

# Carlisle Place & Route 347

MAURICE TOWNSHIP, NJ 08314

# 14.64 Acres Land For Sale

## COMMERCIAL USE

### Sale Information

- Highly visible corner lot
- Frontage on Route 347 & Carlisle Place Rd; Cumberland County's major connector road
- Well trafficked area
- Currently farmed with farmland assessment taxes
- Approved four (4) residential lots
- Good investment potential



347

Reduced Price  
\$299,000

13,296 VPD

Carlisle Place Rd



Sig Schorr, Senior Vice President

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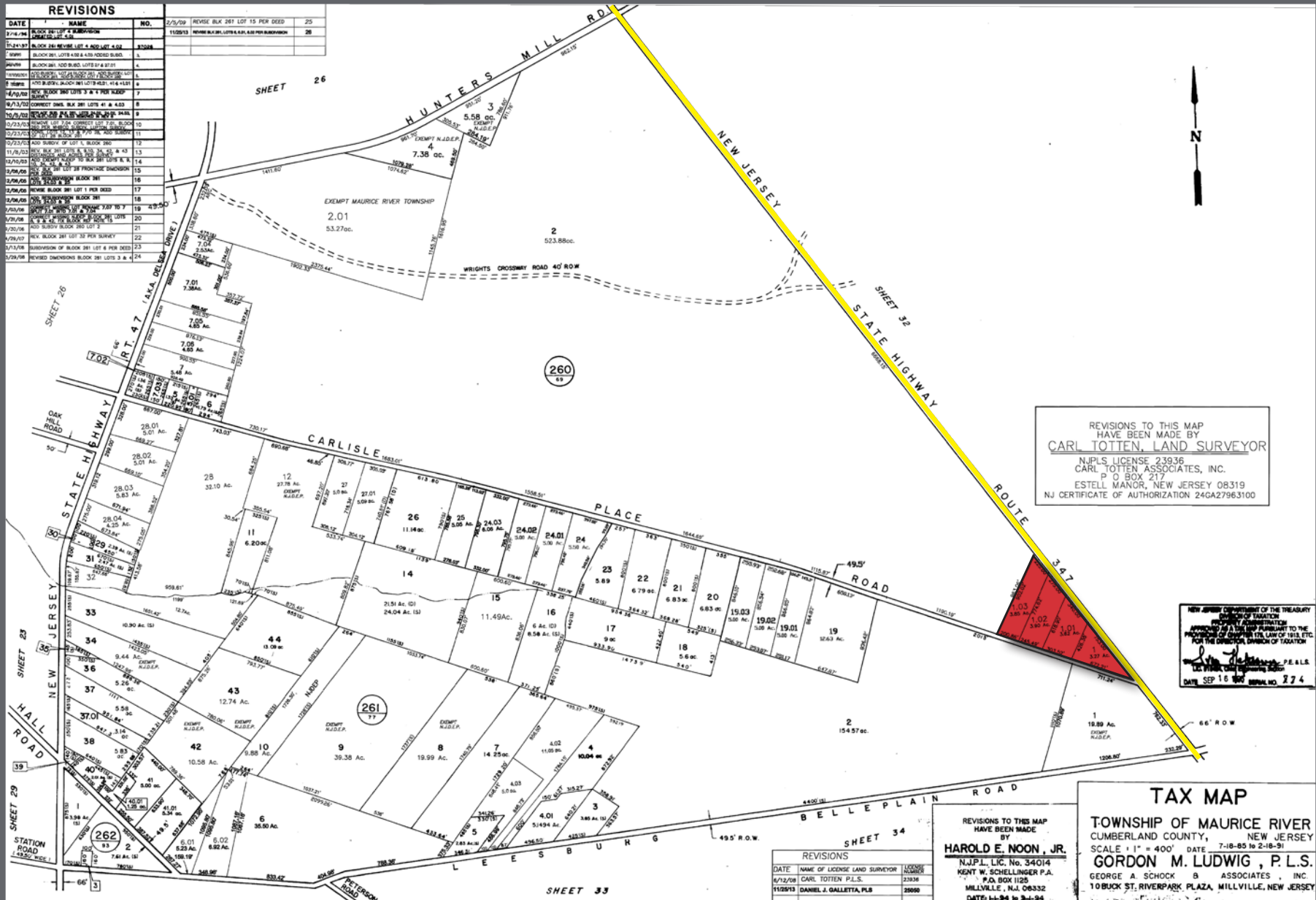
#### SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

