

**MID-STATE  
COMMERCIAL**

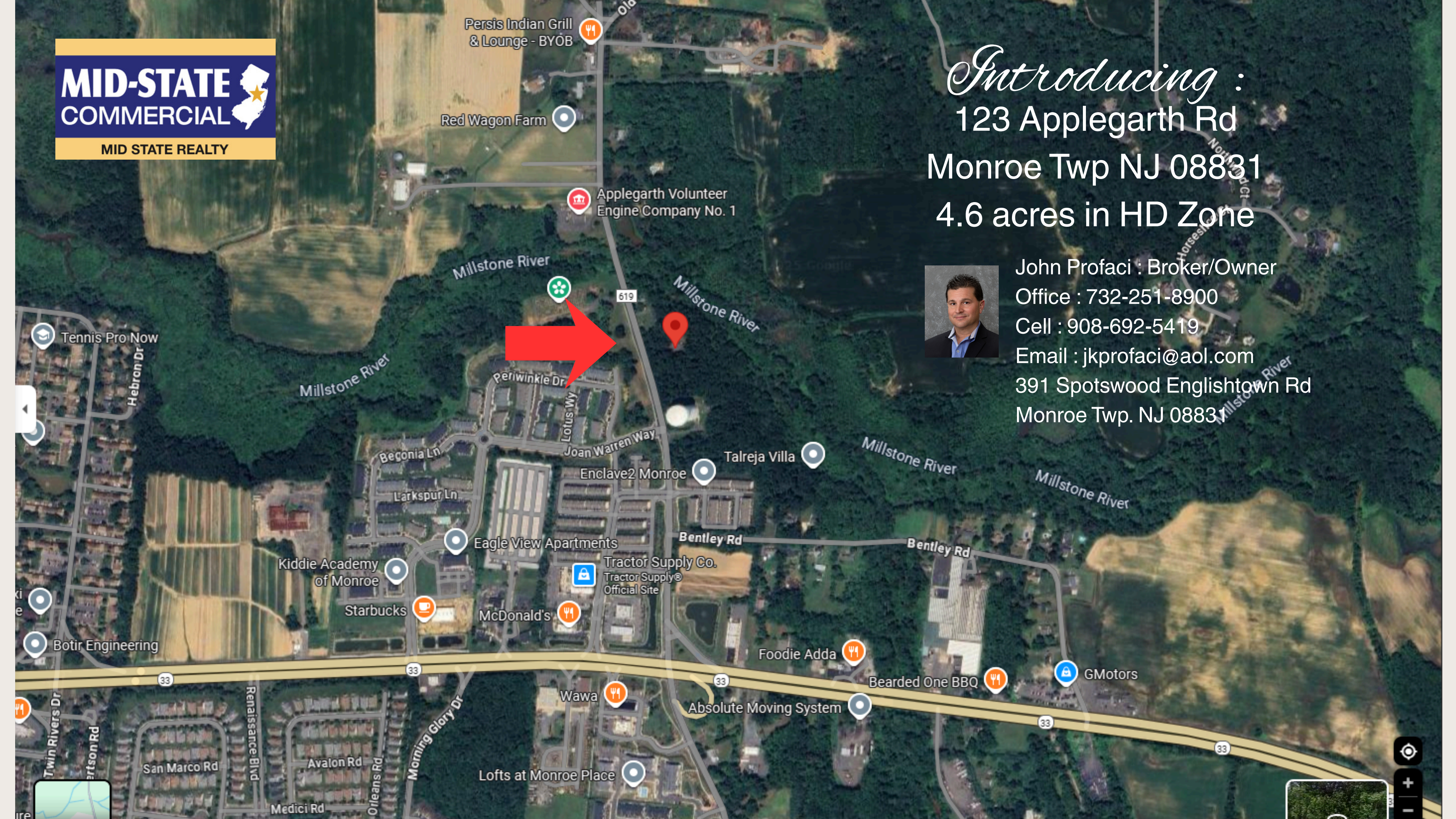


MID STATE REALTY

*Introducing :*  
123 Applegarth Rd  
Monroe Twp NJ 08831  
4.6 acres in HD Zone



John Profaci : Broker/Owner  
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391 Spotswood Englishtown Rd  
Monroe Twp. NJ 08831

