	30'	N/A	N/A	N/A
Minimum Building on corner site	25' + 100' corner site	30.04'	N/A	YES
Minimum Front Yard Parking Setback	Minimum 15 feet with an average of 20 feet to Lincoln Dr. 5 feet to Route 73. 7 feet to Route 73 if sidewalk is on ROW. If sidewalk is on ROW, 10 feet.	51.82'	144.3'	YES
Minimum side and rear yard pavement and parking setback	0'	0'	0'	YES
Minimum Impervious Cover	80.15%	80.15%	77.71%	YES
Minimum Building Height	50 feet or 3 stories	<50'	<50'	YES
Maximum Floor Area Ratio	.23 for one story .3 for two story .4 for three story .5 for four story	.22	.20	YES
Planted Perimeter Buffer to Residential Use or Other Access Street	Minimum 15 feet, Average of 20 feet	18' MIN. AVERAGE > 20'	22' MIN. AVERAGE > 20'	YES
Parking	38,100 S.F. = 108 spaces	217 spaces	217 spaces	YES
MAX. # of Spaces	1,000	21 spaces	21 spaces	
MAX. # of Spaces	1,000	271 spaces	271 spaces	
MAX. # of Spaces	1,000	271 spaces	271 spaces	
MAX. # of Spaces	1,000	271 spaces	271 spaces	
TOTAL PARKING REQUIRED = 405				
TOTAL PARKING PROVIDED = 543				

BITTERSWEET COURT

THESE DRAWINGS ARE THE PROPERTY OF NOTIS P. LAZAROPOULOS. THEY SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NOTIS P. LAZAROPOULOS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION AND/OR PERMITS UNLESS THE ARCHITECT/ENGINEER'S EMBOSSED SEAL IS AFFIXED TO THEM. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION OR CONCRETE.

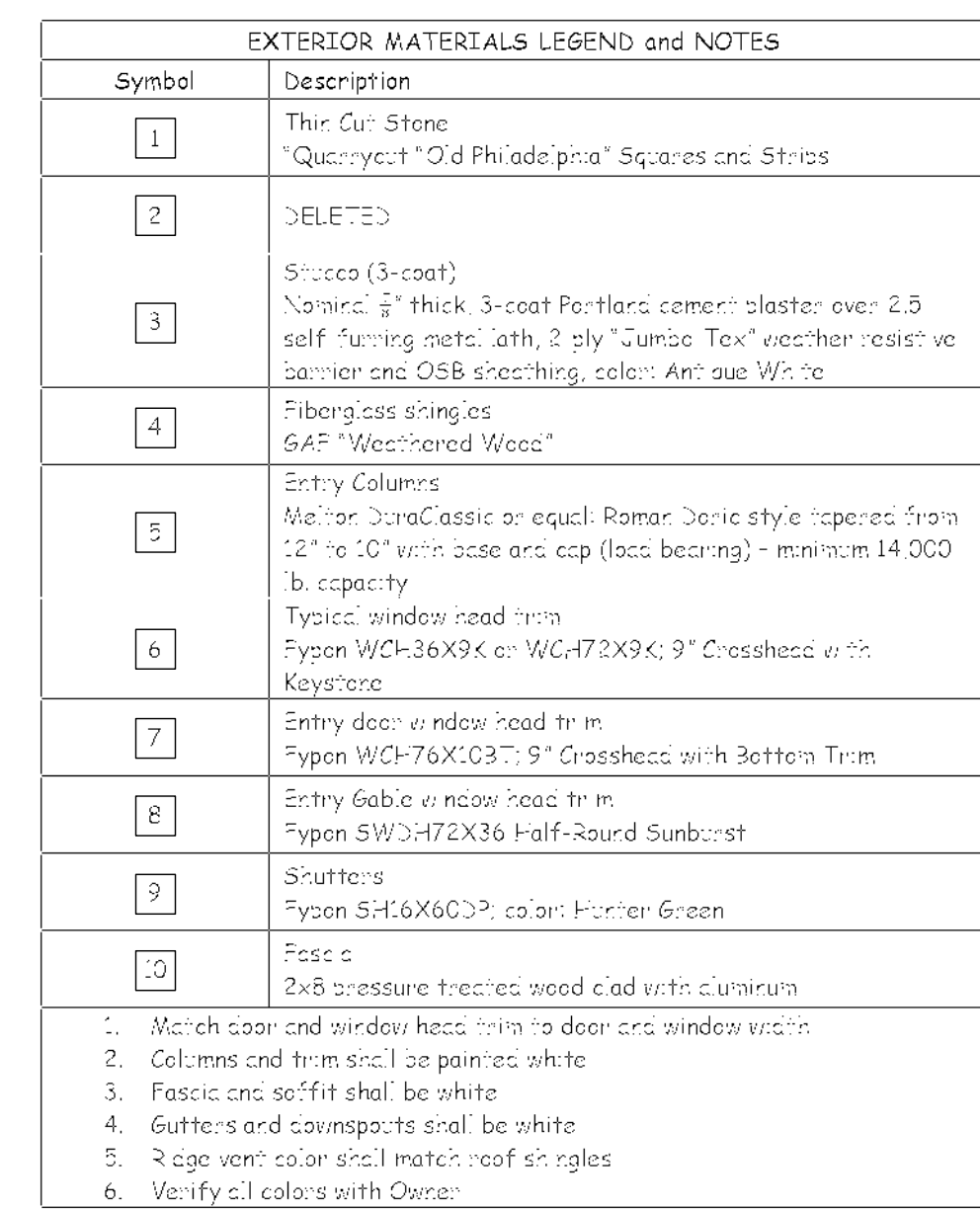
NOTIS P. LAZAROPOULOS
A.I.A., P.E., P.P., LEED A.P.
LICENSED ARCHITECT/PROFESSIONAL ENGINEER/
PROFESSIONAL PLANNER/LEED ACCREDITED PROF.
N.J.# 1987/1035/563 P.A.# 0317-E DE #610

