

LAND LEASE / BUILD TO SUIT – EXCELLENT PAD SITE!!

73 & 75 ROUTE 46 WEST, FAIRFIELD, NJ - .66 / ACRE

- Engineered for gas station / convenience store plus a small drive thru building – great for coffee, bank, etc.
- 36,000 cars per day.
- Corner lot, 160 ft. frontage on Rt. 46, 240 ft. on Valentino Rd.
- HD US Rt. 46 Special Highway Development Zone – Zoning Ordinance and Map attached.
- Permits retail, restaurants, offices, service businesses, schools, indoor recreation, warehouse and wholesale supply, etc.
- Major retail chains on Rt. 46 in this area include: Home Depot, Burlington Coat Factory, Wendy's, McDonald's, Chic Fil A, Wawa, Hampton Inns, Planet Fitness, etc.
- Can build up to 6,500 sq. ft. All utilities already on site.
- Tremendous daytime population – Fairfield is a major industrial hub with thousands of employees.

FOR DETAILS AND SITE MEETING, PLEASE CONTACT

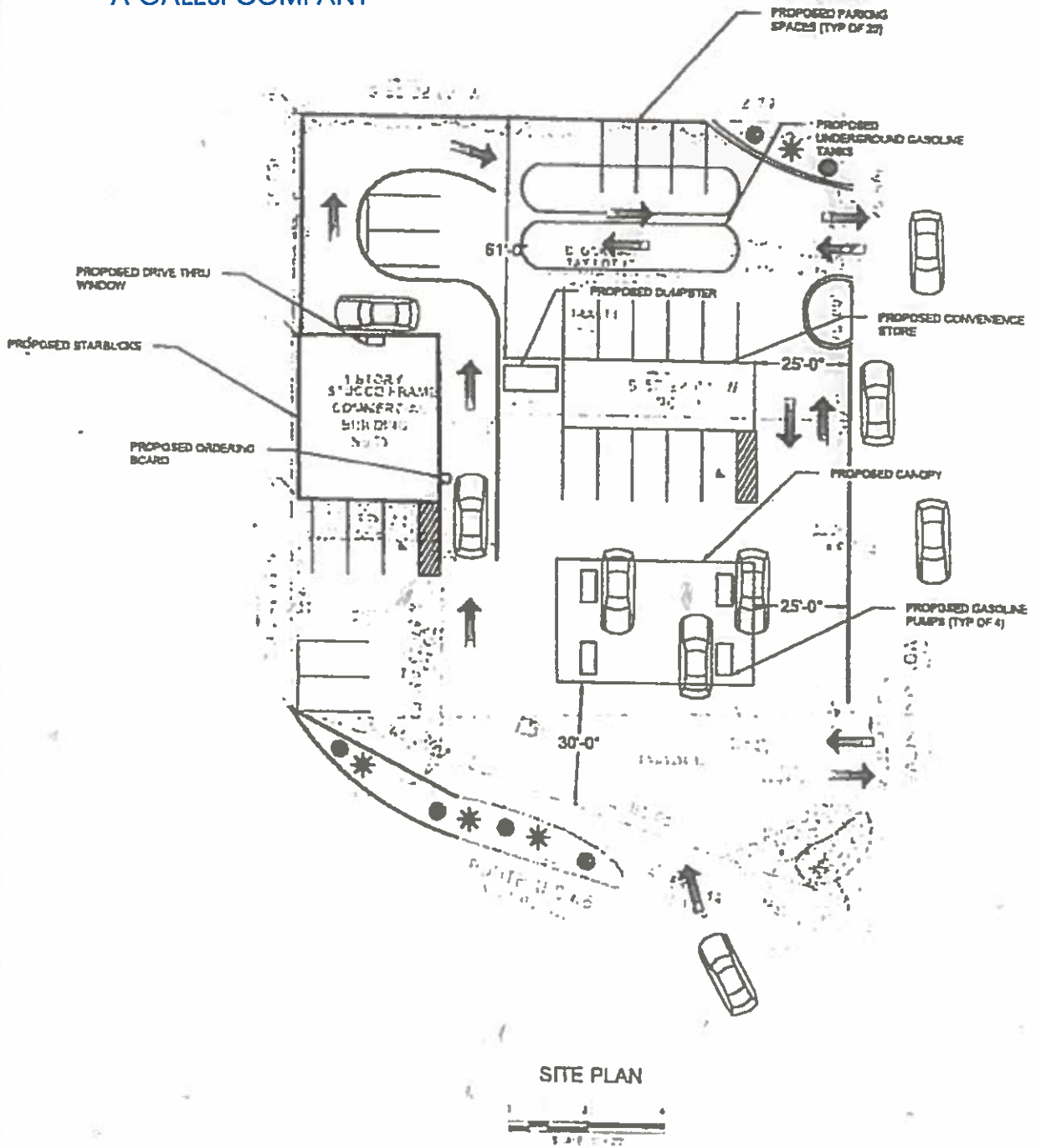
EXCLUSIVE BROKER: GALESI REALTY CORP

MIKE TOMASULO, EXEC VP / BROKER OF RECORD NJ & NY

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OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DESIGNING ALL UTILITIES AND CROSS SECTIONAL VIEWS OF EQUIPMENT SHALL BE PROVIDED BY THE MANUFACTURERS FOR DURING CONSTRUCTION PHASE SERVICES

