

Cumberland Development Corporation



Economic and Community Development Services

Owned and Directed by

Deerfield

Hopewell

Lawrence

Stow Creek

Upper Deerfield

*Working in partnership with
Area Businesses*

Bridgeton Area Chamber of Commerce

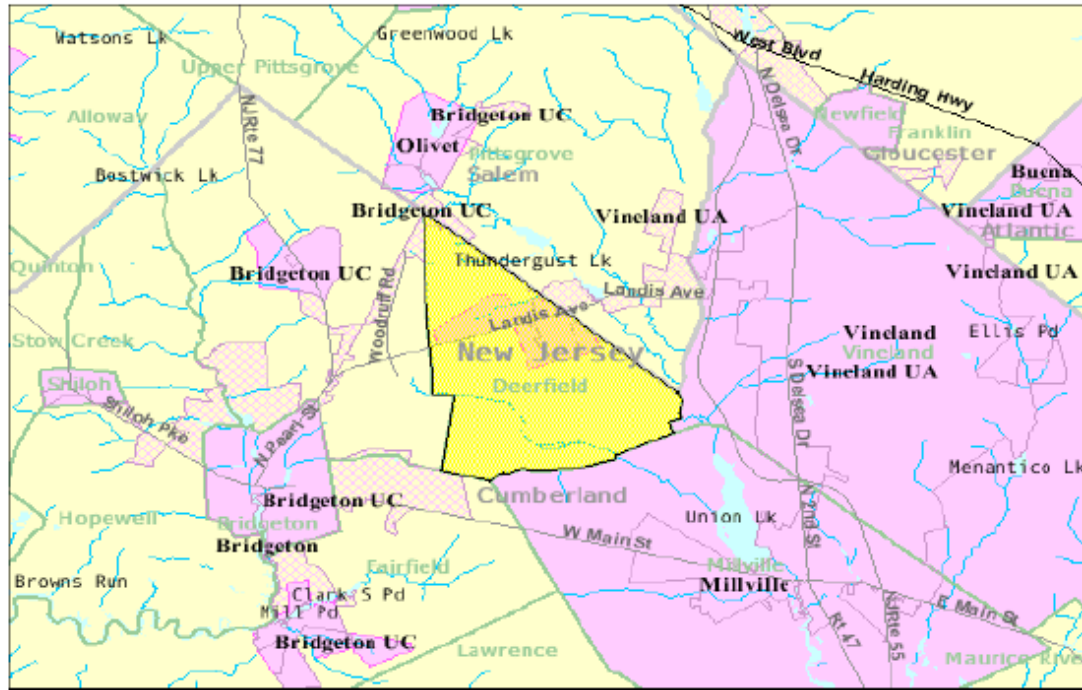
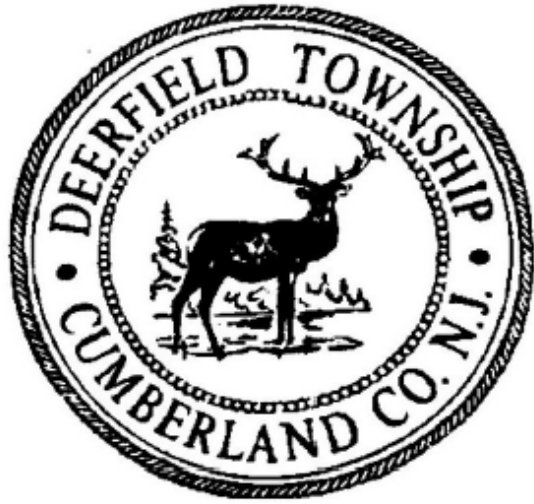
Cooperative Business Assistance Corp.