PROFESSIONAL SERVICES
NOTIS P. LAZAROPOULOS
CHERRY HILL, NJ 08003
DATE 08/17/2017
NOTIS@GMAIL.COM

AMENDED FINAL SITE PLAN
OVERALL SITE LAYOUT
PROPOSED NEW SCHOOL
AT 1005.457 BLOCK 1.10
LOT 105.457 BLOCK 1.10
EASTMAN TWP., BURLINGTON COUNTY, NJ
0821/1031/1041/1051 NORTH 73 NORTH
EASTMAN TWP., BURLINGTON COUNTY, NJ
0821/1031/1041/1051 NORTH 73 NORTH
EASTMAN TWP., BURLINGTON COUNTY, NJ
0821/1031/1041/1051 NORTH 73 NORTH

REVISIONS
A 07/19/17 REVISION
B 07/26/17 REVISION
C 07/26/17 REVISION
D 07/26/17 REVISION
E 07/26/17 REVISION
F 07/26/17 REVISION
G 07/26/17 REVISION
H 07/26/17 REVISION
I 07/26/17 REVISION
J 07/26/17 REVISION
K 07/26/17 REVISION
L 07/26/17 REVISION
M 07/26/17 REVISION
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CQ 07/26/17 REVISION
CR 07/26/17 REVISION
CS 07/26/17 REVISION
CT 07/26/17 REVISION
CU 07/26/17 REVISION
CV 07/26/17 REVISION
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CY 07/26/17 REVISION
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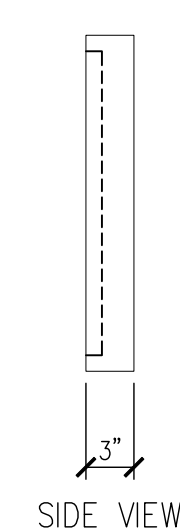


NOTE:

1. ROOF DRAINS MUST BE TIED INTO SUBSURFACE DRAINS. SEE SITE PLAN (BY OTHERS) FOR EXTENT.



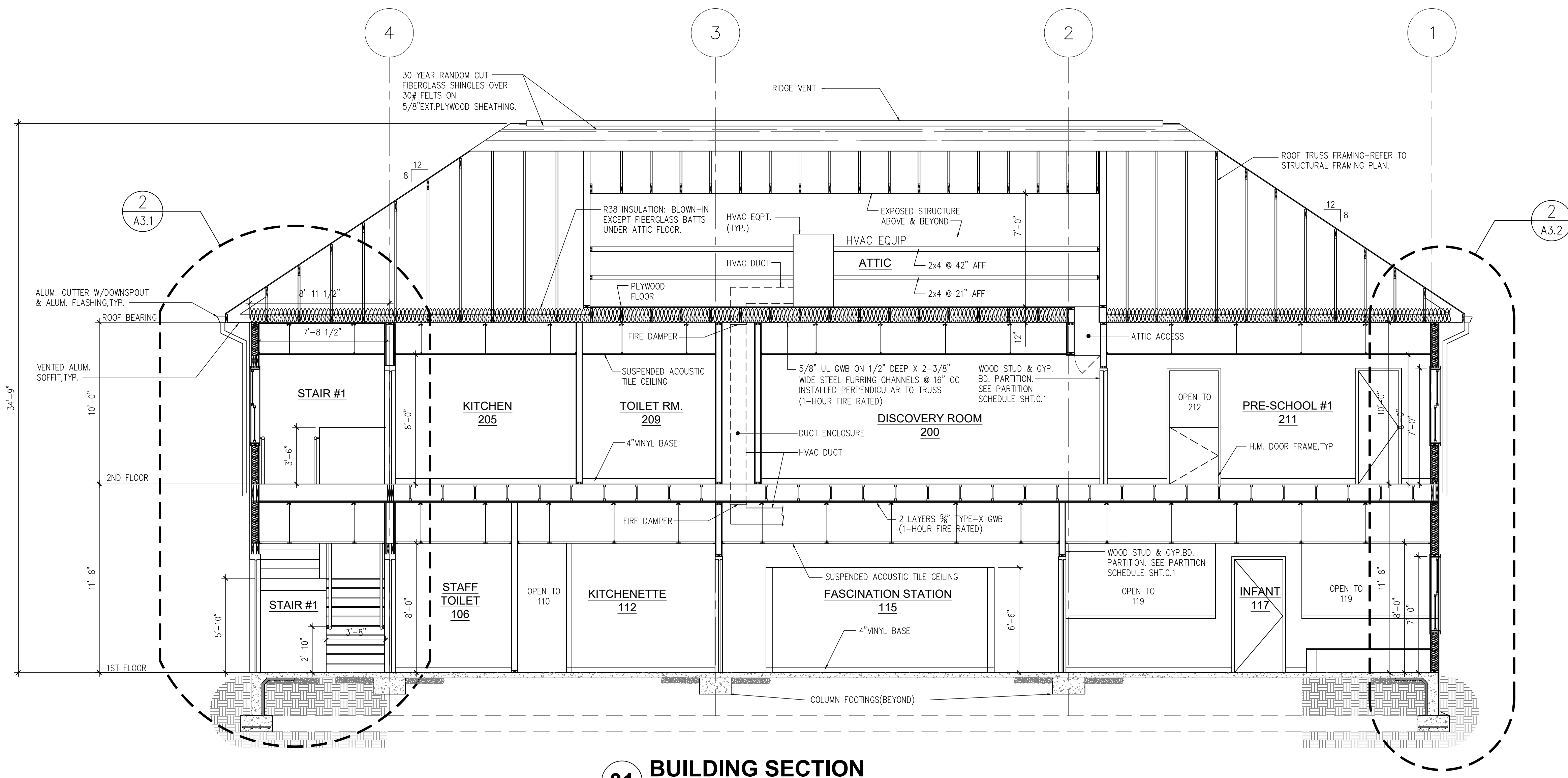
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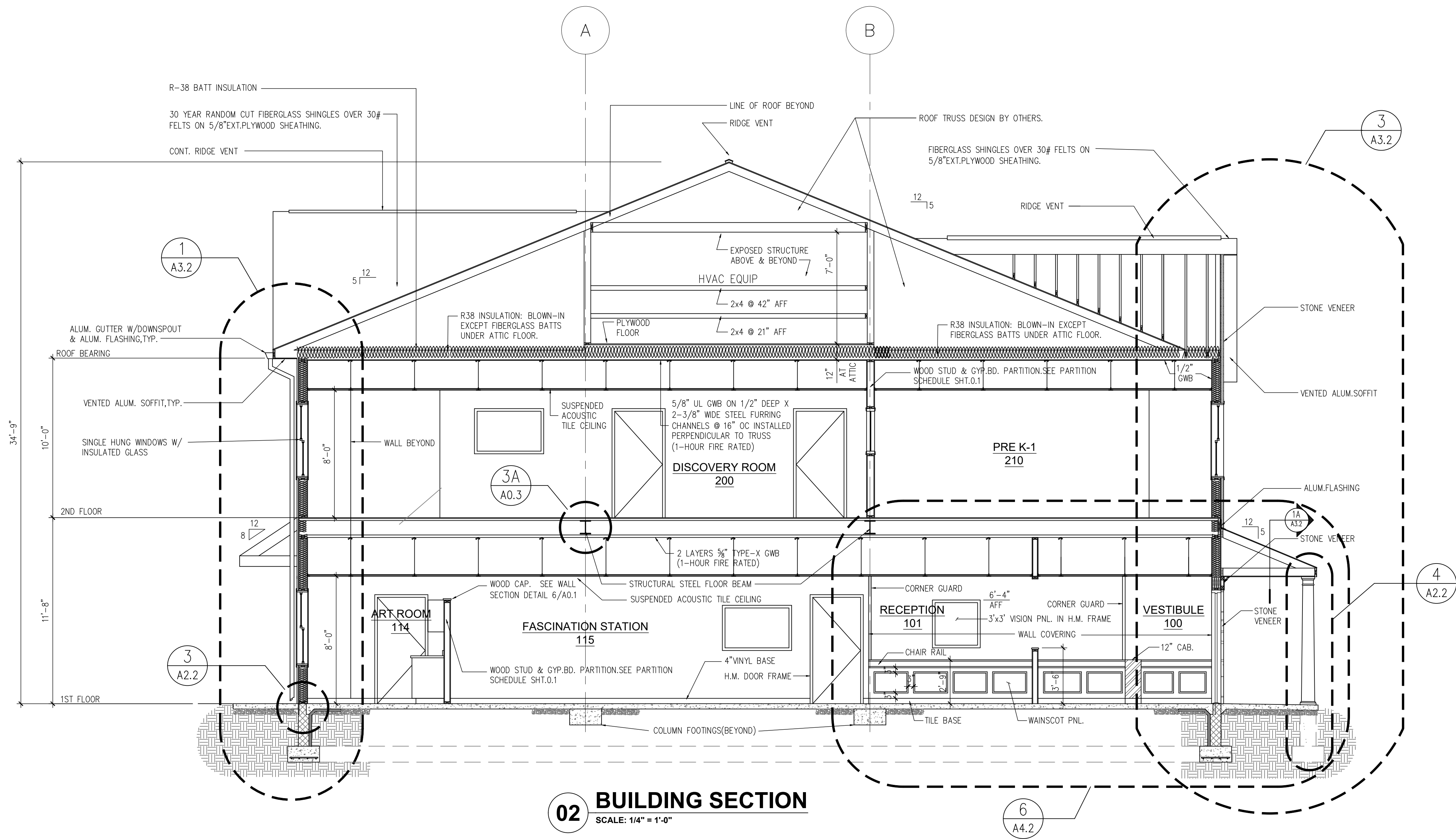
