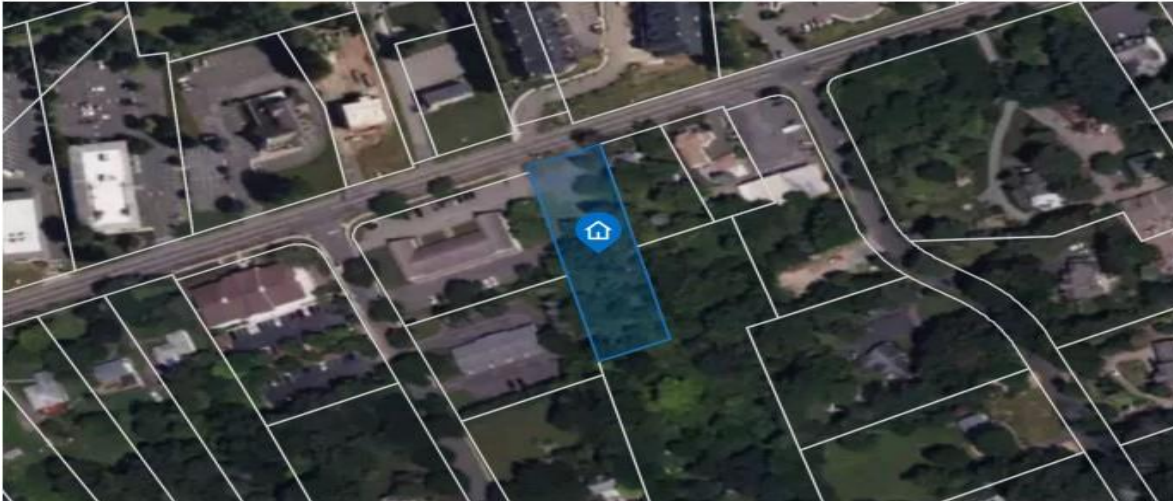


729 Mountain Blvd. Watchung, NJ
Somerset County

EXCLUSIVE FOR SALE

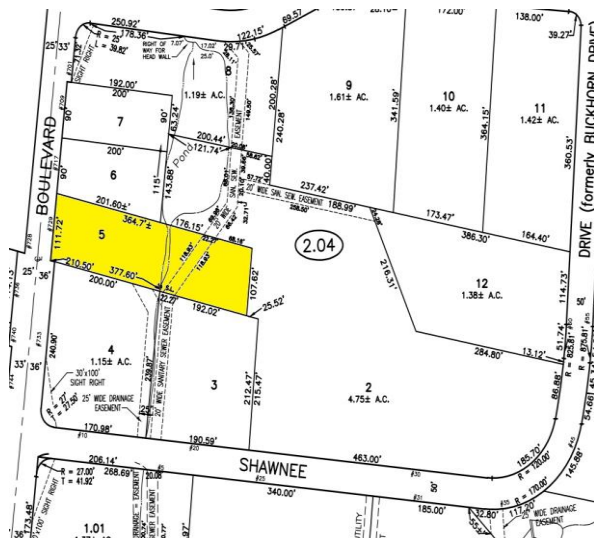
.92 Acre Lot



PROPERTY DESCRIPTION

.92 Acre lot in B-B Zone.

Permitted uses include professional office, architect, engineer, lawyer, photography, medical, surgeon, dentist.



