

PRIME ROM-4 ZONED DEVELOPMENT OPPORTUNITY

5 ACRES
AVAILABLE
FOR SALE



834 VILLAGE ROAD W WEST WINDSOR TOWNSHIP, NJ

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Wolf Commercial Real Estate
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PROPERTY DESCRIPTION

Location: 834 Village Road W
West Windsor Township, NJ

Parcel Size (AC): 5.02 acres

Sale Price: \$1,750,000

Zoning: ROM-4

PROPERTY AREA/HIGHLIGHTS

- Ideal for Office Campuses, R&D Facilities, Limited Manufacturing / Light Industrial, Technology & Data Centers, Agricultural land
- Directly off Quakerbridge Rd & Village Rd W (31,621 VPD)
- Minutes from:
 - I-295 (>2 Mi)
 - Quaker Bridge Mall (1.2 Mi)
 - Rt 1 (1.8 Mi)
 - Hamilton Train Station (3 Mi)
 - Rt 130 (~6 mi)

RETAIL MAP



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PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
POPULATION 2024	5,877	38,005	131,913
HOUSEHOLDS 2024	2,229	14,238	49,338
AVG HH INCOME	\$142,523	\$151,305	\$143,548
MEDIAN HOME VALUE	\$335,950	\$380,533	\$369,553
MEDIAN AGE	35.9	41.6	42.8
BACHELORS DEGREE OR HIGHER	70%	66%	56%
TOTAL DAYTIME EMPLOYEES	1,616	31,324	96,645

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PROPERTY ZONING

§ 200-215 ROM-4 Industrial District (research, office, limited manufacturing) use regulations.

A. Permitted uses. In an ROM-4 District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses, and all such uses shall be subject to the performance standards set forth in Part 1, Site Plan Review, of this chapter:

- (1) Research, testing, analytical and product development laboratories not involving the manufacturing, sale, processing, warehousing, distribution or fabrication of material, products or goods, except as incidental to the principal permitted uses.
 - (2) General, corporate, administrative and professional offices.
 - (3) Computer centers.
 - (4) Commercial recreation facilities within an existing or former warehouse building.
- [Added 8-25-2014 by Ord. No. 2014-16[1]]

[1] Editor's Note: This ordinance also provided for the renumbering of former Subsection A(4) through (7) as Subsection A(5) through (8), respectively.

- (5) All farm and agricultural uses permitted in residential districts in accordance with provisions set forth in Article XXXI of this Part 4.
- (6) Accessory uses and accessory buildings on the same lot and within the same zoning district with and customarily incidental to any of the permitted principal uses, which may include but may not be limited to:
 - (a) A restaurant or cafeteria primarily for supplying meals only to employees and guests of the principal use.
 - (b) In-service training schools for employees.
 - (c) Custodial living quarters.
 - (d) Indoor and outdoor recreation facilities, provided that all such accessory buildings and uses shall be planned as an integral part of the principal use development.
 - (e) Assembly halls for meetings incidental to the business of the principal use.
 - (f) Maintenance, utility and storage facilities incidental to the principal use, provided that they are in fully enclosed buildings.
- (7) Building structures and uses owned or operated by the Township of West Windsor.
- (8) Limited manufacturing.

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PROPERTY ZONING

B. Conditional uses. In an ROM-4 District, the following uses may be permitted as conditional uses:

- (1) Transmission lines, transmitting and receiving antennas or aerials subject to the special requirements contained in Article XXVIII, § 200-156B, of this Part 4.
- (2) Public utilities (e.g., electric, gas, telephone, water, sewer, etc.) substation, electric and gas facilities, subject to the requirements contained in Article XXVIII, § 200-156B, of this Part 4.[2]

[2] Editor's Note: Former Subsection B(3), concerning billboards, added 10-15-1996 by Ord. No. 96-25, as amended 12-15-1997 by Ord. No. 97-27, which immediately followed this subsection, was repealed 5-1-2000 by Ord. No. 2000-07.

§ 200-216

ROM-4 District bulk and area regulations.

The following shall be the standards for the ROM-4 District:

- A. Minimum lot area: five acres.
- B. Minimum lot frontage: 300 feet.
- C. Minimum lot width: 350 feet.
- D. Minimum lot depth: not applicable.
- E. Minimum yards:

(1) Front yard: 125 feet, with a seventy-five-foot landscape area at the street right-of-way.

(2) Rear yard: 40 feet.

(3) Side yard. There shall be two side yards with a minimum of 40 feet each.

(4) Yards abutting residential districts. The above yards, including the landscape transition buffer and screen requirements, shall be increased by 20 feet in those instances where they abut, in whole or in part, a residential district or lot line.

F. Maximum FAR. The maximum permitted FAR shall be allowed to vary according to the following schedule, depending on the intended use and building height:

Uses in	Maximum FAR
One-story buildings	0.22
Multistory buildings	0.30

G. Maximum improvement coverage: 50%.

H. Maximum building height: three stories, but not to exceed 45 feet.

Link to Zoning Information: <https://ecode360.com/8065799#8065989>

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