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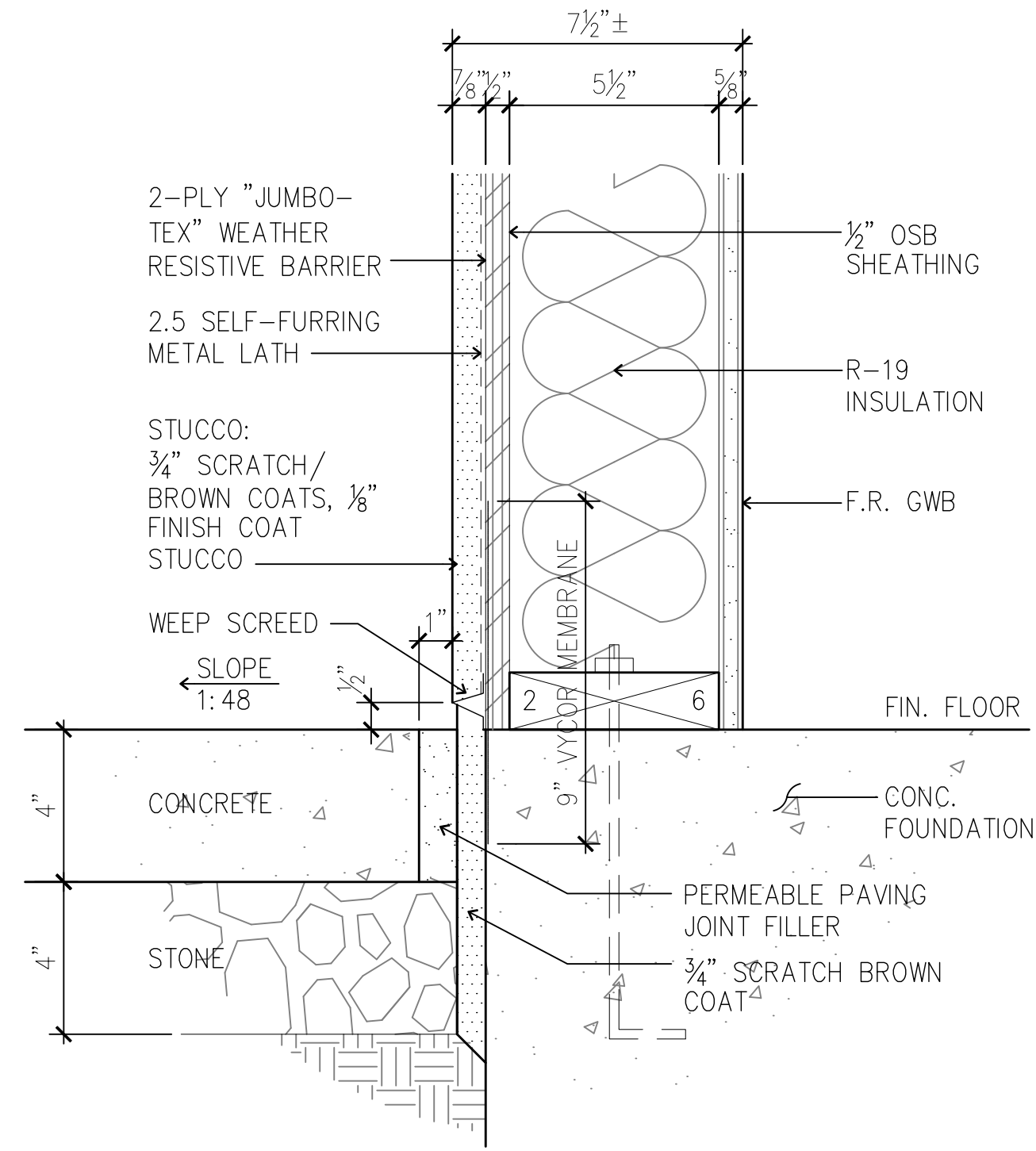
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PROJECT THE MALVERN SCHOOL MONTGOMERY TWP., NJ			