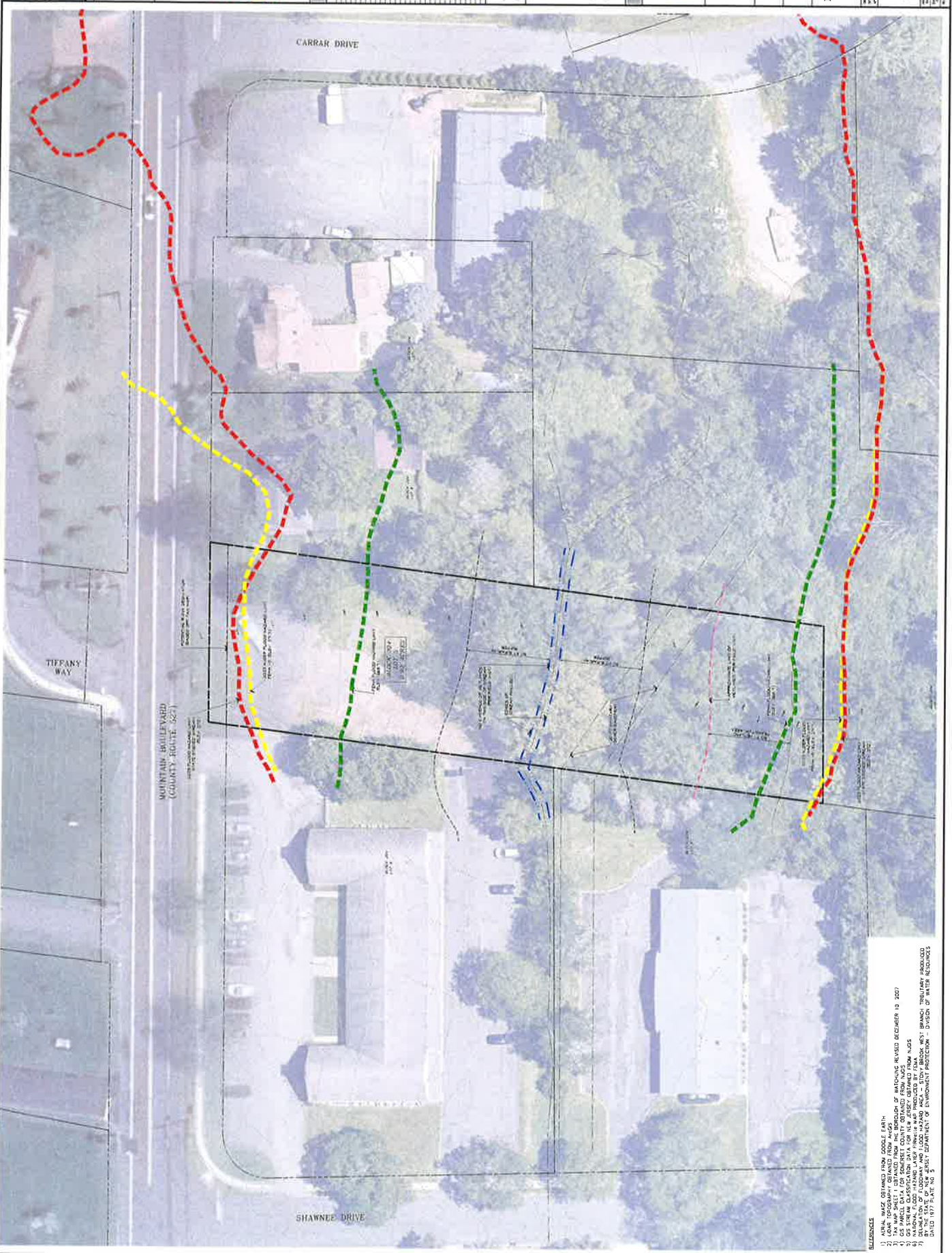
OFFERING SUMMARY

Price for Sale:	\$449,000
Lot Size:	.92 acre 40,075 SF
Utilities:	In Street
Taxes:	\$7,406. (2024)
Block, Lots:	Blk: 204 Lot: 5
Zoning:	B-B

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,139	29,399	73,100
Median Age:	46.5	39.1	40.4
Total Population	3,383	76,687	217,412
Average HH Income	176,117	123,916	132,691

Timothy P. Deluccia
Broker Associate
908-938-6405
tim@delucciacommercialgroup.com

Deluccia Commercial Group
1996 Washington Valley Rd.
PO Box 305
Martinsville, NJ 08836



