

Property Information

109 Route 94, Vernon, NJ (McAfee)

Price Reduction: 1.5M

14.8-acre development site on Route 94, Vernon NJ. The property is located in the MVMU Redevelopment Zone and is serviced with public sewer. This is a high visibility main thoroughfare property located across from Mountain Creek South and has many different types of development options available.

The current approvals in place are for a 132-unit condominium complex.

Vernon is a fast-growing area adjoining Warwick, NY in the lower Hudson Valley and is within 1 hour of NYC.

The attached property profile includes:

- Property Information Detail
- Traffic Count
- Detail Demographics
- MVMU Zone Detail
- Conceptual for Storage Facility Development
- Current Resolution Detail for Existing 132-Condo Unit

Contact Broker, Kevin J Colman @ 973-903-6842 for more details.
kevincolman323i@gmail.com

rev. 9/2024

Property Detail Report

For property located at

109 Rt 94, Vernon Township, NJ

Services
State Information

APN: 22-00521-0000-00010-0000

Generation date: 09/21/2024

Owner(s) Information

Owners(s) name	Glenwood Management, Lp	Owner For	35 years
Mailing Address	PO Box 950	Absentee	Yes
City, State Zip	Vernon, NJ 07462	Corporate Owned	Yes

Location Information

County	Sussex	Lot Acres	14.8954	Class 4 Code
Municipality	Vernon Township	Lot Sq Ft	648,843.62	Building Class
Block / Lot / Qual	521 / 10 / --	Land Use	Vacant land	Building Desc
Additional Lots	--	Land Desc	14.90 AC	Building Sq.Ft.
Census Code	340373716001003	Zoning	MVMU	Year Constructed

Tax Information

Assessed Year	2024	Land Value	\$502,100	Tax Exemption	---
Tax Year	2023	Improved Value	---	Deductions (Amount)	0
Calculated Tax	\$13,019.45	Total Assessed Value	\$502,100	Tax Rate (2023)	2.593
Special Tax Codes	--			Tax Ratio (2023)	99.74

Last Market Sale

Sale / Rec Date	03/28/1989 - 03/28/1989	Buyer Name	Glenwood Management, Lp	Seller Name
Sale Price	\$410,000	Buyer Street		Seller Street
Price / Sq.Ft.	--	Buyer City, State		Seller City, State
Book / Page	01644 / 00347			
Assessor Code				

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	34037C0195E	09/29/2011	8.51 (57.12%)	No
A	--	34037C0195E	09/29/2011	6.39 (42.88%)	Yes



GARAGE LEVEL PLAN BUILDING "B"

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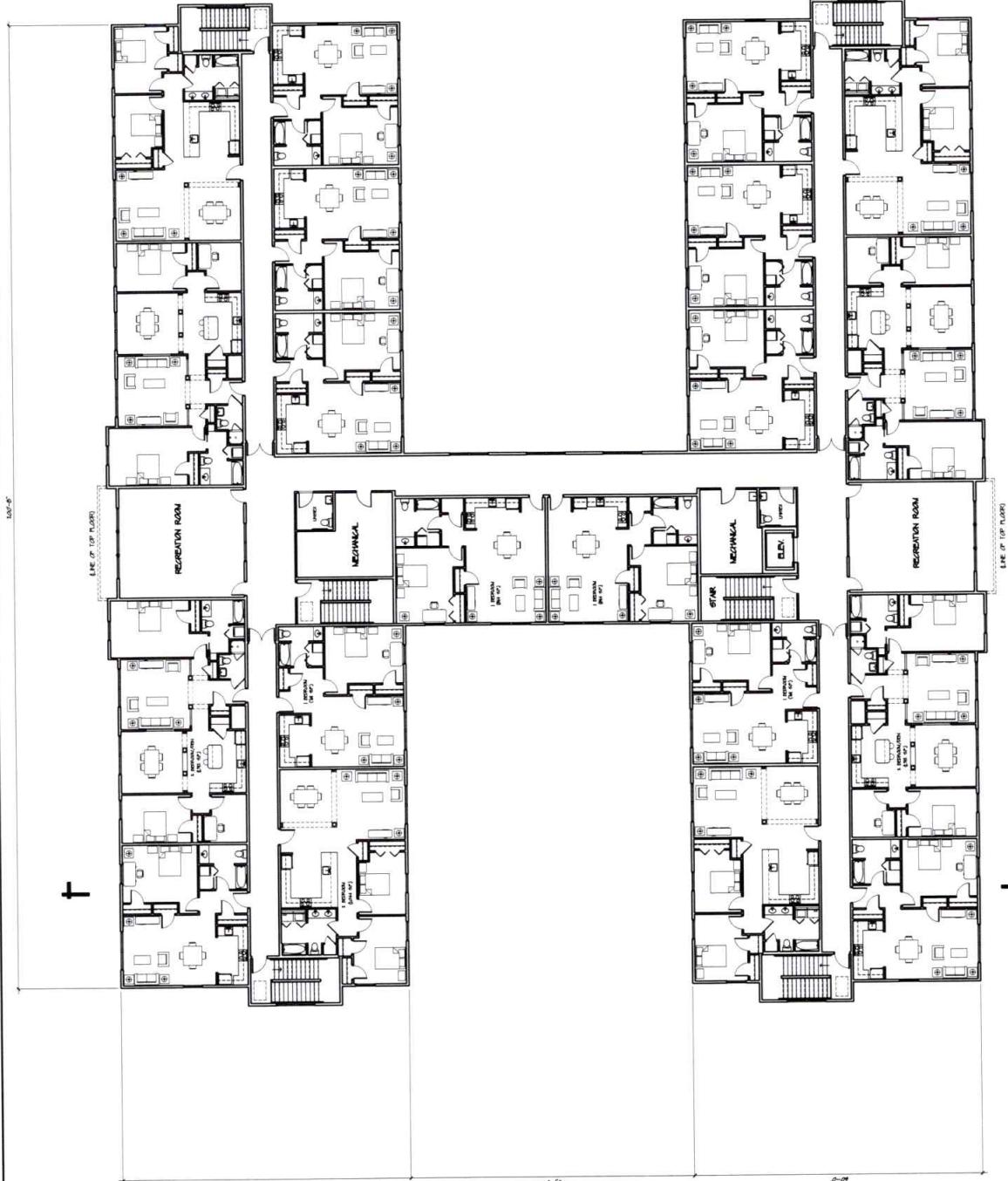
17505

