



**1322 Route 72
Stafford, NJ
For Lease**



**Joan Velardi, acs
Realtor
Vice President - Commercial Department
Century 21- Action Plus Realty
201-674-0084/ realestategirlNJ@gmail.com**

Serving Northern, Central and Southern New Jersey

FOR LEASE

APPROX.
1200 SQ. FT.

LEASE PRICE
\$25 NNN



1322 Route 72 - Stafford, NJ Medical/Professional Office Spaces

- B Class - Elevated Building
- Great Location – Situated on the West side of Route 72
- Well Maintained Medical Office Building
- 18,000 Sq. Foot Corner Office Building
- 81 Parking Spaces
- Located on busy Route 72 - Zoned NMO
- Can be used for medical and professional offices
- Spaces available –1200 sq. ft space
- 9 Ft Clear Ceilings
- Spaces has their own bathroom
- Rent is \$ 25 NNN / year - Taxes + CAM + I = \$8.31 / Sq. Ft.
- Public Water and Sewer
- Central Airconditioning, Gas Heat
- DOT Traffic Count – 8000-14000 per day (2015)

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Century 21 Action Plus Realty

555 Lacey Road - Suite 202
Forked River, New Jersey 08731

Each Office is Independently Owned & Operated.



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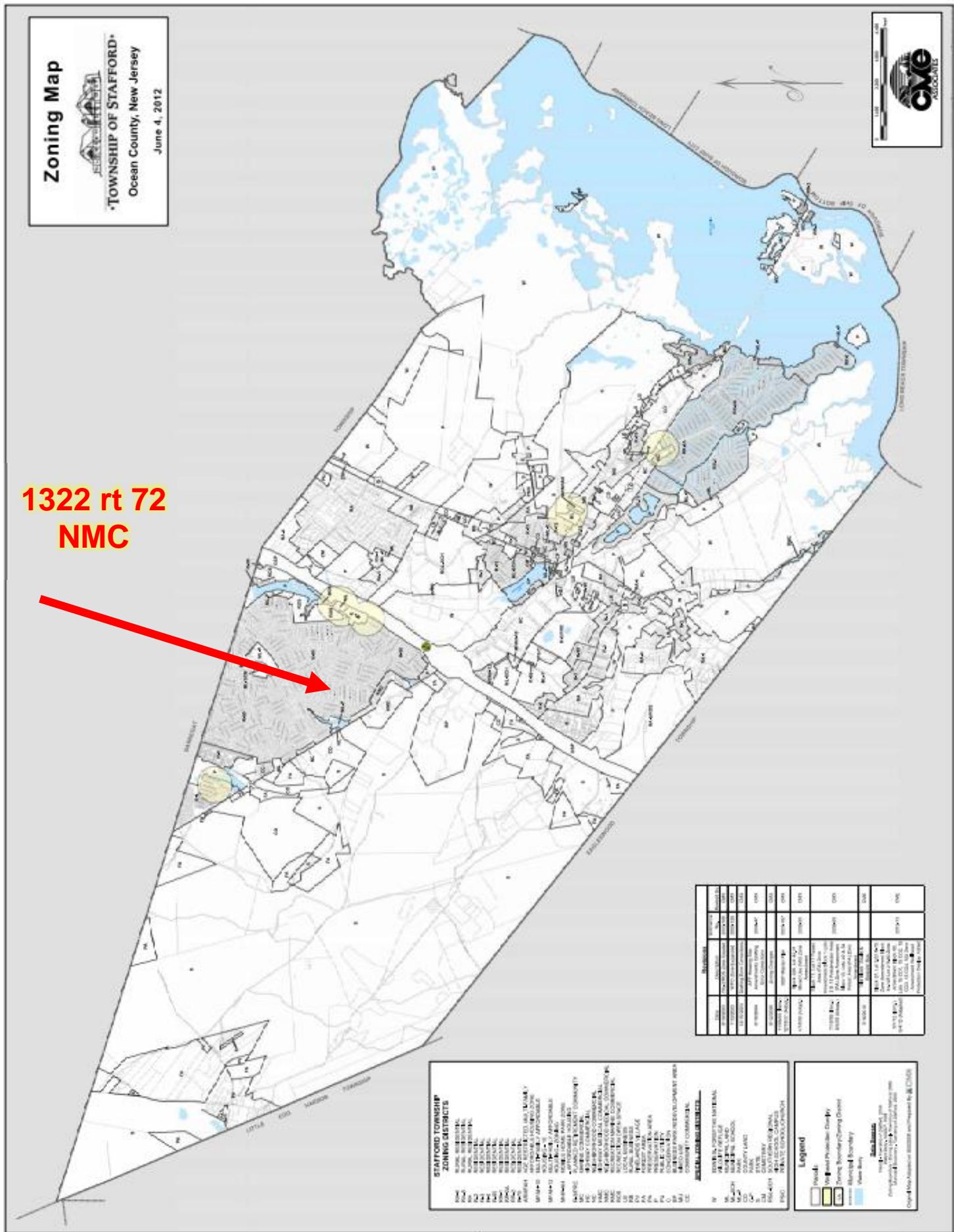
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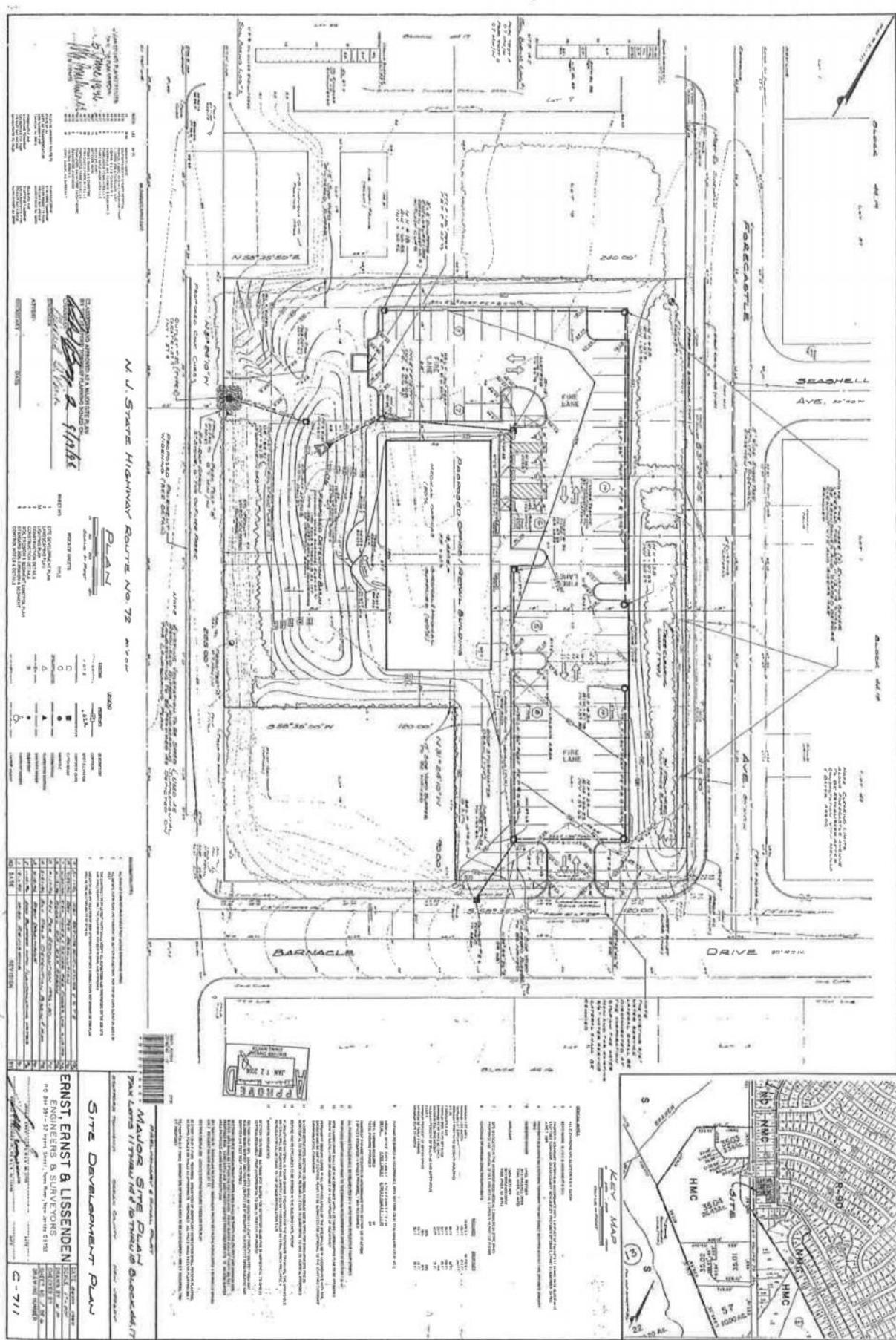
Map – 1322 Route 72 – Stafford, NJ



Tax Map – 1322 Route 72 - Stafford, NJ



Site Plan for 1322 Rt. 72



Zoning Information –NMC Zone

*Township of Stafford, NJ
Wednesday, January 19, 2022*

Chapter 211. Zoning

Article I. General Provisions

§ 211-1. Designation of zoning districts.

