

117 Howard Boulevard

Ledgewood/Roxbury, NJ

70± Acres

LAND FOR SALE



For More Information

John "LJ" Koch II, Associate (O) 973 240 2142 | (C) 973 800 0765 | jkoch@naihanson.com

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

SERVICES OFFERED

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

FOLLOW US!      | NJ Offices: Teterboro | Parsippany | naihanson.com | Member of NAI Global with 325+ Offices Worldwide

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.

117 Howard Boulevard

Ledgewood/Roxbury, NJ

Property Information

The subject property consists of 70± acres to be subdivided from a larger parcel with extensive frontage on Howard Boulevard, in the Ledgewood section of Roxbury, Morris County, New Jersey.

Property Features

- Part of Block 8901, Lot 2.01
- Excellent development potential
- ±1,700' frontage on Howard Blvd
- Excellent visibility
- Zoned LI/OR Light Industrial/Office Research District & OR-5 Office Research District
- Ideally suited for:
 - Light industrial manufacturing
 - Warehouse distribution
 - Flex buildings
 - Hotels/conference centers
 - Assisted living

Excellent Location

- Easy access to major highways
- Located at a four-way interchanges of Route 80, less than a mile to Routes 46 & 10
- At Route 80/Howard Boulevard exchange
- At interchange #30 Route 80

Price Upon Request

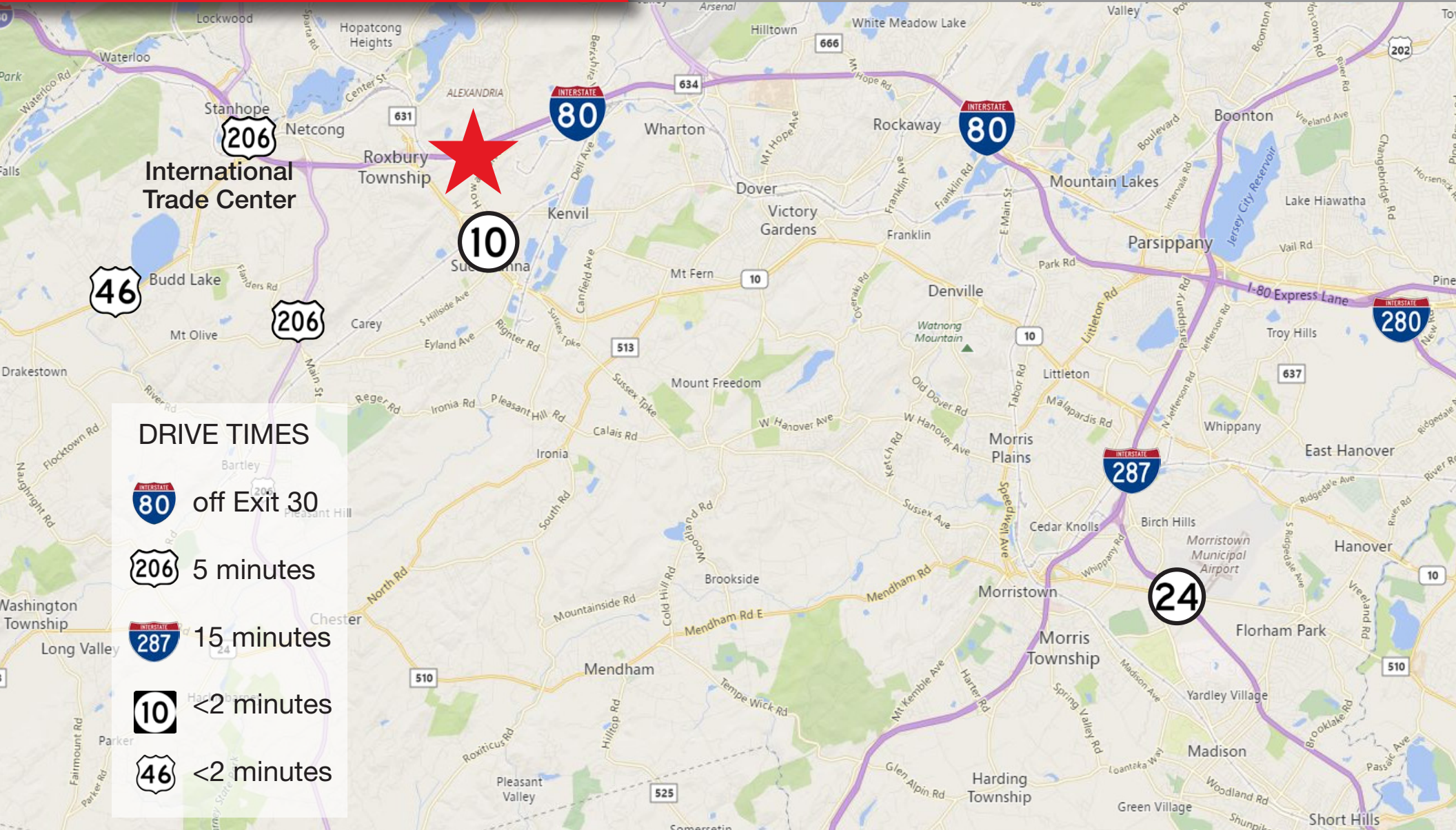
The information within is deemed confidential.
Contact agent below for more information.