CONSTRUCTION AND INSTALLATION AT THIS SITE SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL GOVERNMENT REGULATIONS INCLUDING BUT NOT LIMITED TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP), THE AMERICAN PETROLEUM INSTITUTE (API) AND THE NATIONAL BUILDING CODE (NBC)

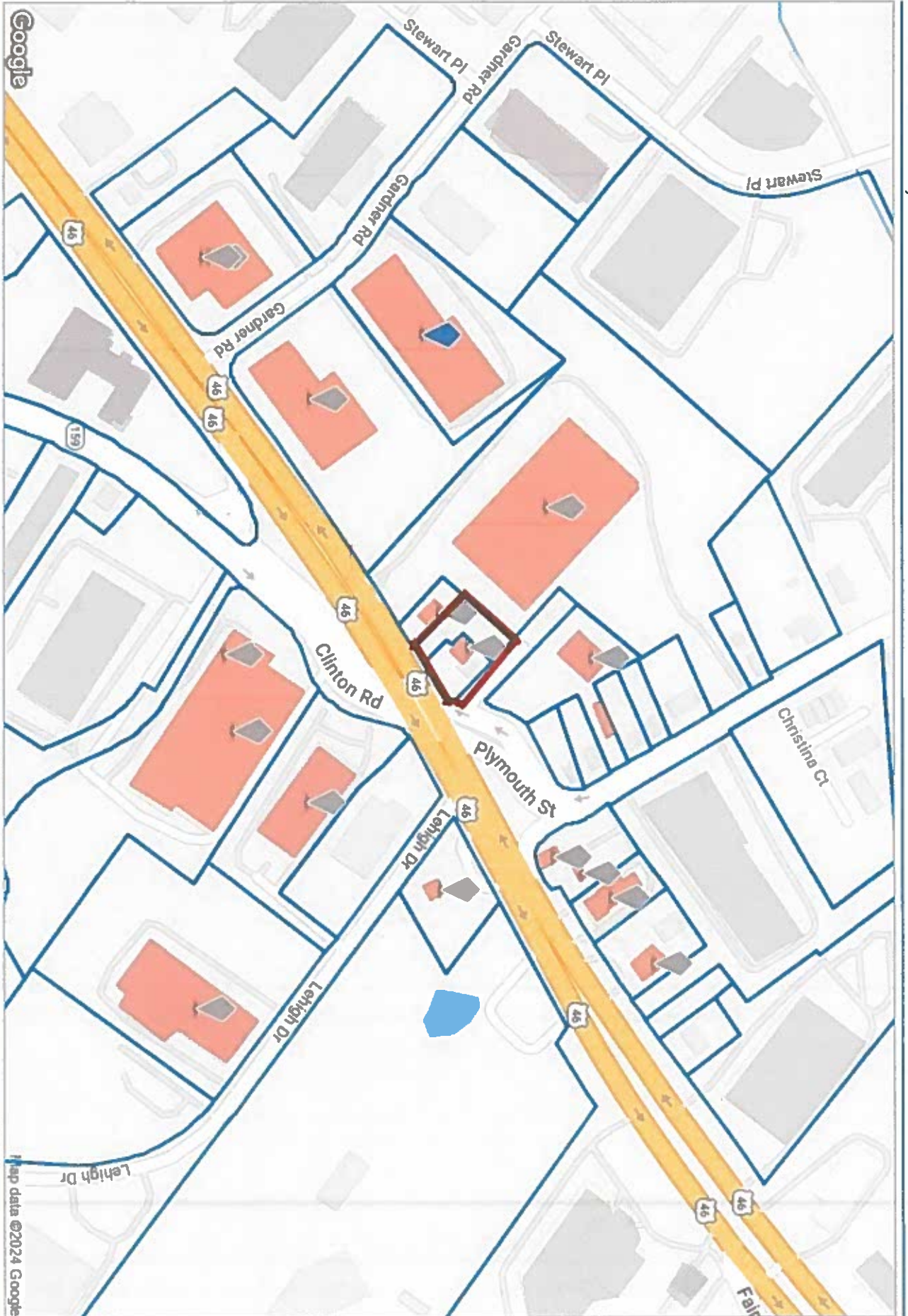
OWNER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE PROJECT NEITHER ON THESE PLANS, NOR FOR ANY CONTRACTS/SCOPE REVISIONS WHICH RESULT THEREFROM. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION

BASED ON SURVEYS DATED 11/20/2022 BY WILSON SURVEYING PLLC. AERIAL, MAGNETIC, GOOGLE EARTH, RECORD PLANS AND SITE VISITS

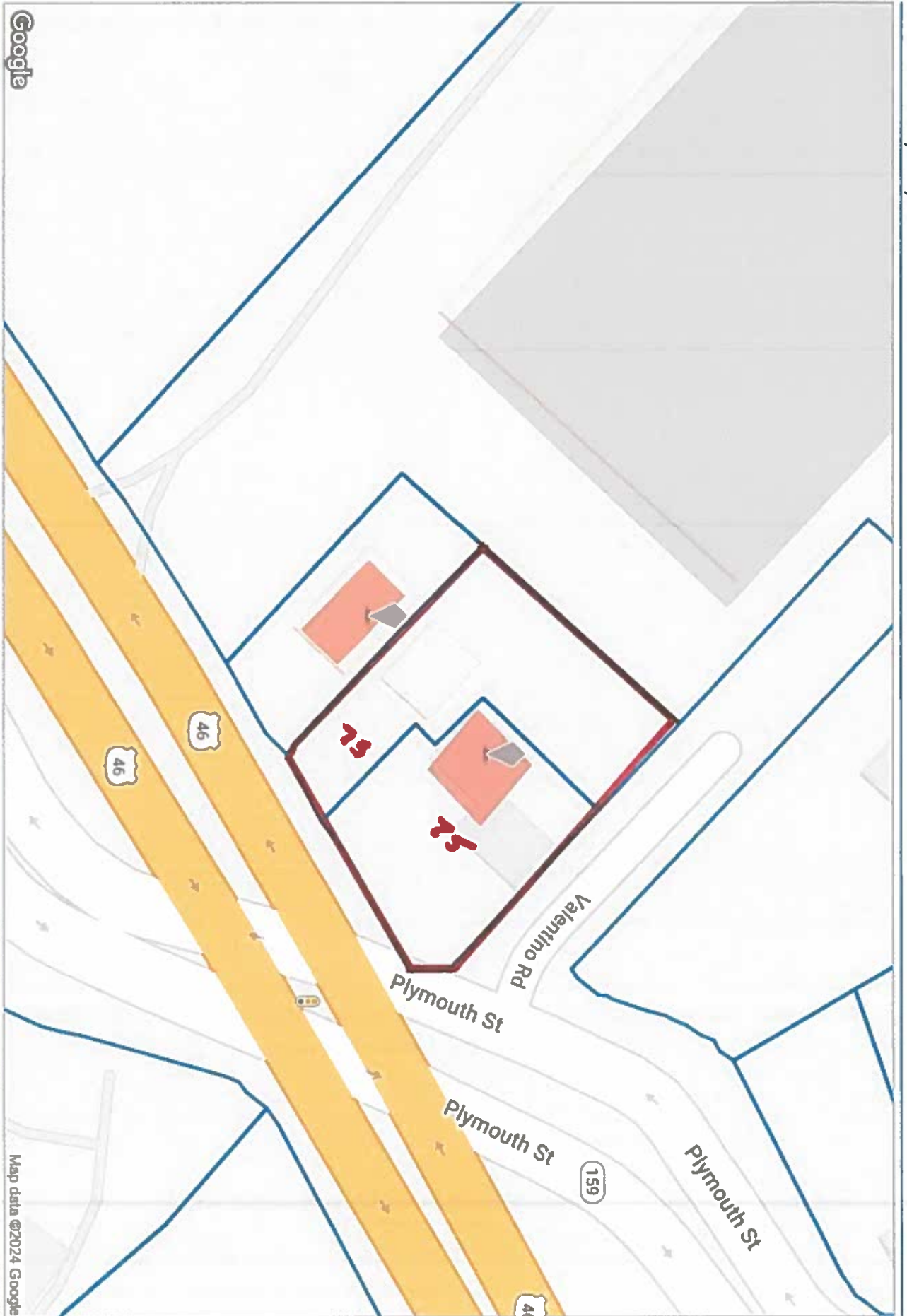
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LICENSED REAL ESTATE BROKER