REVISIONS
△ 4-20-06
REVISE ENTRANCES /
HOUSING UNITS TO
PROVIDE SAFETY BUT
BETWEEN ENTRY DOOR
AND PARKING LOT

**FLOOR PLAN
BUILDING "A"**

PRE-B

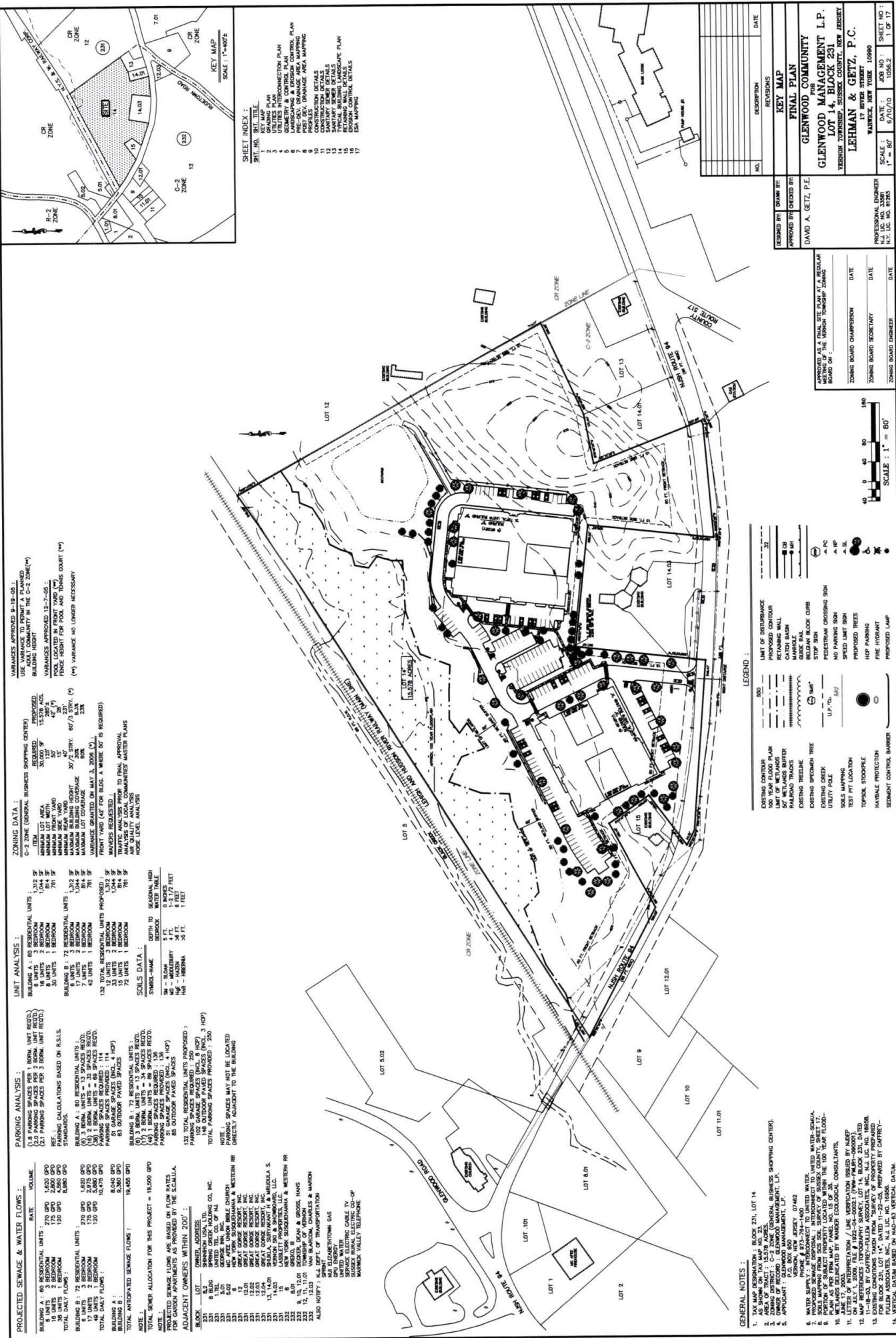
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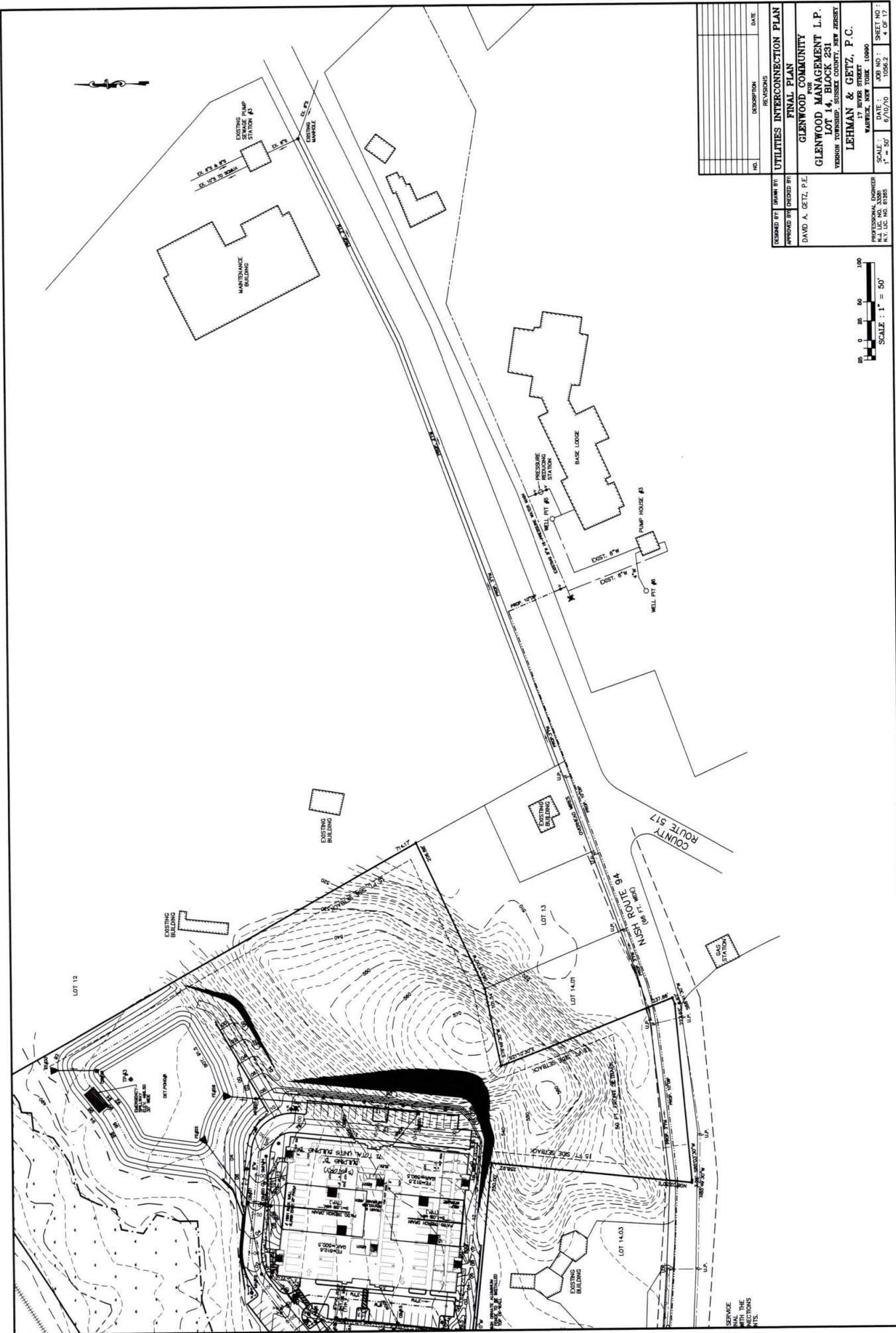
2ND AND 3RD FLOOR PLAN - BUILDING "A" PRINTED 10/10/2013 10:45 AM