*The Authority - Cumberland County Economic
Development Agency*

Choose New Jersey

NJ EDA

USDA Rural Development



Centrally Located in the Region

- **Deerfield shares a border with the Cumberland County communities of Vineland, Millville, Fairfield and Upper Deerfield.**
- **Four of the region's busiest roadways are in or just outside of the Township -- NJ Rt. 55, NJ Rt. 56, County Rt. 552 and NJ Route 49.**

**Deerfield Township - Approved Redevelopment Area
Lebanon Road at Kenyon Ave.**

**182 Acres of Land Privately Owned and Owned by Cumberland County Improvement Authority
Planned for Large-scale Agriculture / Greenhouse Use. Other use options possible.
Located within 4 miles of 2 exits of NJ Rt. 55.**



Deerfield Township, PO Box 350. Rosenhayn, NJ * 856-455-3200 * www.deerfieldtownship.org
Cumberland Development Corp., Tony Stanzione, Economic Development Consultant * 856-451-4200 * tony@cdcnj.com

**Deerfield Township - Approved Redevelopment Area
Lebanon Road at Kenyon Ave.
182 Acres of Land Privately Owned and
Owned by Cumberland County Improvement Authority**



Exhibit B

**Deerfield Township
Redevelopment Area
Boundary Map**



Legend

 **Redevelopment Area**
 **Streets**

Karakashian Edgington Planning Group, LLC
27 Gordon's Alley
Atlantic City, NJ 08401

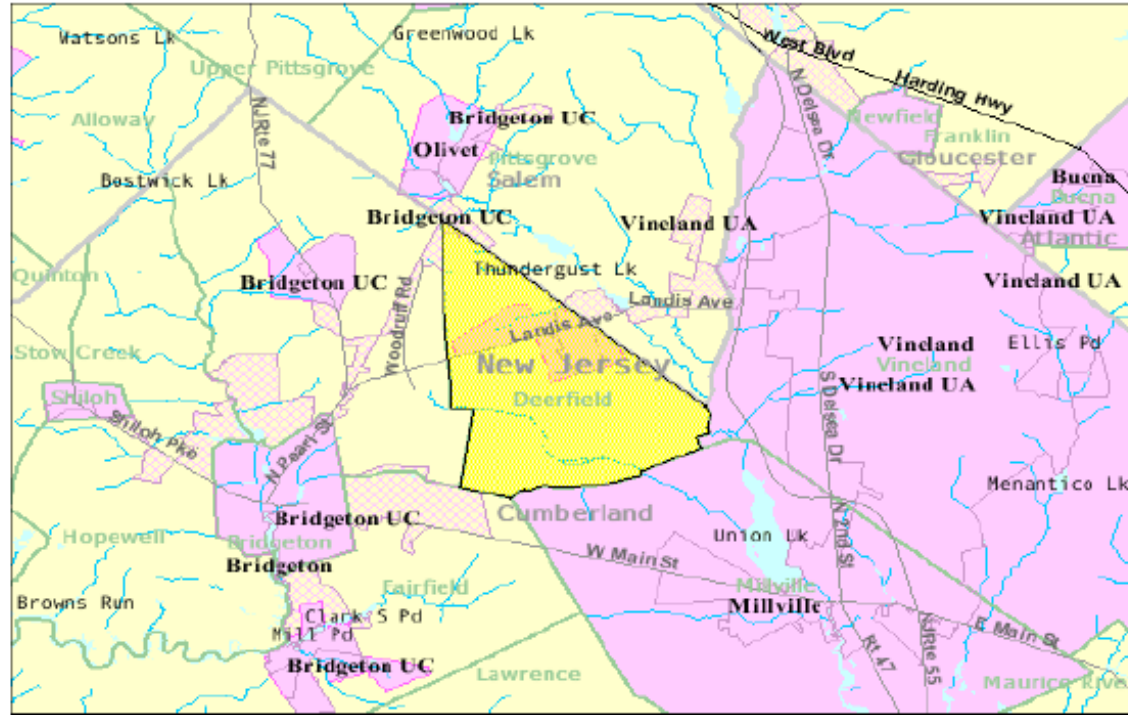
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Deerfield Township - Land Located Adjacent to Rail





- Dawn Bascelli, Deerfield Township Administrator
856-455-3200 dbascelli@deerfieldtownship.org
www.DeerfieldTownship.org
- Tony Stanzione, Cumberland Development Corporation
Economic Development Consultant
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HOPEWELL *is Hoppin'!*

It's Time to Jump In



- Open space now and in the future
- Friendly, cooperative neighbors
- Recreation areas
- Municipal Business Park
- Great real estate prices
- Business Friendly Local Government

Hopewell Township Business Park
80+ Acres Owned by the Township
Retail, Commercial, and Residential Uses Possible
Redevelopment Zone Benefits including long-term PILOT
Located 716 Shiloh Pike & 2 Cassidy Court, Bridgeton NJ



Hopewell Township Business Park Redevelopment Plan

Variety of Senior Living Options Envisioned



Hopewell Township Business Park Home to Greater Bridgeton Amish Market, a unique regional shopping destination.