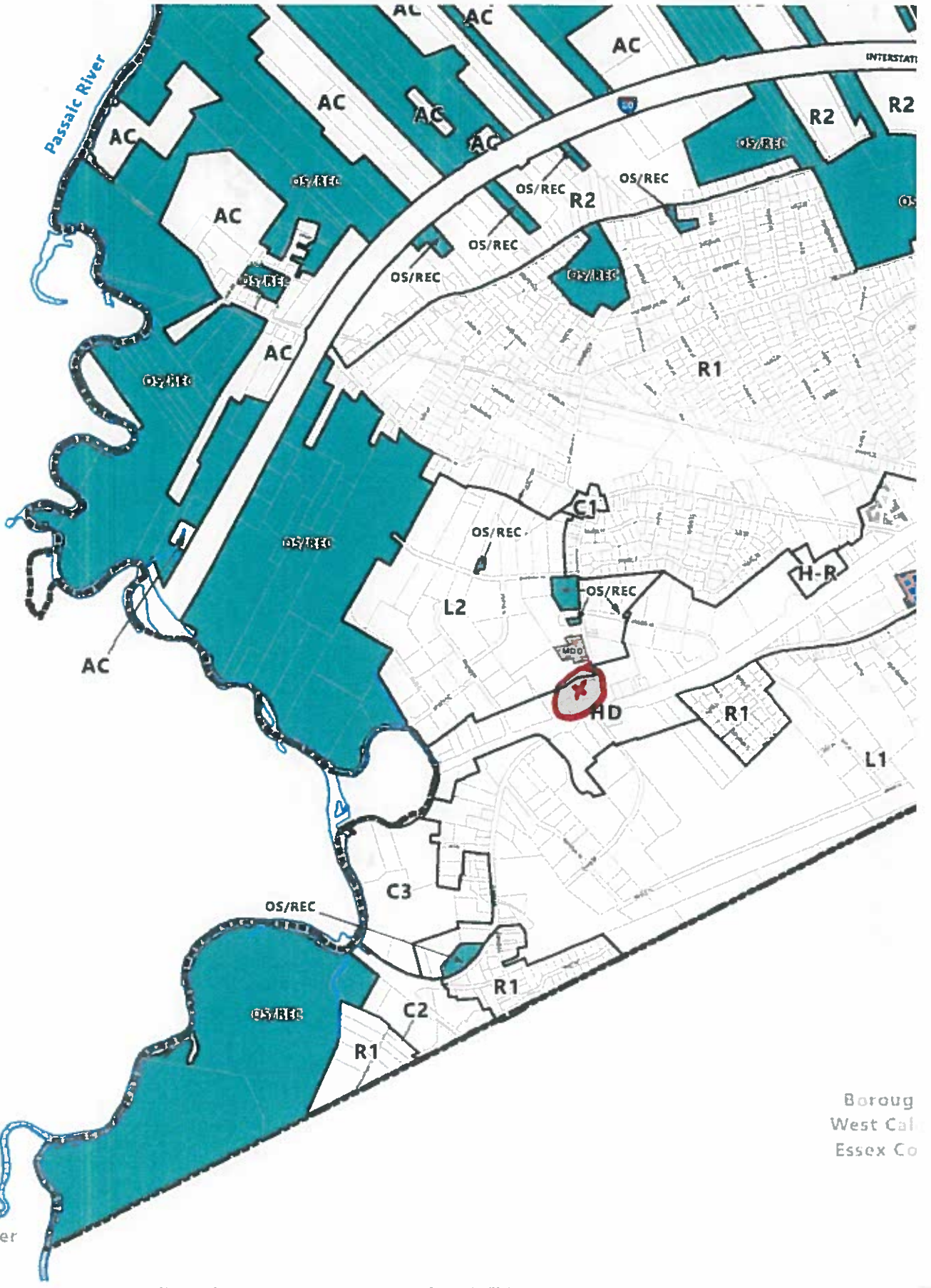
73 & 75 Rt. 46,



73 & 75 Rt; 46, Fairfield



Township of
Montville
Morris County



Borough
West Caldwell
Essex County

Township of East Manover
Morris County

- e. Residential site improvement standards. To the extent any waiver, exemption, or exception is required from the Residential Site Improvement Standards due to an inconsistency with this zoning or otherwise, the Township Planning Board may liberally grant such waiver, exemption, or exception so as to refrain from imposing cost-generative requirements upon the application and/or development.
- f. Retaining walls.
 - 1. No single retaining wall or retaining wall tier shall exceed a height of 15 feet. There shall be a minimum of four feet between retaining wall tiers. The use of retaining wall tiers to accommodate severe grade changes shall be permitted.
 - 2. Ornamental walls utilizing loose laid stone may be provided throughout the site as appropriate, up to a height of four feet.
- g. Shade trees. Shade trees shall be planted at a distance of not more than 60 feet from each other along all internal roads.
- h. Stormwater management. Applications for development in the IRO Inclusionary Residential Overlay Zone shall comply with N.J.A.C. 7:8.
- i. Lighting.
 - 1. On-site lighting shall protect and enhance the character and quality of the surrounding neighborhood.
 - 2. LED (light-emitting diode) light of the soft white category shall be incorporated into site, service and parking lot lighting.
 - 3. All exterior lights shall be designed so as to reduce glare, lower energy usage and direct lights only to where they are needed.
- j. Signage.
 - 1. Ground signs. Ground signs shall be permitted at each entrance to the single-family tract and the affordable apartments tract from any internal road or public street, with the exception of the emergency access via Inwood Terrace.
 - (a) The face of each such ground sign shall not exceed 60 square feet in area, exclusive of any monument or structure to which the sign is affixed. The maximum height of a ground sign from the ground, including base support, shall be six feet. The sign may be internally or external illuminated, provided the sign shall not incorporate scrolling, animation, or flashing elements. The sign materials and design should complement the architecture of the building(s).
 - (b) Each such ground sign shall be set back a minimum distance from any internal road or public street so as to preserve sight triangles.
 - 2. Wall signs. Wall signs for purposes of address and unit number identification shall be permitted. No other wall signs shall be permitted.
 - 3. Directional signs not to exceed four square feet shall be permitted where it is determined that such signage promotes the safe circulation of vehicles onsite.
 - 4. Temporary banners, pennants, and bunting. Banners, streamers, pennants and/or bunting used for sales or marketing purposes shall be permitted, provided they do not exceed four feet in height.
 - 5. The area of a sign face shall be computed by drawing a square or rectangle that encompasses the extreme limits of the verbiage, logo or emblem.
- k. Building height exceptions.

