



Joel Mermelstein - State Farm Insurance Agent

Exit 1

Greenville Turnpike

NEW YORK

The Sentinel of Port Jervis

Tri-State Mall (new owner construction)

Melo's Liquor Store

Subject Property

Ciggo

Clove B'n

20 NJ-23 Recently viewed

Atlantis

Shell

Phillips 66

Bolta Gas

McDonald's

Sunoco

Dairy Queen Grill & Chill

Robertson Industries

Clove Rd

River Rd

FEATURES:

- Just 1,500± feet from Interstate 84 Exit 1 with immediate access to one of the Northeast's primary interstate commerce corridors.
- Positioned along the NJ/NY/PA tri-state border serving regional traffic between Northern New Jersey, the Hudson Valley, New England, and Northeastern Pennsylvania.
- Interstate 84 carries significant regional commuter, freight, and tourism traffic through the corridor, with NJDOT traffic mapping indicating substantial daily vehicle volumes along the nearby interstate network. ()
- Approximately 900 feet of frontage along State Highway Route 23 providing exceptional visibility and signage exposure for commercial development.
- Rare 11.01± acre commercially zoned interstate parcel with assemblage potential expanding the development opportunity to approximately 88+ acres.
- Located within the Tri-State Center (TSC/TCD) zoning district specifically intended to encourage larger-scale commercial and light industrial development.
- Strategic interstate location ideal for hospitality, travel plaza, logistics, distribution, truck service facilities, quick-service restaurants, retail, and mixed commercial development.
- Positioned within an under-served interstate corridor with limited competing large-scale commercial development sites along the surrounding I-84 interchange network.
- Level topography provides efficient site planning and reduced development costs compared to many environmentally constrained or mountainous regional highway sites.

ZONING

In Montague, NJ, **TSC** refers to the **Tri-State Center (TCD)** zoning district. Located along NJ State Highway Route 23 near the Interstate 84 interchange, this commercial/highway zone is designed to encourage larger-scale retail, light industrial, and hospitality developments. [1, 2, 3]

Core Purpose

The primary intent of the TCD zone is to facilitate business growth and development in a high-traffic corridor near the New York and Pennsylvania state borders. [1]

Permitted Uses

Properties in the TCD zone are allowed a wide variety of commercial and light industrial applications, including: []

- **Retail & Services:** General retail stores, service establishments, grocery stores, pharmacies, and restaurants.
- **Automotive:** Gas stations, convenience stores with propane filling capabilities, and motels.
- **Business:** Banks and general professional offices.
- **Industrial & Storage:** Warehousing, self-storage facilities, building supply/lumber yards, and research, design, and development laboratories. []

Conditional Uses

Certain uses are permitted conditionally in the TCD zone, provided they meet specific municipal requirements and receive approval from the Township's Land Use Board. [1]

Official Documents & Resources

For detailed bulk requirements (like lot size, setbacks, and building height limits), you can review [Article XVII: Tri-State Center](#) in the Montague Township, NJ Code. For local property inquiries or zoning permit requirements, you can contact the [Montague Township Zoning Department](#). [1, 2]



Property Detail Report

For property located at
20 Rt 23, Montague, NJ 07827

APN: 14-00002-0000-00005-03
Generation date: 04/21/2026

Owner(s) Information

Owners(s) name	Tri State Mall II Assoc, C/O Konover	Owner For	a month
Mailing Address	2227 Scranton Carbondale	Absentee	Yes
City, State Zip	Scranton, PA 18508	Corporate Owned	Yes