[Amended 12-20-1988 by Ord. No. 88-94; 2-21-1989 by Ord. No. 89-19; 8-1-1989 by Ord. No. 89-52; 7-3-1990 by Ord. No. 90-28; 5-8-1993 by Ord. No. 93-31; 5-3-1994 by Ord. No. 94-43; 5-3-1994 by Ord. No. 94-45; 3-21-1995 by Ord. No. 95-34]

For the purpose of this chapter, the Township of Stafford is divided into the following zoning districts:

PA	Preservation Area Zone
FA	Forest Area Zone
PV	Pinelands Village Zone
MC	Marine Commercial Zone
RA	Rural Residential Zone
RA-3	Low-Density Rural Residential Zone ^[1]
RA-4	Rural Residential Zone [Added 11-5-2007 by Ord. No. 2007-98]
RA-5	Rural Residential Zone [Added 11-5-2007 by Ord. No. 2007-98]
R-2	Residential Zone
R-3	Residential Zone
R-4	Residential Zone
R-90	Residential Zone
R-75	Residential Zone
RR-1	Residential Zone
RR-2	Residential Zone
RR-2A	Residential Zone
R-3/PRC	Planned Retirement Community Zone
MU	Mixed Use Zone
NC	Neighborhood Commercial Zone
C	Cemetery [Added 11-5-2007 by Ord. No. 2007-98]
LB	Local Business Zone
CC	Community Commercial Zone ^[2]
HC	Highway Commercial Zone
BP	Business Park Zone ^[3] [Added 10-1-1996 by Ord. No. 96-59 ^[4]]

Zoning Information – NMC Zone

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BPRP	Business Park Redevelopment Plan [Added 11-5-2007 by Ord. No. 2007-98]
NMC	Neighborhood Medical Commercial Zone
HMC	Highway Medical Commercial Zone ^[5]
P	Preservation Zone
ROS	Recreation Open Space Zone
W	National Wildlife Refuge Zone
ML	Municipal Land Use Zone
ML-SCH or RGL-SCH	School Zone
ML-P	Park Zone ^[6]
CO	County Land Zone
C-P	County Park Zone
S	State Land Zone
RMC	Recreational Marine Commercial Zone
RB	Rural Business Zone
WPO	Wellhead Protection Overlay Zone [Added 10-15-1996 by Ord. No. 96-55]
PU	Public Utility [Added 11-5-2007 by Ord. No. 2007-98]
ARMFAH	Age Restricted, Multi-Family Affordable Housing Zone [Added 12-19-2000 by Ord. No. 2000-71]
MFAH-12	Multi-Family Affordable Housing Zone [Added 8-6-2002 by Ord. No. 2002-52]
MFAH-10	Multi-Family Affordable Housing - 10 Zone [Added 6-15-2004 by Ord. No. 2004-48]
MHP-AH	Mobile Home Park Zone Affordable Housing [Added 6-15-2004 by Ord. No. 2004-48]
RBCZ	Riparian Buffer Conservation Zone [Added 7-1-2008 by Ord. No. 2008-57]

[1] *Editor's Note: The former RA-3/ROS Low-Density Rural Residential/Recreation Open Space Zone, added 8-19-2003 by Ord. No. 2003-106, which immediately followed this entry, was repealed 11-5-2007 by Ord. No. 2007-98.*

[2] *Editor's Note: The SB Special Business Zone, which immediately followed this entry, was repealed 3-4-1997 by Ord. No. 97-15.*

[3] *Editor's Note: The former BPO Business Park - Office Zone, added 10-1-1996 by Ord. No. 96-59, which immediately followed this entry, was repealed 11-5-2007 by Ord. No. 2007-98.*

[4] *Editor's Note: This ordinance also provided for the deletion of the I Industrial Zone and the I-O Industrial-Office Zone.*

[5] *Editor's Note: The former C Conservation Zone, which immediately followed this entry, was repealed 11-5-2007 by Ord. No. 2007-98.*

[6] *Editor's Note: The former ML-OFF Office Complex Zone, which immediately followed this entry, was repealed 11-5-2007 by Ord. No. 2007-98.*

§ 211-29. Neighborhood Medical Commercial Zone (NMC).

The following shall apply in the Neighborhood Medical Commercial Zone (NMC):

- A. Permitted uses shall be as follows:
[Amended 8-16-1988 by Ord. No. 88-64]

Zoning Information – NMC Zone

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- (1) Hospitals.
- (2) Physicians' and other professional offices.
- (3) Clinics and other therapeutic and rehabilitation facilities.
- (4) Medical diagnostic offices and laboratories.
- (5) Emergency medical services facilities.
- (6) Pharmacies and other retail establishments for the sale of medical and surgical supplies, equipment and clothes or goods and prescription eyeglasses.
- (7) Long-term care facilities, assisted living facilities, residential health care facilities and continuing care retirement communities.
[Amended 10-21-1997 by Ord. No. 97-85]
- (8) Public schools and institutions of higher learning for the practice of medicine and nursing or similar related occupations.
- (9) Municipal parks, playgrounds and other municipal buildings and uses as are deemed appropriate and necessary by the Township Council.
- (10) Retail commercial businesses selling goods or services related to or associated with hospital or medical services.
- (11) Retail commercial businesses.
[Added 6-11-1991 by Ord. No. 91-28]
- (12) Restaurants.
[Added 6-11-1991 by Ord. No. 91-28]
- (13) Financial institutions.
[Added 6-11-1991 by Ord. No. 91-28]
- (14) Child-care centers.
[Added 5-3-1994 by Ord. No. 94-45]
- (15) Adult day health care facilities.
[Added 10-21-1997 by Ord. No. 97-85]

