

## Land for Sale 19.97 Acres

### 90 Bowerstown Road

WASHINGTON TOWNSHIP, NJ 07882

**Available Property:** 19.97 acres

**Asking Price:** \$375,000

**Location:** In close proximity to Route 46

- Details:**
- Nice property in quiet country setting
  - Property is in Highlands development area
  - There are some wetlands on property along with a stream and pond
  - Land appears to have potential for possible subdivision into several lots
  - Zoned Residential
  - Block 28 Lot 21

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Exclusive Broker

**Weichert** Commercial Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

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# 90 Bowerstown Road

## Zoning

### § 123-12 R-40, R-20 and R-10 Districts.

#### A. Principal permitted uses on the land and in buildings.

- (1) Detached dwellings.
- (2) Public playgrounds, conservation areas, public parks and public purpose uses.
- (3) Churches and similar places of worship.
- (4) Public and private day schools of nursery, elementary, junior high or high school grade and child day-care centers, not operated for profit.
- (5) <sup>[1]</sup>Libraries, museums and art galleries, not operated for profit.  
*[1] Editor's Note: Former Subsection A(5), which listed apartments and townhouses as conditional uses, was repealed 6-12-1985 by Ord. No. 85-10. Said ordinance also provided that former Subsection A(6) and (7) be renumbered as Subsection A(5) and (6).*
- (6) Nursing homes, as conditional uses. (See § 123-32.)

#### B. Accessory uses permitted. Accessory buildings, structures and uses to the foregoing permitted principal uses are permitted, including:

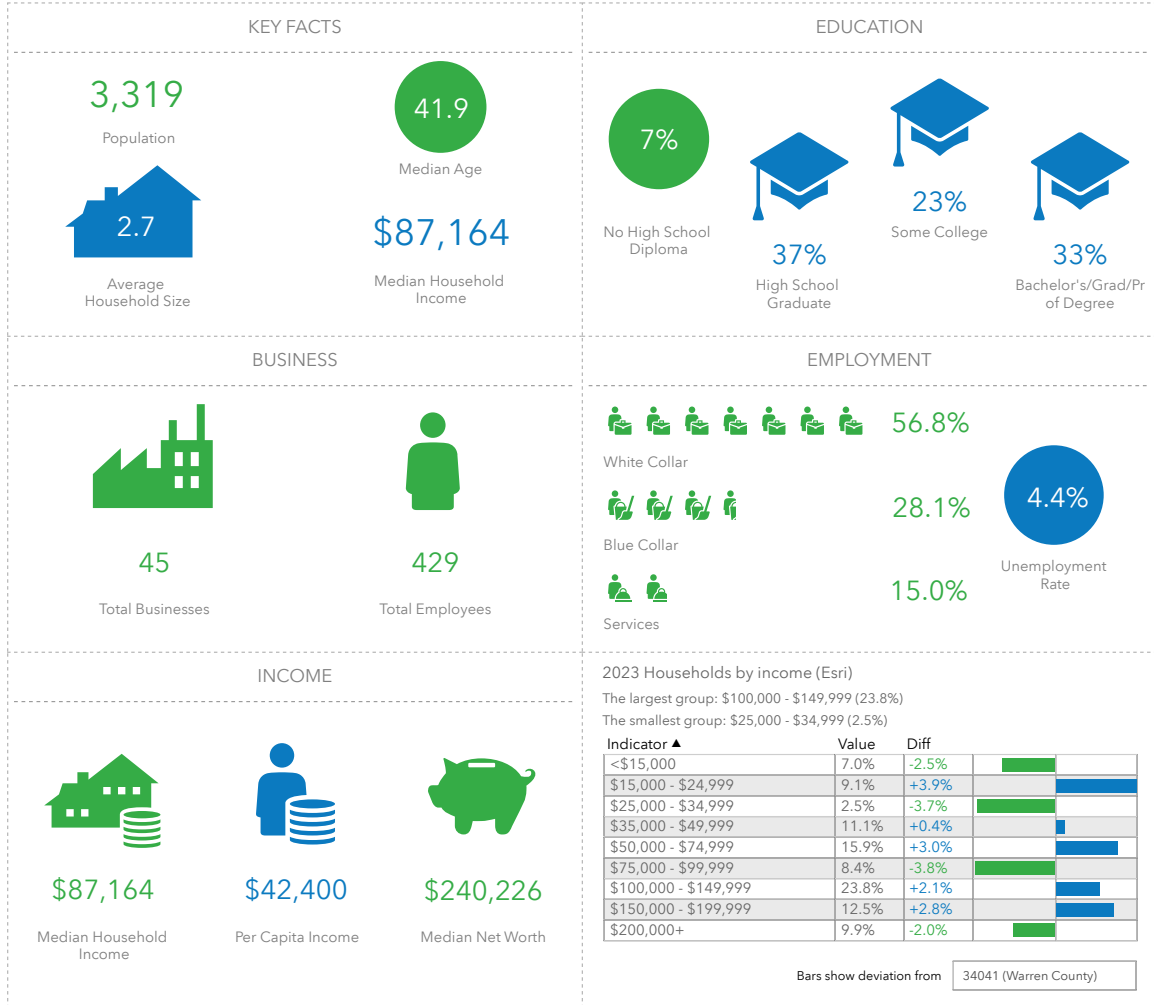
- (1) Private residential swimming pools. (See § 123-17 for standards.)
- (2) Private residential toolsheds not to exceed 10 feet in height.
- (3) Camping vehicles to be parked or stored, wherever possible, in rear and side yards only. Their dimensions shall not be counted in determining total building coverage, and they shall not be used for temporary or permanent living quarters while situated on the lot.
- (4) Off-street parking and private garages. (See § 123-21.)
- (5) Signs. (See § 123-24.)
- (6) Fences and walls. (See § 123-17.)
- (7) Residential agriculture.
- (8) Home professional occupations.  
[Amended 3-8-1989 by Ord. No. 89-4]
- (9) Accessory dwelling units, as permitted pursuant to § 123-32.2.  
[Added 10-10-1990 by Ord. No. 90-15]

#### C. Maximum building height. No building shall exceed 35 feet in height and 2.5 stories, except that churches and similar places of worship shall not exceed 55 feet, and except further as allowed in § 123-31.

#### D. Area and yard requirements. The following requirements shall apply (Note that these requirements may be subject to adjustment based on prior land development applications approved by the Land Use Board.): [Amended 5-18-2021 by Ord. No. 2021-08]

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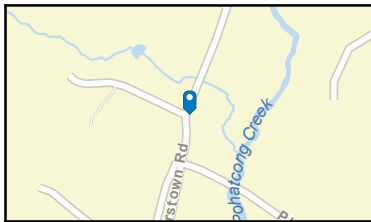
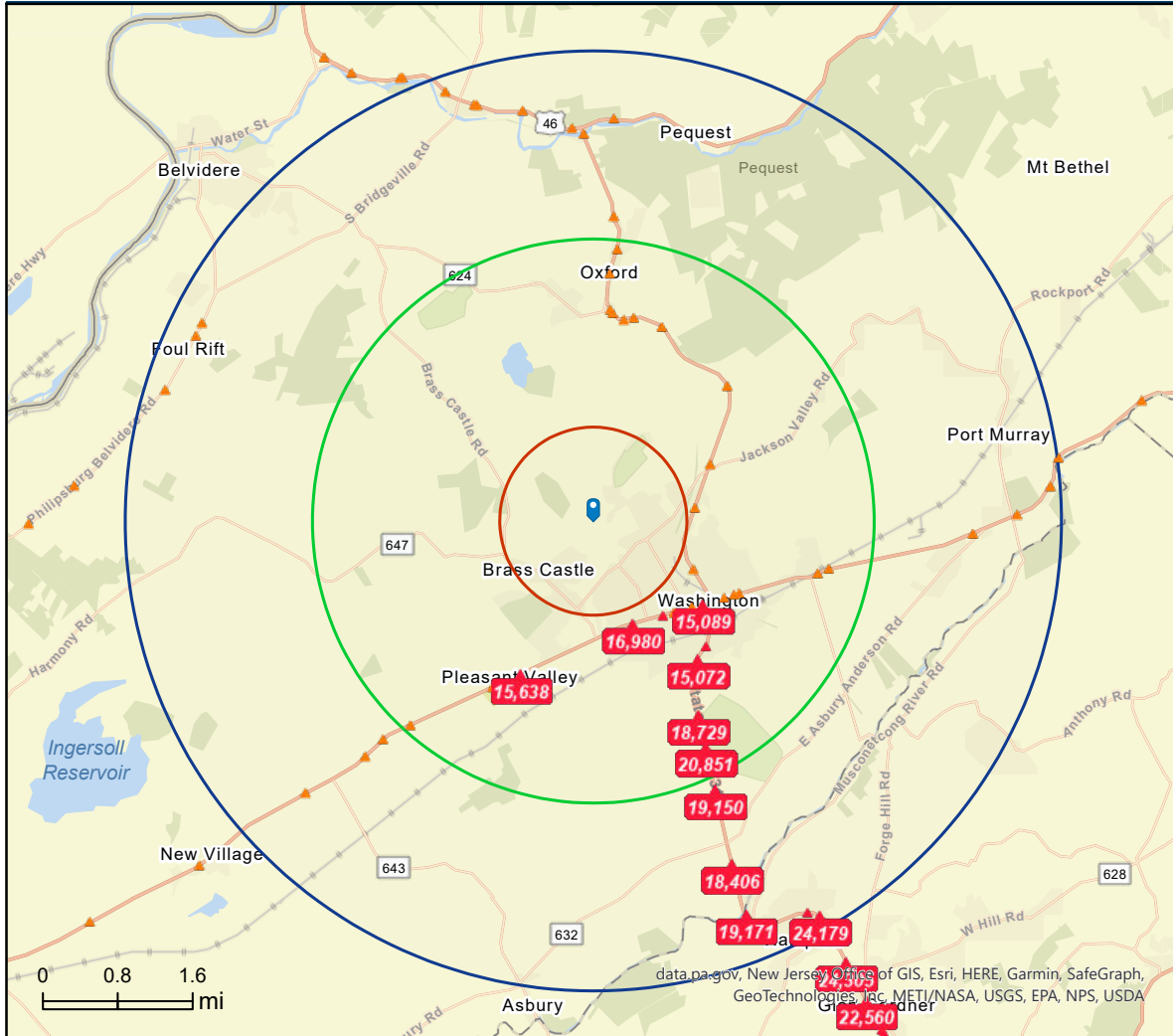
## Demographics



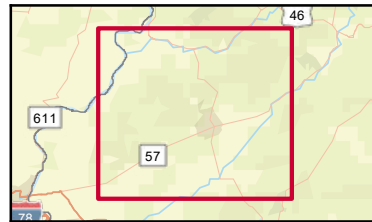


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## Traffic Count



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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