



852 State Highway 33 Monroe Twp. NJ 08831
7.2 Acre lot

HD Zone along growing Route 33 Corridor



Monroe Twp. HD Zone

- Business Professional use
- Commercial Entertainment & Restuarants
- Banks , Hotels and more
- Whole sale distrubution & Storage facilities
- Regional Shopping centers with requirments
- Medical offices & Clinical labs

John Profaci



Broker/Owner
Office : 732-251-8900
Cell : 908-692-5419
Email : jkprofaci@aol.com

→ Join with :



→ Residential units

Arbors at Monroe : 168 units
Gateway at Moroe : 128 units
Over 55 Renaissance : 348 units
Monroe Place : 90 Units



732-251-8900

www.mid-state-realty.com

391 Spotswood Englishtown Rd
Monroe Twp. NJ 08831



852 State Rout 33 Monroe NJ 08831

7.2 Acre Lot in HD Zone



THE ROUTE 33 CORRIDOR

This portion of Monroe Twp is undergoing rapid growth with increasing population. Along this State Highway you will find Residential housing, Fast Food such as McDonalds along with places like Wawa and Quick Check

Single family 4 bedroom home on property

Highway Development Zone

7.2 Acres

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John Profaci
Broker Owner



852 STATE HWY 33 MONROE TWP NJ

Located along the growing Route 33 Corridor currently undergoing rapid growth and development

POSSIBLE USES

7.2 acre lot located in growing area of Monroe Twp. NJ



PROFESSIONAL USE

Buisness and Professional offices, corporate centers , traning and education centers



THEATERS

Theatres and other fully enclosed commercial establishments



SHOPPING CENTERS

Shopping Centers subject to yard, bulk and buffer requirments



STOARGE

Wholesale, distributive and storage establishments

JUST TO NAME A FEW USES



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JOIN THE LIKES OF :



7.2 acre lot in HD one Route 33 Monroe Twp. NJ 08831



Parcel Opacity:

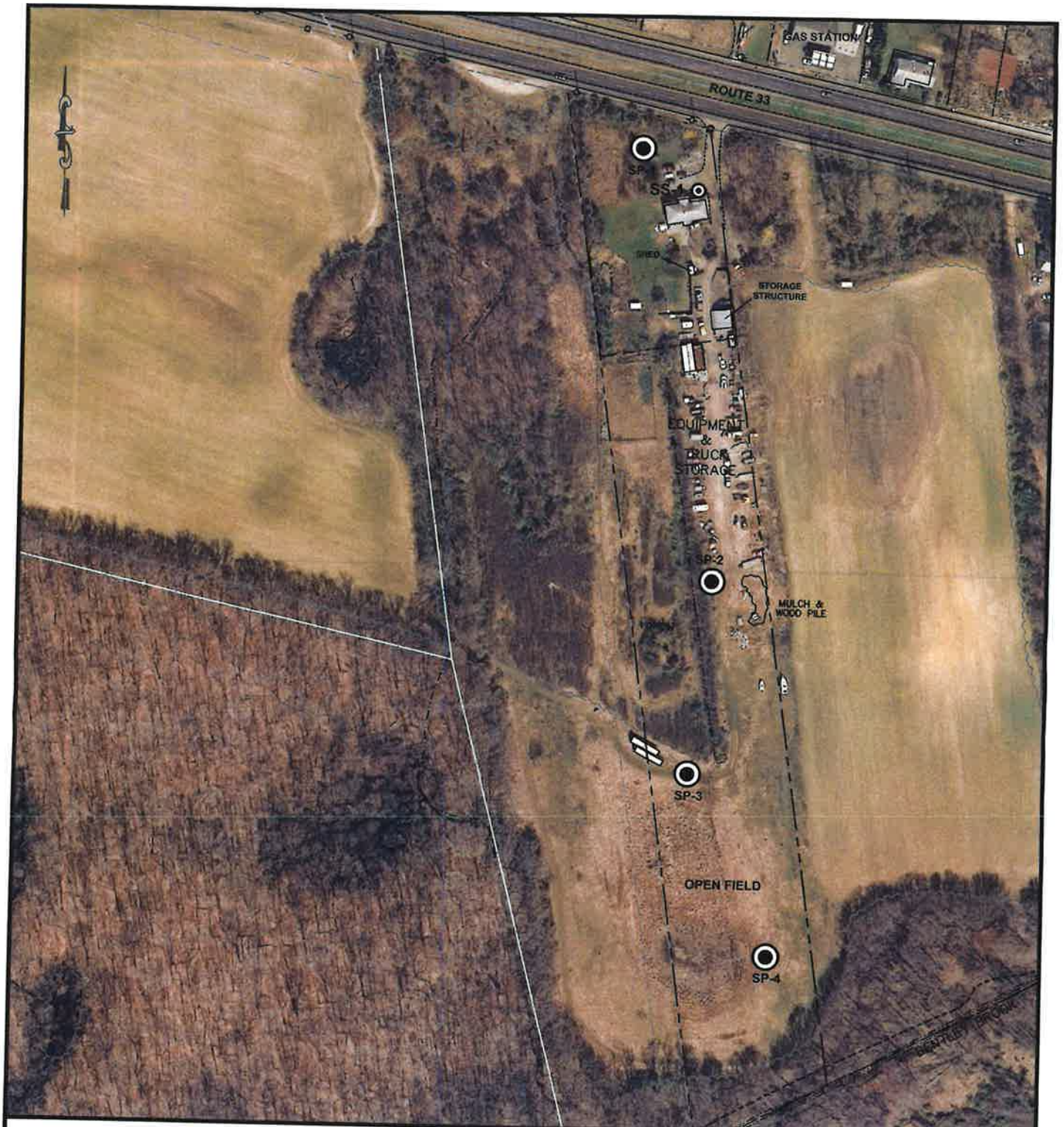
ZONING & LAND USE REGULATION

The subject property is located within the **HD- Highway Development** zoning district of the subject municipality. The following are principal permitted uses within this zoning district:

1. Business and professional offices, corporate centers including facilities used for business, professional and corporate training, education or other similar services.
2. Theaters and other fully enclosed commercial entertainment establishments.
3. Regional shopping centers, subject to yard, bulk and buffer requirements contained in Article VII of this chapter.
4. New auto sales and showroom establishments, but not including used car lots or auto body repair shops exclusively as principal uses.
5. Fully enclosed establishments for the sale and repair of machinery and equipment.
6. Wholesale, distributive and storage establishments.
7. Data processing and computer centers.
8. Fully enclosed restaurants.
9. Medical offices and clinical laboratories.
10. Banks and other "fiduciary institutions."
11. Law and accounting offices.
12. Hotels, motels, convention centers.
13. Highway development parks:
 - (a) Planned park development may be permitted in the H-D Zone, provided that the site to be developed shall contain a minimum of forty (40) acres.
 - (b) All uses permitted in the L-I Light Industrial District.
 - (c) Area, yard and building requirements shall be as follows:
 - [1] Minimum lot size: five (5) acres.
 - [2] Minimum lot width: two hundred (200) feet.
 - [3] Minimum lot depth: two hundred (200) feet.
 - [4] Minimum side and rear yard setbacks. Minimum rear and side yard setbacks may be reduced proportionately to the individual reductions in lot area.
 - (d) Other provisions. All other requirements for industrial development shall conform to those established under § 108-6.19 of this Article.

The following are the area and yard requirements within this zoning district:

Minimum Lot Size	7 acres
Minimum Lot Width	300 feet
Minimum Lot Depth	500 feet
Minimum Lot Frontage	300 feet
Minimum Front Yard	60 feet
Minimum Side Yard	40 feet
Minimum Rear Yard	40 feet
Maximum Lot Coverage	35 % buildings and structures, 60% impervious
Maximum Building Height	45 feet (3 Stories)



NOTES

1) All analytical results for soil samples were below (Residential Direct Contact Soil Remediation Standard) RDCSRS and (Default Impact to Groundwater Soil Screening Level) DIGWSSL

LEGEND

-  SOIL SAMPLE LOCATION
-  PROPERTY LINE
-  STREAM



RTP Environmental Associates, Inc.
 239 US Highway 22 East
 Green Brook, New Jersey 08812

FIGURE 1
SOIL SAMPLE LOCATION MAP
 JSM AT ROUTE 33 SOUTH LLC
 852 ROUTE 33
 MONROE, NEW JERSEY

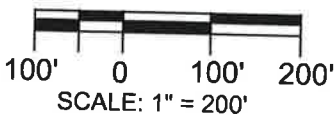


Image Source: NJ 2015 Orthophotography

SCALE: 1=200

OCTOBER 16, 2020



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

SHAWN M. LATOURETTE
Commissioner

SHEILA Y. OLIVER
Lt. Governor

Division of Land Resource Protection
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

July 14, 2021

Ronald Aulenbach
JSM @ Rt. 33 South, LLC
1260 Stelton Rd.
Piscataway, NJ 08854

RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File No.: 1213-20-0006.1
Activity Number: FWW200001
Applicant: JSM @ RT. 33 SOUTH, LLC
Block and Lot: [3, 15]
Monroe Twp., Middlesex County

Dear Mr. Aulenbach:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Resource Protection (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection (NJDEP), the U.S. Army Corps of Engineers (USACOE) Philadelphia and New York Districts, and the U.S. Environmental Protection Agency (USEPA), the NJDEP is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon site inspections conducted by Division staff on November 13, 2020 and April 8, 2021, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: "BOUNDARY, TOPOGRAPHIC AND WETLANDS SURVEY BLOCK 3 LOT 15 TOWNSHIP OF MONROE MIDDLESEX COUNTY, NEW JERSEY", consisting of one (1) sheet, dated September 18, 2020, last revised May 18, 2021, and prepared by Brad Joshnick, N.J. P.L.S., of Paulus, Sokolowski and Sartor, LLC., is accurate as shown.