[Added 7-24-2023 by Ord. No. 2023-14]

 - 1. In those instances where the calculation of average building height results in a single dwelling unit exceeding the required maximum building height for the zone due to natural topographic conditions, that portion of the building that exceeds the maximum building height may be permitted, provided the building height does not exceed the permitted height in the zone by more than seven feet
 - 2. Where a lot slopes down from the primary street a minimum of 10 feet vertically, one additional story is allowed beyond the maximum number of stories. The additional story shall be limited to the rear building elevation only.

§ 45-35 H-D U.S. ROUTE 46 SPECIAL HIGHWAY DEVELOPMENT ZONE.

§ 45-35.1 Permitted Uses.

[1969 Code § 75-62; Ord. No. 591; Ord. No. 738; Ord. No. 779; Ord. No. 946; Ord. No. 953; New; Ord. No. 95-20 § 2; Ord. No. 97-10 §§ 2, 3; Ord. No. 2007-19 § 1; Ord. No. 2013-19 § 1]

No building, structure, premises or land in the H-D U.S. Route 46 Special Highway Development Zone shall be used, arranged, or designed for any use except the following:

- a. Retail sales, including by way of example, stores selling apparel and clothing; stores, such as supermarkets, selling groceries, baked goods, meats and other such food items; electronic goods and equipment; household appliances, goods and supplies including furniture and carpet stores; hardware; liquor stores; music stores including instruments; pharmacies; shoe stores; and similar.
- b. Personal services, including by way of example, barber shops and beauty shops; dressmaking and tailoring; dry cleaning and laundry establishments; and similar.
- c. Business services.
- d. Offices.
- e. Banks and financial services.
- f. Restaurants, all categories.**
- g. Business and vocational schools.
- h. Studios for music, dance, sports or art instruction.
- i. Indoor recreation, including health and fitness centers and athletic training centers.
- j. Animal hospitals and veterinary clinics.
- k. Garden center/nurseries.
- l. Warehousing and wholesale supply establishments.

§ 45-35.2 Accessory Uses.

[1969 Code § 75-63; Ord. No. 591; Ord. No. 710; Ord. No. 738; Ord. No. 739; Ord. No. 779; New]

Accessory uses in the H-D U.S. Route 46 Special Highway Development Zone are as follows:

- a. Uses and structures customary and incidental to the principal use and structure.
- b. Helistops and heliports are not permitted as a principal or accessory use in the H-D U.S. Route 46 Special Highway Development Zone.
- c. Cafeterias for employees.
- d. Satellite transmitting and receiving antennas as regulated by Subsection 45-12.4g.
- e. Signs.

§ 45-35.3 Conditional Uses.

[1969 Code § 75-64; Ord. No. 591; Ord. No. 738; Ord. No. 982 § 1; New]

The following conditional uses may be permitted subject to review and approval by the Township Planning Board, provided that the conditions specified herein are complied with:

- a. Arcades.
 - 1. Arcades, as defined herein, shall be permitted as a conditional use, subject to full compliance with the following conditional use criteria:
 - Minimum Space Requirements
 - (a) Each machine: 77 square feet.
 - (b) Administrative area: not less than 10% of total area.
 - (c) Separate restroom facilities.
 - 2. No arcade shall be located closer than 500 feet to any residential zone district. Such requirement is based upon the following planning rationale.
 - (a) Arcades provide an entertainment function that is unique and generate a high concentration of adolescents. This use has the tendency to generate noise, outdoor loitering and littering.
 - (b) Restriction of arcades from close proximity to established residential districts is necessary to preserve the integrity and character of these neighborhoods, by discouraging continuous pedestrian movement of adolescents from residential neighborhoods to commercial uses; while providing an appropriate location for this entertainment service.
 - (c) It is the objective of this subsection to provide appropriate standards so that both the residential use and the arcade use remain mutually exclusive and do not cause any hardship for either use.
 - 3. A minimum of one parking space shall be provided for every 2.5 machines, plus a minimum of two parking spaces for employees per establishment.