**Hopewell Township Offers
Other Privately-owned Buildings and Land
Along NJ Rt. 49 suitable for
Retail, Commercial, and Professional Uses
Good location for a brewery**





Hopewell Township

Cumberland County, NJ

- Rosa-Maria Brambila, CMR, Hopewell Township Clerk
(856) 455-1230 x-110 municipalclerk@hopewelltpw-nj.com
www.hopewelltpw-nj.com
- Tony Stanzione, Cumberland Development Corporation Economic
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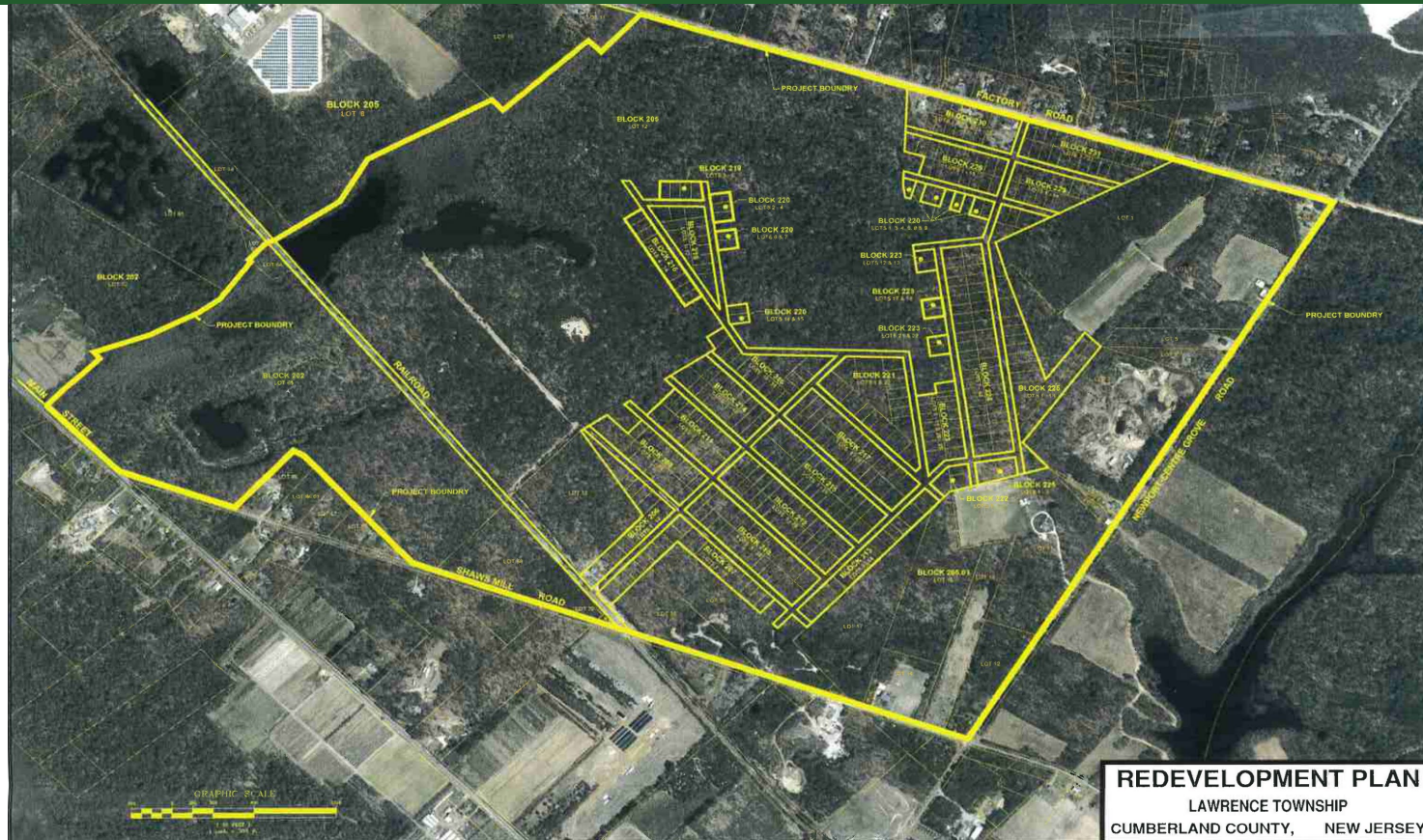
- **Located in Southern Cumberland County, NJ**
- **Prime Agriculture area**
- **Home to retail, professional, and industrial businesses**
- **700 acres redevelopment area, zoned for industrial, with township-owned and privately-owned land, and with rail access**
- **Beautiful residential areas**
- **High quality public schools**