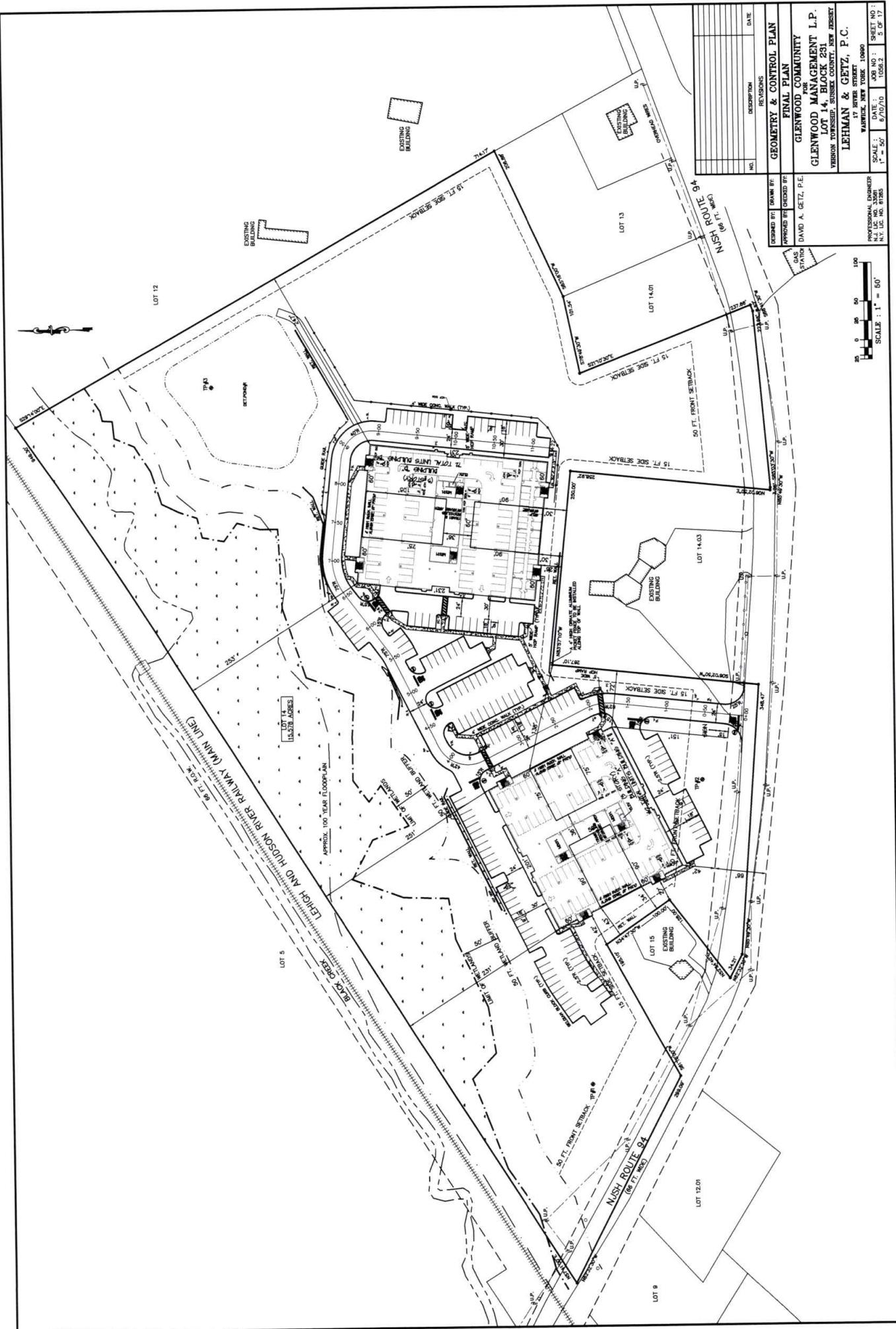
0 LIVING UNITS	4 UNITS	1 RESIDENT + TEN	100 SF
4 LIVING UNITS	4 UNITS	1 RESIDENT	1044 SF
8 LIVING UNITS	4 UNITS	1 RESIDENT	840 SF

