

PROPERTY REPORT

242 Us Highway 206, Byram Township, NJ 07821



3 Service Bays

Calling Auto Service Professionals and Entrepreneurs. A great opportunity to own and start a business of your own.

If you are looking for a place to call your own instead of working for someone else this is your opportunity. Byram Transmission and Autoservice has been here for over 36 years with the same owner and location

The Automotive Repair and Maintenance Industry is estimated to have a 11% Growth Rate the next 5 years.

Other permitted business's for the N-C Zone:

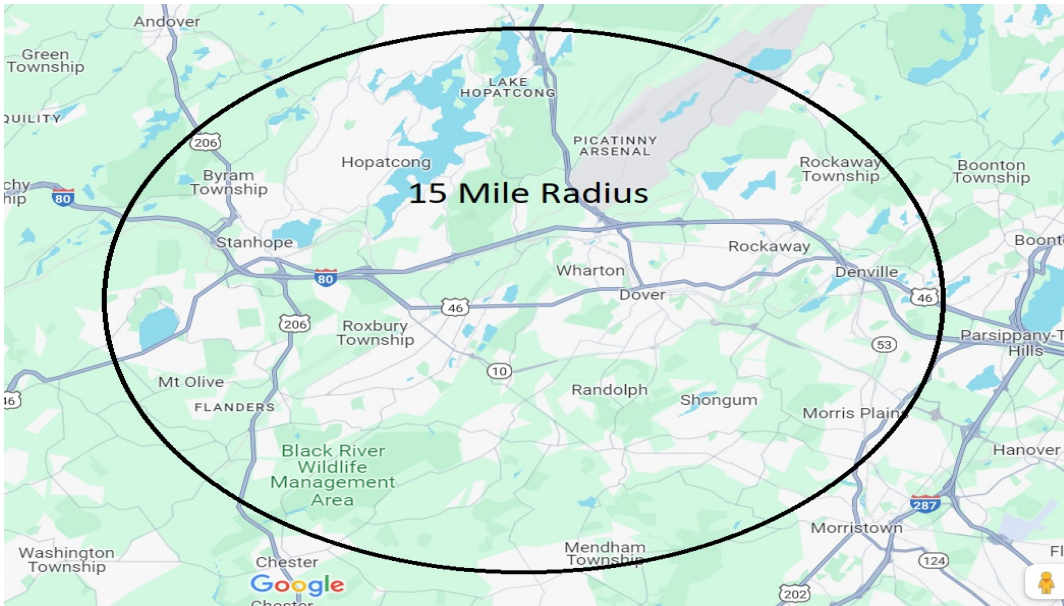
B. Permitted uses.

- (1) Banks and financial institutions including drive-through.
- (2) Banquet halls and catering facility.
- (3) Bars and taverns.
- (4) Bed-and-breakfasts, inns and hotels.
- (5) Brewpubs and microbreweries.
- (6) Community residence for the developmentally disabled.
- (7) Community shelter for victims of domestic violence.
- (8) Dry-cleaning and laundry pickup stations.
- (9) Government, fraternal, civic, charitable, and emergency services/organizations.
- (10) Health and fitness centers.
- (11) Neighborhood shopping centers.
- (12) Outdoor commercial recreation facilities.
- (13) Pharmacies including drive-through.

General Information

Legal Description

APN	04 00219-0000-00010
FIPS Parcel Number	3403704 00219-0000-00010
Zoning	N-C
Census Tract	340373743.002002
Abbreviated Description	LOT:10 BLK:219 DIST:04 CITY/MUNI/TWP:BYRAM TWP MAP REF:TAX MAP 3.09
City/Municipality/Township	Byram Township, NJ 07821
General Use	Commercial (General)
Overall Use	GENERAL COMMERCIAL



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Traffic Counts



Daily Traffic Counts:
 ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

15,679

2022 Est. daily traffic counts

Street: **Main Street**
 Cross: **N Shore Rd**
 Cross Dir: **NW**
 Dist: **0.02 miles**

2

16,098

2022 Est. daily traffic counts

Street: **Main St**
 Cross: **Woods Dr**
 Cross Dir: **N**
 Dist: **0.04 miles**

3

18,523

2022 Est. daily traffic counts

Street: **ROUTE 46**
ROCKAWAY
TREND MOTORS

FOR COMAPRISON

Historical counts

Year	Count	Type
2017	▲ 15,768	AADT
.....
.....
.....
.....