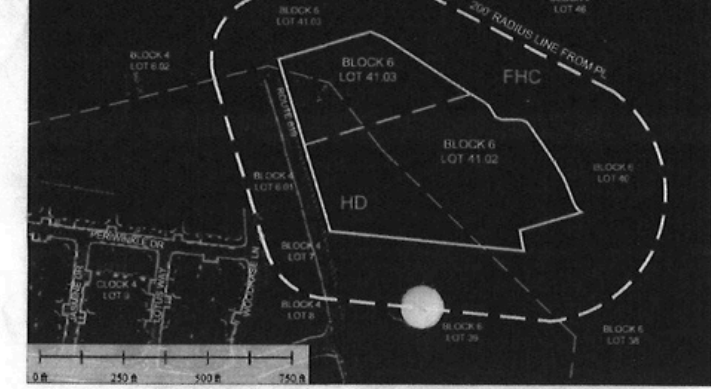
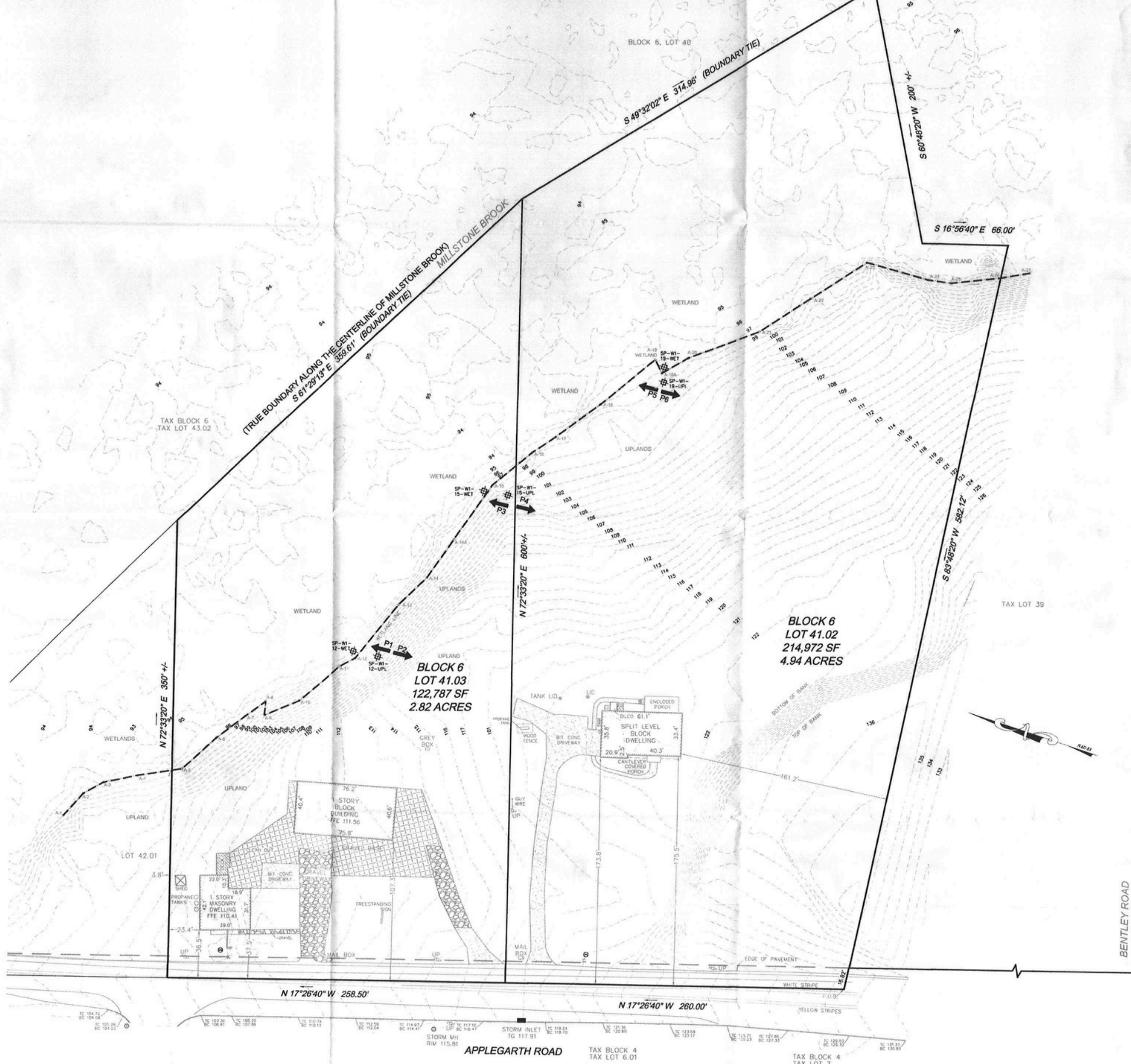