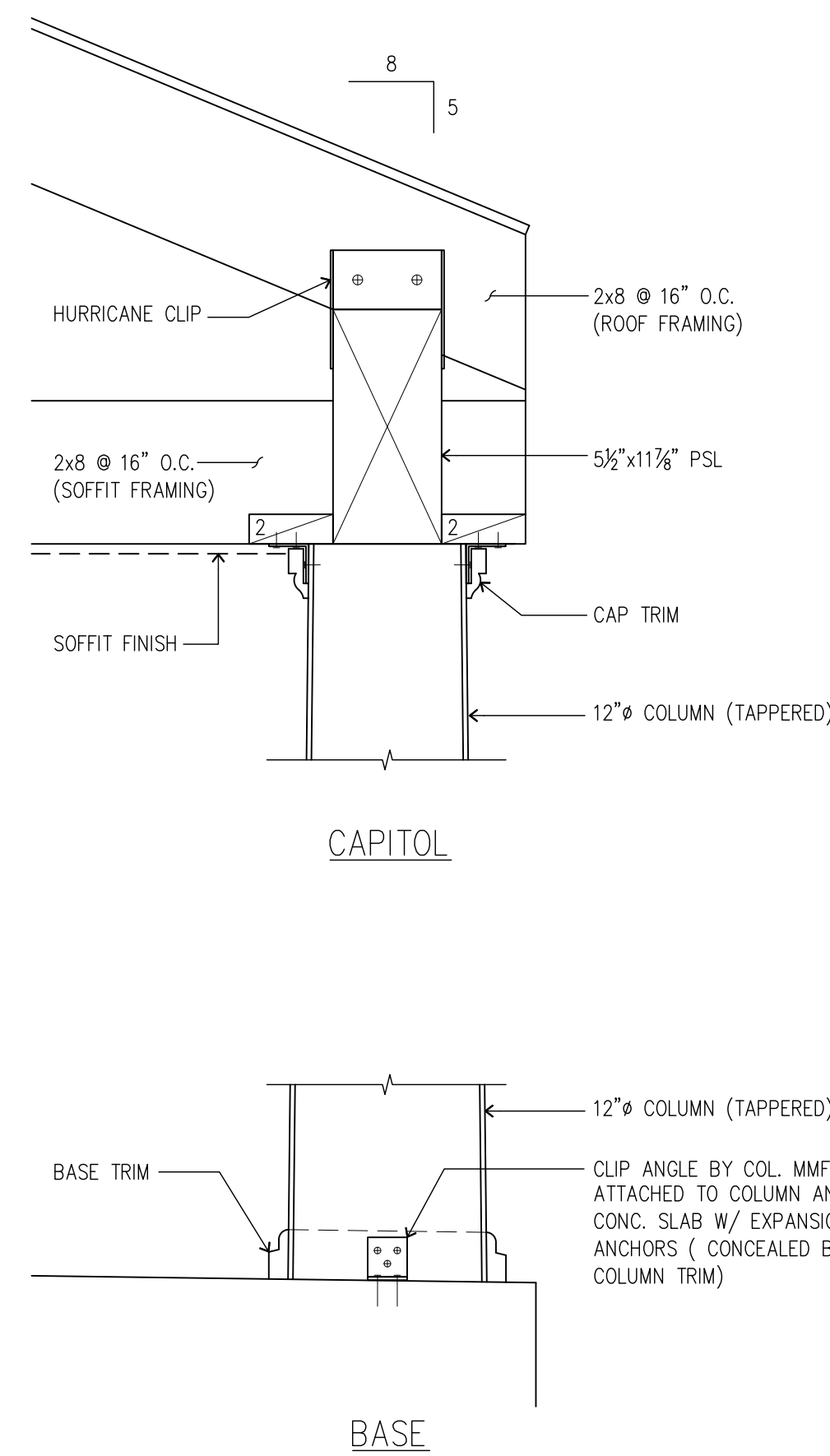
01 BUILDING SECTION
SCALE: 1/4" = 1'-0"



