

NON-ENDORSEMENT & DISCLAIMER NOTICE

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NON-ENDORSEMENT NOTICE

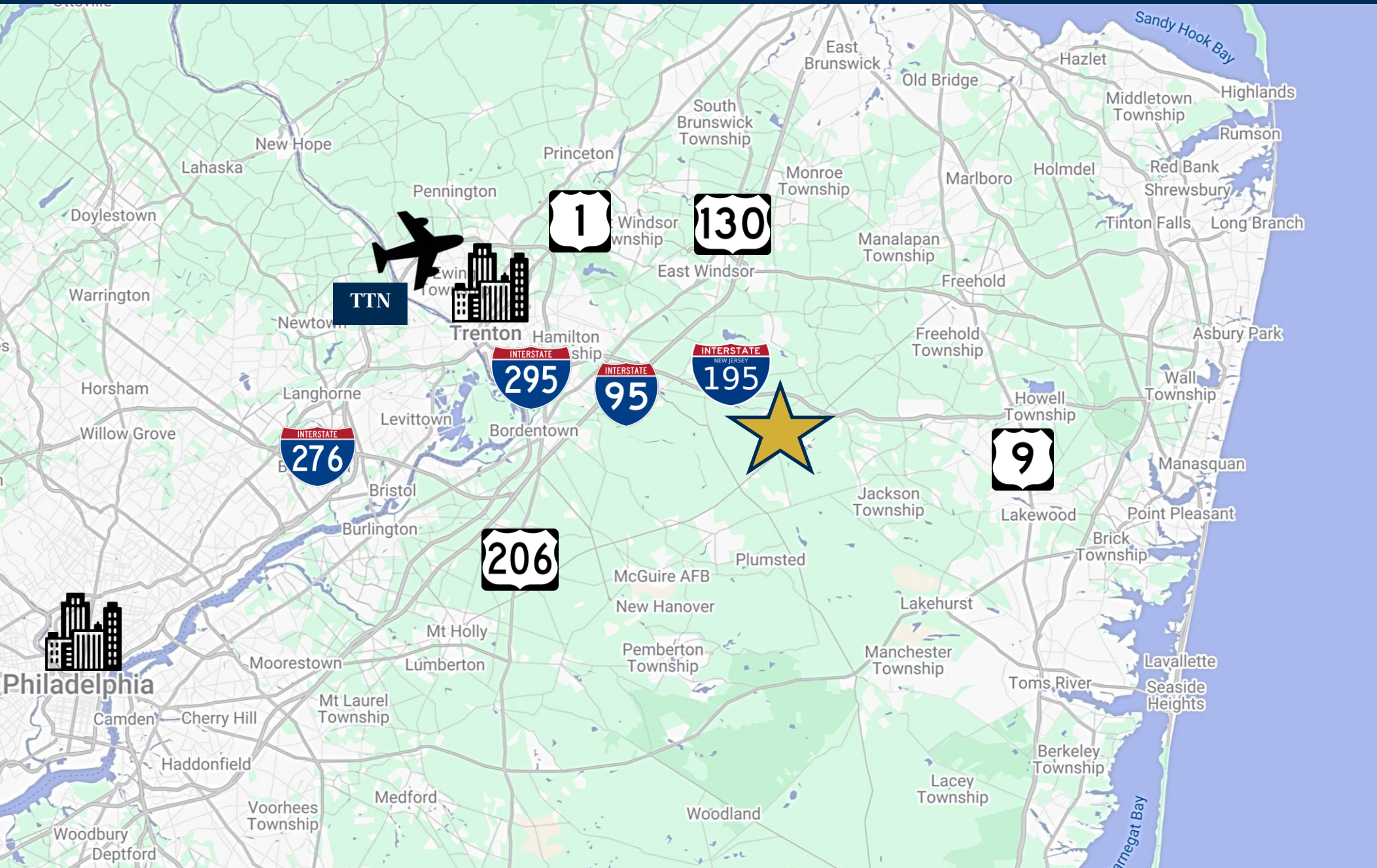
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ALL PROPERTY TOURS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR BUSSEL REALTY CORP AGENT FOR MORE DETAILS.