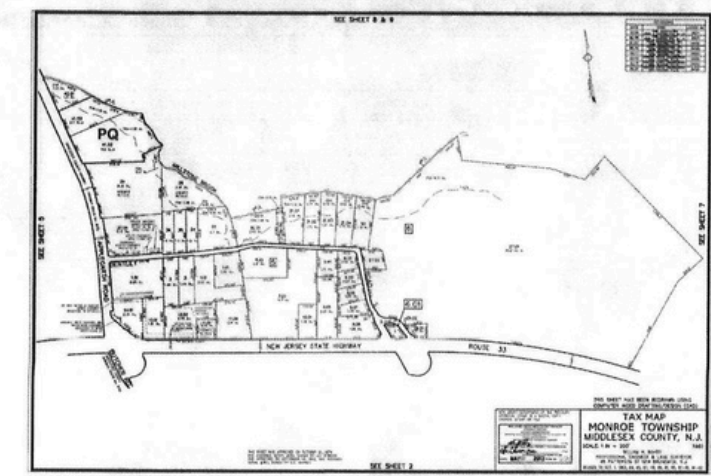
# HD Zone

## Possible Uses:

- Business & Professional offices
  - Theatres and fully enclosed entertainment
  - Regional shopping centers, subject to requirements
  - New Auto Sales : Not used car sales or repair
  - Fully enclosed establishments establishments for machinery sale& repair
  - Wholesale, distributive & storage establishments
  - Data Processing and Computer Centers
  - Fully enclosed Restaurants
  - Medical offices & Clinical Labs
  - Banks
  - Hotels & Motels
- \* Full list attached \*



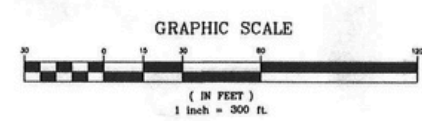
SITE MAPPED OVER A 2020 NJGIN AERIAL IMAGE  
(SCALE AS SHOWN)



