

Land For Sale/Lease

Two 3+ Acre Sites-Zoned Retail

14 Simpson Road

COLUMBIA / KNOWLTON TWP., NJ



PERMITTED
Truck Parking and
Outside Storage
for Equipment

PROPERTY OVERVIEW

Two 3+ Acre Sites of Commercial Land. Ideal location for retail/service/hospitality lodging at the I-80 Interchanges.

PROPERTY HIGHLIGHTS

- **Available:** Block: 12; Lot: 11 | No Wetlands
- **Zoning: C-2 Commercial Zone.** Permitted uses include agricultural uses, restaurants, banks and financial institutions, retail sales and services, hotels, business and professional offices, shopping centers and child care centers.
- Maximum height permitted is 4 stories or 45 feet for hotels, motels and conference centers with an impervious coverage of 50% and 3 stories or 45 feet for all other permitted uses with an impervious coverage of 60%. The maximum floor area ratio is 15% for hotels, motels and conference centers and 20% for all other permitted uses.
- **Utilities:** City Sewer, Well Water & Electric
- **Location:** Just east of Exit 4A off Interstate 80 West and only minutes to the Delaware Water Gap/Pennsylvania.
- Redevelopment zoning in process
- **Note:** Deed restrictions do not allow for trucking



INQUIRE FOR PRICING

FOR MORE INFORMATION

Sig Schorr | Senior Vice President

973 463 1011 x174 | sschorr@naihanson.com

NAI James E. Hanson

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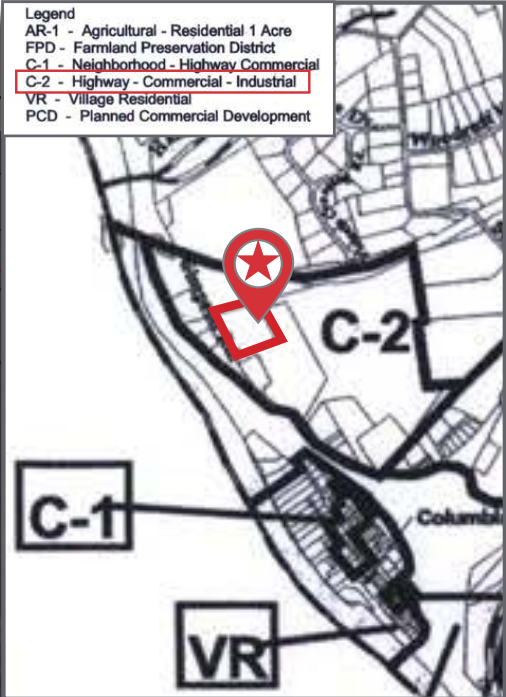
SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

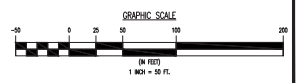
CONCEPT PLAN FOR TWO 3-ACRE LOTS SELLER WILL DIVIDE

- Legend**
 AR-1 - Agricultural - Residential 1 Acre
 FPD - Farmland Preservation District
 C-1 - Neighborhood - Highway Commercial
 C-2 - Highway - Commercial - Industrial
 VR - Village Residential
 PCD - Planned Commercial Development



- Hotel (#82,000 SF, +153 rooms, 5 stories)**
 Min. Lot Area = 10 acres (3 acres proposed - variance)
 Min. Lot Width = 400' (±160' proposed - variance)
 Max. Impervious Coverage = 50% (±70% proposed - variance)
 Max. FAR = 0.15 (±0.60 proposed - variance)
 Max. Height (feet) = 45' (±55' proposed - variance)
 Max. Height (stories) = 4 (5 stories proposed - variance)
- Wawa (#6,000 SF, 12 fuel positions)**
 Min. Lot Area = 10 acres (3 acres proposed - variance)
 Min. Lot Width = 400' (±160' proposed - variance)
 Max. Impervious Coverage = 50% (±70% proposed - variance)
 Max. FAR = 0.15 (±0.60 proposed - variance)
 Max. Height (feet) = 45' (±55' proposed - variance)
 Max. Height (stories) = 4 (5 stories proposed - variance)

- 1. General comments.**
- We checked FEMA and NJDEP mapping, no issues anticipated with floodplains, wetlands, or streams or associated buffers being on-site.
 - The neighboring property is a known contaminated site, but grade elevation is lower than this site so we do not anticipate issues.
 - Available information indicates that public water is not currently servicing the site, we will need to look into the availability for a public water connection/extension.
 - Public sanitary sewer does appear to be available at the site.
 - Driveway sight distance along Simpson Drive is constrained by a berm and landscaping along the McDonald's property line. I believe this driveway location on the attached sketch complies, but we do not recommend shifting it any closer to McDonald's than where we already have shown.
- 2. Section 11-319, Bulk Requirements for C-2 Zone**
- Hotels
 - Min. front yard setback = 100' (Complies)
 - Min. side yard setback = 400' (Complies) ±85' - variance
 - Min. rear yard setback = 100' (Complies)
 - All other permitted uses
 - Min. front yard setback = 75' (Complies)
 - Min. side yard setback = 50' (Complies) ±38' - variance
 - Min. rear yard setback = 50' (Complies)
- 3. Off-Street Parking and Loading**
- Section 11-241, Required Parking
 - Hotel
 - Motel, hotel or motor lodge: 1 for each rental unit and, in addition, compliance with the requirements for each particular additional use located on the property, such as restaurants, eating and drinking establishments, retail stores, and meeting rooms
 - 1 space/unit x 153 units = **153 spaces required for hotel use**
 - 156 spaces provided (Complies, depending on any additional uses that may be within the hotel)
 - Wawa
 - Automotive service station: 3 for each bay, plus not less than 1 for each service vehicle
 - 3 spaces/bay x 10 bays = 48 spaces required
 - Retail store: 1 for each 200 square feet of gross floor area
 - 1 space/200 SF x 6,370 SF = 32 spaces required
 - Combined automotive service station & retail store
 - 48 spaces + 32 spaces = **80 spaces required**
 - 86 spaces provided (Complies)
 - Note that we modified the Wawa Proto layout to relocate parking spaces from the drive-thru side of the building to the rear of the site.
 - Section 11-244, Min. setback for parking/loading areas in the side and rear yards = 20' (Complies) ±3' - variance



SURVEY

14 Simpson Road
COLUMBIA / KNOWLTON TWP., NJ



Field Bookkeeping By
Richard J. Fisher, Inc.
1 Maple Ave., Roseland, N.J. 07068
Phone 201-991-0100

Job #	DATE	SCALE	PROJECT
100	10/15/10	1" = 40'	14 Simpson Road
101	10/15/10	1" = 40'	14 Simpson Road
102	10/15/10	1" = 40'	14 Simpson Road
103	10/15/10	1" = 40'	14 Simpson Road
104	10/15/10	1" = 40'	14 Simpson Road
105	10/15/10	1" = 40'	14 Simpson Road
106	10/15/10	1" = 40'	14 Simpson Road
107	10/15/10	1" = 40'	14 Simpson Road
108	10/15/10	1" = 40'	14 Simpson Road
109	10/15/10	1" = 40'	14 Simpson Road
110	10/15/10	1" = 40'	14 Simpson Road

The information shown herein, including the location of all points, is based on the field notes and data collected by the surveyor and is not intended to be used for any other purpose. The surveyor is not responsible for any errors or omissions in this information.

By: **Richard J. Fisher**, Professional Land Surveyor, No. 0000

NO.	DATE	REVISION

Survey of
Lot 14, Block 12
County of Hudson, Essex County, New Jersey

Prepared by:
Richard J. Fisher, Inc.
Hudson, New Jersey 07030

Checked by:
Richard J. Fisher, Inc.
Hudson, New Jersey 07030

CERTIFICATION
The survey and/or map
herein developed by
Richard J. Fisher, Inc.
is a true and correct copy of the original
survey and/or map as shown to me by the
surveyor and/or map maker.

RETAIL MAP

14 Simpson Road
COLUMBIA / KNOWLTON TWP., NJ



REGIONAL MAP

14 Simpson Road
COLUMBIA / KNOWLTON TWP., NJ