The freshwater wetlands and waters boundary line(s), as determined in this letter, must be shown on any future site development plans. The line(s) should be labeled with the above file number and the following note:

"Freshwater Wetlands/Waters Boundary Line as verified by NJDEP"

Wetlands Resource Value Classification ("RVC")

In addition, the Division has determined that the resource value and the standard transition area or buffer required adjacent to the delineated wetlands are as follows:

Ordinary: D-1 through A-7 and then to A-8 through D-15. [No wetland buffer]

Intermediate: All remaining wetlands on site. [50 foot wetland buffer]

State open waters: Within on-site wetlands. [No wetland buffer]

RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-9 and 10), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-5 and 7) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-8). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Division. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.3 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.4. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

Please be advised that any surface water features on the site or adjacent to the site may possess flood hazard areas and/or riparian zones and development within these areas may be subject to the Flood Hazard Area Control Act rules at N.J.A.C. 7:13. The Division can verify the extent of flood hazard areas and/or riparian zones through a flood hazard area verification under the application procedures set forth at N.J.A.C. 7:13-5.1.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

Recording

Within 90 calendar days of the date of this letter, the applicant shall submit the following information to the clerk of each county in which the site is located, and shall send proof to the Division that this information is recorded on the deed of each lot referenced in the letter of interpretation:

1. The Department file number for the letter of interpretation;
2. The approval and expiration date of the letter of interpretation;

3. A metes and bounds description of the wetland boundary approved under the letter of interpretation;
4. The width and location of any transition area approved under the letter of interpretation; and
5. The following statement: "The State of New Jersey has determined that all or a portion of this lot lies in a freshwater wetland and/or transition area. Certain activities in wetlands and transition areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a freshwater wetland permit. Contact the Division of Land Use Regulation at (609) 777-0454 or <http://www.nj.gov/dep/landuse> for more information prior to any construction onsite."

Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Division constitutes a violation of the Freshwater Wetlands Protection Act rules and may result in suspension or termination of the letter of interpretation and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:7A-22.

Appeal Process

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

Please contact Tina Wolff of our staff by e-mail at tina.wolff@dep.nj.gov or by phone at (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,

Digitally signed
by Mark C. Davis
Date: 2021.07.14
08:36:39 -04'00'

Mark C. Davis, Environmental Specialist 4
Division of Land Resource Protection

c: Municipal Clerk
Municipal Construction Official
Agent (original)

Table 1
Page 1 of 1
 Soil Sample Summary Table
 852 Rt. 33 South
 Monroe, NJ 08831

Sample ID	Lab ID	Date Sampled	Sample Depth (feet bgs)	Analytical Parameters	Sample Method	Sample Type	Matrix
SS-1	0100161-01	10/1/2020	5'-5.5'	EPH Cat. 1	Hand Auger	Grab	Soil
SP-1	0100061-01	10/1/2020	0'-0.5'	Pesticides, Lead, Arsenic	Test Pit	Grab	Soil
SP-2	0100061-02	10/1/2020	0'-0.5'	Pesticides, Lead, Arsenic	Test Pit	Grab	Soil
SP-3	0100061-03	10/1/2020	0'-0.5'	Pesticides, Lead, Arsenic	Test Pit	Grab	Soil
SP-4	0100061-04	10/1/2020	0'-0.5'	Pesticides, Lead, Arsenic	Test Pit	Grab	Soil

NOTES: EPH-1 = Extractable Petroleum Hydrocarbons, Category 1

Table 2

Soil Analytical Data Summary Table

852 Rt. 33 South

Monroe, NJ 08831

Sample ID	SS-1	SP-1	SP-2	SP-3	SP-4	Residential Direct Contact Soil Remediation Standard (RDCSRS)	Non-Residential Direct Contact Soil Remediation Standard (NRDCSRS)	Default Impact to Groundwater Soil Screening Level (DIGWSSL)
Lab ID	0100161-01	0100061-01	0100061-02	0100061-03	0100061-04			
Date Sampled	10/5/2020	10/1/2020	10/1/2020	10/1/2020	10/1/2020			
Depth (ft.)	5'-5.5'	0'-0.5'	0'-0.5'	0'-0.5'	0'-0.5'			
Matrix	Soil	Soil	Soil	Soil	Soil			
Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Extractable Petroleum Hydrocarbons (EPH) Category 1								
Total EPH	15.1	NA	NA	NA	NA	NS	NS	NS
Pesticides								
4,4'-DDE	NA	0.00707	0.00681	0.00764	0.00721	2	9	18
Chlordane	NA	ND	0.0318	ND	ND	0.2	1	0.05
Target Analyte List (TAL) Metals								
Arsenic	NA	8.52	6.58	7.01	12.5	19	19	19
Lead	NA	27.1	16.8	12.2	16.6	400	800	90

NOTES:

All other target compounds were not detected.

Analytical results in Yellow and Bold exceed the DIGWSSL

NS=No standard established

Analytical results in Red and Bold Exceed the RDCSRS

NA=Not Analyzed

ND=Compound not detected and method detection limit does not exceed the most stringent standard/screening level