John "LJ" Koch II, Associate (O) 973 240 2142 | (C) 973 800 0765 | jkoch@naihanson.com

117 Howard Boulevard

Ledgewood/Roxbury, NJ

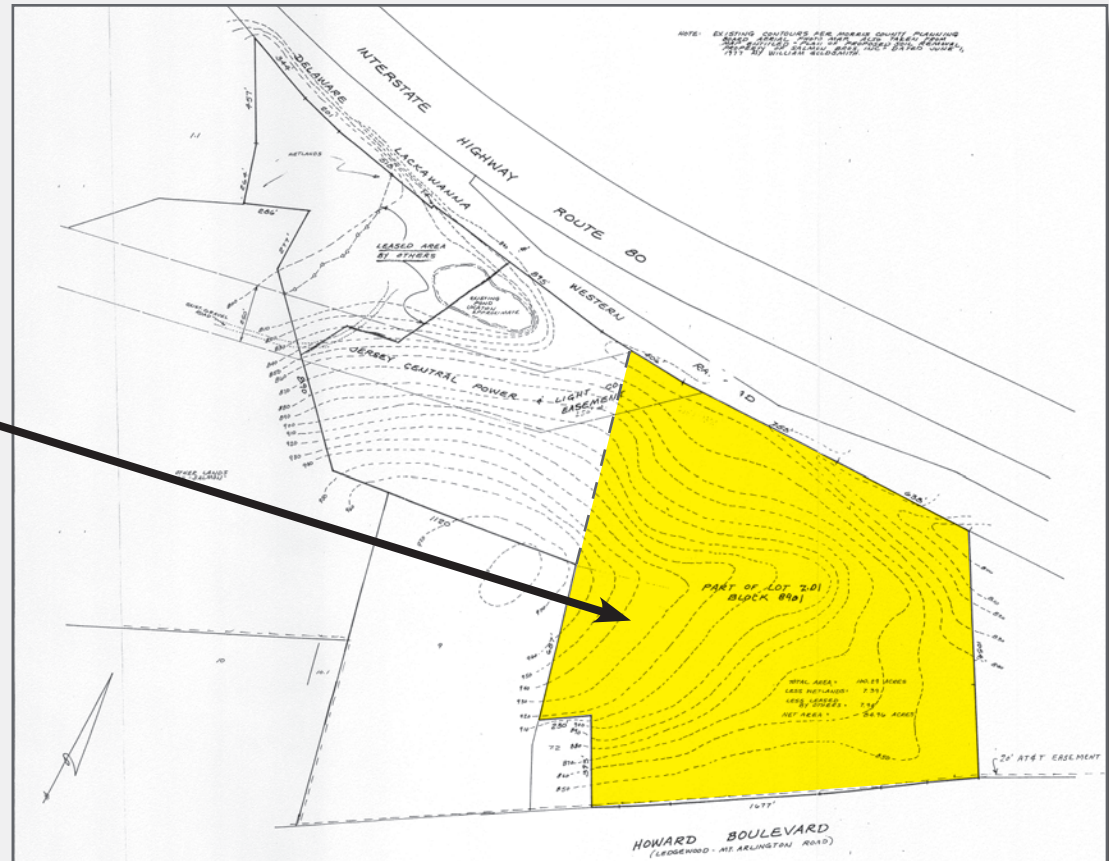
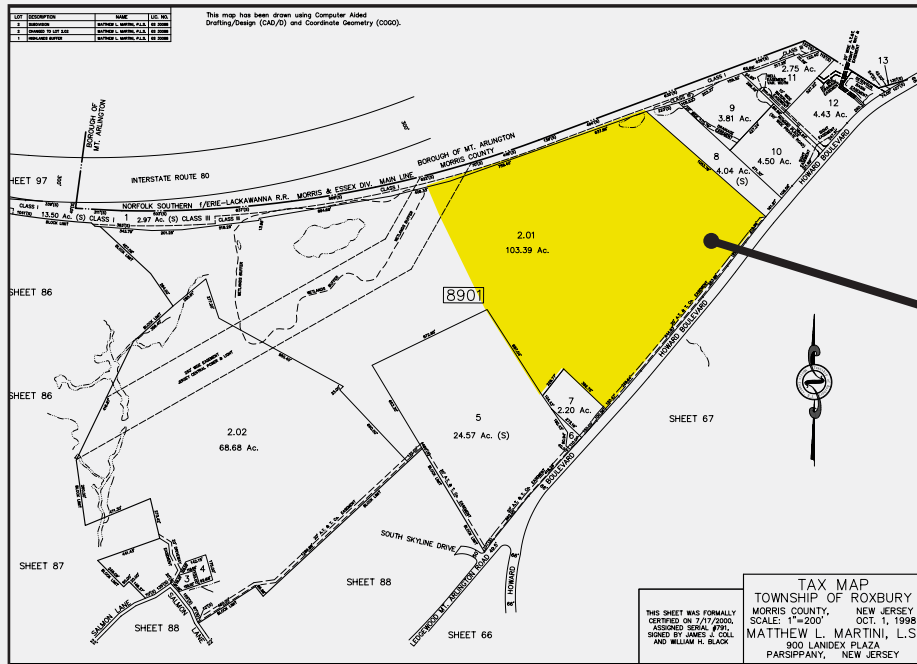
Road Map



