

FOR SALE | 6 YOUNGS RD | HAMILTON TOWNSHIP, NJ



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ADVANCE INDUSTRIAL GROUP AT BUSSEL REALTY CORP | EXCLUSIVE LISTING BROKERS

- ±2.25 AC IOS
- HEAVY INDUSTRIAL ZONING
- IDEAL FOR FLEX/TRUCK REPAIR
- ABILITY TO ADD 10,000 SF
- ±3,200 SF 3 BAY REPAIR FACILITY
- ±5 MIN TO I-295 & ROUTE 1
- MULTIPLE TENANTS IN PLACE UNTIL AUGUST 2025
- CLOSE TO I-95, ROUTE 206, 130 & TRENTON-MERCER AIRPORT
- PARKING FOR TRAILERS, AUTOMOBILES, EQUIPMENT & MATERIALS

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PRELIMINARY AND FINAL SITE PLAN

6 YOUNGS ROAD LOT 1, BLOCK 1509 AND LOT 4, BLOCK 1508 HAMILTON TOWNSHIP, MERCER COUNTY, NEW JERSEY

OWNER
ROSSI GROUP, LLC
757 PUTNAM AVENUE
LAWRENCEVILLE, NJ 08648

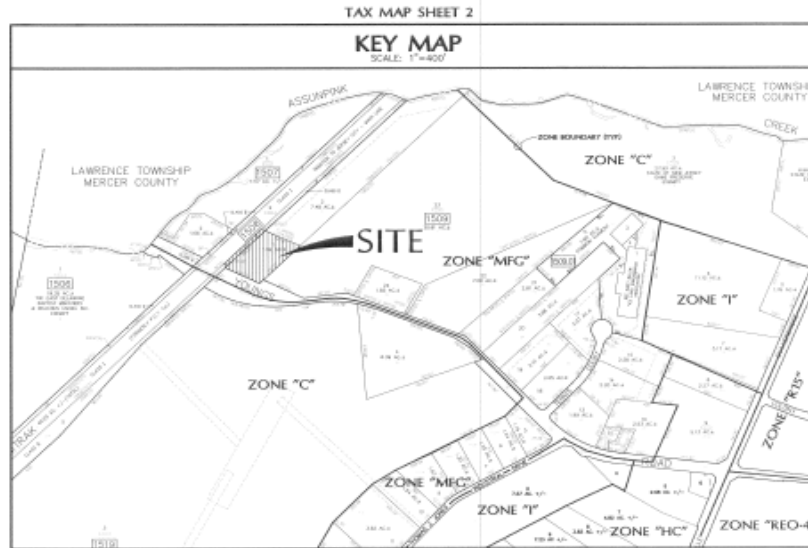
APPLICANT
PULASKI BROTHERS CONSTRUCTION
2115 HAMILTON AVENUE
HAMILTON, NJ 08619

PROJECT CONSULTANTS:

SITE ENGINEER:
ACT ENGINEERS INC. SBE
1 WASHINGTON BOULEVARD
SUITE 3
ROBBINSVILLE, NJ 08691

PROJECT ARCHITECT
JULIUS J. HENGELI, JR., AIA
27 PIZZULLO ROAD
HAMILTON, NJ 08610

PROJECT ATTORNEY
DESTRIKATS CAMPBELL STAUB, LLC
247 WHITE HORSE AVENUE
HAMILTON, NJ 08610



SHEET INDEX			
SHEET NO.	DRAWING TITLE	DATE	LAST REV.
1	COVER SHEET	4/13/18	—
2	LEGEND, ZONING, & GENERAL INFORMATION	4/13/18	—
3	AERIAL VIEW OF SITE AND SURROUNDINGS	4/13/18	—
4	SITE / GRADING / UTILITY PLAN & DETAILS	4/13/18	—
5	LANDSCAPING & LIGHTING PLAN	4/13/18	—
6	SOIL EROSION & SEDIMENT CONTROL PLAN	4/13/18	—
7	SOIL EROSION NOTES AND DETAILS	4/13/18	—

APPLICATION NO. _____

MAPS 2

SECTION: 1509, LOT 1, AND 1508, LOT 4

ZONE: MFG (MANUFACTURING) DISTRICT

I CONSENT TO THE FILING OF THIS PLAN WITH THE PLANNING BOARD OF THE TOWNSHIP OF HAMILTON.