- REFERENCES**
- 1) FEMA MAP OBTAINED FROM GOOGLE EARTH
 - 2) USGS TOPOGRAPHIC OBTAINED FROM USGS
 - 3) USGS TOPOGRAPHIC OBTAINED FROM USGS
 - 4) USGS TOPOGRAPHIC OBTAINED FROM USGS
 - 5) USGS TOPOGRAPHIC OBTAINED FROM USGS
 - 6) USGS TOPOGRAPHIC OBTAINED FROM USGS
 - 7) USGS TOPOGRAPHIC OBTAINED FROM USGS

Eva Marie Johnson

From: Ken Grisewood <KGriseWood@menloeng.com>
Sent: Monday, May 5, 2025 1:16 PM
To: Eva Marie Johnson; Timothy Deluccia
Cc: Joseph Tidona
Subject: RE: 729 Mountain Blvd Watchung Wetlands delineation
Attachments: 2025.027-CM-729 Mountain Boulevard (2025-05-05) (003).pdf

Good Afternoon, Eva and Tim:

Menlo Engineering Associates completed our Preliminary Wetland Investigation and site inspection on May 1, 2025. While the site does not appear to contain any regulated wetland areas between Mountain Boulevard and the stream, wetland areas were identified south of the stream. The approximate wetland limits are shown on the attached Constraints Map. While the site does contain regulated wetland areas, and transition zones, the 2023 NJDEP Flood Hazard Control Act Rules (FHCAR) have a far greater impact on the property. Our Constraint Map identifies the extent of both the FEMA 100-year flood, the NJDEP State Study Flood elevation as well as the 2023 NJDEP Flood Hazard Elevations. Any construction within these areas is regulated by the NJDEP FHCA Rules. The FHCAR contains a few different avenues for obtaining a permit to construct a commercial building. The different approaches depend on the type of building construction, the balancing of the net flood storage volume, the amount of disturbance and the proximity to the stream and riparian zones.

A Letter of Interpretation Regulatory Line Verification Application must be made to the New Jersey Department of Environmental Protection for final wetland determination and classification. The receipt of a determination for the NJDEP acts as the only legal release from the Freshwater Protection Act and transition zones. Menlo Engineering Associates, Inc.'s determination shall not be used as the basis of an exemption to the Freshwater Wetlands Protection Act. In addition, a NJDEP Flood Hazard Area Verification is required to confirm the jurisdictional riparian zones associated with the onsite water courses and the permits required for any activity within the regulated riparian zone and or the NJDEP Flood Hazard Area.

Please review our Regulatory Review and published mapping which may be viewed by opening the attached link. The Regulatory Review contains additional information pertaining to the site development.

<http://www.menloeng.info/downloads/2025.027-729 Mountain Boulevard-Regulatory Review.zip>

If you have any questions or concerns, please feel free to reach out to me or Joe Tidona.

Ken

Kenneth R. Grisewood, NJLLA, RLA, NJPP

Vice President, Senior Landscape Architect

Menlo Engineering Associates, Inc.

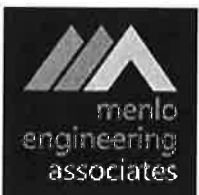
261 Cleveland Avenue

Highland Park, NJ 08904

T 732 846 8585

F 732 846 9439

[menloeng.com](http://www.menloeng.com)



Eva Marie Johnson

From: Ken Grisewood <KGriseWood@menloeng.com>
Sent: Thursday, May 8, 2025 1:09 PM
To: Eva Marie Johnson; Timothy Deluccia
Cc: Joseph Tidona
Subject: FW: 729 Mountain Blvd Watchung Wetlands delineation
Attachments: 2025.027-CM-729 Mountain Boulevard (2025-05-05) (003).pdf

Hi Eva & Tim:

Joe mentioned that you were looking for more information regarding the potential development of this property. For a NJDEP General Permit for one single family home in the Flood Hazard Area the first living floor must be a minimum of one foot above the 2023 Flood Hazard elevation (FHE), disturb no more the 3,500 sf of riparian zone within a 50-foot riparian zone and must be more than 25 feet from the top of bank. In addition, the residential parking (even a single-family garage) must be at or above the 2023 Flood Hazard elevation. A NJDEP Individual permit would be required for the construction of commercial building. Generally, the same flood elevation requirements are applied to a commercial building (one foot above the FHE) however a dry flood proofed building may be allowable, subject to NJDEP review. The commercial (not residential or multifamily) parking may also be allowed to be constructed below the Flood Hazard elevation if the following can be proved to the Department.