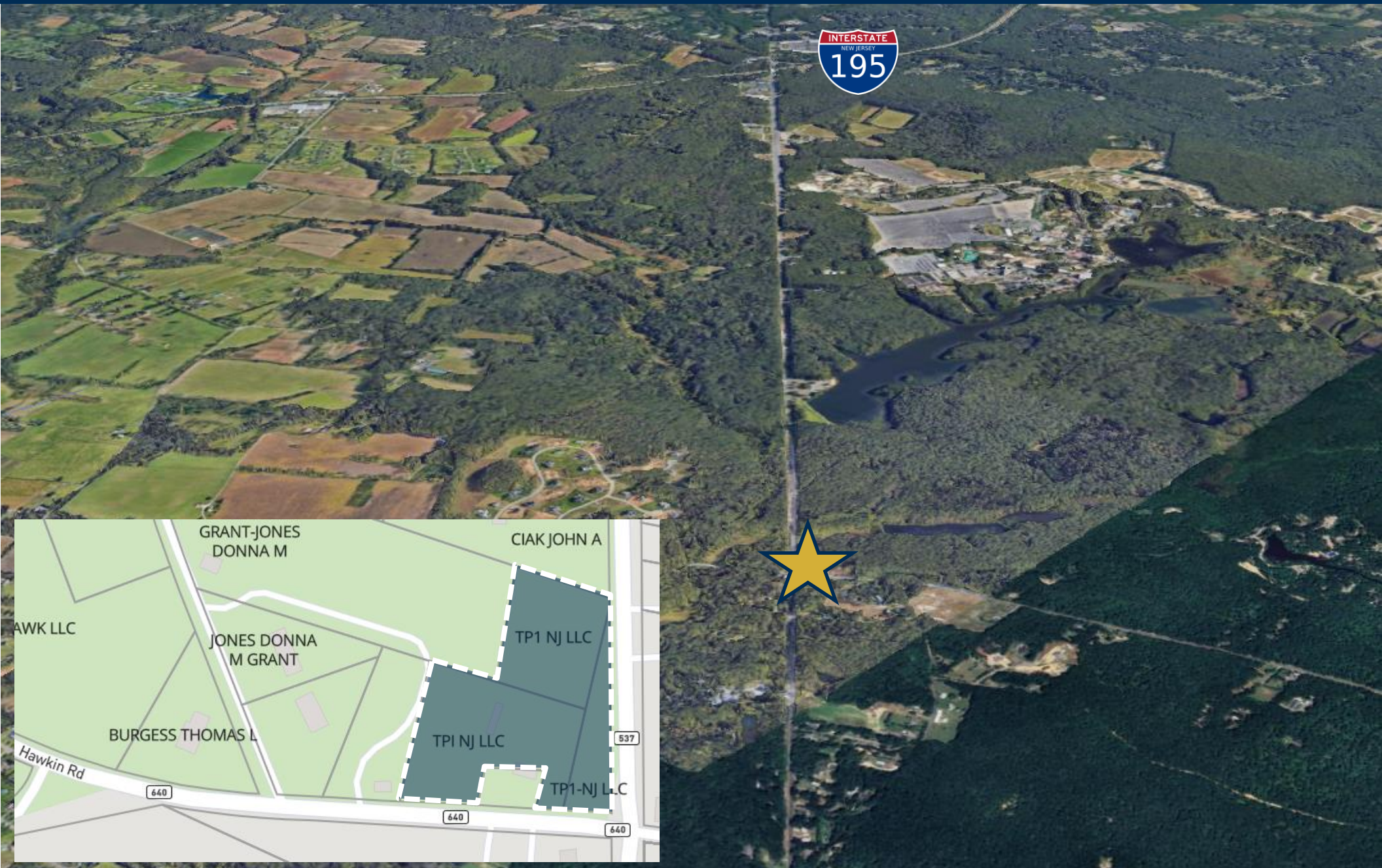


REGIONAL MAP



ERIC KOONS | Ekoon@bussel.COM | 908.410.7152

AERIAL IMAGE



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ZONING: COMMERCIAL (C-3)

Permitted Uses.