OWNER _____ DATE _____
(PRINT NAME AND TITLE)

APPLICANT _____ DATE _____
(PRINT NAME AND TITLE)

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

ROBERT E. KORKUCH, P.E. UC. NO. 2462326100

- LEGEND (ZONES):**
- MFG - MANUFACTURING
 - C - CONSERVATION
 - HC - HIGHWAY COMMERCIAL
 - I - INDUSTRIAL
 - R15 - SINGLE FAMILY RESIDENTIAL
 - REO-4 - RESEARCH ENGINEERING OFFICE

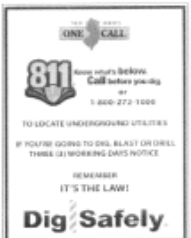
APPROVED BY THE ZONING BOARD OF THE TOWNSHIP OF HAMILTON.

Preliminary Date: _____
Chairman _____ Date _____
Secretary _____ Date _____

I HAVE REVIEWED THIS PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

Township Engineer _____ Date _____
I HAVE REVIEWED THIS PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.
Township Planner _____ Date _____

HAMILTON TOWNSHIP APPLICATION # _____



<p>NOTES:</p> <p>1. THE OWNER AND ALL CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE WORK AND CONTRACTS SHALL BE IN ACCORDANCE WITH THE WORKING DAYS NOTICE.</p> <p>2. THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE WORK AND CONTRACTS SHALL BE IN ACCORDANCE WITH THE WORKING DAYS NOTICE.</p> <p>3. THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE WORK AND CONTRACTS SHALL BE IN ACCORDANCE WITH THE WORKING DAYS NOTICE.</p>	 ROBERT E. KORKUCH NEW JERSEY PROFESSIONAL ENGINEER U.C. NO. 2462326100	 ACT ENGINEERS, INC. 1 WASHINGTON BOULEVARD, SUITE 3 ROBBINSVILLE, NJ 08691 TEL: 908-261-1111 WWW.ACTENGINEERS.COM	<p>COVER SHEET PRELIMINARY & FINAL SITE PLAN 6 YOUNGS ROAD LOT 1, BLOCK 1509 AND LOT 4, BLOCK 1508 SITUATED IN HAMILTON TOWNSHIP MERCER COUNTY NEW JERSEY</p>	<p>PROJECT NO. _____ SHEET NO. _____ DATE: APR 13 2018 4/13/18 ACT ENGINEERS, INC. 1 OF 7</p>
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Click to View Site Plan