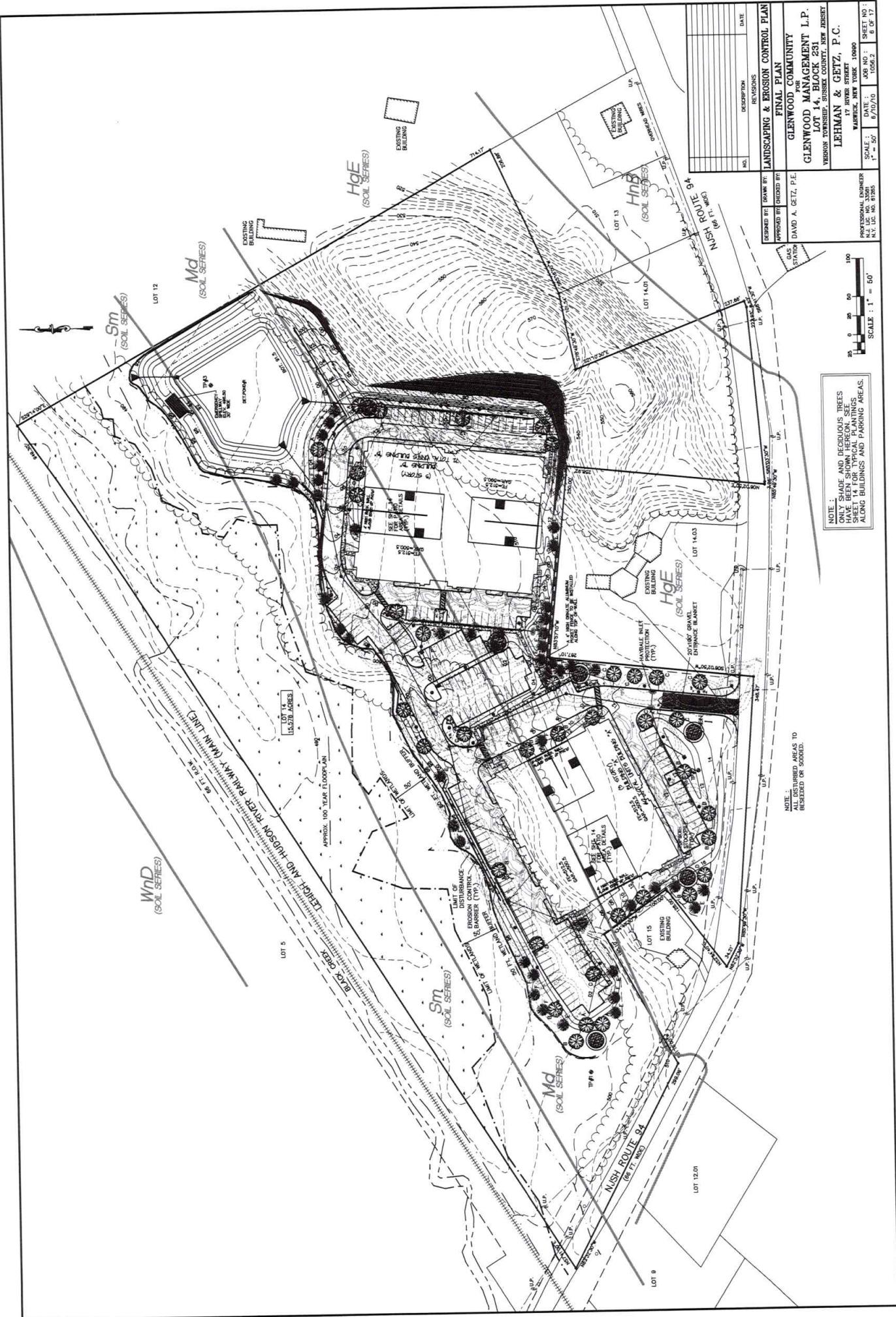
1ST FLOOR PLAN - BUILDING "B"