1. Any use considered to be of a retail or wholesale nature.
2. Auto, truck and trailer sales, service, storage and repair, provided, however, that dismantled on junked cars, or parts of cars unfit for operations on the highway shall not be stored or sold on the premises. Automobile service stations, provided all gasoline pumps or appliances for dispensing gasoline shall be located not less than 30 feet from the street right-of-way, nor shall a service station be erected or located closer than 2,000 feet from any other service station as measured along the street line.
3. Bowling alleys, skating rink or similar places of commercial entertainment.
4. Commercial car wash.
5. Drive-in or open-air restaurant or convenience food or beverage establishment.
6. Hotels and motels.
7. Offices of a commercial or business nature where the business conducted on the premises is entirely within a completely enclosed building or where outside storage of supplies or equipment complies with regulations of bulk storage provided herein.
8. Sales, service and repair establishments dealing with miscellaneous machinery, cabinets, electrical heating, air conditioning, plumbing or printing.
9. Taverns, bars or cocktail lounges.
10. Restaurants, diners, etc., including the sale of alcoholic beverages.
11. Faming and agricultural uses.
12. Childcare centers.
13. Essential services.

Conditional Uses.

1. Churches and other places of worship subject to the requirement of §15-9.
2. Warehouses under circumstances where the property is at least five (5) acres in area.

Minimum Lot Area and Yard .

1. Churches and other places of worship subject to the requirement of §15-9.
2. Warehouses under circumstances where the property is at least five (5) acres in area.

ZONING: COMMERCIAL (C-3)

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Lot Frontage	Minimum Lot Depth	Minimum Yard Requirements*				Maximum Lot Coverage	Maximum Bldg. Height	Maximum Accessory Bldg. Height
					Front	One Side	Total Side	Rear			
***RA-5	5 Acres	300' 350' (Major Str.)**	150'	400'	80' 100' (Major Str.)**	50'	100'	50'	-	35'	35'
RA-3	3 Acres	300' 350' (Major Str.)**	150'	300'	80' 100' (Major Str.)**	50'	100'	50'	-	35'	35'
RA-2	2 Acres	250' 300' (Major Str.)**	125'	250'	80' 100' (Major Str.)**	50'	100'	50'	-	35'	35'
R-40	40,000 (Sq. Ft.)	150' 200' (Major Str.)**	75'	200'	60' 80' (Major Str.)**	20'	40'	40'	-	35'	15'
R-10	10,000 (Sq. Ft.)	80'	40'	100'	30'	10'	20'	30'	-	35'	15'
MHP	SEE SUBSECTION 15-4.6										
C-2	40,000 (Sq. Ft.)	200'	150'	200'	70'	15'	30'	30'	40%	35'	-
C-3	40,000 (Sq. Ft.)	200'	150'	200'	70'	15'	30'	40'	40%	35'	-
C-4	AS APPROVED BY PLANNING BOARD										
C-5	Same as C-2 Zone (Ord. No. 2016-16)										
LI-2	2 Acres	150'	150'	400'	60' 80' (Major Str.)**	30'	60'	40'	50%	50'	50'
LI-1	40,000 (Sq. Ft.)	100'	100'	400'	60'	30'	60'	40'	30%	50'	50'
FP	10 Acres	300'	150'	400'	100'	50'	100'	50'	-	35'	35'

WETLANDS



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PLUMSTED TOWNSHIP, NJ



Advantageous location situated adjacent to Interstate 195 and conveniently close to Interstate 95 and Route 9, facilitating seamless connectivity and accessibility to major transportation routes.



Excellent access to key markets and essential infrastructure, ensuring efficient distribution and operational support for sustained growth.



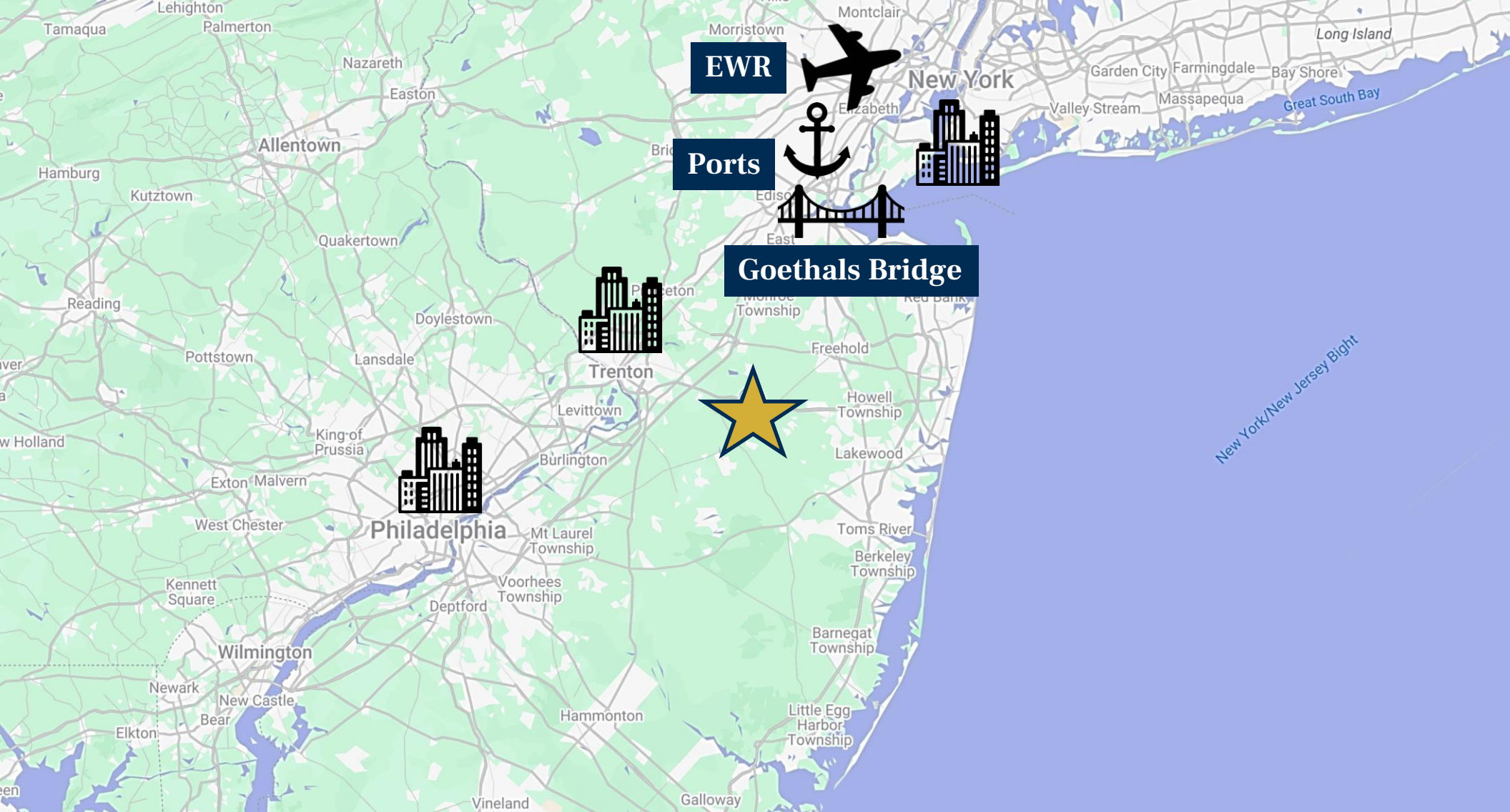
Commercial zoning allowing for truck and trailer sales, service, storage, and repair, fostering a supportive environment for diverse industrial operations.



Highly skilled workers ready to fulfill the demands of industrial enterprises.



Affordability and value in the heart of New Jersey.



BUSSEL REALTY CORP | EXCLUSIVE LISTING BROKERS

**701-709 MONMOUTH RD
PLUMSTED TOWNSHIP, NJ**

**ERIC KOONS
VICE PRESIDENT**

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