“7:13-12.6 Requirements for a railroad, roadway, and parking area

(a) This section sets forth specific design and construction standards that apply to any railroad, roadway or parking area proposed in a flood hazard area.

(f) The Department shall issue an individual permit to construct or reconstruct a private roadway or parking area not covered by (e) above, only if one of the following requirements is satisfied:

(g) An applicant, other than a public transportation entity, seeking to demonstrate that it is not feasible to construct the travel surface of a railroad, roadway, or parking area at least one foot above the flood hazard area design flood elevation, or a public transportation entity seeking to demonstrate that it is not feasible to construct the travel surface of a parking area at least one foot above the flood hazard area design flood elevation, as is required for various activities in this section, shall:

1. Demonstrate that strict compliance with the elevation requirements of this section would result in one or more of the following:.

- i. Prohibitively high construction costs;*
- ii. Construction costs that are disproportionately high compared with any benefit that would be obtained by strict compliance;*
- iii. A design that necessitates excessive volumes of fill that exceed the flood storage displacement limits at N.J.A.C. 7:13-11.4, for which flood storage cannot feasibly be created in compensation either onsite or offsite; or*
- iv. A design that causes unavoidable and adverse impacts to the environment (such as to the channel, riparian zone, or fishery resources), or which would cause unavoidable and significant increases in flooding;*

2. Demonstrate that every reasonable effort has been taken to situate portions of each proposed railroad, roadway or parking area at least one foot above the flood hazard area design flood elevation so that vehicles can move to higher ground during a flood;

3. Demonstrate that no extraordinary risk is posed to any person using each proposed railroad, roadway or parking area that is constructed at an elevation less than one foot above the flood hazard area design flood elevation. This demonstration shall include:

- i. An analysis of the depth and frequency of floodwaters that will inundate the railroad, roadway, or parking area. In no case shall the travel surface of a private roadway or parking*

- area that serves a multi-residence building in a fluvial flood hazard area be situated greater than 12 inches below the flood hazard area design flood elevation;*
- ii. The number of people that will be adversely impacted when the railroad, roadway, or parking area is inundated; and*
- iii. Measures being proposed to ameliorate the anticipated adverse impacts described in (g)3i and ii above, such as the establishment of evacuation plans for individuals that would be trapped during a flood, provisions for emergency electrical service during an outage, and flood-proofing measures; and"*

While we can prepare a "Yield Study" we will need clear direction over the potential use (residential versus commercial). The accuracy of the study is limited since it will not be based on a Boundary & Topographic Survey and the wetland and riparian lines must be surveyed and established on the survey. The current Constraint Map is based on tax map information aerial imagery and includes Lidar topography which is helpful but not suitable for construction or submission to agencies for permits. Any yield study is subject to review and approval from the NJDEP.

Menlo Engineering assumes no liability for real estate transactions or detailed engineering based on a yield study or concept plan. We recommend upon the completion of a yield study a non-binding Pre-Application conference be scheduled with the NJDEP before going to full engineering.

If you require any further information, please feel free to contact me.

Ken

Kenneth R. Grisewood, NJLLA, RLA, NJPP

Vice President, Senior Landscape Architect
Menlo Engineering Associates, Inc.

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Highland Park, NJ 08904

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From: Ken Grisewood

Sent: Monday, May 5, 2025 1:16 PM

To: 'Eva Marie Johnson' <Eva@delucciacommercialgroup.com>; Timothy Deluccia <Tim@delucciacommercialgroup.com>

Cc: Joseph Tidona <JTidona@menloeng.com>

Subject: RE: 729 Mountain Blvd Watchung Wetlands delineation

Good Afternoon, Eva and Tim: