



Brand New Mixed-Use Redevelopment For Lease

50 Mount Bethel Road, Warren Twp.
Somerset County, New Jersey 07059

PROPERTY DESCRIPTION

Flag Plaza, located in the heart of Warren Township, is a Class-A commercial and luxury apartment property developed by an affiliate of CRC Communities. Offering a unique blend of 24 luxury residential apartments, 16 affordable apartments and 14,860 SF ground floor retail, in one of Warren Township's most desirable locations, affording inviting architectural design and high traffic exposure. Existing long-time tenants include Domino's Pizza and Remi's Italian Restaurant. Situated less than 3 miles from I-78, Exit 36 and 1.8 miles from US-22, the new development benefits from existing town center residential and business trade, with quick access to major highways. Pylon directory signage and beautifully maintained grounds and pedestrian walking paths allowing for a highly successful tenant mix and affording customers a great retail environment.

AVAILABLE FOR LEASE

Unit 101: 2,119 SF
Unit 102: 2,080 SF
Unit 106: 2,299 SF
Unit 107: 1,310 SF

RENTAL RATES

Upon request, subject to use and creditworthiness

OCCUPANCY

Immediate

ZONING

RD – See Attached For Additional Information

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENTS

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REALTY & MANAGEMENT COMPANY, INC.

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SITE AERIAL AND ACCESS



Tenant Pylon Directory

BUILDING 1
14,860 SF GROUND FLOOR RETAIL
16 UPPER LEVEL APARTMENTS

BUILDING 2
24 LUXURY APARTMENTS

Mount Bethel Road/ CR 651 11,481 VPD

Mountain Blvd/CR 527 11,555 VPD

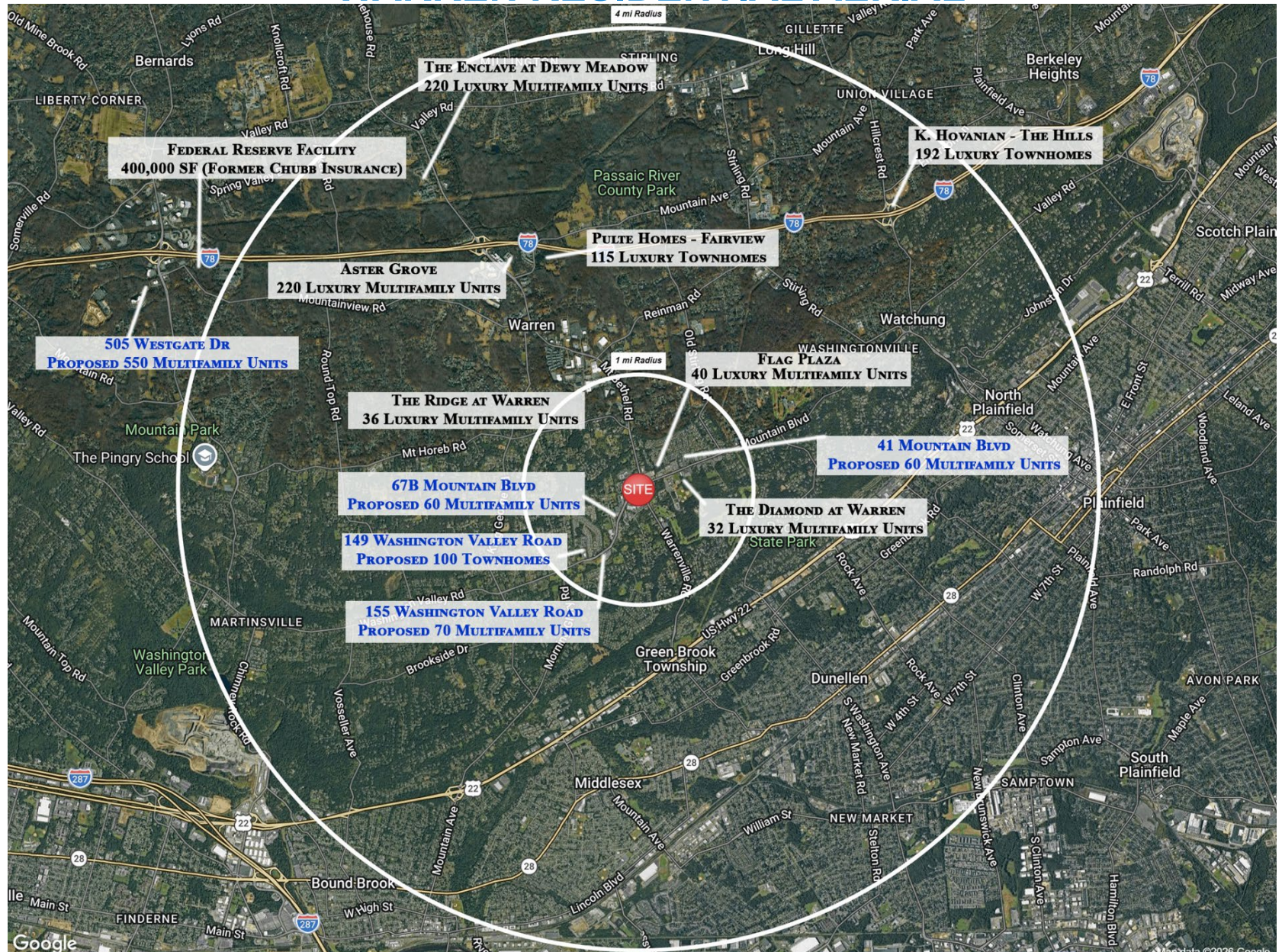
REGIONAL TRADE AERIAL



Google

Map data ©2022 Google

WARREN RESIDENTIAL AERIAL



ZONING

Township of Warren, NJ

§ 16-19.3. Flag Plaza Area (Bock 88.04, Lot 15) Redevelopment Plan. [Ord. No. 2017-20 § 3]