117 Howard Boulevard

Ledgewood/Roxbury, NJ

Tax Map & Land Survey



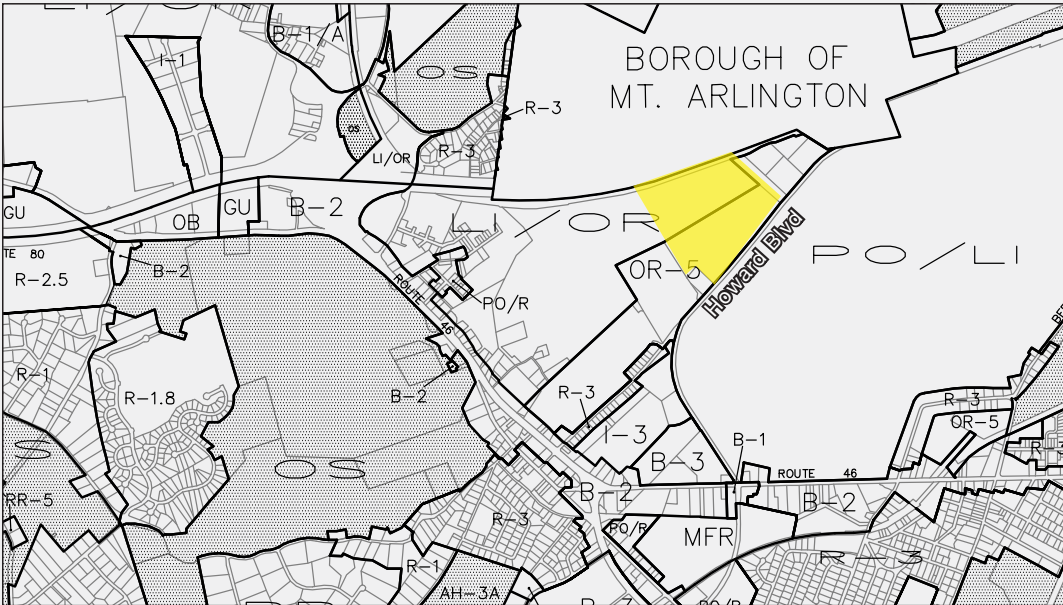
Zoning Ordinance: LI/OR & OR-5

13-7.33 OR-5 Office Research District.

This district is designed primarily for professional, executive and administrative offices, corporate offices and research operations with only incidental shipping and receiving related to non-production oriented uses. Also permitted are hotels and conference centers, data processing and communications businesses of a non-retail nature.

Principal Permitted Uses:

1. Professional, executive, corporate offices and administrative offices.
2. Research facilities.
3. Hotels and conference centers.
4. Data Processing and Communications
5. Flexible office/warehouse: maximum fifty (50%) percent warehouse.
6. Child care centers as governed by C.40:55D-66.6 of the Municipal Land Use Law.
7. Essential services.
8. Agriculture.
9. Pond setback option.