REGIONAL MAP

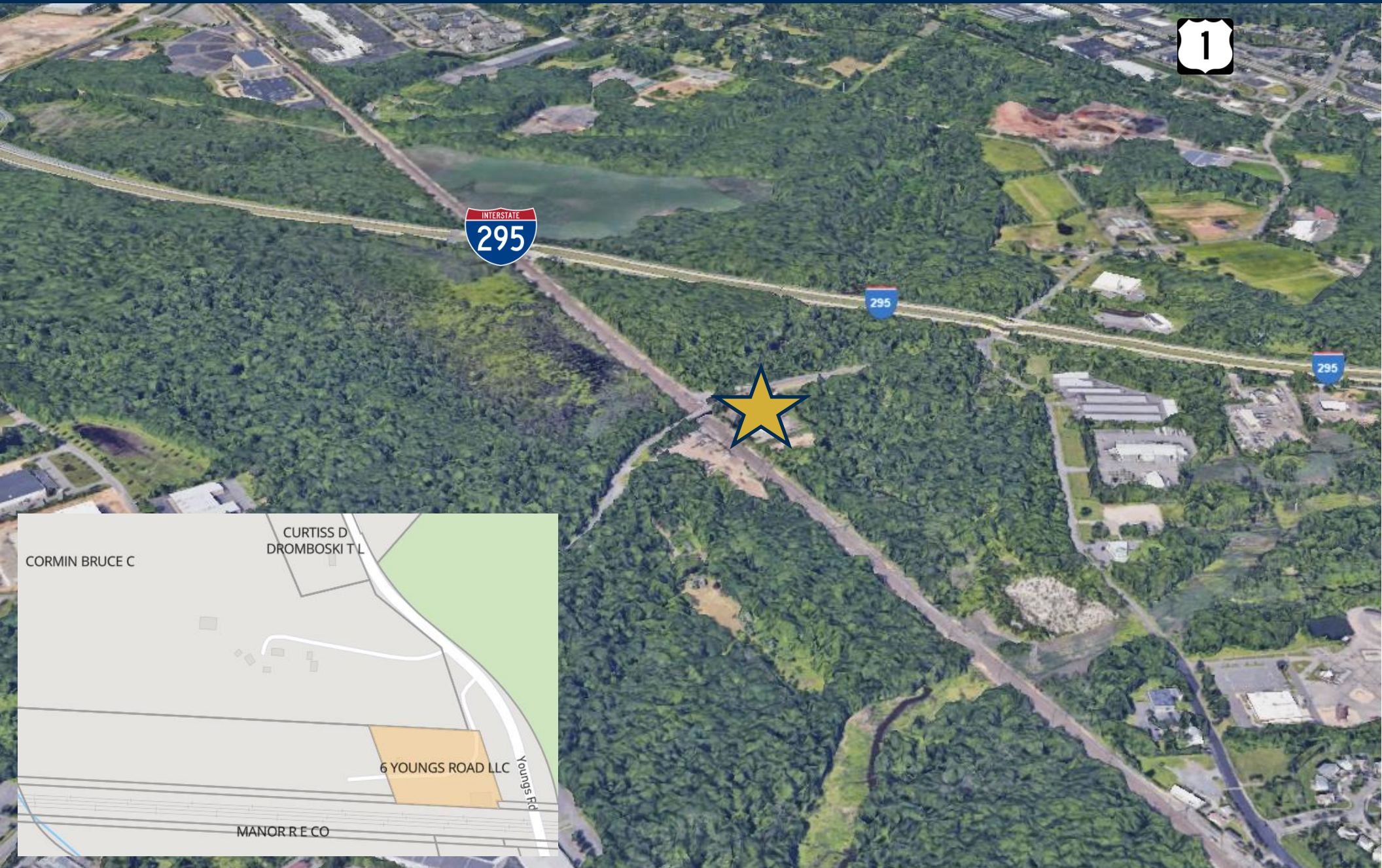


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