



\$850,000



Renovated Commercial Building in Downtown Highlands NJ located in the Redevelopment Zone & Close to NYC Ferry. Many potential residential and commercial uses

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205 Bay Avenue Highlands NJ

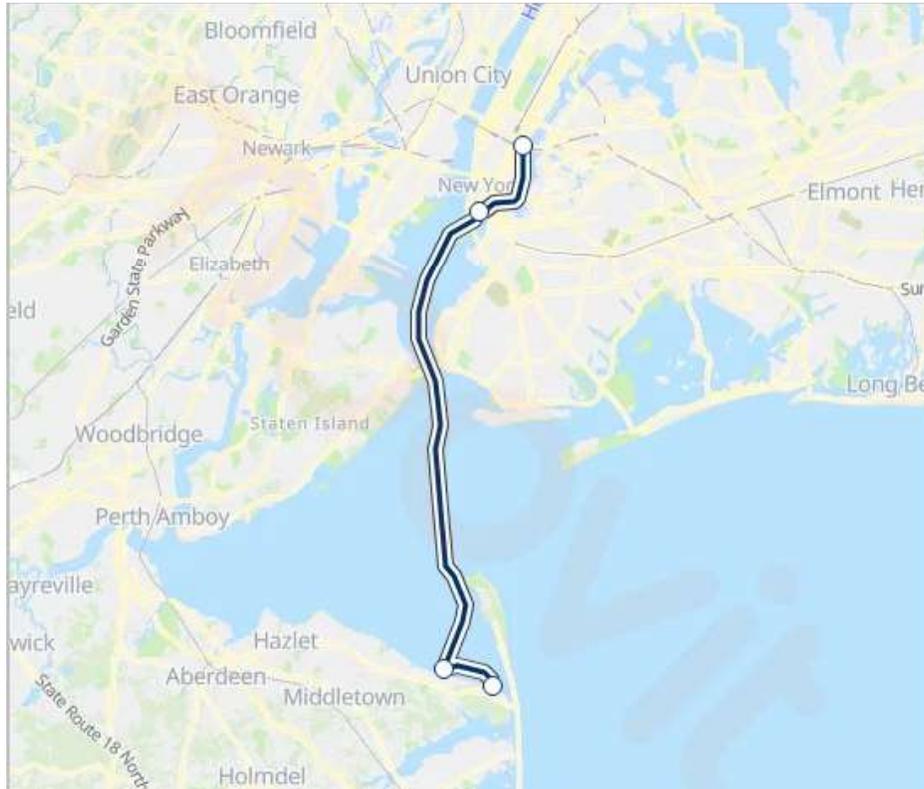
- **Renovated building**
- **Numerous Retail and Professional Uses**
- **Located in the Redevelopment Zone creating Condo Project Potential with Permitted Building Height of over 50 feet**
- **2nd Floor can be a One Bedroom Apartment or Office Space**
- **Open Floor Plan**
- **Public Utilities**
- **Central Business District Zoning**
- **Display Window**
- **Relaxing Outdoor Space**







Seastreak Ferry Service to NYC



ZONING AND LAND USE REGULATIONS

21 Attachment 1

[Ord. No. O-10-8 § 1; Ord. No. O-2018-01; Ord. No. O-2018-06]

BOROUGH OF HIGHLANDS										
Schedule I – Bulk and Area Requirements										
Zone	Minimum							Maximum		
	Lot Size	Lot Frontage /Width	Lot Depth	Front Setback	Side Setback	Rear Setback	Height ***	Lot Coverage	Building Coverage	FAR
	sq. feet	feet	feet	feet	feet	feet	feet			
RESIDENTIAL										
R-1.01	5,000	50	100	*35	8/12	25	30	70%	30%	–
R-1.02	7,500	70	100	*35	8/12	25	30	60%	25%	–
R-1.03	14,000	75	200	*35	8/12	25	30	60%	25%	–
Single Family										
R-2.01										
R-2.02	3,750	50	75	*20	6/8	20	30	75%	33%	–
R-2.03	4,000	50	75	*20	6/8	20	30	75%	33%	–
PB	5,000	50	100	*20	6/8	20	30	75%	30%	–
MF	5,000	50	100	35	8/12	25	30	70%	22%	–
MH	1 acre	150	200	35	25/25	50	35	65%	20%	0.45
	5 acres	–	–	35	15/15	25	30	50%		0.20
NON-RESIDENTIAL										
CBD	–	–	–	0	**	12	36	80%	35%	0.65
B	–	–	–	20	10	10	36	80%	35%	0.65
HO	15,000	100	100	50	10	10	36	80%	35%	0.65
WT-R	See R-1.01									
WT-C	Residential: See R-2.02									
Nonres	–	50	400	20	6/8	–	36	65%	25%	0.60
WT-C/T	–	100	150	20	Same as WT-C	–	36	65%	25%	0.60
WC-1	–	100	150	20	8/8	–	36	70%	25%	0.60
WC-2				See Section 21-96.01						
MXD										

*Or the average of the existing front yard setback within two hundred (200) feet in the same block and zone, per Section 21-80.

**See Section 21-91A.4

***Where a dwelling is constructed or reconstructed to provide the required parking under the structure, the maximum height shall be increased by two and one-half (2 1/2) feet.

ZONING AND LAND USE REGULATIONS

21 Attachment 5

ZONING MAP

Rev. Ord. Supp. 12/18

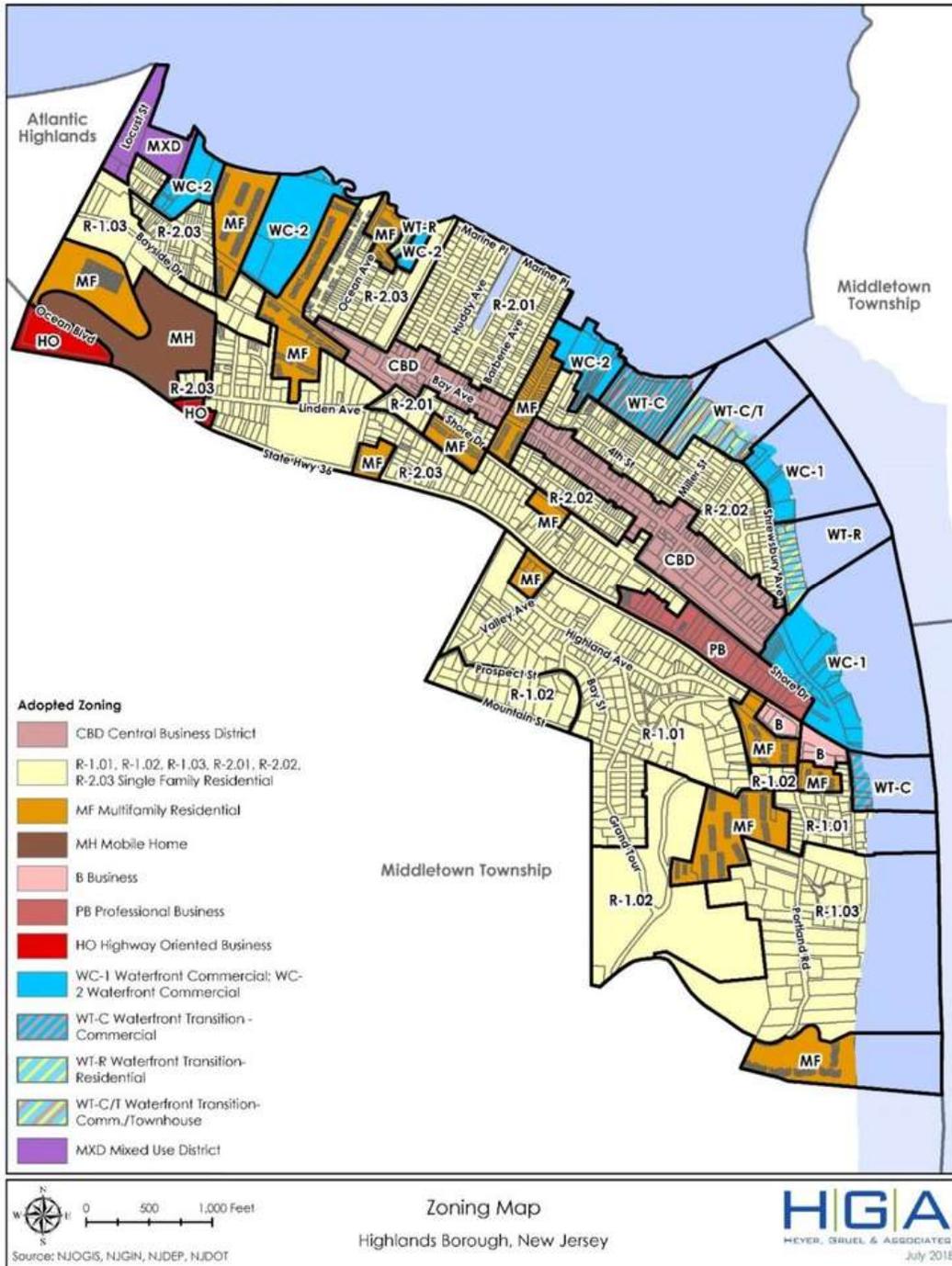
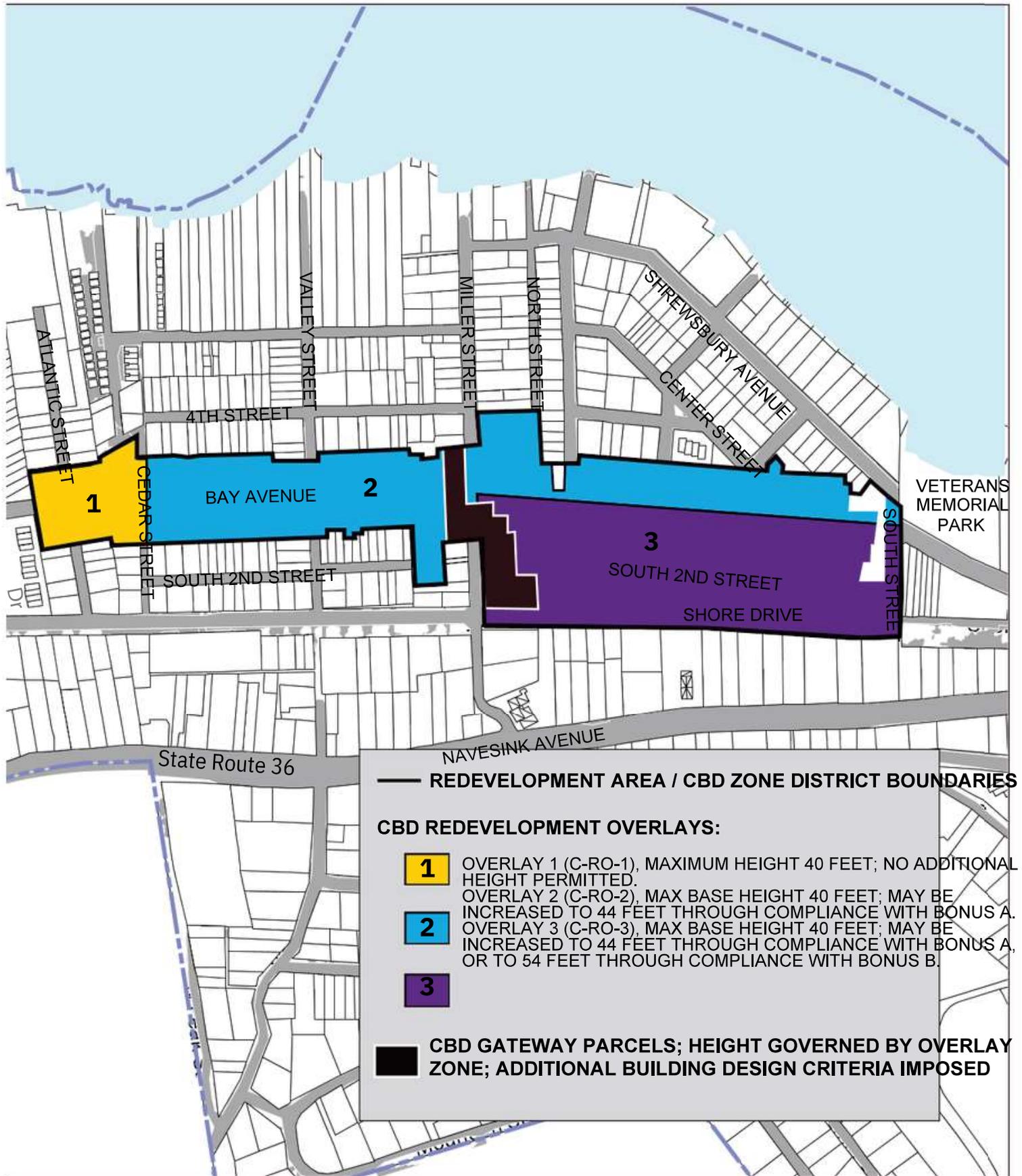


