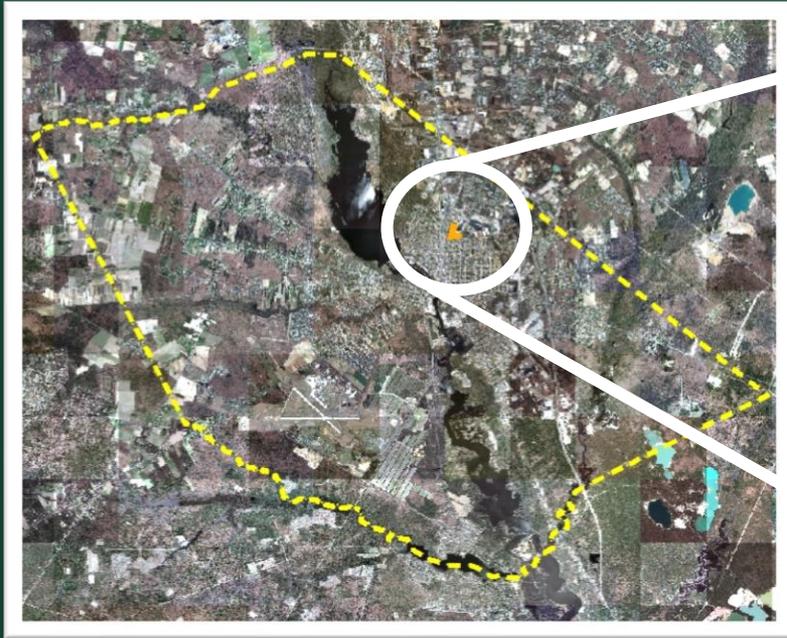


REDEVELOPMENT PLAN FOR THE WHEATON GLASS FACTORY AREA

City of Millville, Cumberland