Accessory Uses:

1. Uses on the same site which are clearly accessory to the principal permitted use and intended to serve the employees of the principal use, including central heating and power plants for furnishing heat and energy to structures on the site; educational facilities for training and study connected with the operation and activities of the owner or tenant; buildings for storage of documents, records, testing, research and experimental equipment; clinics; cafeterias; sundry shops for the retail sale of articles to trainees and employees; recreational facilities.
2. Customary accessory uses and buildings which are clearly incidental to the principal use and building.
3. Off-street parking.
4. Fences.
5. Signs subject to the provisions of Section 13-8.9.

Conditional Uses:

1. Institutional uses.
2. Nursing homes and assisted living facilities.

117 Howard Boulevard

Ledgewood/Roxbury, NJ

Zoning Map & Information

Area, Yard and Building Requirements:

1. Minimum lot area: 5 acres.
2. Minimum lot width at setback: 400 feet.
3. Minimum lot frontage: 400 feet.
4. Minimum front yard setback: 150 feet.
5. Minimum rear yard setback for principal and accessory buildings shall be no less than 75 feet; however, where a railroad right-of-way or power line easement abuts the rear of the property, the area within the right-of-way or easement may be considered part of the rear yard but in no case shall the rear yard setback be reduced to less than 25 feet.
6. Minimum side yard setback for principal and accessory buildings shall be no less than 75 feet; however, where a railroad right-of-way or power line easement abuts the side yard, the area within the right-of-way or easement may be considered part of the side yard but in no case shall the rear yard setback be reduced to less than 25 feet.
7. Maximum building height: 4 stories and not more than 48 feet.
8. Maximum floor area ratio: .15.
9. Maximum impervious coverage: Not more than forty (40%) percent of the total lot area except under the following conditions
 - a) A development application may be allowed to occupy a maximum impervious coverage of up to forty-five (45%) percent with proof of a deeded restriction permanently restricting the equivalent impervious coverage on an off-site property under its current zone district requirement.
 - b) A development application may be allowed to occupy a maximum impervious coverage of up to forty-two (42%) percent by providing design factors which contribute to lessening the appearance of development in either of the following ways:
 - 1) Increased landscaping beyond the minimum ordinance requirements in the form of more mature or larger plants or a greater variety of plants;
 - 2) Architectural treatments which reduce the bulk and industrial character of a non-residential structure such as pitched roofs, facade ornamentation, building offsets and upgraded building material.
10. Parking coverage and setbacks:
 - (a) No more than ten (10%) percent of the front yard area shall be used for off-street parking, including access aisles and driveways.
 - (b) Parking, including access aisles, shall be located no closer than 60 feet to any adjoining street right-of-way and 20 feet to any property line within the front yard.
 - (c) Parking, including access aisles and driveways, shall be located no closer than 15 feet to any building and feet to any side or rear property line.
 - (d) No parking, including access aisles and driveways, shall be located closer than 100 feet to an adjacent residence district boundary line.
11. District boundary buffer area: In the OR-5 District, a buffer area of 150 feet shall be maintained between any nonresidential building and any residence district boundary line. A buffer area of 100 feet shall also be maintained between the edge of any parking area and any residential district boundary line. Where a railroad right-of-way or power line easement abuts a residential district boundary line, the area within the right-of-way or easement may be considered in calculating the 150 foot building buffer area, and 100 foot parking buffer area, but in no case shall the building setback from the property line be reduced to less than 50 feet. There shall be a minimum of 50 feet of landscape screening planted within the buffer area adjacent to the district boundary line. This area shall be attractively planted with trees, shrubs, plants, grass and earthen berms necessary to provide a visual screening from adjacent residential uses or districts.
12. Minimum building and parking setback of 250 feet from Conklin Pond.

117 Howard Boulevard

Ledgewood/Roxbury, NJ

Zoning Map & Information

Prohibited Uses. In addition to any uses prohibited pursuant to Section 13-7.815, the following uses shall be considered specifically prohibited in the OR-5 Zone:

1. Retail sales and services, including, but not limited to the following: paint shops, photo processing, printing establishments, dry cleaners, furniture refinishing, lumber yards.
2. Automotive and vehicular sales, service, repair or related use, machine shops, gasoline sales and distribution.
3. Manufacturing or fabrication uses including, but not limited to the following: agricultural chemical, warehouse and distribution, aluminum manufacturing or processing, building material production, chemical manufacturing, chemical warehousing and distribution, petroleum products production and storage, bulk distribution of petroleum products, photo processing laboratories, printing establishments, metal fabrication, secondary metals refining, seed cleaning and treating, solvent recycling, cleaning supplies (manufacturing and distribution), electrical and electronic products manufacturing, electroplating operations, foundries, paint manufacturing and wholesale distribution.
4. Trucking companies.
5. Facilities that generate, store or dispose of hazardous waste other than household hazardous waste, or which generate, utilize or store hazardous substances in amounts that would, if released or spilled, be reportable to State or Federal environmental agencies.
6. Junkyards, open dumps, landfills, incinerators, other solid waste facilities, hazardous waste facilities, radioactive waste storage.
7. Trailer camps or storage or parking of trailers.
8. The commercial care, boarding, treatment or breeding of domestic animals.
9. Outdoor storage or storage yards for materials or equipment or building debris.
10. Storage of crude oil or any of its volatile products or other flammable products.
11. Mining, quarrying and related activities.
12. Bulk storage of sodium and calcium chloride salts.
13. Underground fuel storage tanks not otherwise regulated by the NJDEP.
14. Self-storage facilities.(Ord. No. 17-09 §§19, 20)

LI/OR Light Industrial/Office Research District. The LI/OR District provides for light industrial and office research uses with the aim of avoiding degradation of community environmental resources.

Principal Permitted Uses:

1. Professional offices.
2. Business offices and research facilities.
3. Manufacturing limited to assembly of finished components.
4. Packaging of finished products.
5. Fabrication of clothing and apparel.

117 Howard Boulevard

Ledgewood/Roxbury, NJ

Zoning Map & Information

6. Mini-warehousing/ self-storage facilities.
7. Child care centers.
8. Essential services.

Accessory Uses:

1. Uses on the same site which are clearly accessory to the principal permitted use and intended to serve the employees of the principal use, including central heating and power plants for furnishing heat and energy to structures on the site; educational facilities for training and study connected with the operation and activities of the owner or tenant; buildings, structures and areas used in connection with maintenance of buildings, grounds, and/or internal roads; buildings for storage of documents, records, testing, research and experimental equipment; clinics; cafeterias; sundry shops for the retail sale of articles to trainees and employees; recreational facilities.
2. Flexible office/warehouse: maximum forty-nine (49%) percent warehouse. Storage of hazardous materials is prohibited.
3. Off-street parking.
4. Fences.
5. Signs subject to the provisions of Section 13-8.9.

Conditional Uses:

1. Institutional Uses
2. Nursing homes and assisted living facilities.

Prohibited Uses:

1. Manufacturing from unfinished raw materials.
2. Warehousing or bulk storage of hazardous materials.
3. Facilities which generate, store, or handle hazardous materials or hazardous wastes, or which generate emissions, effluents or discharges, except sewage, subject to permitting or reporting requirements by Federal, State or local environmental authorities.
4. Outdoor storage of materials or products.
5. Retail uses.

Area, Yard and Building Requirements.

1. Minimum lot area: 5 acres.
2. Minimum lot width at setback: 400 feet.
3. Minimum lot frontage: 400 feet.
4. Minimum front yard setback: 150 feet.

5. Minimum rear yard setback for principal and accessory buildings shall be no less than 75 feet; however, where a railroad right-of-way or power line easement abuts the rear of the property, the area within the right-of-way or easement may be considered part of the rear yard but in no case shall the rear yard setback be reduced to less than 25 feet.
6. Minimum side yard setback for principal and accessory buildings shall be no less than 75 feet; however, where a railroad right-of-way or power line easement abuts the side yard, the area within the right-of-way or easement may be considered part of the side yard but in no case shall the rear yard setback be reduced to less than 25 feet.
7. Maximum building height: 4 stories and not more than 48 feet.
8. Maximum floor area ratio: .25.
9. Maximum impervious coverage: fifty (50%) percent.
10. Parking coverage and setbacks:
 - a) No more than twenty-five (25%) percent of the front yard area shall be used for off-street parking, including access aisles and driveways.
 - b) Parking, including access aisles, shall be located no closer than 60 feet to any adjoining street right-of-way line or 20 feet to any property line within the front yard.
 - c) Parking, including access aisles and driveways, shall be located no closer than 10 feet to any side or rear property line and no closer than 15 feet to any building
 - d) Parking, including access aisles and driveways, shall be located no closer than 20 feet to any adjacent residence district boundary line.
11. District boundary line restrictions: No building shall be built within 150 feet of any residence district boundary line; however, where a railroad right-of-way or power line easement abuts a residential district boundary line, the area within the right-of-way or easement may be considered in calculating the 150 foot district boundary line restriction but in no case shall the building setback from the property line be reduced to less than 50 feet.