Location Information

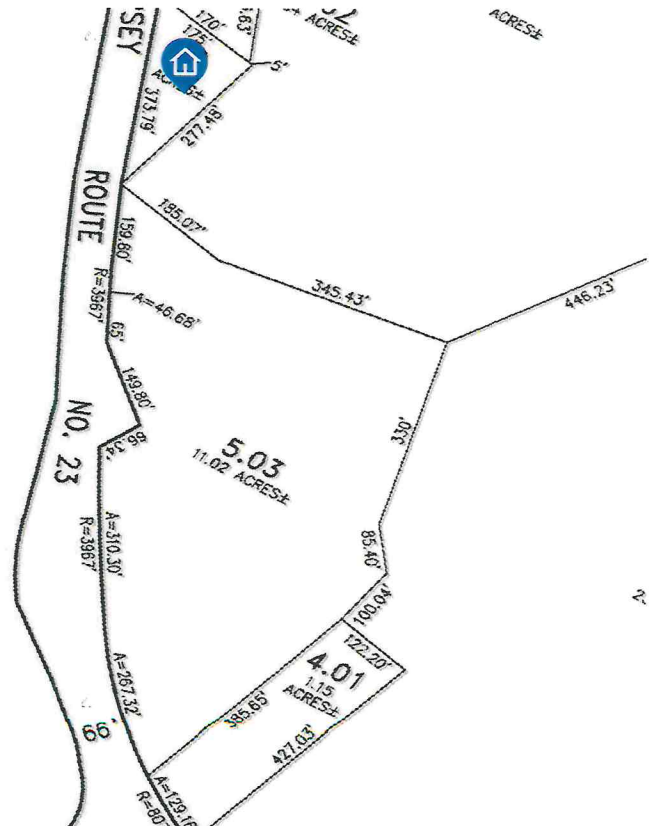
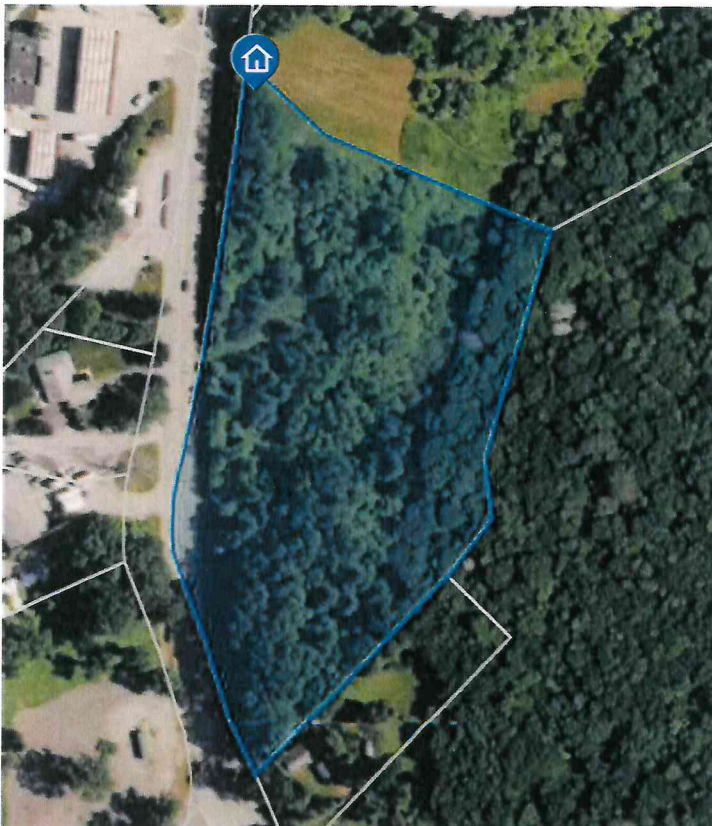
County	Sussex	Lot Acres	11.02	Class 4 Code	
Municipality	Montague Township	Lot Sq Ft	480,031.2	Building Class	
Block / Lot / Qual	2 / 5.03 / —	Land Use	Vacant land	Building Desc	
Additional Lots	—	Land Desc	11.02 ACS	Building Sq.Ft.	0
Census Code	340373710002000	Zoning	TSC	Year Constructed	0

Tax Information

Assessed Year	2026	Land Value	\$771,400	Tax Exemption	—
Tax Year	2025	Improved Value	\$0	Deductions (Amount)	0
Calculated Tax	\$24,414.81	Total Assessed Value	\$771,400	Tax Rate (2025)	3.165
Special Tax Codes	—			Tax Ratio (2025)	67.34

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	36071C0381E	08/03/2009	7.05 (100%)	No



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FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	7.05 (100%)	36071C0381E	No	<ul style="list-style-type: none"> ● Floodway ● 1% Annual Chance Flood Hazard ● 0.2% Annual Chance Flood Hazard ● Undetermined

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DEP Wetlands



Description

Area

This parcel does not appear to have any relations with DEP Wetlands