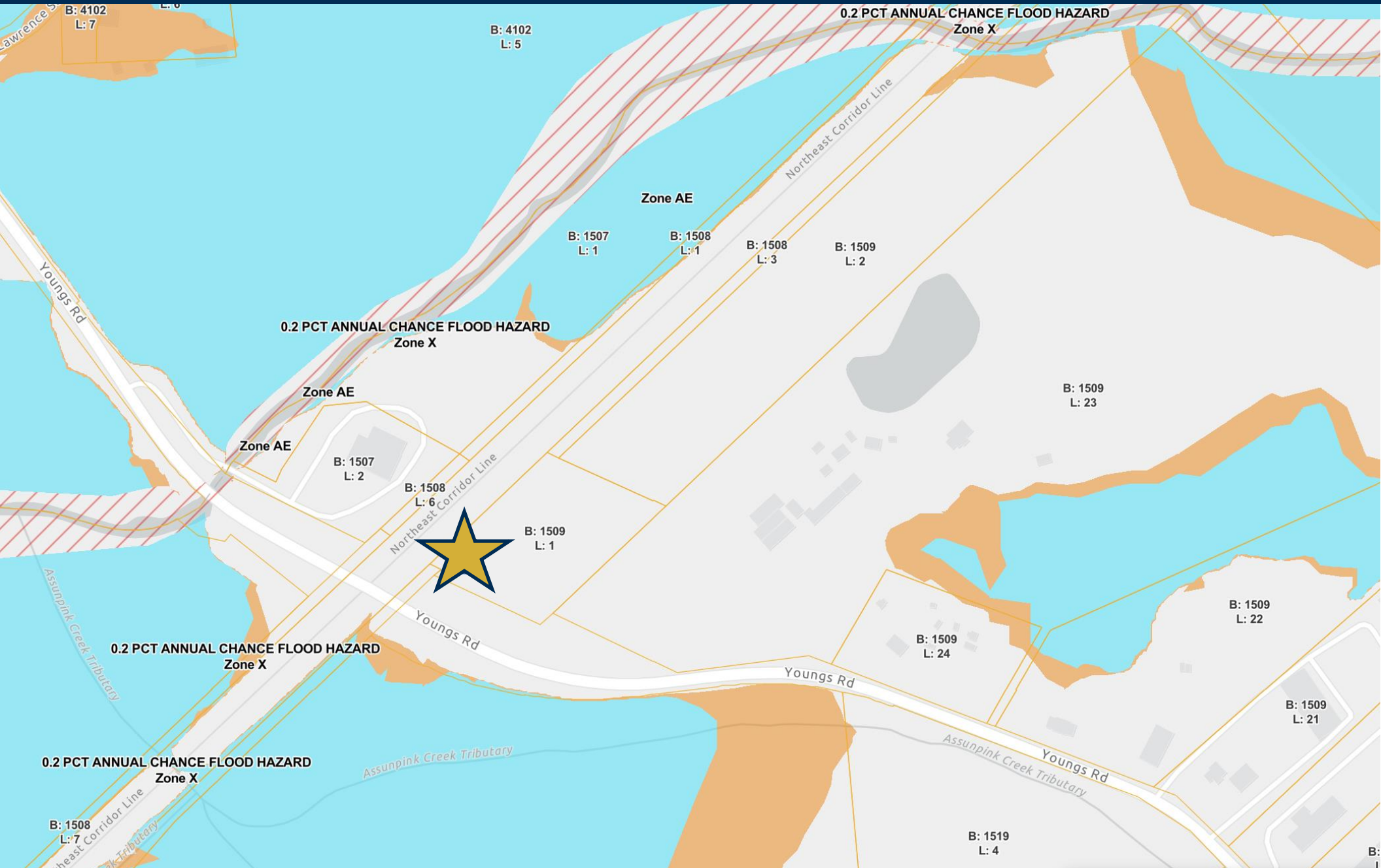
AERIAL IMAGE