County, New Jersey



Prepared by

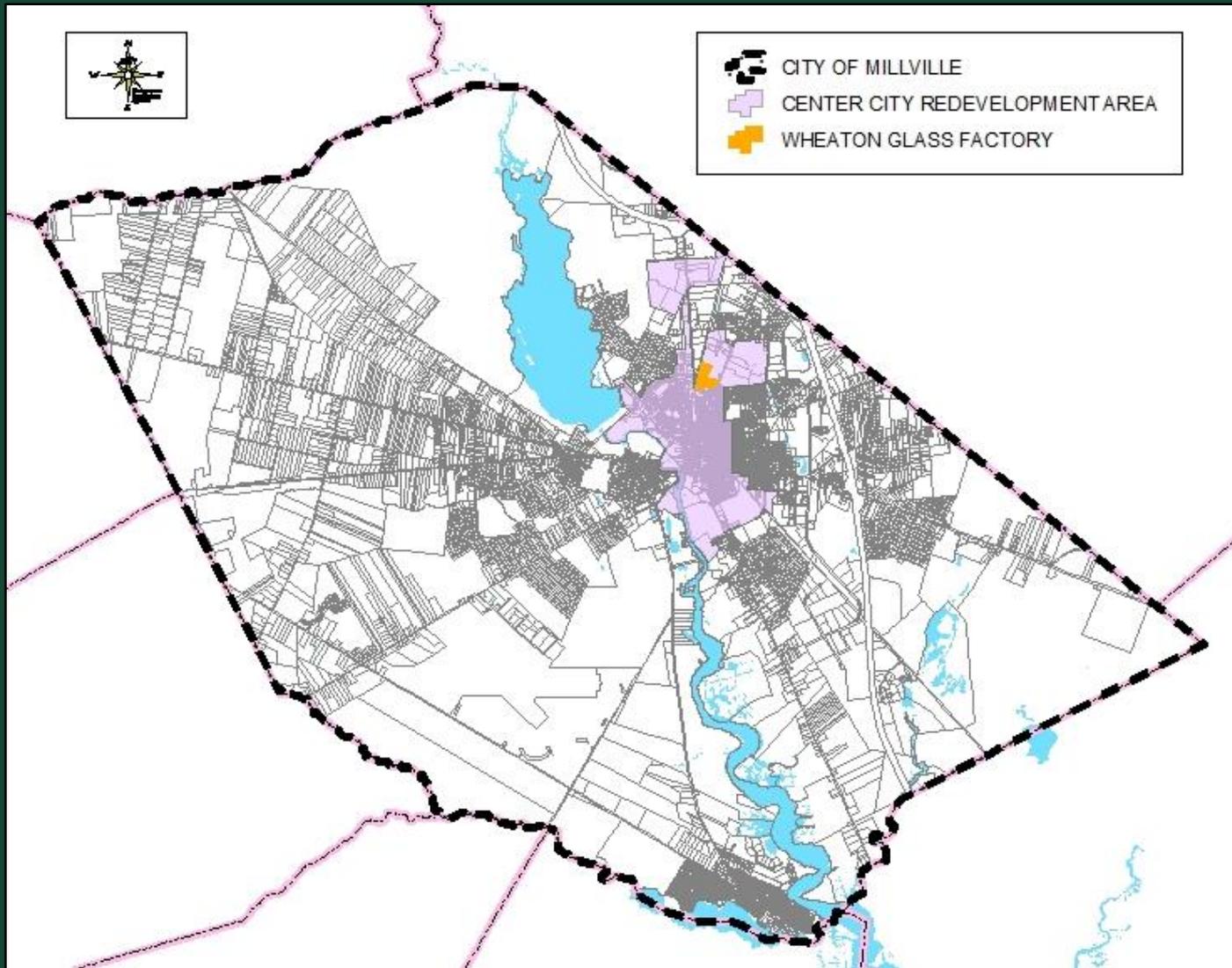


For Presentation
April 3 2020