- a. Block 88.04, Lot 15 has been designated as the "Flag Plaza Area Redevelopment Zone District" pursuant to a Redevelopment Plan entitled "Flag Plaza Area (B88.04 L15) Redevelopment Plan", (the "Redevelopment Plan"), a complete copy of which is on file in the office of the Township Clerk.
- b. Land Use Plan. The permitted uses and design standards within the Flag Plaza Area Redevelopment Zone District are detailed in the sections set forth below:
 1. Relationship of Plan to Township Plan Development Regulations. The standards contained herein shall supersede any zoning standards existing prior to the adoption of the Redevelopment Plan and shall apply to any redevelopment or rehabilitation project designed to implement this Redevelopment Plan, whether by a designated redeveloper or by private property owners. Where regulations of this redevelopment Plan conflict with the Zoning Ordinance or design standards, this Redevelopment Plan shall control. The continued use of existing properties made nonconforming by the adoption of the Redevelopment Plan is permitted until the Flag Plaza Area Redevelopment District is to be redeveloped or substantially rehabilitated, at which time the provisions contained herein shall apply. If a particular land use or site standard is not covered in this Redevelopment Plan, compliance with the Warren Township Zoning Ordinance or other applicable Township codes will be required.
 2. Exceptions to Standards. Variation from the development requirements and design standards set forth herein may be necessary in certain limited circumstances, such as building size standards. In such instances, the Planning Board may grant reasonable exceptions from certain bulk, parking or design requirements if the designated redeveloper demonstrates that such design exception(s) will not substantially impair the intent of the Redevelopment Plan, and will not present a substantial detriment to the public health, safety and welfare.

To gain approval of such modification or waiver of a development requirement, the applicant shall demonstrate that the resulting change will:

- (a) Generally satisfy the Redevelopment Plan's goals and objectives;
- (b) Be designated in accordance with the Township's normally acceptable engineering, planning and/or architectural practices;
- (c) Not have an adverse impact on the physical, visual or spatial characteristics of the overall development plan for the Flag Plaza Area Redevelopment Zone District or adjacent or nearby properties;
- (d) Generally enhance the overall development plan for the Flag Plaza Area Redevelopment Zone District;
- (e) Not have an adverse impact on the physical, visual, or spatial characteristics of the existing streetscape in which such development is located or of the Redevelopment Plan; and

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- (f) Not reduce the useful life or increase the cost of maintenance of the improvement to be modified or otherwise have an adverse impact on the long-term function of the development.

Deviations from the uses permitted in the Flag Plaza Area Redevelopment Zone District shall be permitted only by means of an amendment of this Redevelopment Plan by the Township Committee.

3. Provisions Related to Rehabilitation. The Redevelopment Plan does recognize the fact that there are existing buildings, the continued use, maintenance and minor improvement of which may be necessary and/or an improvement to the area, although said maintenance and minor improvement may be inconsistent with the goals, objectives and design standards of the area. In the case where deviations from bulk standards and/or design standards are sought for maintenance and minor improvements to an existing building or property containing such, the authority for granting or denying deviations from bulk and/or design standards herein shall be vested in the Board.
4. Provisions Related to Off-Site Improvements. The extent of the redeveloper's responsibility for any installation or upgrade of infrastructure related to their project, whether on-site or off-site, will be outlined in a redeveloper's agreement with the Township Committee. Off-site responsibility for properties not covered under the redeveloper's agreement will be determined in the same manner as other development projects throughout the Township during the permit and/or site plan review phases.

All infrastructure improvements shall comply with applicable local, State and Federal codes including the Americans with Disabilities Act. All streetscape improvements shall also comply with applicable standards found in this Redevelopment Plan. All utilities shall be placed underground, unless otherwise authorized by the Township Committee.

5. Housing Development District Standards and Use Standards. The objectives and standards set forth hereafter are designed to implement, in phases, the Affordable Housing Plan Element. The uses and standards for development are permitted only within the Flag Plaza Area Redevelopment Zone District as shown on the revised Official Zoning Map.

The intent and purpose of the Flag Plaza Area Redevelopment Zone District is to implement the Affordable Housing Plan Element of the adopted Master Plan of Warren Township. This subsection provides for the phased implementation of the zone. The objectives are to provide and encourage development of housing affordable to low- and moderate-income households as defined by the New Jersey Fair Housing Act, as well as middle-income, age-targeted and adult households.

6. Development Standards and Requirements. [Amended 4-11-2019 by Ord. No. 19-11]

AREA DEMOGRAPHICS

2 Mile Radius

Population	16,395
Average HH Income	\$196,956
Median HH Income	\$139,393
Total Households	5,869
Median Age	42.9
Daytime Population	15,132

3 Mile Radius

Population	53,102
Average HH Income	\$155,787
Median HH Income	\$111,508
Total Households	18,738
Median Age	39.8
Daytime Population	34,644

5 Mile Radius

Population	198,803
Average HH Income	\$137,544
Median HH Income	\$102,020
Total Households	69,005
Median Age	37.9
Daytime Population	120,789