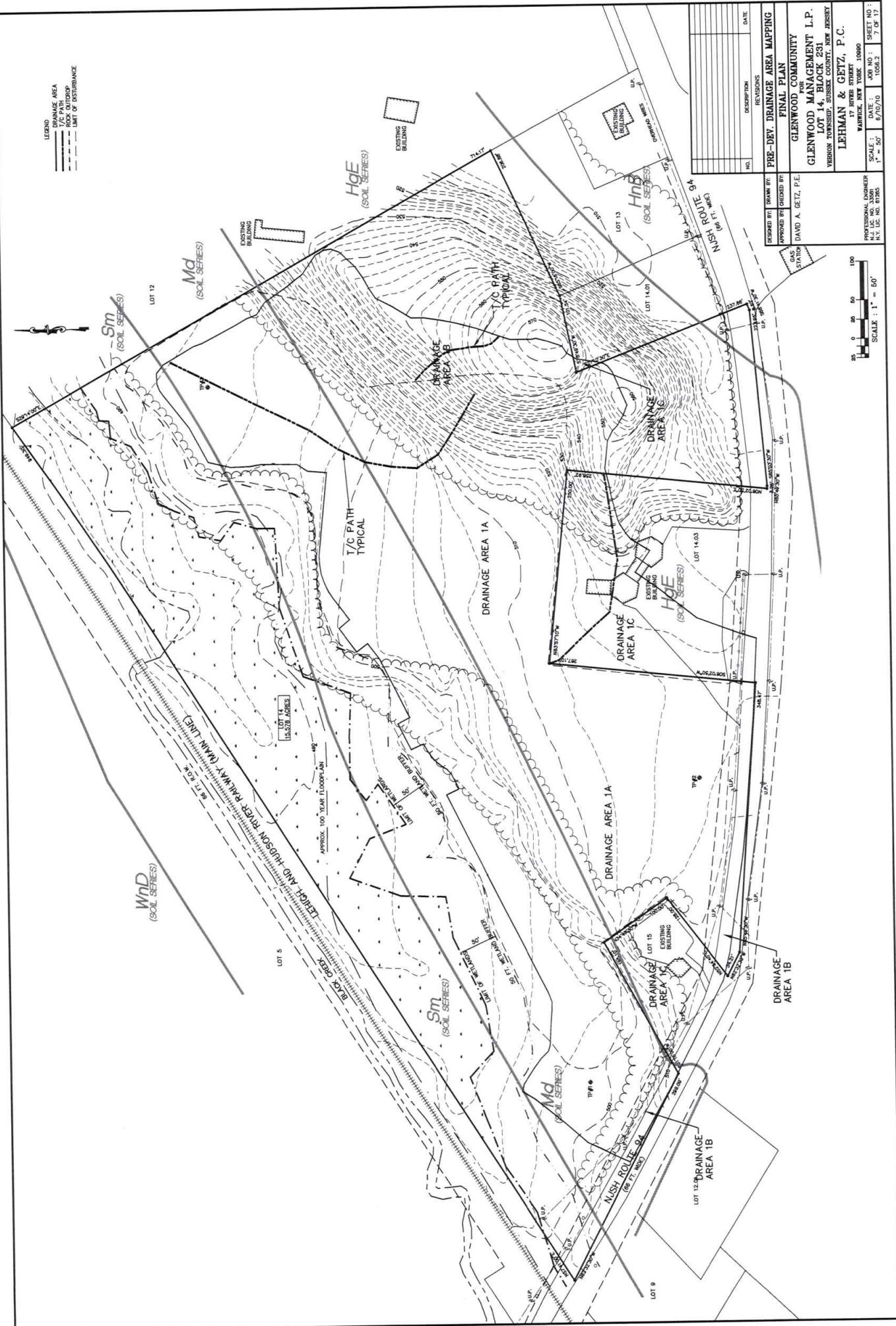




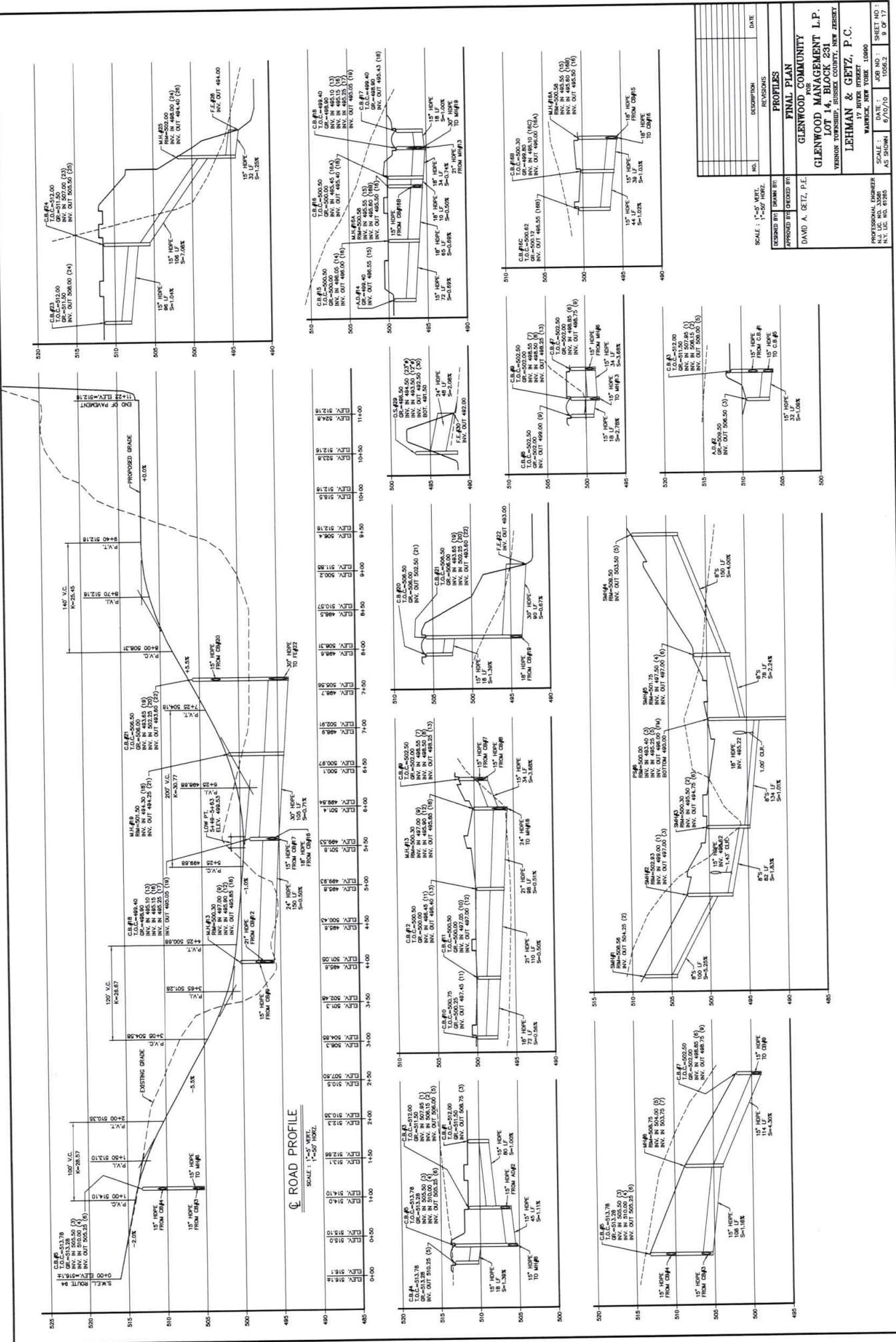


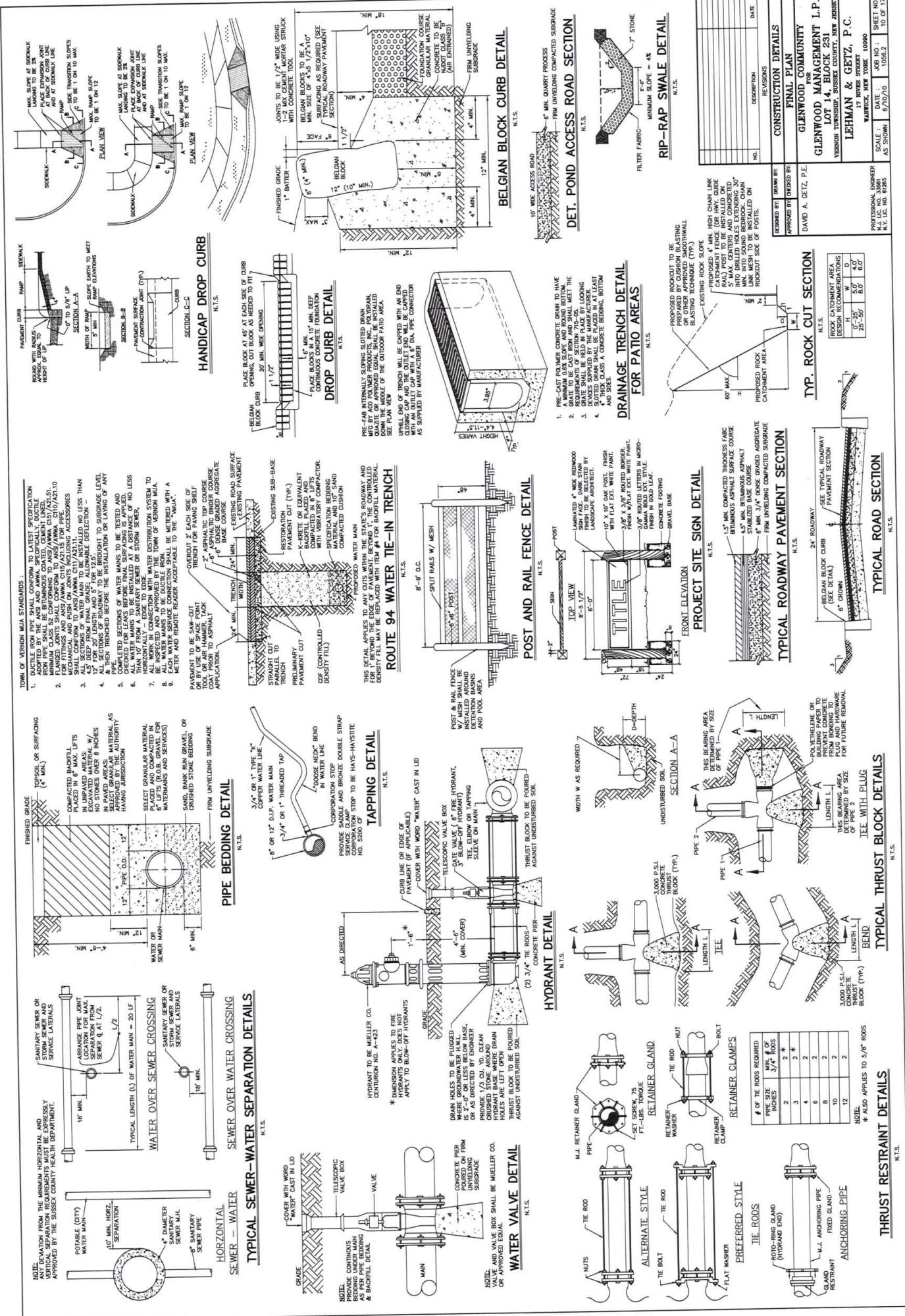


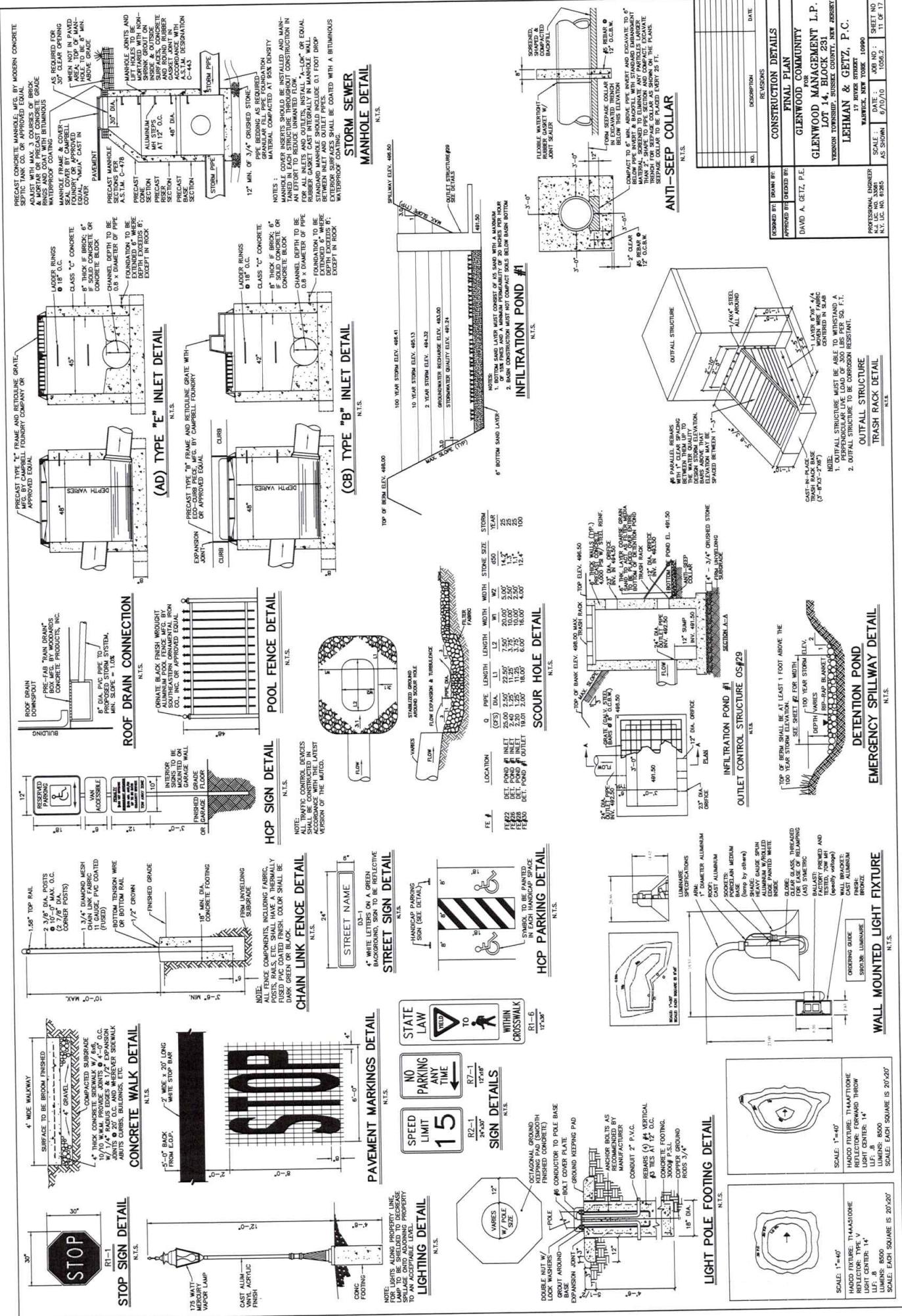


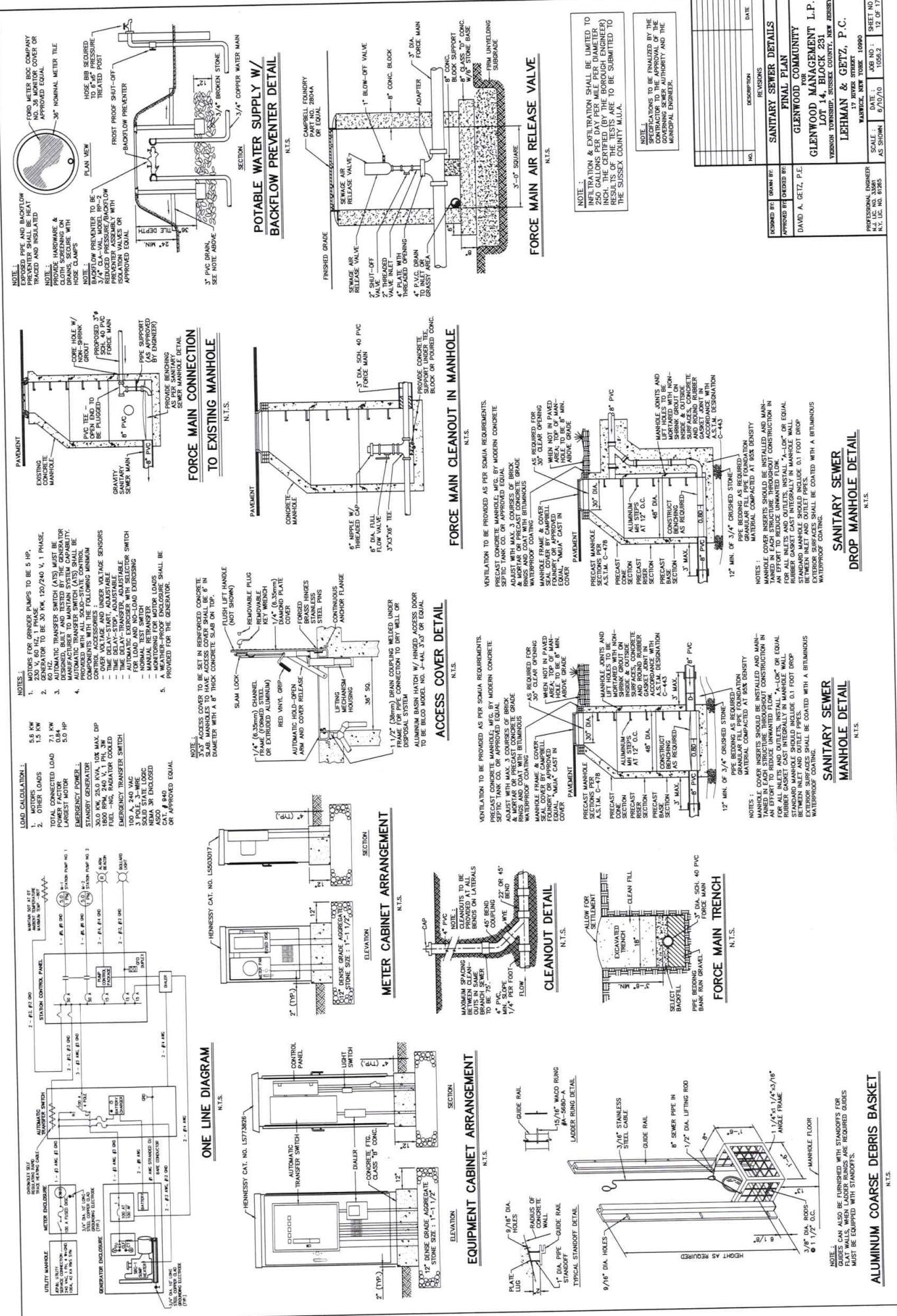










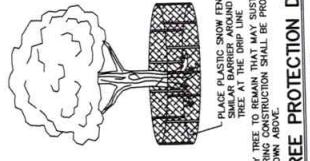


TEMPORARY SEEDING SPECIFICATION:

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR

CONTINUATION SPECIFICATIONS:

DETAILED SEDIMENT CONTROL

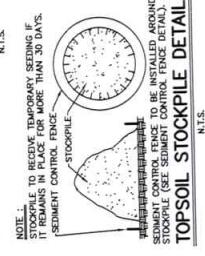


1911 DALL SEDIMENT N.I.S.

TREE PROTECTION DETAIL

TREE AT THE Drip LINE
ANY TREE TO REMAIN THAT MAY SUSTAIN DAMAGE
DURING CONSTRUCTION SHALL BE PROTECTED AS