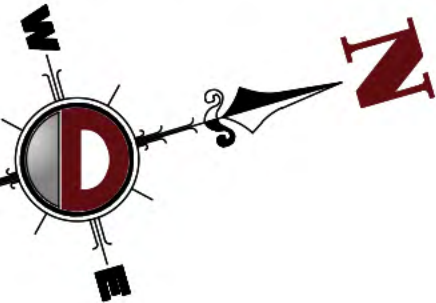
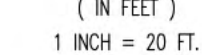
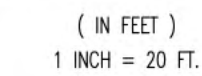
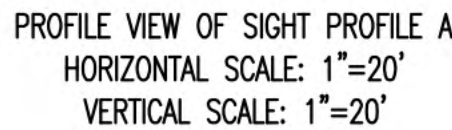
02 BUILDING SECTION
SCALE: 1/4" = 1'-0"



03 TYPICAL EXTERIOR WALL SILL DETAIL
SCALE: 3" = 1'-0"



04 PORCH COLUMN DETAIL
SCALE: 1-1/2" = 1'-0"

[illegible]

THIS PLAN SET IS FOR PERMITTING PURPOSES
ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY:	DESIGNED BY:	CHECKED BY:
KTK	JSH	JSH
		-

**PROJECT: THE MALVERN SCHOOL
PROPOSED DAY SCHOOL AND MEDICAL OFFICE
BLOCK 28010, LOTS 57 & 58
982 GEORGETOWN-FRANKLIN TURNPIKE
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY**

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JEFFREY HABERMAN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53560

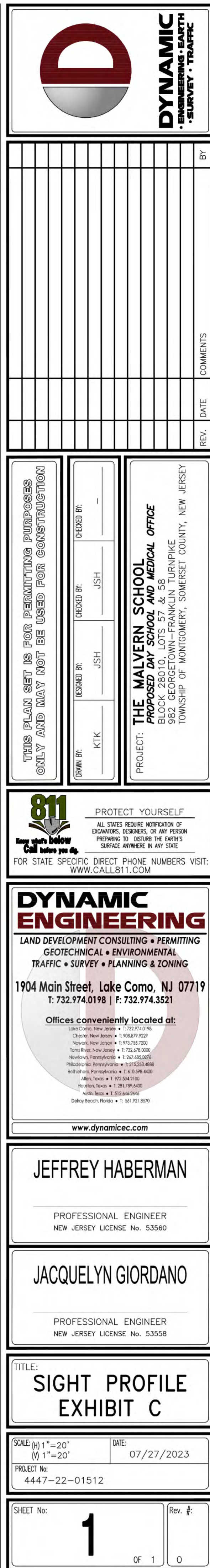
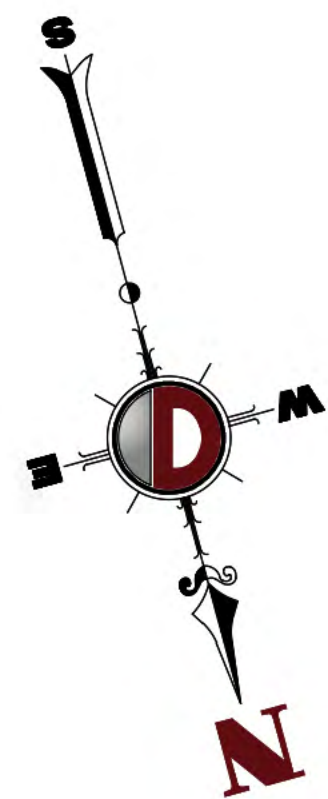
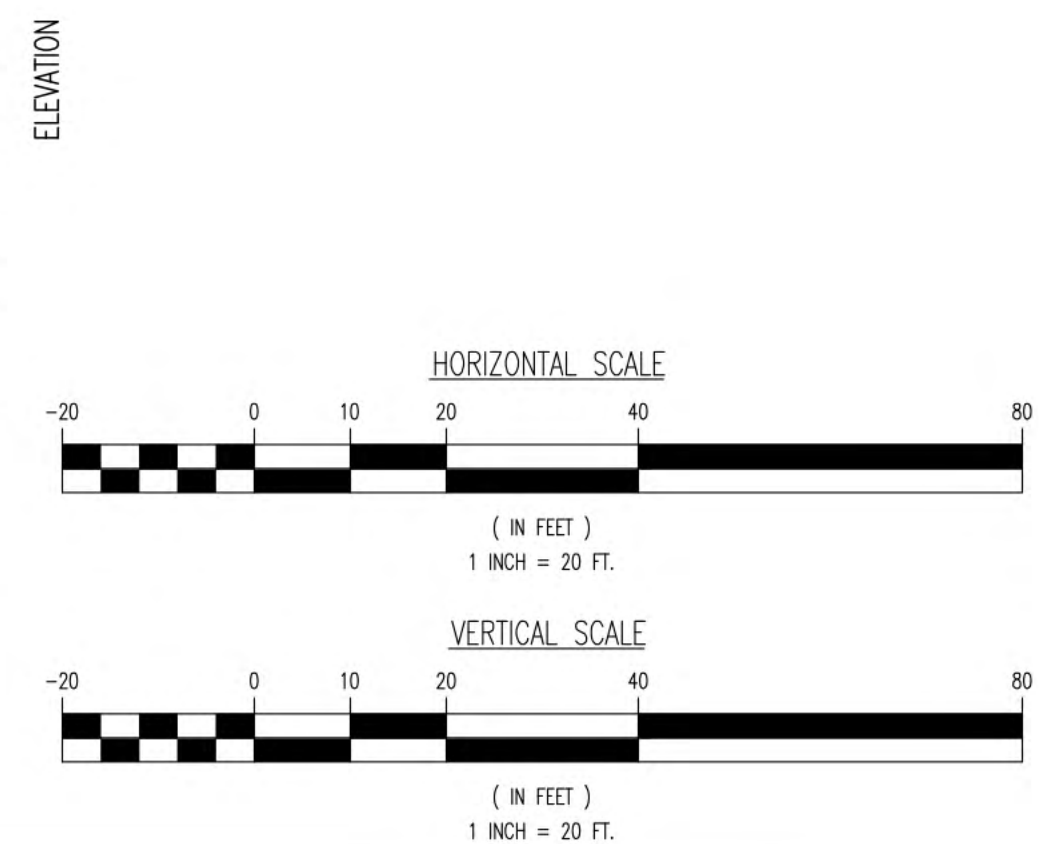
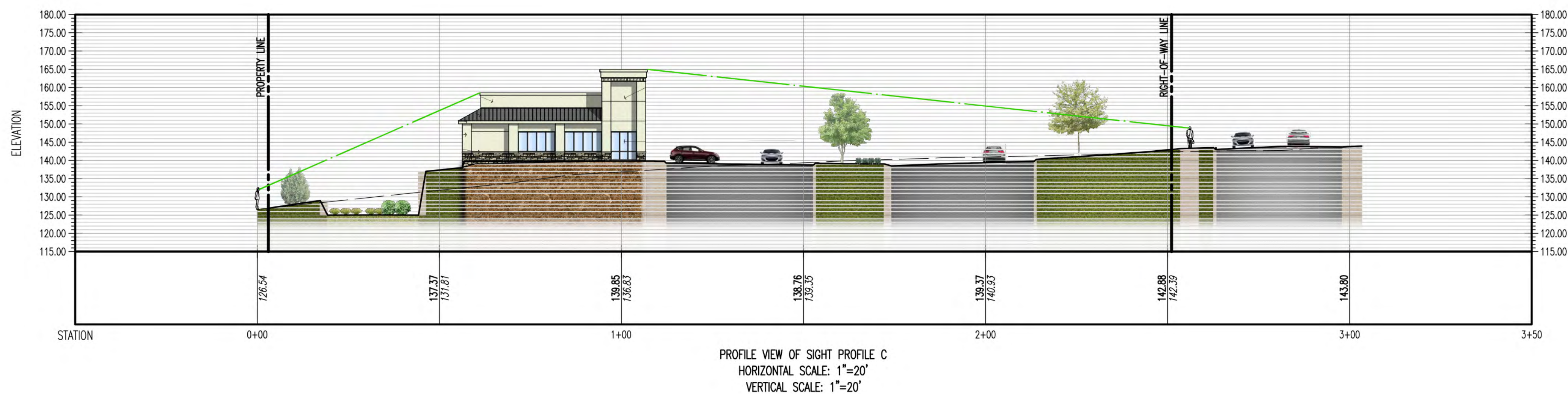
JACQUELYN GIORDANO