- b. Public utilities and institutional uses as listed in Subsection 45-16.2, Specific Conditional Uses.

§ 45-35.4 Area, Yard and Building Requirements.

[1969 Code § 75-65; Ord. No. 591; Ord. No. 738; Ord. No. 848; Ord. No. 987 § 4; Ord. No. 97-08 § 2; Ord. No. 2013-19 § 3]

Area, yard and building requirements are as specified in the Schedule of Area, Yard and Building Regulations (see Article V), except for the following:

- a. In order to provide for a variety of scale in industrial uses and establishments, a planned complex of such uses may be established in the H-D U.S. Route 46 Special Highway Development Zone as follows: The minimum area of individual lots within the planned industrial park shall be at least 40,000 square feet, and the average size of all lots shall be at least 1.5 acres at the time of subdivision approval.
- b. Office buildings shall be permitted to be constructed to a height of 40 feet, plus an additional 10 feet for mechanical and elevator rooftop structures. However, the floor area ratio of 0.35 shall be permitted only if the proposed project is designed to accommodate all required off-street parking spaces.
- c. Supermarkets shall be required to have a minimum lot area of 120,000 square feet. See the Schedule of Area, Yard and Building Regulations for all other yard and building requirements.

§ 45-35.5 Other Requirements.

[1969 Code § 75-66; Ord. No. 591; Ord. No. 609; Ord. No. 712; Ord. No. 738, Ord. No. 2000-19 § 1; Ord. No. 2013-19 §§ 4,5]

- a. Site Plan Requirements. As specified in Article IX.
- b. Sign Regulations. As specified in Article X.
- c. Off-Street Parking and Loading Requirements:
 - 1. As specified in Article VI.
 - 2. No off-street parking or loading area shall be located within 50 feet of a residential zone boundary line.
 - 3. No parking or loading for warehousing and wholesale supply establishments shall be permitted in the front yard of the building.
 - 4. Parking areas for all permitted and conditional uses, other than warehousing and wholesale supply establishments, may be located in any yard areas, except that no off-street parking area or drive aisles shall be permitted to be located within 30 feet of any street line, nor within 10 feet of other lot lines, and further provided that a minimum fifty-foot setback shall be required where a lot abuts a residential zone.
- d. Performance Standards Requirements. As specified in § 45-65.
- e. Irrespective of the requirements set forth in Subsection 45-35.5c4 above, shared access points linking parking areas on adjoining lots in the H-D Zone shall be permitted. Cross easements shall be provided to formalize this arrangement.
- f. Green Design. New construction and redevelopment in the zone should incorporate environmental sustainability. This can be achieved through economic benefits generated by green design and promoting green building technology. Development in the U.S. Route 46 corridor is encouraged to incorporate the following, as determined appropriate:
 - 1. Green Roof. A thin layer of planting installed on top of a waterproofing layer on the building roof. The green roof reduces stormwater runoff, mitigates the heat island effect, reduces sound reflection and enhances aesthetics.
 - 2. Energy Conserving Tree Planting and Landscaping. A landscape plan can be provided that reduces the heat island effect, and is encouraged where feasible.
 - 3. Pavement Materials. Paving materials that lower surface temperatures should be considered for parking lots. Pavements with a high solar reflectance and porous or permeable pavements that benefit from the cooling effect of evaporation are solutions to consider.
- g. Landscape Requirements. The following design standards are recommended as supplemental landscape plan implementation regulations:
 - 1. Function and Materials.
 - (a) Landscape buffer features to visually enhance the character of a site shall be incorporated into a site plan.
 - (b) Irrigation shall be provided for all plantings in a manner appropriate for the specific plant species.
 - (c) A growth guarantee of two growing seasons shall be provided and all dead or dying plants shall be replaced by the applicant, as required, to maintain the integrity of the site plan. Buffer areas shall be maintained and kept free of weeds, debris and rubbish.
 - 2. Frontage Landscaping.