B. Accessory buildings or uses. An "accessory building or use," for the purposes of this section, is one which:

- (1) Is subordinate to and serves any principal building or use.
- (2) Is subordinate in area, extent or purpose to the principal building or principal use served.
- (3) Contributes to the comfort, convenience or needs of occupants of the principal building or principal use served.
- (4) Is located on the same lot as the principal building or principal use served.
- (5) Shall not be used as an extension of a permitted home occupation.

C. Required accessory uses shall be as follows. When any two or more commercial uses and activities are combined in one building or group of attached buildings, each commercial activity shall be considered a separate use for the purposes of providing off-street parking and loading, except as provided elsewhere herein.

- (1) Off-street parking.
- (2) Off-street loading.

Zoning Information – NMC Zone

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D. Permitted signs shall be as follows:

(1) (Reserved)^[1]

[1] *Editor's Note: Former Subsection D(1), concerning home occupation announcement signs, was repealed 6-24-1997 by Ord. No. 97-44.*

(2) One lighted sign, not to exceed 20 square feet in area, for each access drive to a hospital, church, school, college or similar use, plus additional signs, not to exceed four square feet in area, to provide direction to a specific building or buildings and to off-street parking areas.

(3) (Reserved)^[2]

[2] *Editor's Note: Former Subsection D(3), Illuminated business signs, was repealed 7-3-2001 by Ord. No. 2001-53.*

E. Conditional uses shall be as follows:

[Amended 8-16-1988 by Ord. No. 88-64]

(1) Combined residential and commercial uses in one structure, provided that the minimum floor area for the residential unit meets the requirements of this chapter, and further provided that only one residential unit shall be permitted in a building which has a square footage of up to 5,000 square feet. In regard to any building which has square footage in excess of 5,000 square feet, no residential unit shall be permitted.

(2) (Reserved)^[3]

[3] *Editor's Note: Former Subsection E(2), Home professional offices, was repealed 11-1-1994 by Ord. No. 94-96.*

F. Area, yard and building requirements shall be as follows. An attached group of stores shall be considered one building for application of the following area, yard and building requirements:

(1) The minimum lot area shall be 27,000 square feet. No nonresidential use shall be located on a parcel of less than one acre unless served by a sanitary sewer system.
[Amended 11-24-1992 by Ord. No. 92-77; 6-11-2002 by Ord. No. 2002-37]

(2) The minimum lot width shall be 100 feet.

(3) The minimum lot depth shall be 100 feet.

(4) The minimum front yard setback shall be 35 feet from any proposed right-of-way line shown on the Master Plan. Said setback shall be increased to 60 feet when the property fronts on a state highway.
[Amended 10-6-1990 by Ord. No. 90-58]

(5) The minimum side yard setback shall be 20 feet.

(6) The minimum rear yard setback shall be 20 feet.

(7) The maximum building height shall be 40 feet.

(8) The maximum percent of building and impervious cover shall be 65%.

(9) The minimum percent of green space shall be 35%.

(10) Minimum requirements for permitted uses pursuant to § 211-29A(7) shall be as follows:
[Added 10-21-1997 by Ord. No. 97-85]

(a) Minimum lot area shall be three acres.

(b) Minimum lot width shall be 200 feet.

(c) Minimum lot depth shall be 200 feet.

(d) Minimum front yard setback shall be 50 feet.

Zoning Information – NMC Zone

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- (e) Minimum side yard setback shall be 50 feet.
- (f) Minimum rear yard setback shall be 50 feet.
- (g) Maximum percent of building and impervious cover shall be 65%.

G. Access restrictions. Access to all existing and proposed uses shall be prohibited from local residential streets.

[Added 5-3-1994 by Ord. No. 94-45; amended 11-5-2007 by Ord. No. 2007-98]

H. Planned unit development. Planned unit development may be permitted in the NMC District or Zone under the provisions of § 211-30H, provided that the minimum tract of the planned unit development pursuant to § 211-30H(2) may include lands that lie within both the NMC Zone and the HMC Zone, which may be contiguous or noncontiguous so long as it is developed as a single entity according to a plan.

[Added 12-18-2007 by Ord. No. 2007-120]