SITE MAPPED OVER A TOWNSHIP PUBLISHED TAX MAP SHEET #6

- NOTES:
1. THE SUBJECT PROPERTY IS KNOWN AS TAX LOTS 41.02 & 41.03 IN BLOCK 6 IN THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY (MORE COMMONLY KNOWN AS 123 AND 127 APPLGARTH ROAD, MONROE, NJ).
  2. PLANIMETRIC AND TOPOGRAPHIC DATA PROVIDED HEREON PER SURVEY REFERENCE AND REFLECT CONDITIONS ON DATE OF SAID SURVEY.
  3. GPS OBSERVATIONS WERE CONDUCTED UTILIZING LEICA GS12 RTK EQUIPMENT AND DATA PROCESSED USING LEICA LGO SWF SOFTWARE. NGS CORS STATION NJ05 CORS ARP (043786) AND NJTP CORS ARP (03830) SERVED AS THE HORIZONTAL CONSTRAINT IN THE NAD83 (2011) ADJUSTMENT DATUM. SUBSEQUENT TOTAL STATION MEASUREMENTS WERE MADE UTILIZING THE GPS CONTROL.
  4. HORIZONTAL DATUM IS NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83). COORDINATE VALUES SHOWN HEREON ARE GROUND BASED VALUES CALCULATED UTILIZING THE RECIPROCAL VALUE OF THE COMBINED SCALE FACTOR 0.99990168316. A SHIFT IN THE NORTHING OF -52.1718 AND EASTING OF -46.8601 HAS THEN APPLIED TO TRAVERSE POINT #56 HAVING COORDINATE VALUES OF N 530599.9658, E 472595.0516. VERTICAL DATUM IS NAVD 83.
  5. WETLANDS FLAGS WERE PLACED BY ANTHONY FROONJAN. A SKETCH WAS GIVEN TO THIS OFFICE BY MR. FROONJAN (WETLANDS DELINEATOR).

SYMBOL	LEGEND
	EXISTING CONTOURS
	UTILITY SANITARY MANHOLE
	UTILITY STORM INLET
	WETLANDS FLAG
	SIGN
	UTILITY POLE
	CLEANOUT
	WELL
	MAILBOX
	CUY WIRE
	ELECTRIC METER
	GAS METER
	TREE WOOD LINE
	UTILITY STORM MANHOLE
	WATER LINE
	SANITARY LINE
	GAS LINE
	FENCE
	WETLANDS LINE
	WETLAND FLAG POINT
	PHOTO LOCATION
	SAMPLE LOCATION



DESCRIPTION:	12/03/24	ADDITIONAL TOPO & WETLANDS ADDED	RD	JHM
REVISIONS:	DATE	REVISION	BY	CHK
<p>WETLANDS LOCATION MAP 123&amp;127 APPLGARTH ROAD TAX BLOCK 6 ~ TAX LOTS 41.02 &amp; 41.03 MONROE TOWNSHIP ~ MIDDLESEX COUNTY ~ NEW JERSEY</p>				
<p><b>JOHN W. McCORD, Sr.</b> PROFESSIONAL LAND SURVEYOR</p>				
<p>1648 MT EVEREST LANE NEW JERSEY LICENSE No. 25285 TOMS RIVER, NJ 08753 NEW YORK LICENSE No. 020904 732-278-6093 jempco@jwccord.com</p>				
SCALE: 1"=30'	DRAWN BY: TJ	DATE: 12/03/24	DWG NO: 23-1272	

**123 Applegarth Rd, Monroe Township, NJ 08831**  
**Property Type: Land / Redevelopment Opportunity**  
**Lot Size: ±4.6 Acres**  
**Zoning: HD – Highway Development Zone**  
**Existing Improvements: Single-Family Residence**  
**Price: \$1,400,000**



#### Property Overview:

Prime 4.6-acre property located on highly traveled Applegarth Road in the heart of Monroe Township's HD (Highway Development) Zone. The site currently features a single-family residence and offers excellent redevelopment potential for a variety of permitted commercial and mixed-use applications.

This well-positioned parcel offers significant frontage, strong visibility, and convenient access to major thoroughfares including Route 33, the NJ Turnpike (Exit 8A) Ideal for medical, office, retail, or service-oriented commercial uses, subject to municipal approvals.