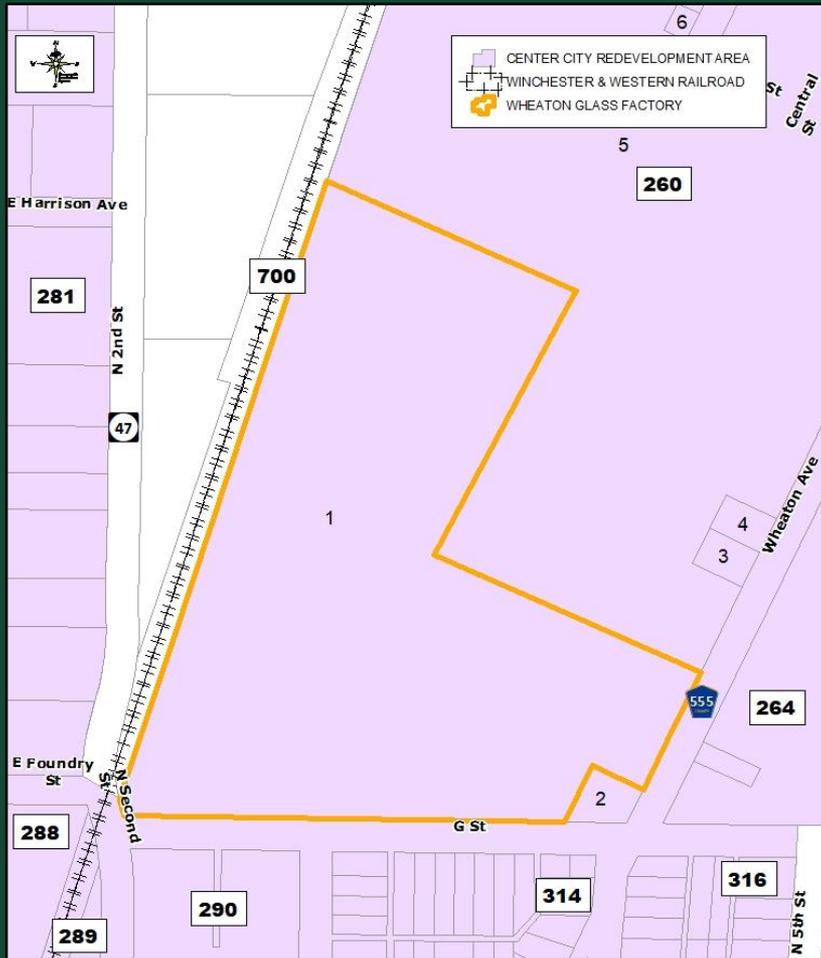
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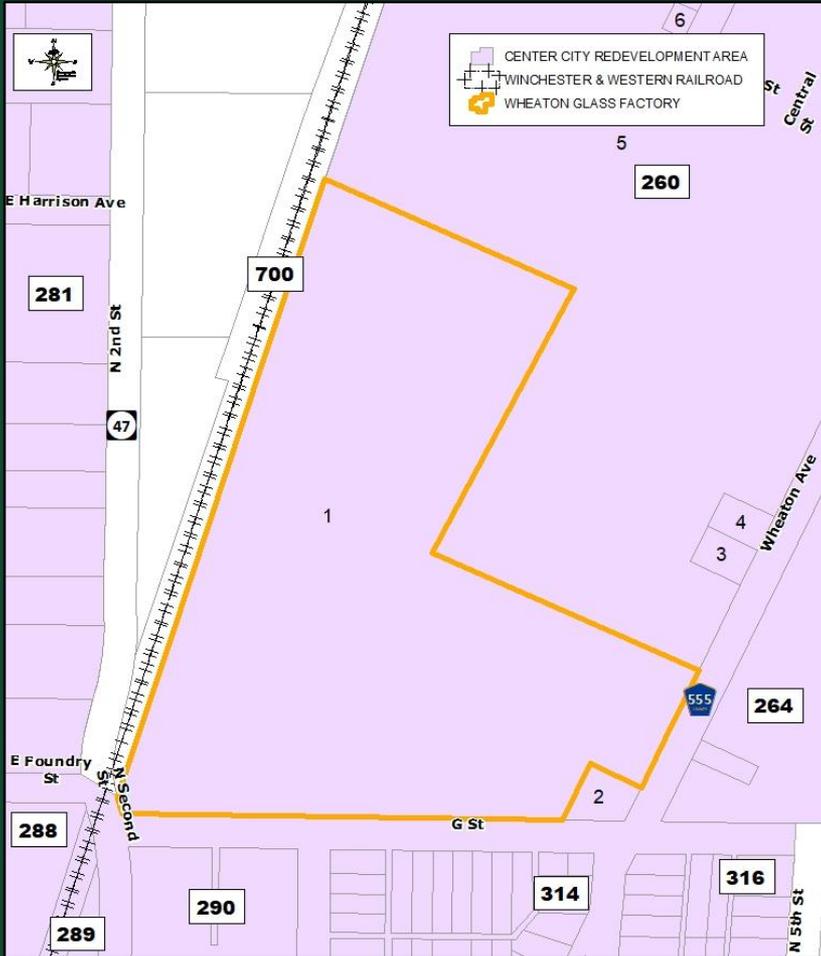
BACKGROUND