Lawrence Township Redevelopment Area

700+ Acres Owned by the Township and Private Owners

Rail Access, Suitable for Warehousing / Cold Storage

Redevelopment Zone Benefits



**Privately-owned Large Industrial Building
In Excellent Condition Available for Sale
In Lawrence Township, Cumberland County, NJ
Rail Access to the Building
Solar Energy**





- Karrie Hulitt, Lawrence Township Clerk / Administrator
856-447-4554 clerk@lawrtwp.com
www.lawrencetwpcumberlandnj.com
- Tony Stanzione, Cumberland Development Corporation
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- Located in Northwestern Cumberland County, NJ
- Prime Agriculture area
- Home to farms and small businesses
- Beautiful rural residential living
- High quality public schools

**Contact: Tony Stanzione, Economic Development Consultant
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856-451-4200 tony@cdcnj.com www.CumberlandGrows.com
www.stowcreektwp.org**



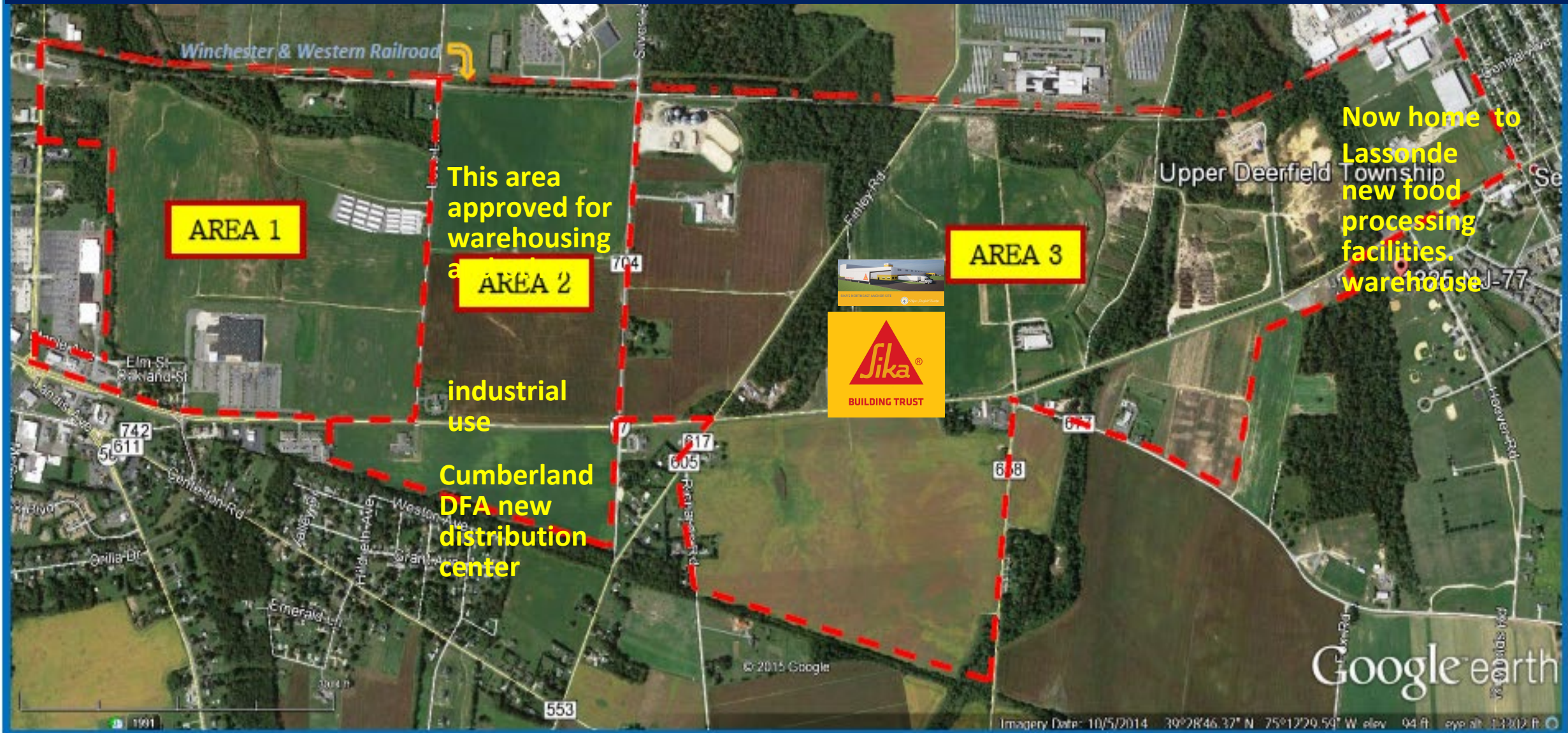
Upper Deerfield Township



A Great Place to Live and to Grow Your Business

Redevelopment Area with Hundreds of Acres

Upper Deerfield's Expansive Redevelopment Area