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WETLANDS

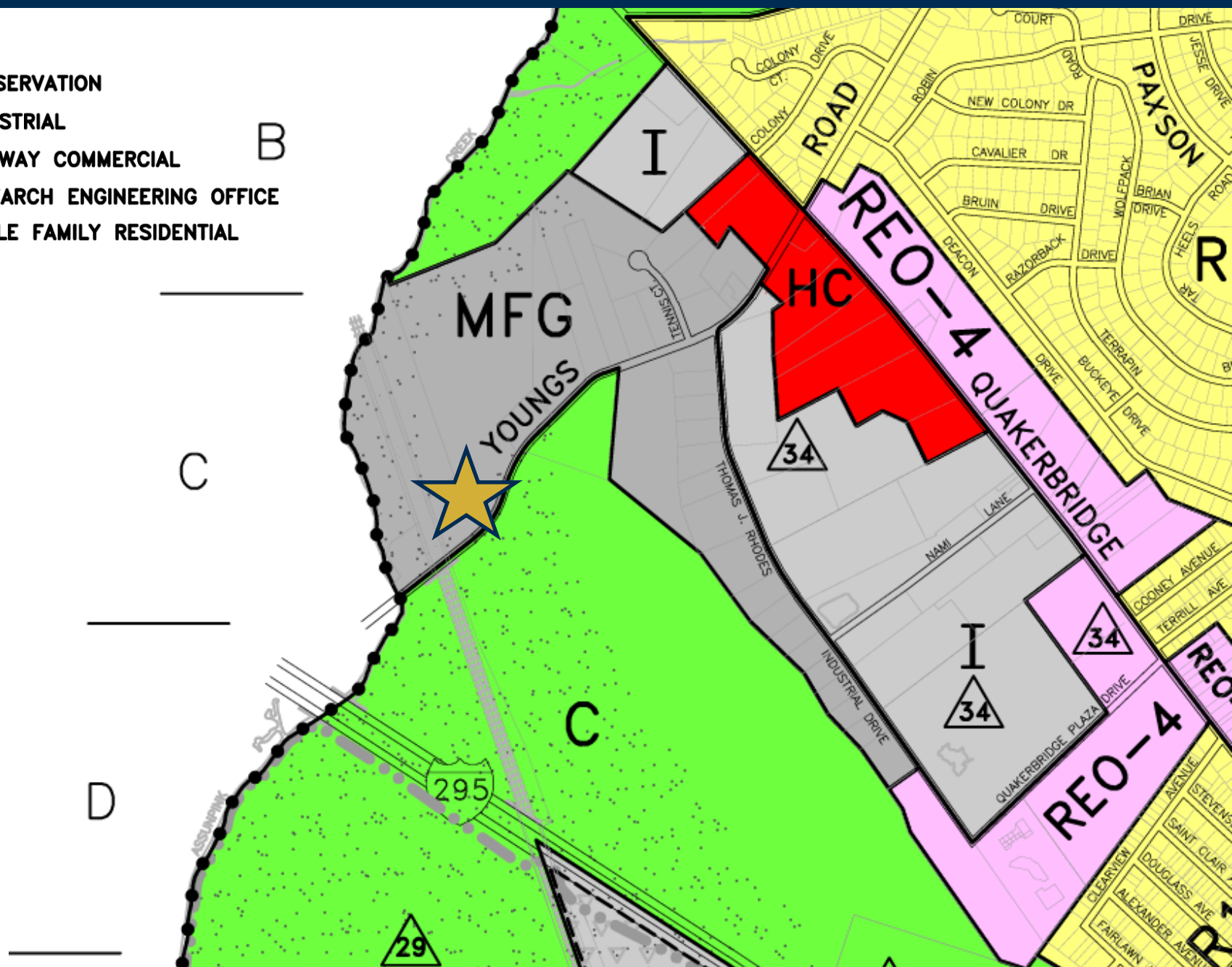


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ZONING: MANUFACTURING (MFG)

- C CONSERVATION
- I INDUSTRIAL
- HC HIGHWAY COMMERCIAL
- REO-4 RESEARCH ENGINEERING OFFICE
- R10 SINGLE FAMILY RESIDENTIAL



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ZONING: MANUFACTURING (MFG)

Permitted Uses:

- 1) Office buildings or offices for executive administrative purposes.
- 2) Fabrication of metal, paper and wood products.
- 3) Textile mill products.
- 4) Apparel and other finished products made from fabrics,
- 5) Leather products.
- 6) Blank books, looseleaf binders, bookbinding and related work.
- 7) Manufacturing of electrical and electronic equipment and supplies.
- 8) Professional, scientific and controlling instruments.
- 9) Photographic and optical goods, watches and clocks.
- 10) Wholesale trade distribution centers.
- 11) Food industries, except rendering or refining of fats and oils.
- 12) Manufacturing of light machinery and equipment, such as office and accounting machines, small parts and portable power tools.
- 13) Pharmaceutical products manufacturing.
- 14) Concrete central mixing and proportioning plants, in the MFG District only.
- 15) Rubber products, including tires and tire recapping in the MFG Districts only. The manufacture of rubber is prohibited.
- 16) Manufacture and repair of light and heavy machinery, in the MFG District only.
- 17) Wood and lumber bulk processing including sawmills, planing mills and wood-preserving treatment, in the MFG District only.
- 18) Industrial parks, in both the manufacturing and industrial zones, on tracts of land at least 25 acres in area, comprised of uses in accordance with this section.
- 19) Service industries for the printing trade.
- 20) Fabricated metal products, such as cutlery, hand tools, general hardware, fabricated structural metal products, screw machine products, bolts, nuts, screws, rivets, washers, springs, valves, pipe fittings and miscellaneous fabricated wire products, as well as the manufacturing of wire.