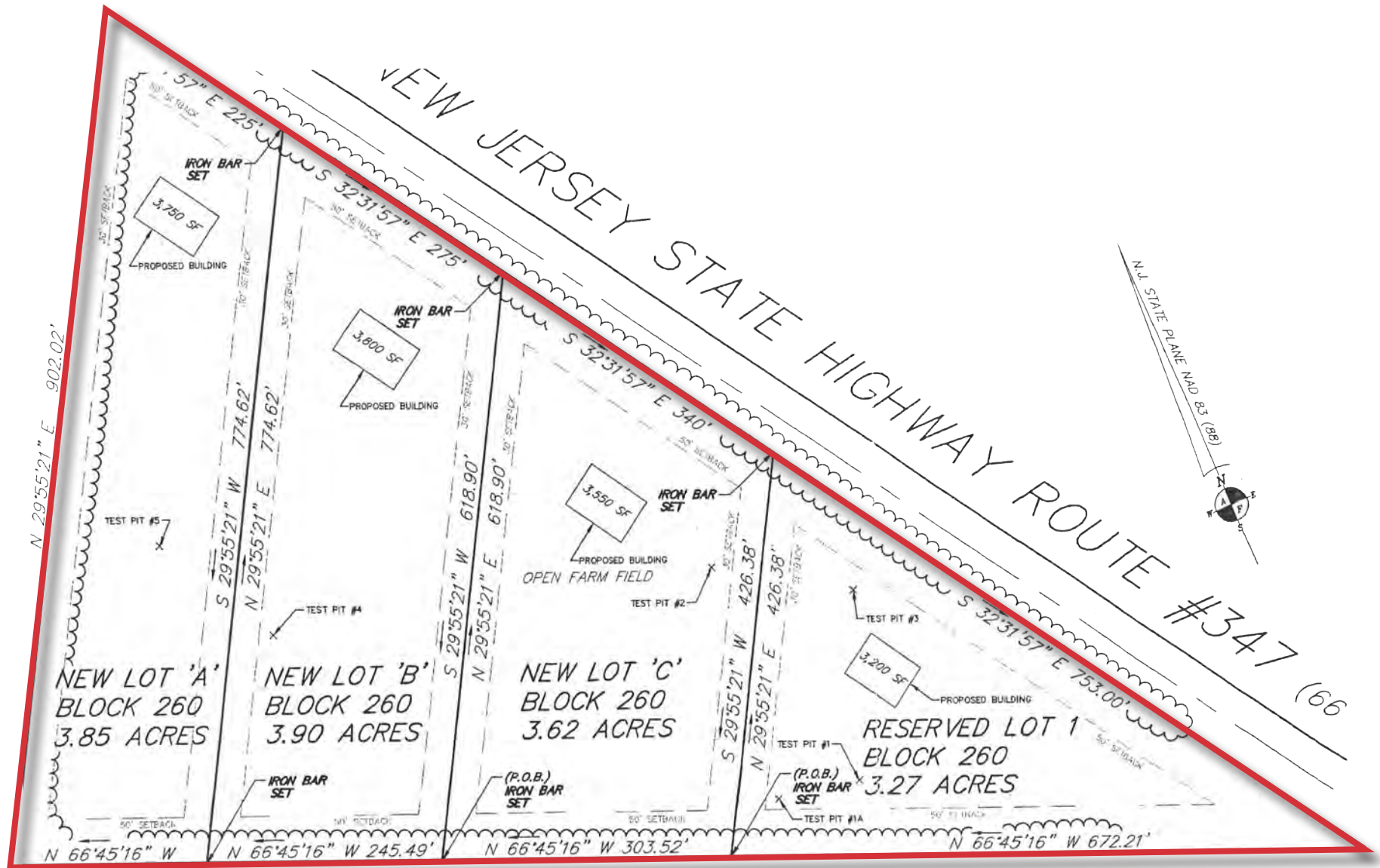
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**PB Pinelands Business District Schedule of Regulations continued...**

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum Lot	
	Area (Acres)	Width (Feet)	Front (Feet)	Side (Feet)	Rear (Feet)	Height (Feet)	Coverage (Percentage) Additional coverage allowed
<p>Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional use:</p> <ol style="list-style-type: none"> <li>Any structure or use incidental to agriculture including keeping of animals as per Section 35-9.8 (See Note #1 below)</li> <li>Any structure or use incidental to a permitted principal or conditional use</li> <li>Keeping of animals as per Section 35-9.8A &amp; B.1 through B.6</li> <li>Roadside stand or artisan display as per Section 35-9.17</li> <li>Signs as per Section 35-8.13</li> <li>Outdoor storage as per Section 35-8.9</li> <li>Windmill, energy conservation devices and private communication facilities as per Section 35-9.21</li> </ol>	N/A	N/A	20	20	20	30	10
			(See Notes #2, 4, 5 & 6 below)				
	N/A	N/A	(See Note #1 below)				
			(See Notes #2, 4 & 6 below)				
			(See Notes #2, 4 & 6)				