- (a) Frontage landscape areas shall be provided for all uses. It shall be shown on the landscape plan and consist of a mixture of deciduous and evergreen trees, shrubs, grasses and perennials, and incorporated with berms, boulders, mounds or combinations thereof so as to enhance the appearance of the site. The design of landscaped berms shall be of sufficient height to screen parked cars from motorists on adjacent rights-of-way. In addition to required street trees, frontage buffers shall require a minimum of 10 shrubs for every 30 feet of frontage. If a landscaped berm is provided, the berm shall be at least 2.5 feet higher than the finished elevation of the parking lot, and then the planting requirements may be reduced to five shrubs for every 35 feet of frontage. Frontage buffer plantings may be waived where existing natural growth is found to be sufficient for this purpose.
 - (b) Frontage landscaping may not interfere with traffic sight distances, and shall not block a driver's view of retail stores or signs on a commercial site where such view, as determined by the Planning Board, is either necessary to the legitimate economic functions of the site or where traffic safety factors are involved.
3. Transition Buffers.
- (a) Transition buffers shall be required when any proposed nonresidential use abuts or is across a street from a residential zone.
 - (b) Design of transition buffers. Arrangement of plantings in buffers shall provide maximum protection to those residential lots as noted above. Possible arrangements include planting in parallel, serpentine or broken rows. If planted berms are used, the minimum top width shall be four feet, and the maximum side slope shall be 2:1.
 - (c) Transition buffer planting specifications. Plant materials shall be sufficiently large and planted in such a fashion that a screen at least six feet in height shall be produced. All plantings shall be installed according to accepted horticultural standards. Such strips shall be planted with evergreens and deciduous trees as follows, subject to the approval or modification of the approving authority:
 - (1) The transition buffer shall be planted with masses and groupings of shade trees, ornamental trees, evergreen trees and shrubs. No less than 75% of the plants shall be evergreen trees with a minimum installed height of six feet. A fence or wall may be required within the transition buffer at the discretion of the approving authority. Fences shall not exceed a six-foot height in the side or rear yard nor four-foot height in the front yard.
 - (2) Unless otherwise approved, evergreens shall be spaced five feet from the outside lot line and eight feet apart in a row. A minimum of two parallel rows of staggered plants shall be required between any residential and nonresidential zone. More than one type of evergreen species shall be used. Where a fence is required, all plantings shall be placed on outside perimeter of the fence but not closer than five feet from the outside lot line.
 - (3) At a minimum, one deciduous tree should be planted every 40 feet, in the center of the transition strip, or as approved. All deciduous trees shall be of a 2 1/2 to three inch caliper, measured six inches from grade.
 - (4) Existing vegetation in the transition buffer shall be preserved, as determined appropriate. It shall be supplemented with shade tolerant naturalistic massed plantings where necessary to complete screening of adjoining land uses.
 - (5) Transition buffer plantings may be waived by the Board where existing natural growth is found to be sufficient to provide a year-round screen of adjacent land uses.
4. General Landscape Design and Planting Requirements.
- (a) Slope plantings. Landscaping areas of cuts and fills and/or terraces shall be sufficient to prevent erosion, and all roadway slopes steeper than one-foot vertically to three feet horizontally shall be planted with ground covers appropriate for the purpose and soil conditions, water availability and environment.
 - (b) Sight triangles. Landscaping within sight triangles shall not exceed a mature height of 30 inches. Shade trees shall be pruned up to an eight foot branching height above grade.
 - (c) Topsoil preservation. No topsoil shall be removed from the site or used as fill. Topsoil moved during the course of construction shall be redistributed on all regraded surfaces so as to provide at least four inches of even cover to all disturbed areas of the development and shall be stabilized by seeding or planting. Additional topsoil shall be provided as directed by the Township Engineer. Surplus topsoil shall be removed only as directed by the Township Engineer. A soil erosion and sediment control plan shall be approved as part of the preliminary plat, pursuant to the Township Ordinance.
 - (d) Removal of debris. All stumps and other tree parts, litter, brush, weeds, excess or scrap building materials, or other debris shall be removed from the site and disposed of pursuant to law.
 - (e) Protection of existing plantings. Maximum effort should be made to save fine specimens (because of size or relative rarity). No building material, construction equipment or temporary soil deposits shall be placed within eight feet of shrubs or the drip line of trees designated to be retained. Protective barriers or tree wells shall be shown on plans, and installed around each plant and/or group of plants that are to remain. Barriers shall be a minimum of four feet high and constructed of a durable material that will last until construction is completed. Snow fences and silt fences are examples of acceptable barriers. Chain link fence may be required for tree protection if warranted by site conditions. The grade of the land located along the

drip line shall not be raised or lowered more than six inches unless compensated by welling retaining walls, and in no event shall the welling or retaining walls be less than six feet from the trunk of a tree. Any clearing within the drip line or within six feet of the trunk of a remaining tree must be done by hand.