BACKGROUND



BACKGROUND



PERMITTED PRINCIPAL USES

Manufacture, assembly, packaging, recycling, warehousing / storage (including refrigerated storage) and/or distribution of products produced from recycled material, including, but not limited to, glass, plastics, paper, leathers, metals or stone.

General warehousing, storage (including refrigerated storage) and/or distribution of products.

Public, Semi-Public and/or Private Utility Facilities as may be required to service the Wheaton Glass Factory and/or elsewhere in this section of the City.

PERMITTED ANCILLARY USES

Such Ancillary Uses and Structures as are normally and customarily associated with a Permitted Principal Use.

Interior or exterior maintenance and/or storage areas.

Depots, yards and maintenance uses and facilities for automobile, truck and rail transportation associated with a Permitted Principal Use.

Surface and/or structured parking.

Car or truck washing facilities.

PERMITTED ANCILLARY USES

Food service, cafeteria & conference facilities, daycare centers , health, wellness fitness or gym facilities, and Places of Worship associated with a Permitted Principal Use.

Communication towers and facilities.

Signage.

Solar (or other Alt. / Renewable) Energy Production; associated with a Permitted Principal Use.

Construction Staging.

BUILDING LIMIT CONTROLS

Minimum Lot Size & Geometry

Lot Size	No Minimum Established The existing geometry of Block 260, Lot 1 shall constitute the Lot Area, Width & Depth.
Lot Width	
Lot Depth	



Maximum Coverages

Building	75%
Impervious Surface	90%

BUILDING LIMIT CONTROLS

Minimum Setbacks: Principal Structures

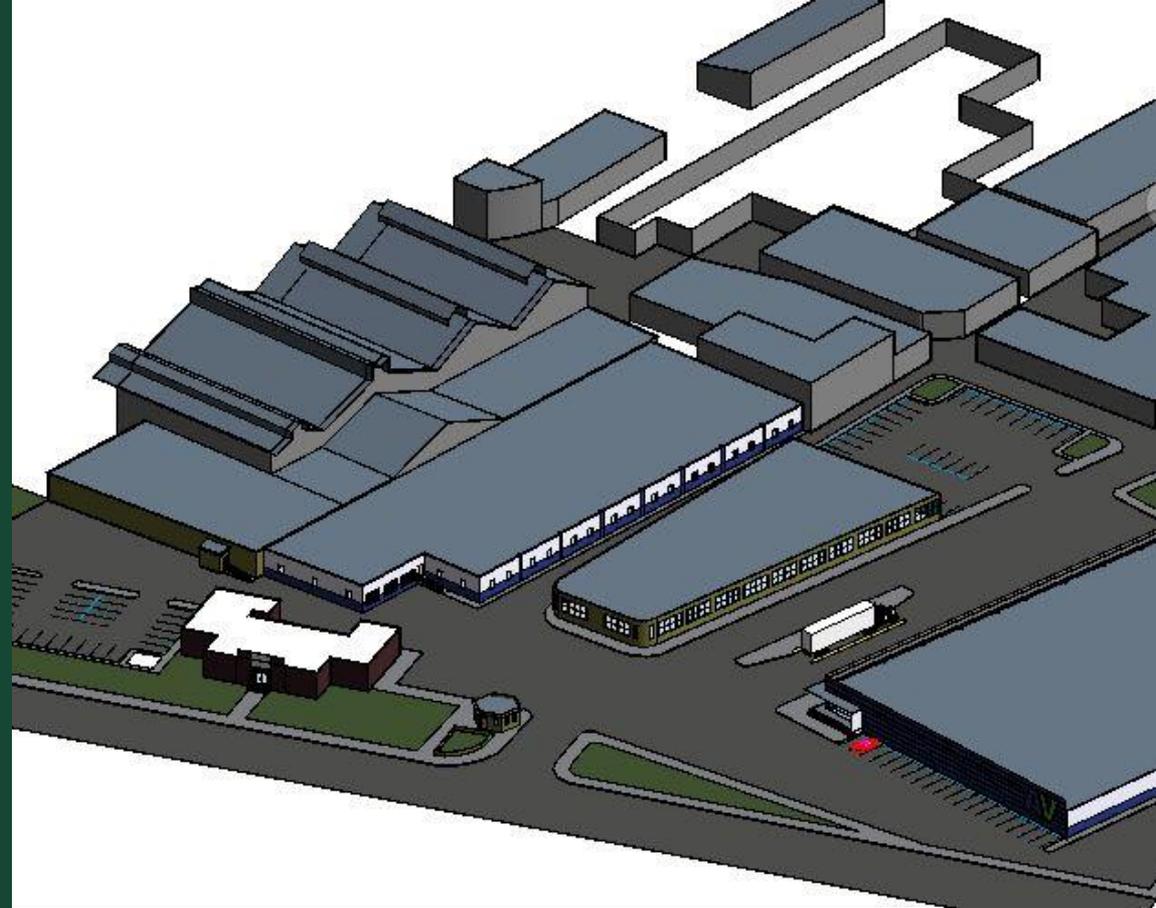
From existing G. St. & Wheaton Ave [C.R. 555]	No Closer than the existing Wheaton Glass Factory Structures
From existing Railroad	0'
From internal circulationways	As necessary to ensure adequate pedestrian circulation and safety.

Minimum Setbacks: Accessory Structures

From existing G. St. & Wheaton Ave [C.R. 555]	No closer than the front bldg facade of the nearest Principal Structure.
From existing Railroad	Same as Principal Structure
From internal circulationways	

BUILDING LIMIT CONTROLS

Maximum Building Height	
Principal Structures	55'
Communication Towers & Facilities. Windmills or Other Solar Energy Mechanisms	200'
All other Accessory Structures	75'



THANK YOU