#### Highlights:

- ±4.6 acres in the HD (Highway Development) Zone
- Excellent exposure along Applegarth Rd, a major Monroe corridor
- Existing single-family home on site
- Public utilities nearby
- Close proximity to growing residential communities and commercial centers
- Convenient access to Route 33, NJ Turnpike, and Route 130

Community Garden



Sullivan's Flatbed & Towing Service

Google Maps

Wawa

Foodie Adda

NJ Center of Dance

Point 02

Bentley Rd

Bentley Rd

Bentley Rd

Matutina Rd

Enclave2 Monroe

Talreja Villa

Millstone River

Millstone River

Millstone River

Applegarth Rd

Periwinkle Dr

Woodrose Ln

Joan Warren Way

Joan Warren Way

Begonia Ln

Larkspur Ln

Marigold Way

demy Monroe

ket St

Syndicate Film School

McDo

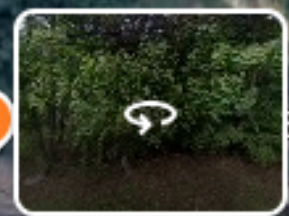
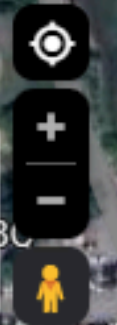
Gateway Blvd

Applegarth Rd

Farmall Ln

Joan Warren Way

Layers



## ZONING & LAND USE REGULATION : ( Buyer to Confirm use with Monroe Twp)

The subject property is located within the HD- Highway Development zoning district of the subject municipality. The following are principal permitted uses within this zoning district:

1. Business and professional offices, corporate centers including facilities used for business, professional and corporate training, education or other similar services
2. Theaters and other fully enclosed commercial entertainment establishments.
3. Regional shopping centers, subject to yard, bulk and buffer requirements contained in Article VII of this chapter.
4. New auto sales and showroom establishments, but not including used car lots or auto body repair shops exclusively as principal uses.
5. Fully enclosed establishments for the sale and repair of machinery and equipment.
6. Wholesale, distributive and storage establishments.
7. Data processing and computer centers.
8. Fully enclosed restaurants.
9. Medical offices and clinical laboratories.
10. Banks and other "fiduciary institutions."
11. Law and accounting offices.
12. Hotels, motels, convention centers.
13. Highway development parks:
  - (a) Planned park development in the H-D Zone, provided that the site is not developed shall contain a minimum of forty (40) acres.
  - (b) All uses permitted in the L-t Light Industrial District
  - (c) Area, yard and building requirements shall be as follows:
    - [1] Minimum lot size: five (5) acres. [2] Minimum lot width: two hundred (200) feet. [3] Minimum lot depth: two hundred (200) feet. [a] Minimum side and rear yard setbacks. Minimum rear and side yard setbacks may be reduced proportionately to the individual reductions in lot area.
    - (d) Other provisions' All other requirements for industrial development shall conform to those established under s 10g-6.19 of this Article.

The following are the area and yard requirements within this zoning district: 1  
Minimum Lot Size Minimum Lot Width Minimum  
Lot Depth Minimum Lot Frontage Minimum Front  
Yard Minimum Side Yard Minimum Rear Yard  
Maximum Lot Coverage Maximum Building  
Height 30 7 acres 300 feet 500 feet 300 feet 60  
feet 40 feet 40 feet 35% buildings and  
structures, 6A% impervious 45 feet (3 Stories)



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Possibly :  
Combine Lot 41.02 & Lot 41.03  
Totaling Approx 7.6 acres