**NOTES:**

- No animals shall be housed or manure stored nearer than 100 feet to a street or property line.
- If not shown on the schedule above or within the chapter text, all minimum and maximum dimensions related to any use shall be determined by the Land Use Board.
- The designation "N/A" when used with a specific use means "Not applicable," check chapter text if cited for specific use.
- The setbacks for any building shall be at least 200 feet from the centerline of a scenic corridor.
- Notwithstanding the minimum lot areas set forth herein, no such minimum lot area for a non-residential use within the PB District shall be less than that needed to meet the water quality standards of Section 35-11.4.AC.2.d of this chapter, whether or not the lot may be served by a centralized sewer treatment or collection system.
- All permitted uses as listed in the above Schedule of District Regulations shall be subject to Article 10 of this chapter.
- Off-site signs shall only be permitted in accordance with the provision of Section 8.13H 4.

Schedule 1.2

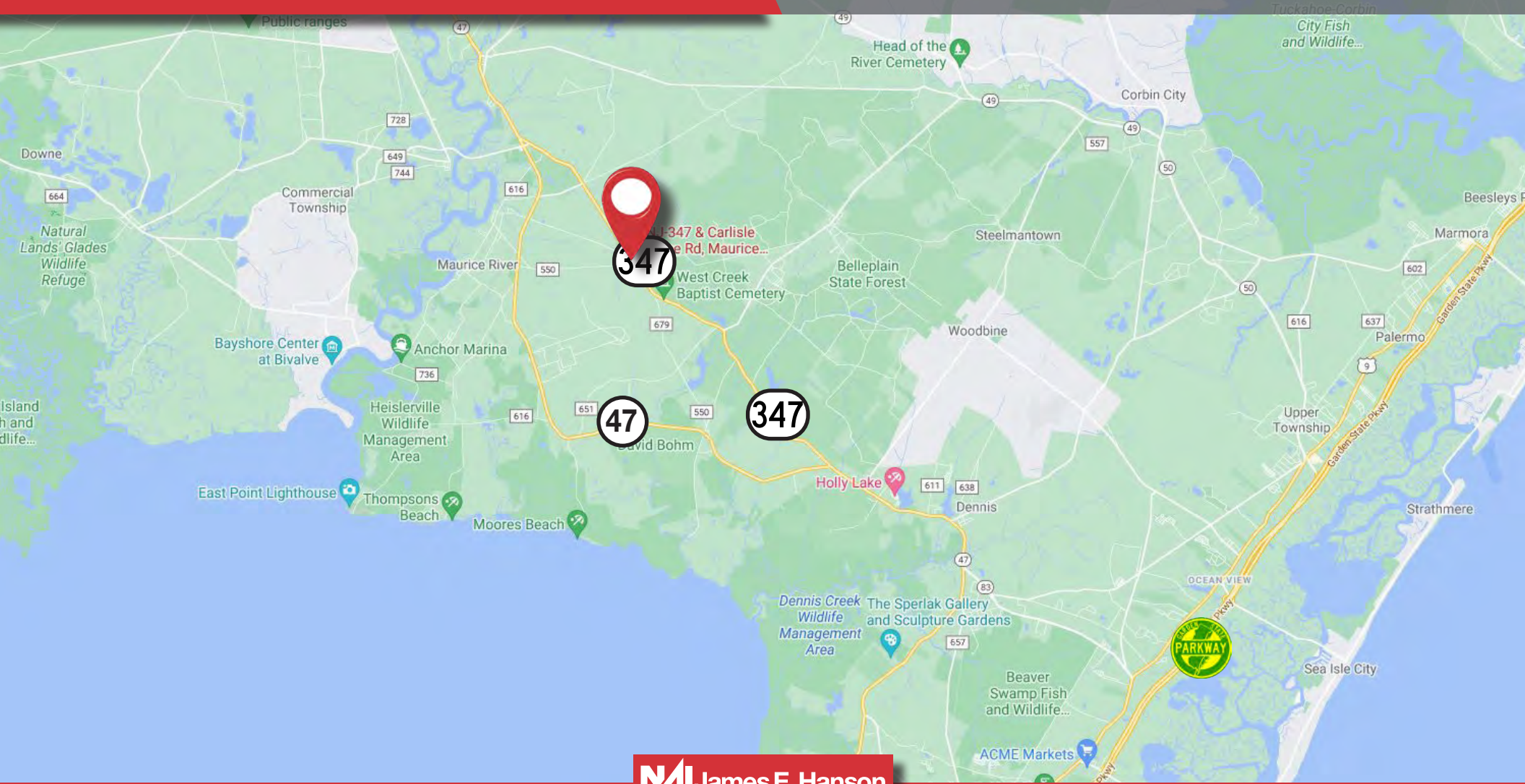
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