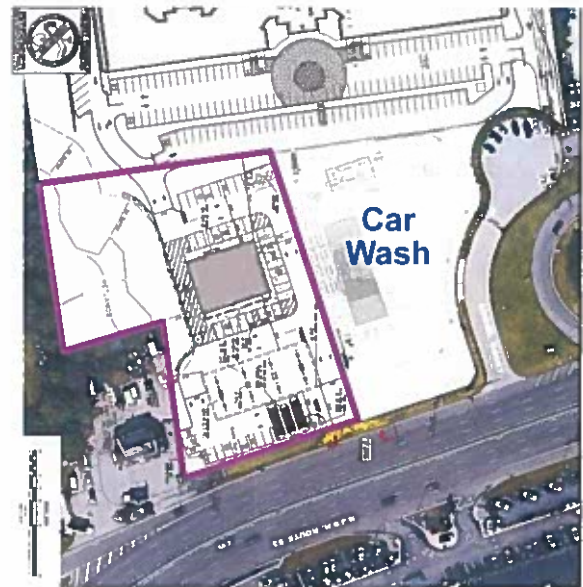


LAND LEASE

1895 Rt. 23 SOUTH
WAYNE, NJ

PRIME 2.1 ACRE RETAIL PAD SITE



- Engineered for restaurant, retail, and gas station / convenience store. Or build up to 15,000 sq. ft. retail building
- Join brand new car wash, new 235 high-end apartment development on adjacent site - construction commencing this summer!
- 88,000+ cars per day
- At intersection of Rt. 23 South, Black Oak Ridge Rd. (Rt. 202) and Kennel Ct.
- No flood, no wetlands
- All utilities at site
- 250 feet of frontage on Rt. 23 South, highly visible
- HC Highway Commercial Zoning permits a wide range of uses
- Neighbors in immediate neighborhood include: Wayne Lincoln Mercury, Bottle King, Advance Auto Parts, CarMax, Castle Banquet Facility, Valley Medical Center, many more
- Call Mike Tomasulo for pricing

For details and inspection, please contact broker:

MIKE TOMASULO

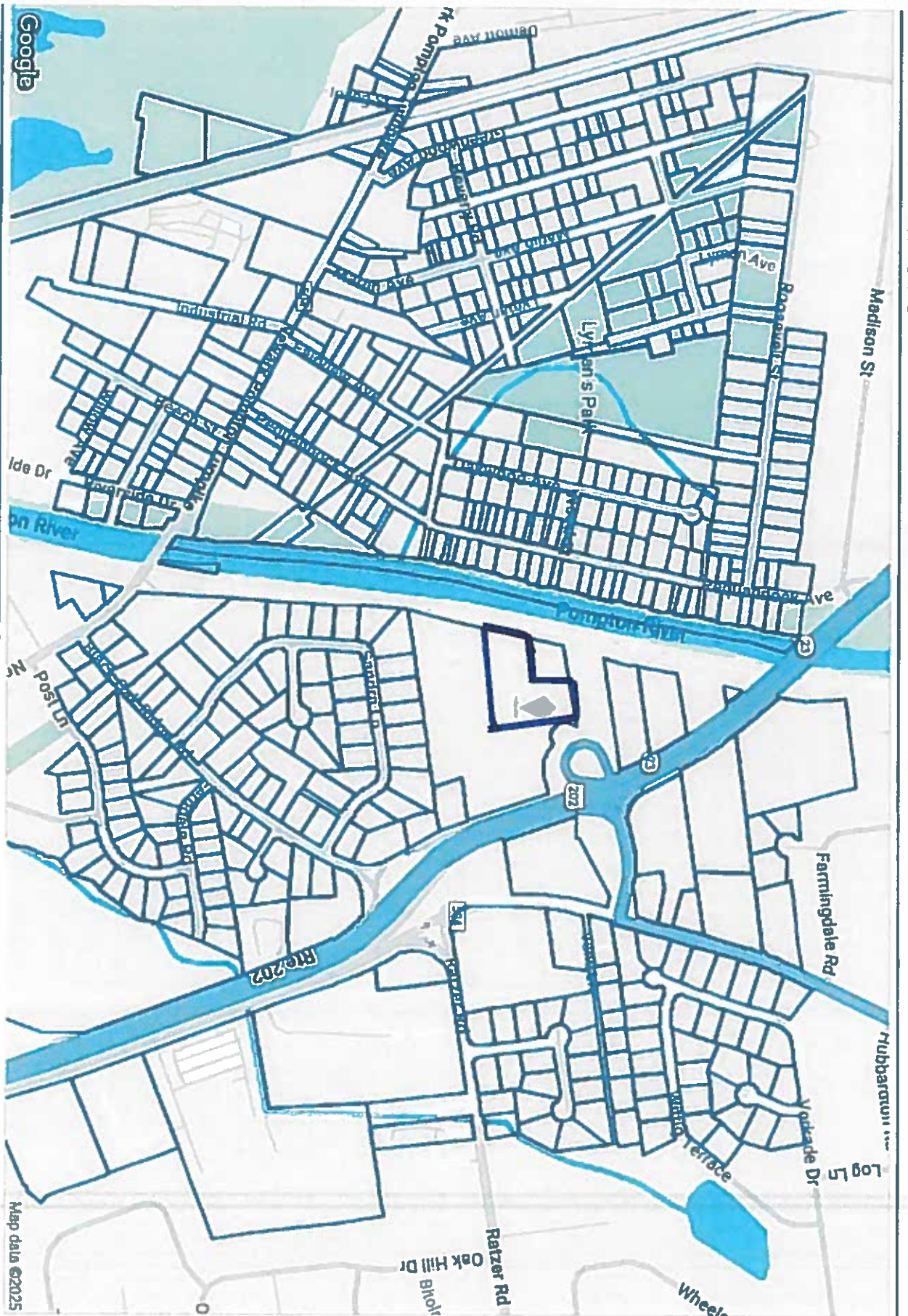
Exec. VP/Broker of Record NJ & NY

(201)602-3672

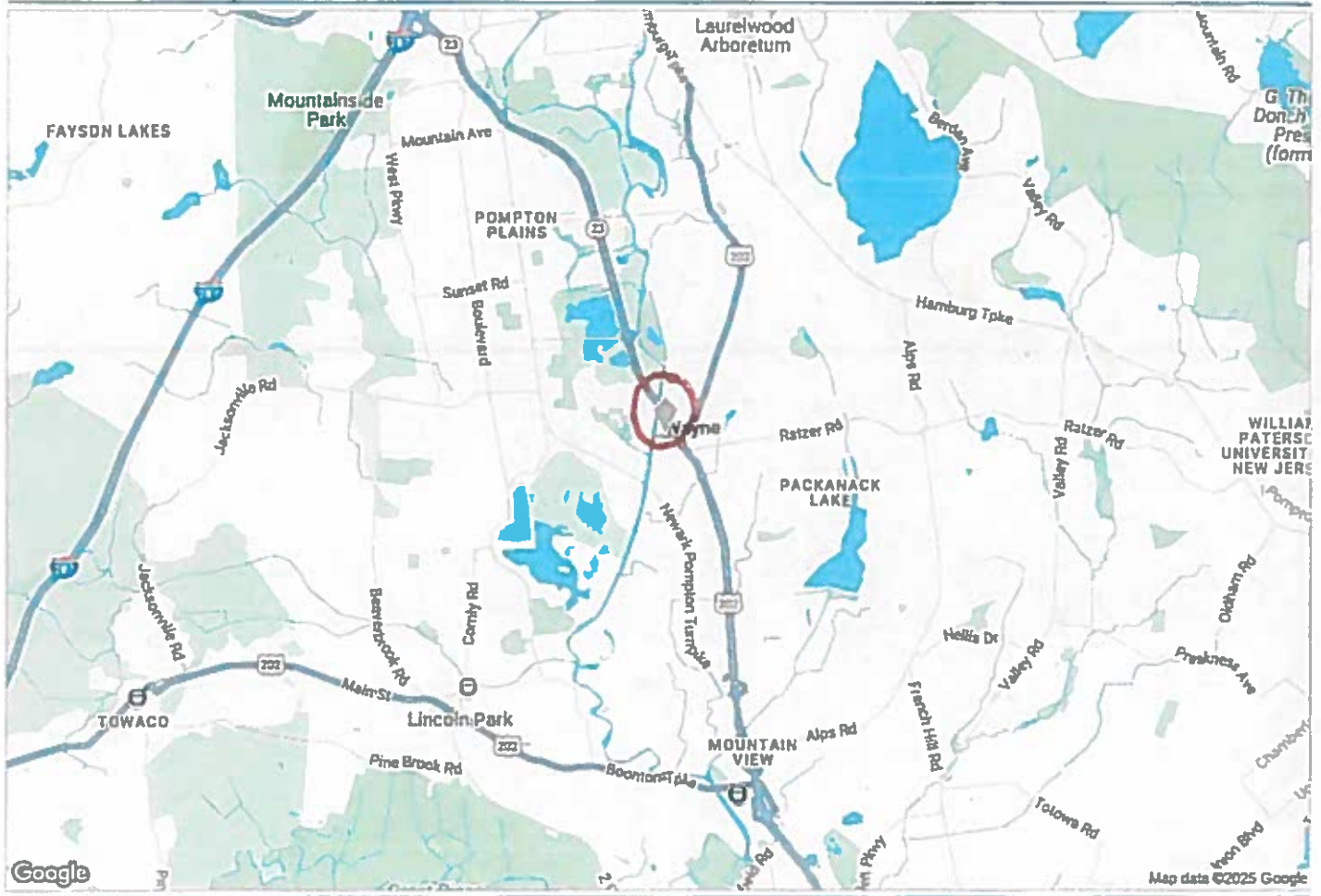
miketomasu@aol.com

30 Galesi Drive
Suite 302
Wayne, NJ 07470
Office: 973-256-6600

Galreh - full site 12 8 25



Galreh - Area Map 12 8 25



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12/8/25

(1) Side yard: 15 feet.