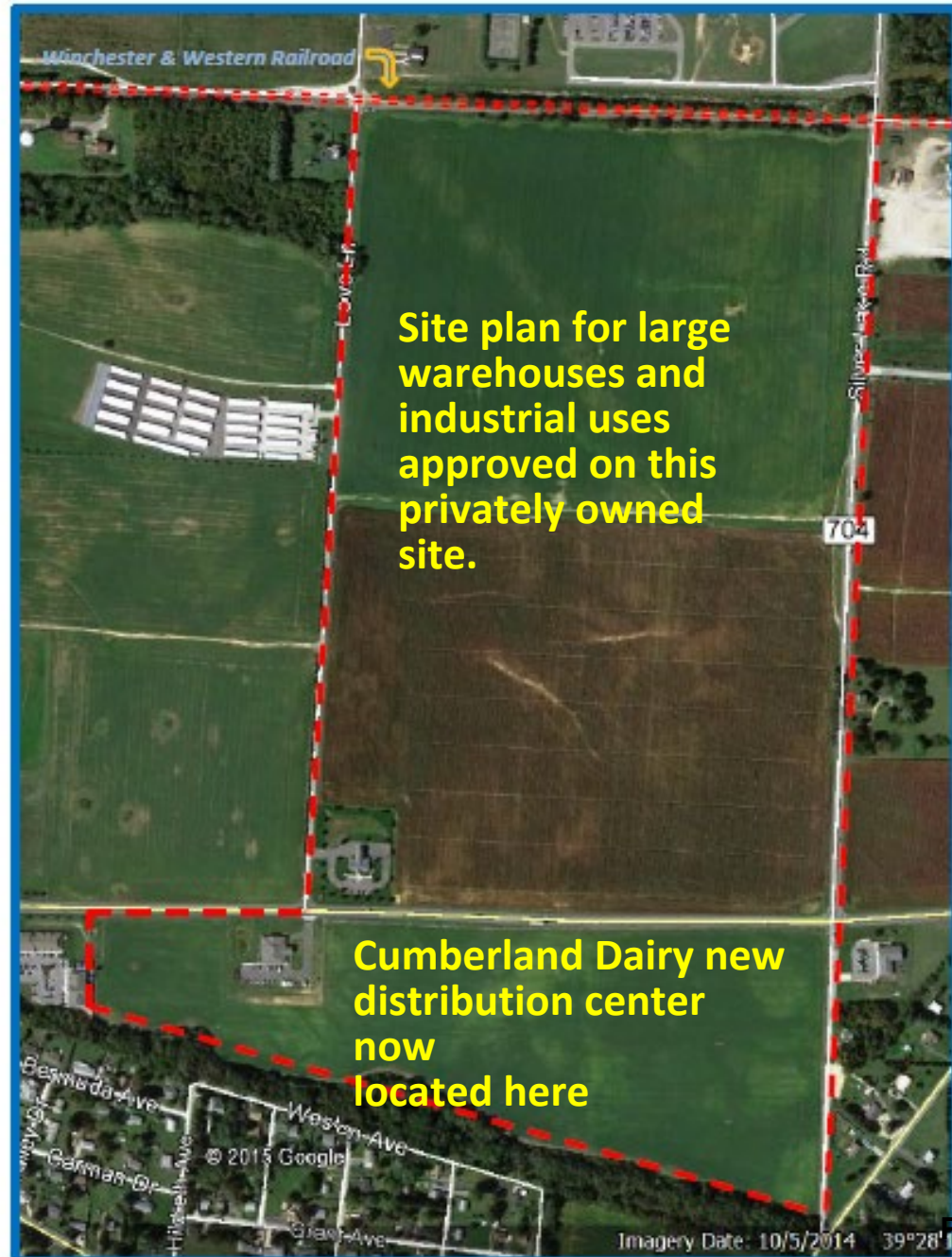
Area #1

- 223 acres
- Age-restricted residential use
- A few landowners
- Liquor License
- Retail shopping centers



Area #2

- 177 acres
- 3 Land Owners
- Business Uses including warehousing / cold storage





Area #3: ♦ Aprox. 400 acres ♦ Large Lots
♦ Rail Access ♦ A few Landowners
♦ Industrial /Commercial

Area 4: Recently Municipal Approved Redevelopment Area Pending State Review

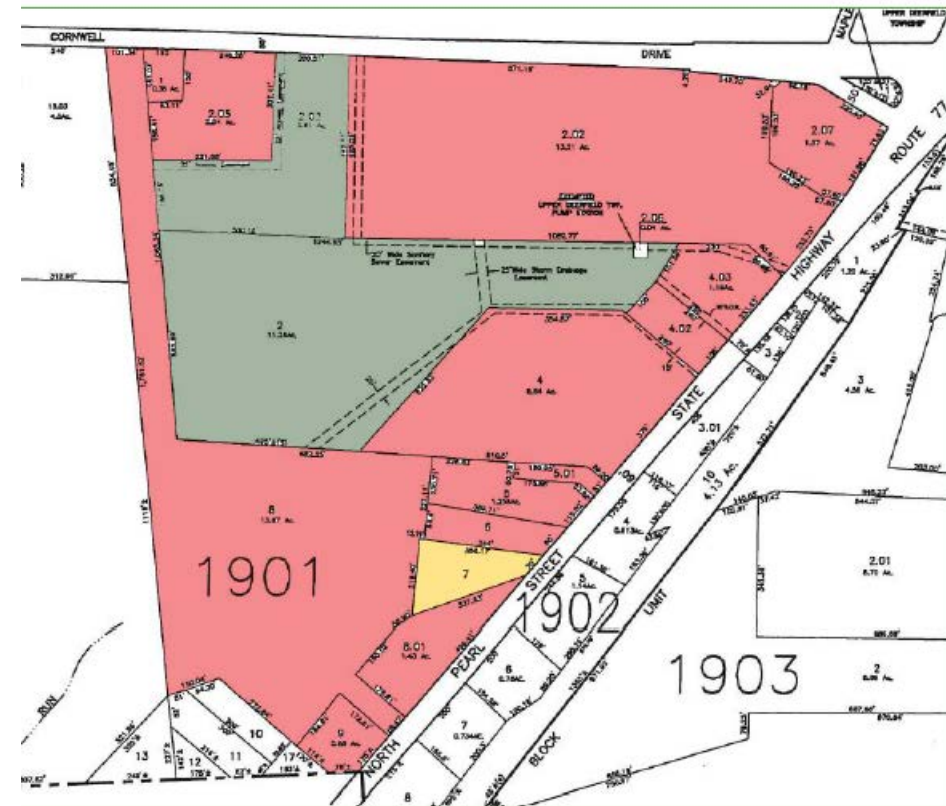
Township of Upper Deerfield

Block 1901, Lots 1, 2, 2.02, 2.03, 2.05, 2.07, 4, 4.02, 4.03, 5, 5.01, 6-8, 8.01 & 9