SHOWN ABOVE

TREES FROM THE FOREST

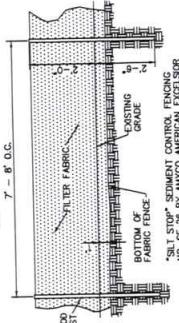


N.I.S.

NOTE: ALL SEDIMENT BARRIERS ARE TO BE INSPECTED AND MAINTAINED REGULARLY, AND CLEANED OUT WHEN NO MORE THAN HALF OF THEIR CAPACITY HAS BEEN REACHED.

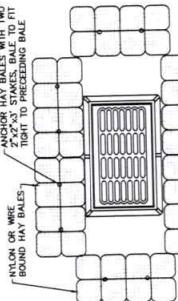


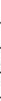
SEDIMENT CONTROL FENCE DETAIL



SEDIMENT CONTROL FENCE DETAIL

ALL INFORMATION IS UNCLASSIFIED



NOTE:  INSPECTION OF BALES SHALL BE FREQUENT AND REPAIR AND REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

PUBLIC RIGHT-OF-WAYS, ALL SEDIMENT, SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.



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CONSTRUCTION ENTRANCE DETAIL

PLACED IN DRIVEWAYS TO PREVENT TRACKING.



CONSTRUCTION ENTRANCE DETAIL

PLACED IN DRIVEWAYS TO PREVENT TRUCKING.

EROSION CONTROL DETAILS	
DEEMED BY:	DAWN, JR.
APPROVED BY/CHIEFED BY:	GLENWOOD COMMUNITY
DAVID A. GETZ, P.E.	
GLENWOOD MANAGEMENT I	
LOT 14, BLOCK 231	
VERNON TOWNSHIP, SUSSEX COUNTY, NEW JERSEY	
LEHMAN & GETZ, P.C.	
17 HORN STREET	
WANDE, NEW YORK 10590	
PROFESSIONAL ENGINEERS	
NO. 100	SLAFT

NO.	DESCRIPTION	DATE	REVISIONS	
			EROSION CONTROL DETAILS	
1	FINAL PLAN			
2	GLENWOOD COMMUNITY			
3	GLENWOOD MANAGEMENT L.P.			
4	LOT 14, BLOCK 231			
5	VERNON TOWNSHIP, SUNBURY COUNTY, NEW JERSEY			
			LEHMAN & GETZ, P.C.	
			17 BROAD ST.	SUITE NO. 1000
			WATKINS, NEW YORK	CHIEF NO. 10000

EXISTING SPECIMEN TREES:
TREE IDENTIFICATION TABLE

EXISTING SPECIMEN TREES:	
TREE IDENTIFICATION TABLE	SPECIES
CODE	BLACK OAK
BO	BLACK BIRCH
DA	BLACK ASH
BB	RED MAPLE
DA	SUGAR MAPLE
BB	BLACK CHERRY
RM	COTTONWOOD
SM	QUAKING ASH
BC	WHITE ASH
EC	ALNUTHUS
QA	CHOLE CHERRY
GB	BLACK WALNUT
WH	PIGNUT HICKORY
TOH	CHESTNUT HICKORY
CHERRY	IRON HORSEBAIL
BW	RED CEDAR
WW	AMERICAN ELM
PH	BOX ELDER
CO	BLACK WALNUT
HH	GREEN ASH
RC	PP
BE	NUL
BLW	SO
GA	TP
FP	SH

