

The subject property is located on River Road near the intersection with Perrin Street in the Borough of Chatham, Morris County, New Jersey. The area contains a mix of light industrial and retail uses with single and multi-family residential uses located on the side streets. The neighborhood is fully developed and appears to be stable at the present time. There is no threat of adverse transition impending or anticipated. The neighborhood is located within close proximity to the City of Summit and has good access to U.S. Route 124 and Interstate Route 78.

SITE DESCRIPTION

The subject property consists of seven adjacent tax parcels with a total area of 1.81± acres. The site has two separate frontages along River Road of 153.25' and 79.34'. Perrin Street, an unimproved paper street divides the property; however, the Town is allowing the owner to utilize this area and has approached the owner with an offer for sale. The overall site is irregular in shape, and open and generally level at road grade. There do not appear to be any wetlands or easements on the site. As mentioned, the site is comprised of a total of seven tax parcels. Each parcel is summarized individually below:

Block	Lot	Area	Frontage
139	4	0.239 acres	79.3' - River Rd.
139	5	0.232 acres	75.0' - River Rd. 135.0' - Perrin St.
139	6	0.248 acres	100.0' - Perrin St.
139	7	0.124 acres	50.0' - Perrin St.
140	2	0.152 acres	50.0' - Perrin St.
140	3	0.303 acres	100.0' - Perrin St.
140	6	0.515 acres	79.3' - River Rd.
TOTAL		1.813 acres	

The individual lots are all currently utilized by the landscaping operation on the site, but could be marketed and sold off individually.

Block 139 - Lots 4, 5, 6, 7 & Block 140 - Lots 2, 3, 6
43-55 River Road, Chatham Borough

Robert F. Hoffmann & Associates