



## DEVELOPMENT PROCESS IN BRIDGETON

*The following information will guide you through the step-wise process of obtaining the necessary approvals and permits required to develop or improve a commercial property, in the City of Bridgeton. City Officials want to assist you as much as possible, and we welcome your questions and comments.*

### CONTACT THE DEVELOPMENT & PLANNING DEPARTMENT

This department is the central point of contact for business within the city. Incentives packages are offered to new and existing businesses in Bridgeton including those of the Urban Enterprise Zone. Assistance may include development cost, low-interest development loans, marketing information, design guidance, and grant/loan programs. Call 856-451-3407 to see if any of these incentives might be available to you.

### PRE-APPLICATION STAGE

- Initial conference with attorney, engineer, architect, code official, planner
- Site Inspection
- Zoning Analysis
- Review of Plans
- Professional consultants on development team
- Property owners list & tax certification

### INITIAL CONFERENCE WITH CITY PROFESSIONAL STAFF, ATTORNEY, ENGINEER, ARCHITECT, CODE, PLANNER

- A. Discussion on property
- B. Proposed development
- C. Site control strategy

### SITE INSPECTION

- A. Review of survey
- B. Review of title – easements, rights of others
- C. Review of existing onsite and offsite conditions (structures, wetlands, streams, proximity of sensitive uses, etc.) that may impact on proposed project

### ZONING ANALYSIS

- A. Zoning ordinance
- B. Zoning map
- C. Site plan / subdivision ordinance
- D. Master plan
- E. Regional or state plan
- F. Other approvals (DEP, DOT, CAFRA, NJMC, County, Soil Conservation)