5. Street Trees.

- (a) Street trees shall be required for all development, including expansion of existing uses.
- (b) Street trees shall be installed within the right-of-way between the sidewalk and curb on both sides of all streets or as directed by the respective board or municipal agency. Where sidewalks are not required, street trees shall be located within the property line along a line five feet from and parallel to the street right-of-way line. The spacing of street trees shall be no farther than 40 feet on center. When trees are planted at predetermined intervals along streets, spacing shall depend on tree size, as follows:

Tree Size	Planting Interval (In feet)
Large trees	40
Medium-sized trees	30
Small trees	20

- (c) The trees shall be planted so as not to interfere with utilities, roadways, sidewalks, sight easement or streetlights. Tree location, landscaping design and spacing plan shall be approved by the Board as part of the site plan or subdivision process.
- (d) Street tree type. Tree type may vary depending on the overall effect desired. Depending upon the length of the street, more than one variety of street trees should be provided to create biodiversity and reduce the problems associated with a monoculture planting. Trees shall be planted in groups of similar varieties. Trees of similar form, height and character along a roadway shall be used to promote uniformity.

h. Buildings.

- 1. Large horizontal buildings, i.e. buildings with a linear dimension of more than 250 feet, should be broken into segments having vertical orientation. A visual and/or physical break should be provided minimally every 100 linear feet. Offsets consisting of a break in the linear plan of the building of a minimum 2 1/2 feet shall be required. Related architectural elements which preclude a continuous uninterrupted facade building length may also be utilized to achieve a break in the linear dimension of the building walls in place of an offset if determined by the approving authority to achieve the same purpose. All building foundations shall be appropriately landscaped.
- 2. Buildings with expansive blank walls are prohibited. Appropriate facade treatments should be imposed to ensure that such buildings are integrated with the rest of the development.
- 3. New buildings are encouraged to incorporate such building elements as entrance features, corners, graphic panels, display windows, etc. as a means to provide a visually attractive environment.
- 4. Cornices, awnings, canopies, flag poles, signage and other ornamental features should be encouraged to enhance the visual environment.
- 5. Exterior mounted mechanical and electrical equipment exposed to the public view shall be architecturally screened. Such equipment shall be painted to complement the building's color composition.

§ 45-36 O-P OFFICE PROFESSIONAL DISTRICT.

§ 45-36.1 Permitted Uses.

[1969 Code § 75-66.1; Ord. No. 848; New]

No structure, building or premises shall be used and no building shall be erected or altered, except for the following uses:

- a. Offices: general, business, professional, banks, financial and government.
- b. Business schools.
- c. Business services.
- d. Churches and Houses of Worship.
- e. Public buildings and parks.

§ 45-36.2 Accessory Uses.

[1969 Code § 75-66.2; Ord. No. 848; New]

Accessory uses are as follows:

- a. Cafeterias for employees.
- b. Indoor health club facilities for the exclusive use of employees.

75 Us Highway 46



Auto Repair - Suburban Essex/Rt
280 Submarket
Fairfield, NJ 07004

3,900 SF GLA **0.66** AC Lot **2008** Built **Multi** Tenancy

Currency: USD (\$)

Summary **Population** Housing Daytime Employment Cor Radius 2 mile, 5 mile, 10 mile

Population			
	2 mile	5 mile	10 mile
2010 Population	12,749	150,993	1,146,595
2023 Population	14,520	161,686	1,226,035
2028 Population Projection	15,387	168,979	1,277,513
Annual Growth 2010-2023	1.1%	0.5%	0.5%
Annual Growth 2023-2028	1.2%	0.9%	0.8%
Median Age	43.1	44.2	39.9
Bachelor's Degree or Higher	49%	54%	39%
U.S. Armed Forces	0	0	460

Population By Race			
	2 mile	5 mile	10 mile
White	11,779	129,517	816,269
Black	301	4,499	252,017
American Indian/Alaskan Native	59	354	11,922
Asian	2,160	24,390	113,151
Hawaiian & Pacific Islander	6	58	1,965
Two or More Races	215	2,868	30,712
Hispanic Origin	1,104	14,893	342,717

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$496,666	\$512,471	\$444,001

	2 mile	5 mile	10 mile
Median Year Built	1968	1964	1957

Households			
	2 mile	5 mile	10 mile
2010 Households	4,566	56,172	408,345
2023 Households	5,228	60,233	438,206
2028 Household Projection	5,556	63,061	457,733
Annual Growth 2010-2023	0.9%	0.5%	0.6%
Annual Growth 2023-2028	1.3%	0.9%	0.9%
Owner Occupied Households	4,068	48,016	261,493
Renter Occupied Households	1,488	15,045	196,241
Avg Household Size	2.7	2.6	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$224.4M	\$2.6B	\$15.7B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$144,599	\$151,800	\$122,166
Median Household Income	\$116,680	\$124,986	\$92,195
< \$25,000	367	4,401	59,651
\$25,000 - 50,000	506	5,873	63,156
\$50,000 - 75,000	522	6,931	62,334
\$75,000 - 100,000	820	6,296	49,376
\$100,000 - 125,000	598	6,619	45,405
\$125,000 - 150,000	423	6,088	32,259
\$150,000 - 200,000	854	8,572	47,536
\$200,000+	1,138	15,453	78,488