Historical counts

Year	Count	Type
2011	▲ 16,016	AADT
.....
2008	▲ 15,819	AADT
.....
1999	▲ 15,894	AWDT
.....
.....

Historical counts

Year	Count	Type
2013	▲ 18,618	AWDT
.....
1999	▲ 23,420	AWDT
.....
.....

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

242 Us Highway 206, Byram Township, NJ 07821



* Public Record

Property Facts

	Public Facts	Listing Facts
Property Type	Commercial	-
Property Subtype	Commercial (General)	-
PARKING SPACES	25	-
Number of Stories	1	-
Building Area (sq ft)	1,497	-
Lot Size	9,932 sq ft	-
Lot Dimensions	9932 SF	-
Garage (spaces)	3	-
Construction	Other	-
Exterior Walls	Stucco	-

Extended Property Facts

Exterior Details

Lot Size - Square Feet	9932 sq ft
Lot Size - Acres	0.228 ac
Taxes	\$8,165

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Maps



Legend:  Subject Property



Legend:  Subject Property



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§ 240-57. NC Neighborhood Commercial District. [Added 3-6-2006 by Ord. No. 5-2006¹; amended 6-20-2017 by Ord. No. 10-2017]

A. Purpose and intent. The purpose and intent of the NC Neighborhood Commercial District is to:

- (1) Maintain existing commercial uses and encourage additional economic development in the Township's commercial areas. The uses in this district are intended to be complementary to existing businesses, provide additional retail and service businesses, and be compatible with the surrounding residential uses in order to promote implementation of the objectives and goals of the Township's Sustainable Economic Development Plan.
- (2) Provide both vehicular- and pedestrian-oriented commercial services to existing residential neighborhoods. The NC District is not intended for uses that, due to size or method of operation, increase truck traffic in the neighboring community.
- (3) Where feasible and appropriate, integration of green infrastructure (nonstructural mechanisms and elements) is the preferred approach in the management of stormwater.
- (4) Make all new development, as well as any change, alteration, renovation and/or rehabilitation of existing structures and uses, subject to the standards and objectives in Chapter 215, Subdivision and Site Plan Review, Article V, §§ 215-22 through 215-34.

B. Permitted uses.

- (1) Banks and financial institutions including drive-through.
- (2) Banquet halls and catering facility.
- (3) Bars and taverns.
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- (9) Government, fraternal, civic, charitable, and emergency services/organizations.
- (10) Health and fitness centers.
- (11) Neighborhood shopping centers.

1. Editor's Note: This ordinance also superseded former § 240-57, B-2 Shopping Center District, as amended.

(12) Outdoor commercial recreation facilities.

(13) Pharmacies including drive-through.

(14) Professional and medical offices.

(15) Restaurants including drive-through.

(16) Retail sales.

(17) Retail service.

(18) Veterinary offices.

C. Conditional uses.

(1) Apartments as second principal uses on the second floor.

(2) Assisted living facilities and nursing homes.

(3) Automobile repair shop.

(4) Dry-cleaning and laundry establishments (with non-PERC/PCE solvents).

(5) Landscaping and home improvement contractors.

(6) Lawn and garden center.

(7) Outdoor retail sales.

(8) Outdoor dining.

(9) Sidewalk cafes.

(10) Outdoor displays and sidewalk sales.

(11) Outdoor entertainment.

(12) Self-storage facility.

(13) Tent sales and special events.

D. Prohibited uses.

(1) Any use not specifically permitted in the zone.