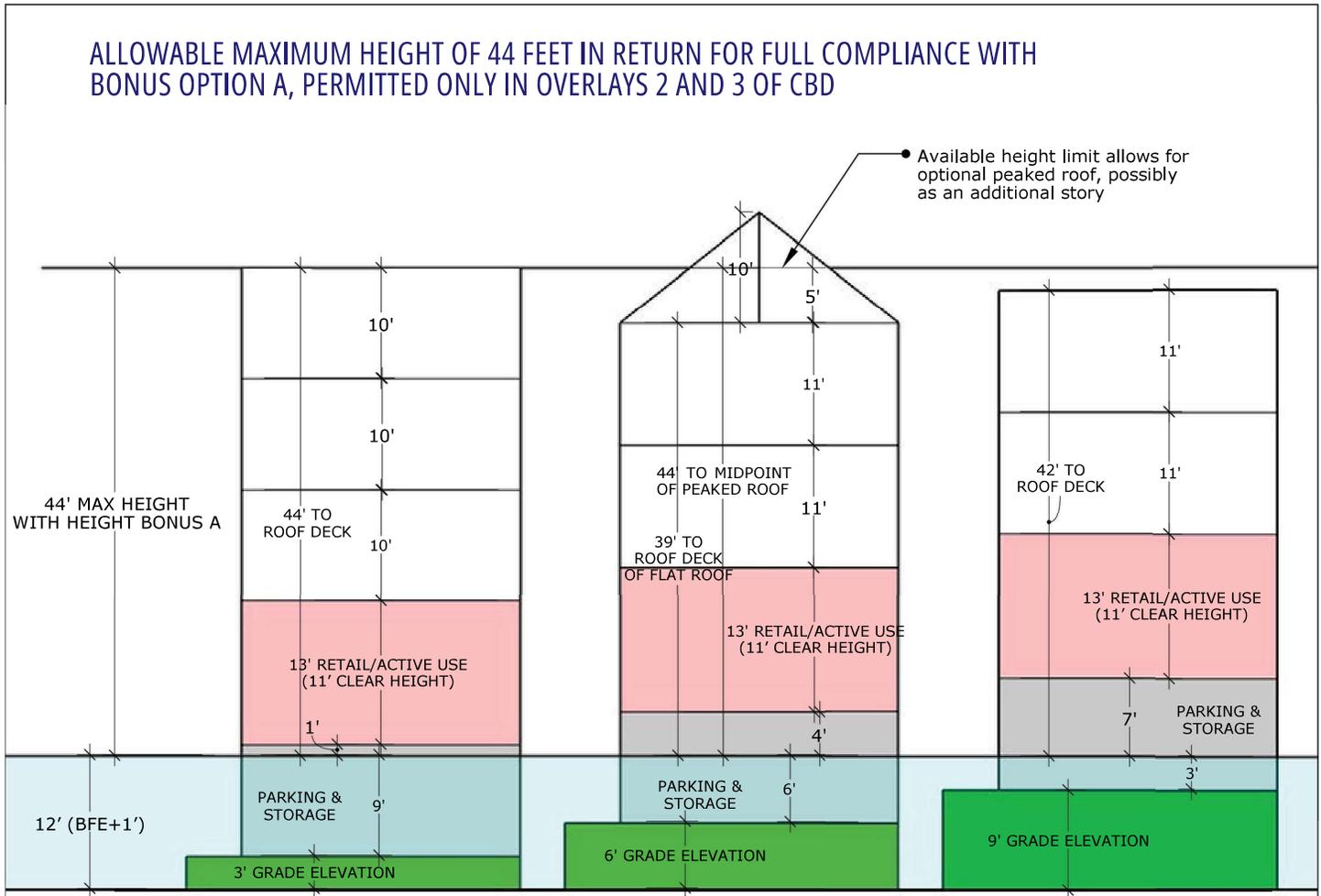
FIGURE 6. REDEVELOPMENT OVERLAY ZONES, GATEWAYS, AND HEIGHT: EASTERN PORTION



- The top floor of buildings that use the Height Bonus Option A shall comply with front and rear Stepbacks, as defined in **Section IX.A.4. Massing and Articulation / Stepbacks**, below.

Figure 8 shows how buildings may be constructed within Height Bonus Option A’s allowable maximum height of 44 feet, as well as how total maximum possible building height will vary depending on the finished grade of a particular site.

FIGURE 8. ILLUSTRATION OF 44 FEET MAXIMUM HEIGHT WITH OPTIONAL BONUS A, AS PERMITTED ONLY IN OVERLAYS 2 AND 3



This is not an architectural design, but rather a schematic height diagram. For simplicity and to save space, this diagram depicts buildings on the narrowest 25-foot wide lots in downtown Highlands.

This diagram is only intended to depict the likely number of stories of livable space and parking/storage space possible at different finished grades and within the allowable maximum height of 44 feet based on full compliance with the requirements of Height Bonus A. This 44 feet of height is only permitted within Overlays 2 and 3 of the CBD.

For the CBD zone, building height is measured from Base Flood Elevation plus one foot = 12 feet. Because different properties are located at different grade elevations, this diagram includes three examples of how buildings could be configured at different grade elevations.