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53569

TITLE: SIGHT PROFILE
EXHIBIT A

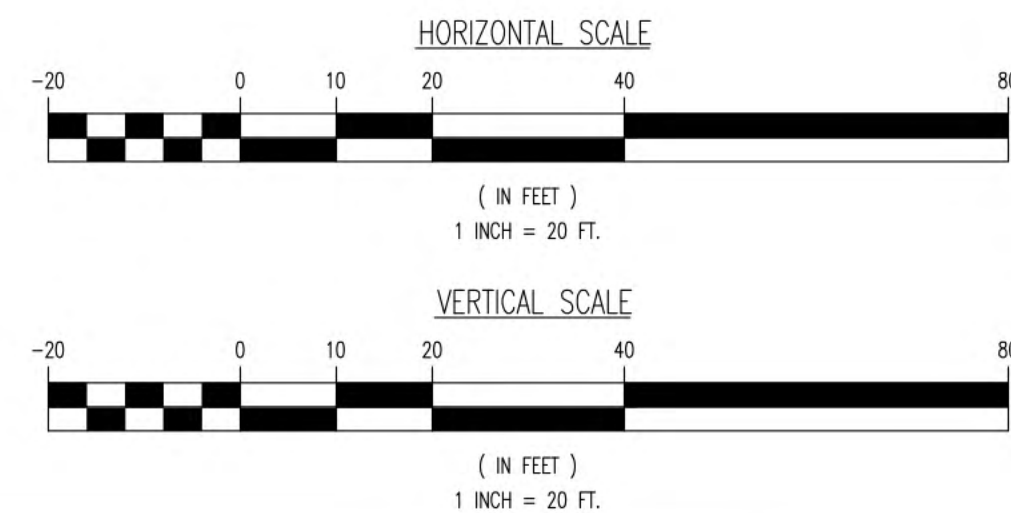
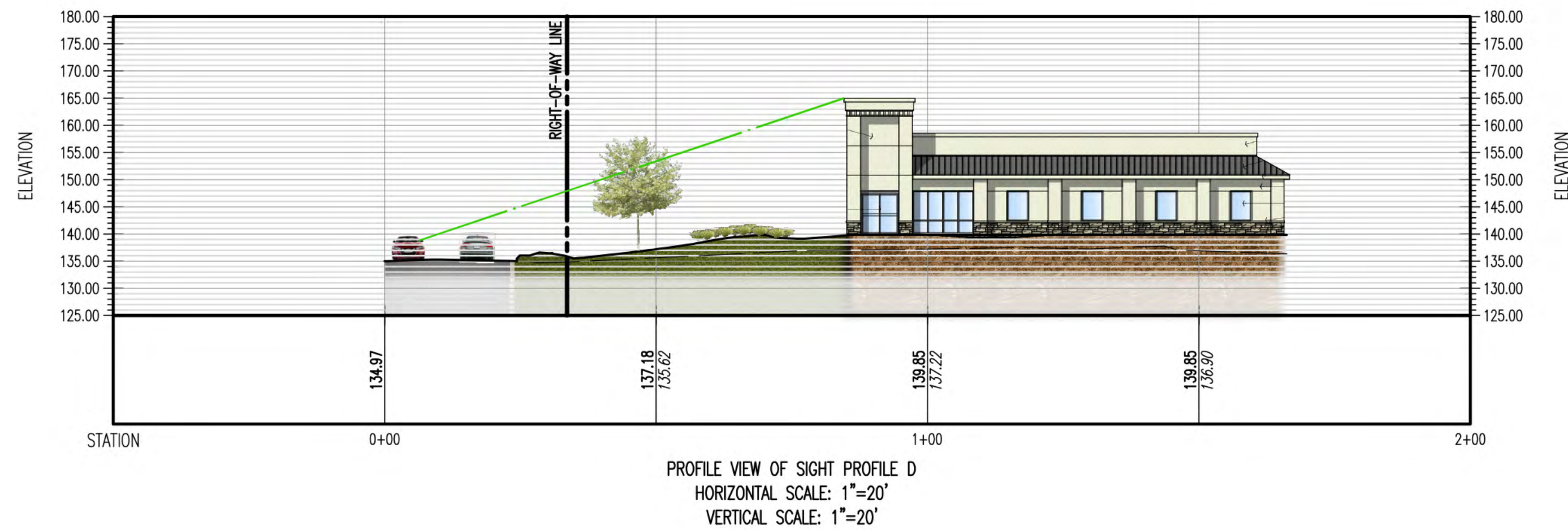
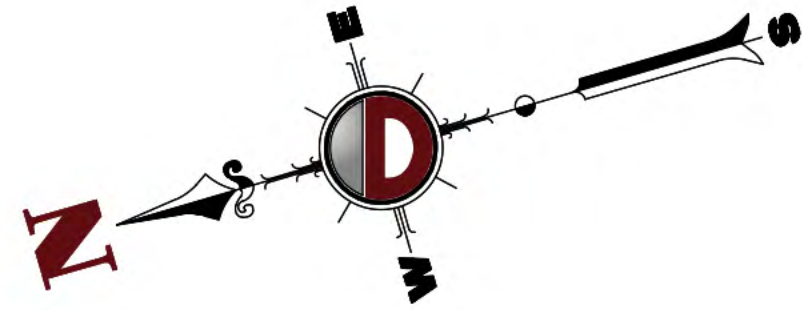
SCALE: (H) 1"=20' (V) 1"=20'	DATE: 07/27/2023
PROJECT No: 4447-22-01512	

SHEET No:	1	Rev. #:	0
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Plotted: 07/13/23 - 4:47 PM, By: kkk
File: P:\JEDPC PROJECTS\4447 The Malvern School\22-01534 Montgomery\DWG\Exhibits (Hearings)\2023-07-27 Hearing\DWG\444722013345P0.DWG, ----> Dynamic-Malvern-Montgomery-Profile Exhibit D

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DRAWN BY: KTK
DESIGNED BY: JSH
CHECKED BY: JSH

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PROPOSED DAY SCHOOL AND MEDICAL OFFICE
BLOCK 28010, LOTS 57 & 58
982 GEORGETOWN-FRANKLIN TURNPIKE
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY



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JEFFREY HABERMAN

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53560

JACQUELYN GIORDANO

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53558

TITLE: **SIGHT PROFILE EXHIBIT D**

SCALE: (H) 1"=20'
(V) 1"=20'
DATE: 07/27/2023
PROJECT No: 4447-22-01512

SHEET No: **1** OF 1
Rev. #: 0