(2) Automobile car wash.

(3) Automobile dealership.

(4) Automobile fueling stations.

(5) Junkyard or salvage yard.

(6) Light industry.

- (7) Manufacturing.
 - (8) Outdoor advertising or billboard.
 - (9) Retail warehouse.
 - (10) Sexually oriented business.
 - (11) Warehousing.
- E. Zoning bulk requirements.
- (1) Tract size: a minimum of 20,000 square feet, measured within 200 feet of the front property line.
 - (2) Building footprint: a maximum of 40% of the property.
 - (3) Front yard: not less than 65 feet and not more than 80 feet. There shall be no more than two rows of off-street parking within the front yard. The front yard shall contain four feet of landscaping buffer between the parking area and any sidewalk.
 - (4) Side yards: not less than 10 feet when abutting a right-of-way or residential use. No minimum setback required when abutting a similarly zoned lot except for the purpose of accessing the rear yard or for on-site circulation.
 - (5) Rear yard: not less than 20 feet from rear property line to a principal or accessory structure and not less than 10 feet from the edge of paved parking area.
 - (6) Building separation. The minimum separation distance between buildings shall be 10 feet.
 - (7) Building height:
 - (a) A maximum of three stories or 40 feet, whichever is less; and
 - (b) A minimum of two stories or 20 feet, whichever is less.
 - (8) Lot coverage: a maximum of 70% of the property.
 - (9) Off-street parking.
 - (a) Provisions shall be made for off-street parking as provided in Article VI of this chapter.
 - (b) Off-street parking is not permitted in the side yards. Where commercial land uses abut residential uses, a landscaped buffer strip of 20 feet shall be required; however, for lots with a lot width of less than 200 feet, the buffer shall be 10% of the lot width, but in no case shall the buffer be less than 10 feet.
 - (c) Off-street parking is permitted in the front yard. There shall be no more

than two rows of off-street parking within the front yard. The front yard shall contain four feet of landscaping buffer between the parking area and any sidewalk.

- (d) Off-street parking is permitted in the rear yard. Parking areas shall be no closer than 10 feet to any building or the rear property line. Parking is allowed up to the side property line when adjacent properties share an alley for access to rear parking. Where commercial land uses abut residential uses, a landscaped buffer strip of 20 feet shall be required; however, for lots with a lot depth of less than 200 feet, the buffer shall be 10% of the lot depth, but in no case shall the buffer be less than 10 feet.
 - (e) A minimum of one loading space is required.
- (10) Landscape buffer. Where commercial land uses abut residential uses, a landscaped buffer strip of 20 feet shall be required; however, for lots with a lot width or lot depth of less than 200 feet, the buffer shall be 10% of the lot width or lot depth, but in no case shall the buffer be less than 10 feet.
 - (11) Trash collection. There shall be an area or areas in the rear yard which is concealed from sight by a permanent structure for the orderly deposit and pickup of trash and recyclable materials.
 - (12) Affordable housing. Affordable housing obligations shall be regulated by Article XIV of this chapter, as well as all those set forth in this section and Chapters 45 and 215.
- F. Accessory use standards.
- (1) Outdoor storage for outdoor commercial recreation facilities shall be limited to defined areas of the site that do not exceed 50% of the lot area and shall be demarcated within those defined areas on the site. The demarcation may consist of landscaping and/or fencing to create an attractive border.
- G. Subdivision requirements.
- (1) Any site plan submitted for subdivision approval for two or more lots must include provisions for shared driveway access to rear parking areas, limiting the number of driveway curb cuts providing access to the state highway.
- H. Design standards - provided here for reference.
- (1) Landscaping. Landscaping shall be regulated by Chapter 215, Subdivision and Site Plan Review, Article V, § 215-29, Landscaping and outdoor design.
 - (2) Buildings and improvements shall be regulated by Chapter 215, Subdivision and Site Plan Review, Article V, §§ 215-22 through 215-34.