B 4  
L 2.03

B 4  
L 2.08

B 4  
L 2.01

B 6  
L 43.01

B 6  
L 43.02

B 6  
L 41.01

B 6  
L 46

B 4  
L 6.02

B 6  
L 41.03

B 4  
L 6.01

BLOCK 6  
LOT 41.02

B 6  
L 40

B 4  
L 7

B 4  
L 8

B 6  
L 39

APPLINGARTH ROAD

PERIWINKLE DRIVE

WOODROSE LANE

WAY

123 Applegarth Rd Monroe Twp NJ 08831

Located in HD Zone

Possibility of combining 2 lots for a total of 7.6 acres

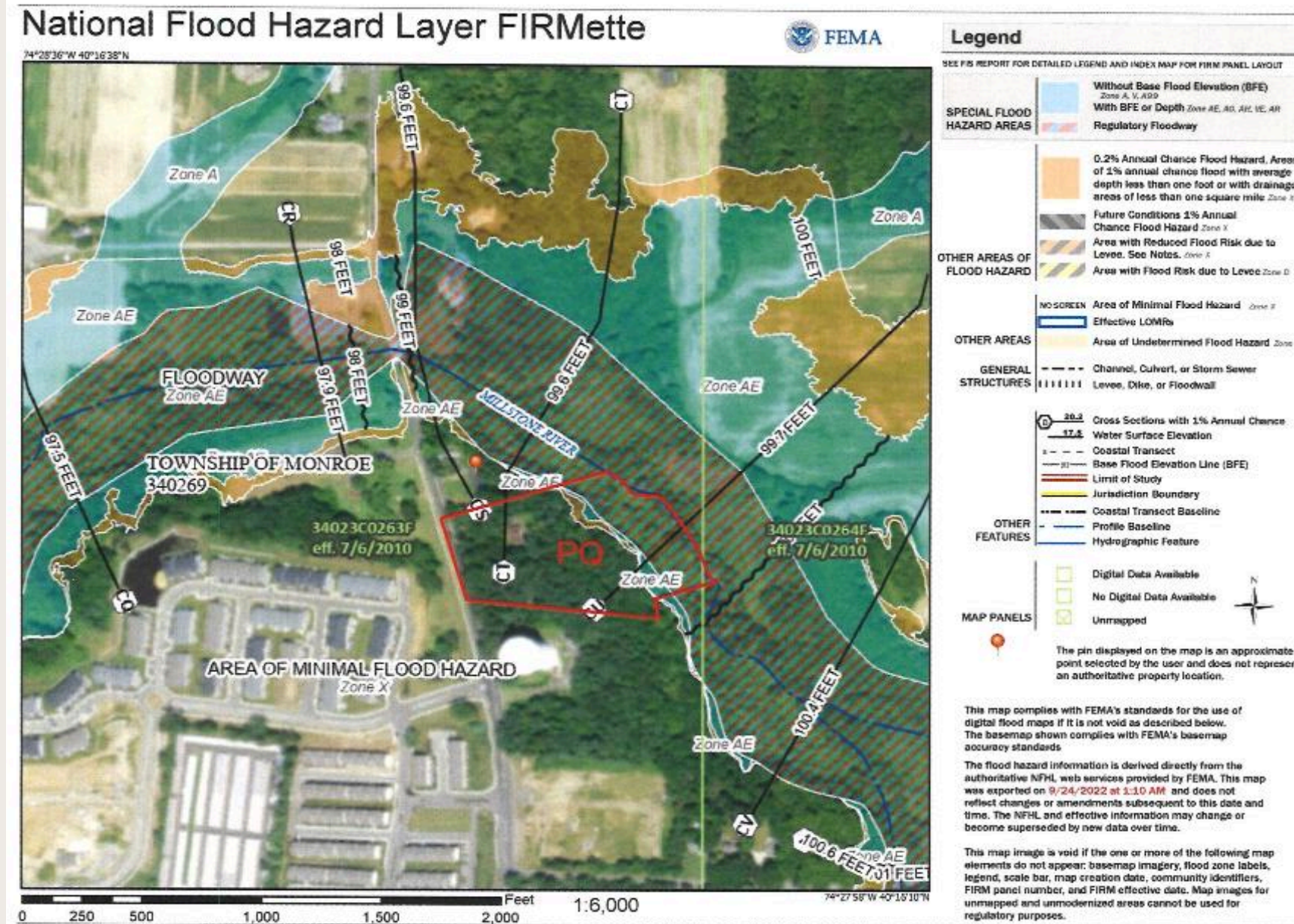


FIGURE 3: SITE MAPPED OVER A FEMA FIRM MAP (OBTAINED FROM FEMA WEBSITE)



FIGURE 5 -SITE MAPPED OVER A MONROE TOWNSHIP PUBLISHED ZONING MAP

Although list of allowed uses is provided : Buyer must confirm all uses with Monroe Twp.

Information deemed reliable but not guaranteed