(2) Rear yard: 25 feet.

G. Maximum building height:

(1) Principal structure: 2 1/2 stories or 35 feet, whichever is less.

(2) Accessory structure: 15 feet.

H. Buffers: Any yard abutting a residential zone shall provide a 50-foot landscaped buffer in accordance with the requirements in § 134-87 (Buffers).

I. Maximum retail occupancy: no freestanding single building occupancy that is utilized for retail purposes, or a retail tenant occupying space within a retail shopping center, shall exceed a gross maximum floor area of 80,000 square feet.

[Ord. No. 25-2015 § 4]

§ 134-43.4. Conditional uses.

A. Lodges pursuant to § 134-63.

§ 134-44. Highway Commercial (HC) district.

§ 134-44.1. Permitted Uses.

[Ord. No. 42-2014]; Ord. No. 4-2013

All activity as permitted by this zoning district shall be conducted within a building, except as otherwise provided by this chapter. In addition to those uses listed in § 134-29 and § 134-31, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

A. Retail establishments and restaurants.

[Ord. No. 6-2012]

B. Retail services.

C. Shopping centers.

D. Professional offices.

E. Car washes.

F. Congregate Care, nursing home, assisted living facilities and similar facilities for elderly housing.

G. Adult day care.

H. Automobile service stations and automotive repair centers.

I. Hotels.

[Ord. No. 48-2012]

J. Municipal uses.

[Ord. No. 48-2012]

K. New and used car dealers, including customary ancillary uses such as service.

[Added by Ord. No. 42-2014]

- L. Accessory uses and accessory structures customarily incidental to the above uses and located on the same lot as the principal use to which they are accessory.
[Ord. No. 48-2012]
- M. Indoor Amusement and Indoor Recreation.
[Ord. No. 25-2015 § 5]
- N. Residential Treatment Facilities providing outpatient services only.
[Added 9-6-2023 by Ord. No. 42-2023]

§ 134-44.2. Prohibited Uses.

[Ord. No. 42-2014; Ord. No. 25-2015 § 6]

- A. Dog day care.
- B. Kennels.
- C. Bars, taverns, nightclubs.
- D. Motels.
- E. Rental or sales of large equipment.
- F. Self-storage facilities.
- G. Adult bookstores, adult entertainment uses and adult novelty shops.
- H. Lumber yards.
- I. Brick paver yards.
- J. RV storage centers.
- K. Places of Worship.
- L. Trailers and containers except as otherwise may be temporarily allowed pursuant to the codes of the Township of Wayne.

§ 134-44.3. Area and bulk requirements.

[Ord. No. 21-2015 § 4; amended 3-19-2025 by Ord. No. 15-2025]

- A. Minimum lot area: 40,000 square feet.
- B. Minimum lot width: 200 feet.
- C. Minimum lot depth: 200 feet.
- D. Minimum setbacks for a principal structures:
 - (1) Front yard: 75 feet.
 - (2) Side yard: 25 feet.
 - (3) Rear yard: 50 feet.
- E. Minimum setbacks for an accessory structures:
 - (1) Side yard: 15 feet.

(2) Rear yard: 25 feet.

F. Maximum building height:

(1) Principal structure: 2.5 stories or 35 feet, whichever is less.

(2) Accessory structure: 15 feet.

G. Maximum impervious coverage: 70%. The remaining 30% shall be landscaped pursuant to § 134-85 of this ordinance.

H. Buffers: Any yard abutting a residential zone shall provide a 50-foot landscaped buffer in accordance with the requirements in § 134-85 (Buffers).

I. Maximum occupancy: no freestanding single building occupancy that is utilized for retail purposes, or a retail tenant occupying space within a retail shopping center, shall exceed a gross maximum floor area of 55,000 square feet.

§ 134-44.4. Conditional uses.

A. Dance halls pursuant to § 134-63.1.

B. Single building occupancy for retail uses in excess of 55,000 square feet pursuant to § 134-63.7.

§ 134-45. Regional Retail (RR) district.

§ 134-45.1. Permitted uses.

[Amended 3-6-2013 by Ord. No. 4-2013]

All activity as permitted by this zoning district shall be conducted within a building, except as otherwise provided by this ordinance. In addition to those uses listed in § 134-29 and § 134-31, no land shall be used and no structure shall be erected, altered or occupied for any purposes except for an integrated regional shopping center which may contain one or more of the following uses:

A. Retail establishments and restaurants.

[Amended 2-15-2012 by Ord. No. 6-2012]

B. Retail services.

C. Shopping centers.

D. Professional offices.

E. Adult day care.

F. Municipal uses.

G. Accessory uses and accessory structures customarily incidental to the above uses and located on the same lot as the principal use to which they are accessory.

H. Accessory amusements.

I. Health clubs and spas.

J. Hotels.

[Added 10-17-2012 by Ord. No. 48-2012]