**Area #4: Aprox.
59.48 acres**

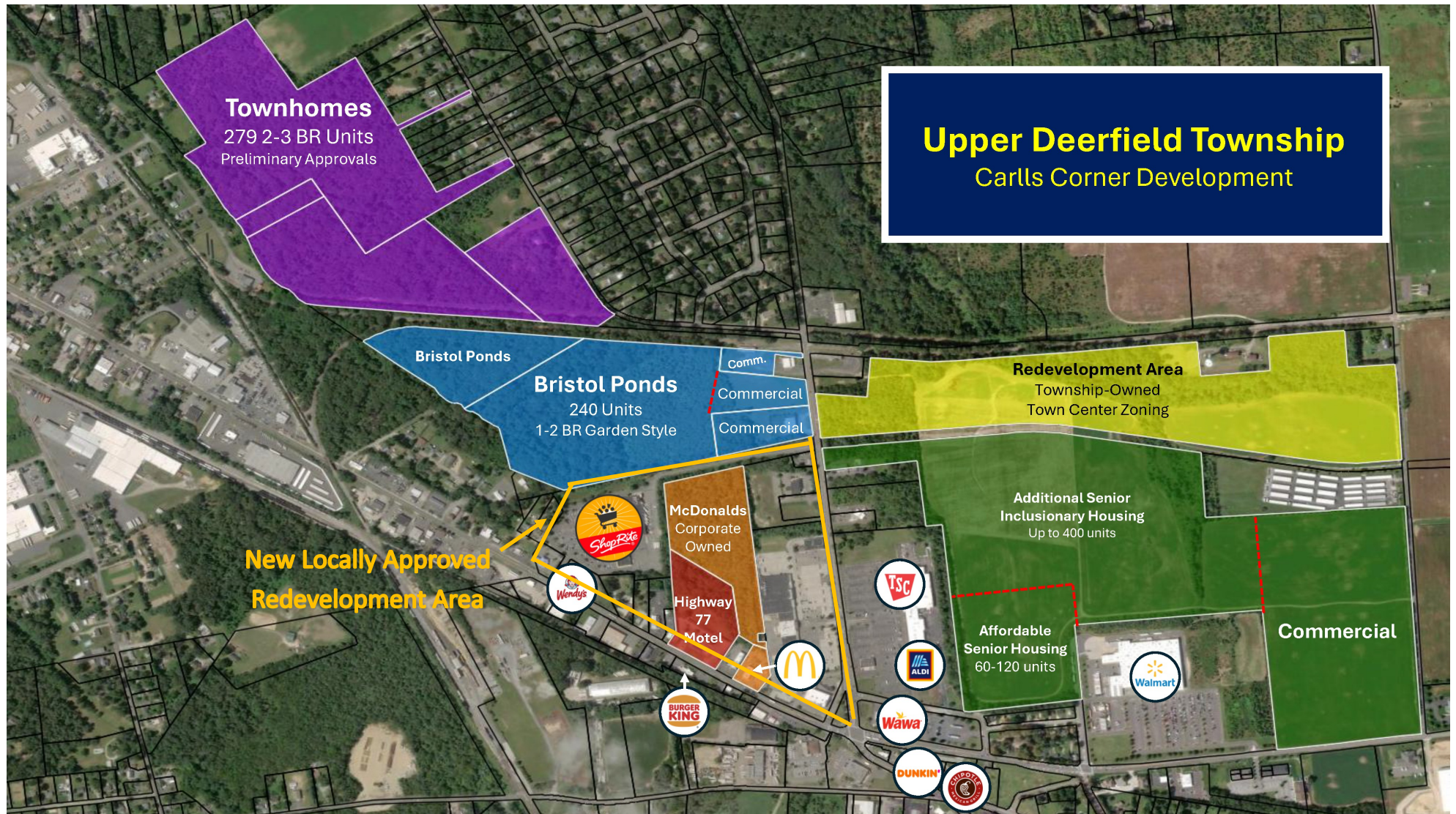
**Opportunities for
Retail, restaurant, hotel**

Figure 2 - Existing Land Use



Legend

Residential Vacant Commercial





- Roy Spoltore, Upper Deerfield Township Administrator
856-451-3811

rspoltore@upperdeerfield.com www.UpperDeerfield.com

- Tony Stanzione, Cumberland Development Corporation
Economic Development Consultant

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This packet in digital format: <https://www.cumberlandgrows.com/wp-content/uploads/2026/09/CDC-Developers-Presentation-Sept.-2026.pdf>