ZONING: MANUFACTURING (MFG)

Permitted Uses Continuation:

- 22) Coating, engraving and allied services, in the MFG District only.
- 23) Freight forwarding.
- 24) Miscellaneous services incidental to transportation, such as packing and crating.
- 25) Construction materials.
- 26) Hardware, plumbing and heating equipment and supplies.
- 27) Rubber and plastic footwear, hose, belting and miscellaneous plastics products, in the MFG District only.
- 28) Engines, turbines, metalworking machinery equipment, special industry machinery and general industry machinery and equipment, in the MFG District only.
- 29) Refrigeration and service industry machinery.
- 30) Miscellaneous machinery.
- 31) Motor vehicles and motor vehicle equipment, motorcycles, bicycles and parts; miscellaneous transportation equipment, in the MFG District only.
- 32) Machine shops and tool and die shops.
- 33) Buildings used exclusively by municipal, county, state or federal government.
- 34) Automobile and small truck rentals exclusive of flatbeds, tractor-trailers or similar size trucks.
- 35) Limousine service.
- 36) Recycling of wood and wood products, grass and concrete products only (provided that there are no inherent hazards associated with such operations)
- 37) Child and infant care centers.
- 38) Taxicab and bus companies with associated vehicle storage yards.
- 39) Health and fitness centers.
- 40) Indoor recreation uses.
- 41) Art centers, on minimum tracts of five acres, of which at least 50,000 square feet in area shall be used for the display of art in an indoor museum and/or outdoor sculpture park.

ZONING: MANUFACTURING (MFG)

Permitted Uses Continuation:

- 42) Ground-mounted solar or photovoltaic energy-generating facility on a site 20 acres or larger within the MFG and I Districts only.
- 43) Wind-energy-generating facility on a site 20 acres or larger within the MFG and I Districts only. The use shall be prohibited on smaller sites.
- 44) Adult day care.
- 45) Craft brewery.
- 46) Craft distillery.
- 47) Contractor's storage.
- 48) Repurposing used oils into biodegradable clean fuels.
- 49) Cannabis establishment, medical cannabis establishment and Class 6 cannabis delivery services.

Accessory Uses:

- 1) Off-street parking.
- 2) Signs.
- 3) Garages, storage buildings and toolsheds.
- 4) Temporary sales or construction trailer(s).
- 5) Employee cafeterias as part of a principal building or as the entire use of a principal building, provided that the cafeteria is limited in service to the employees of the principal use designated on the site plan as approved by the municipal agency.
- 6) Recreational areas and parks for employees, provided that the facility is owned and operated by an associated industry.
- 7) Satellite dish antennas.
- 8) Roof-mounted solar or photovoltaic energy-generating facility.
- 9) Ground-mounted solar or photovoltaic energy-generating facility and solar or photovoltaic energy-generating parking structure on a site 20 acres or larger within the MFG and I Districts only.
- 10) Electric vehicle supply/service equipment.

ZONING: MANUFACTURING (MFG)

Other uses permitted upon application to the municipal agency for a conditional use permit:

- 1) Public utility installations.
- 2) Service stations.
- 3) Car wash.
- 4) Motor freight terminals.
- 5) Single-user warehouse club, primarily engaged in selling merchandise and services to businesses, industrial, commercial, institutional or professional business users or to other wholesale or retail users who have paid to become members of the warehouse club.
- 6) Ground-mounted solar or photovoltaic energy-generating facility
- 7) Solar or photovoltaic energy-generating parking structure

Maximum building height. No building shall exceed 35 feet in height.

Districts	Area (SF or AC)	Lot width/Frontage Each Street (feet)	Setback From Each Street (feet)
MFG	2AC	250	75

AERIAL IMAGES



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HAMILTON TOWNSHIP, NJ



Strategic location and proximity to major highway such as I-95, I295, Route 1 as well as close access to Trenton and Philadelphia, facilitating efficient logistics and trade operations.



Prime location near key transportation hubs and major cities makes it ideal for industrial businesses due to its accessibility.



Manufacturing zoning allows industrial businesses to engage in activities such as production, assembly, storage , and distribution, consequently promoting economic development.



A highly skilled labor force available to meet the needs of industrial companies.



Attractive pricing in Central NJ inviting businesses to explore its opportunities.



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