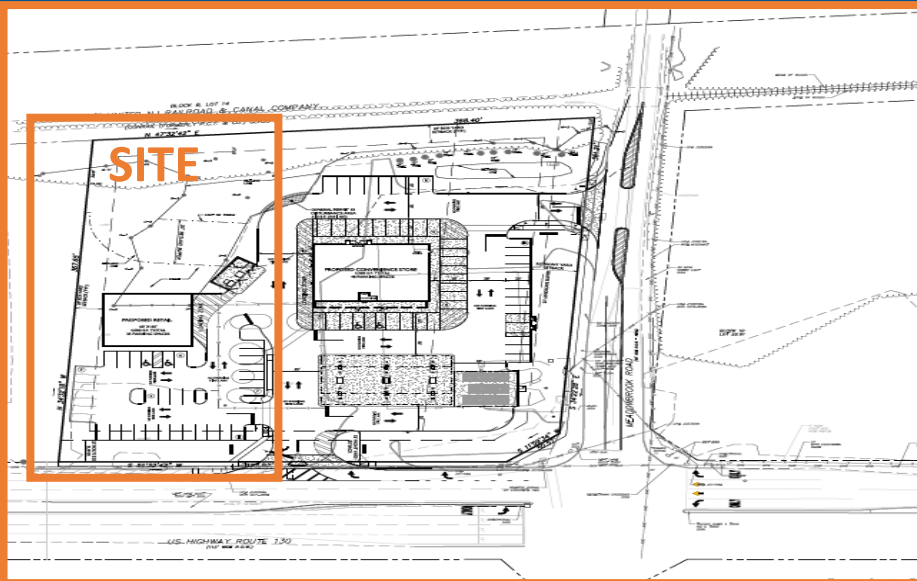




# LEGACY

## COMMERCIAL REALTY<sub>LLC</sub>

**Land Lease or Build to Suit Opportunity**



**1216 - 1220 Route 130, Robbinsville, Mercer County NJ**

## PROPERTY DETAILS:

- ◆ New Construction +/- 4,000 SF building Ideal for Retail, Medical, Restaurant, or General Office Professionals.
- ◆ Build to Suit: \$25.00 PSF NNN For a standard Vanilla Box. Terms to be Finalized based upon Tenant's Requirement.
- ◆ 1+/- Acre of land ideal for Banks, Fast Food, or National/Regional Retailers.
- ◆ Current Zoning: Highway Commercial (HC)
- ◆ COME JOIN WAWA! (Breaking Ground 2020).
- ◆ Located on highly traveled Route 130 at the corner lighted intersection of Meadowbrook Road and Route 130 South. Cross Easement Access readily available.
- ◆ Directly Across the Street from Springside at Robbinsville, a brand new residential community consisting of: Single Family, Townhouse, and Carriage Houses.

**Seth Katz, Broker of Record** • **Legacy Commercial Realty, L.L.C.**

**510 Route 9 North - 2nd Floor - Manalapan, NJ 07726**

**www.LegacyRealtyNJ.com • P: 732.333.6380 • F: 732.333.6381**

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy there of and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.



# LEGACY

## COMMERCIAL REALTY<sub>LLC</sub>

**Land Lease or Build to Suit Opportunity**



**1216 - 1220 Route 130, Robbinsville, Mercer County NJ**



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# LEGACY

COMMERCIAL REALTY<sub>LLC</sub>

**Land Lease or Build to Suit Opportunity**



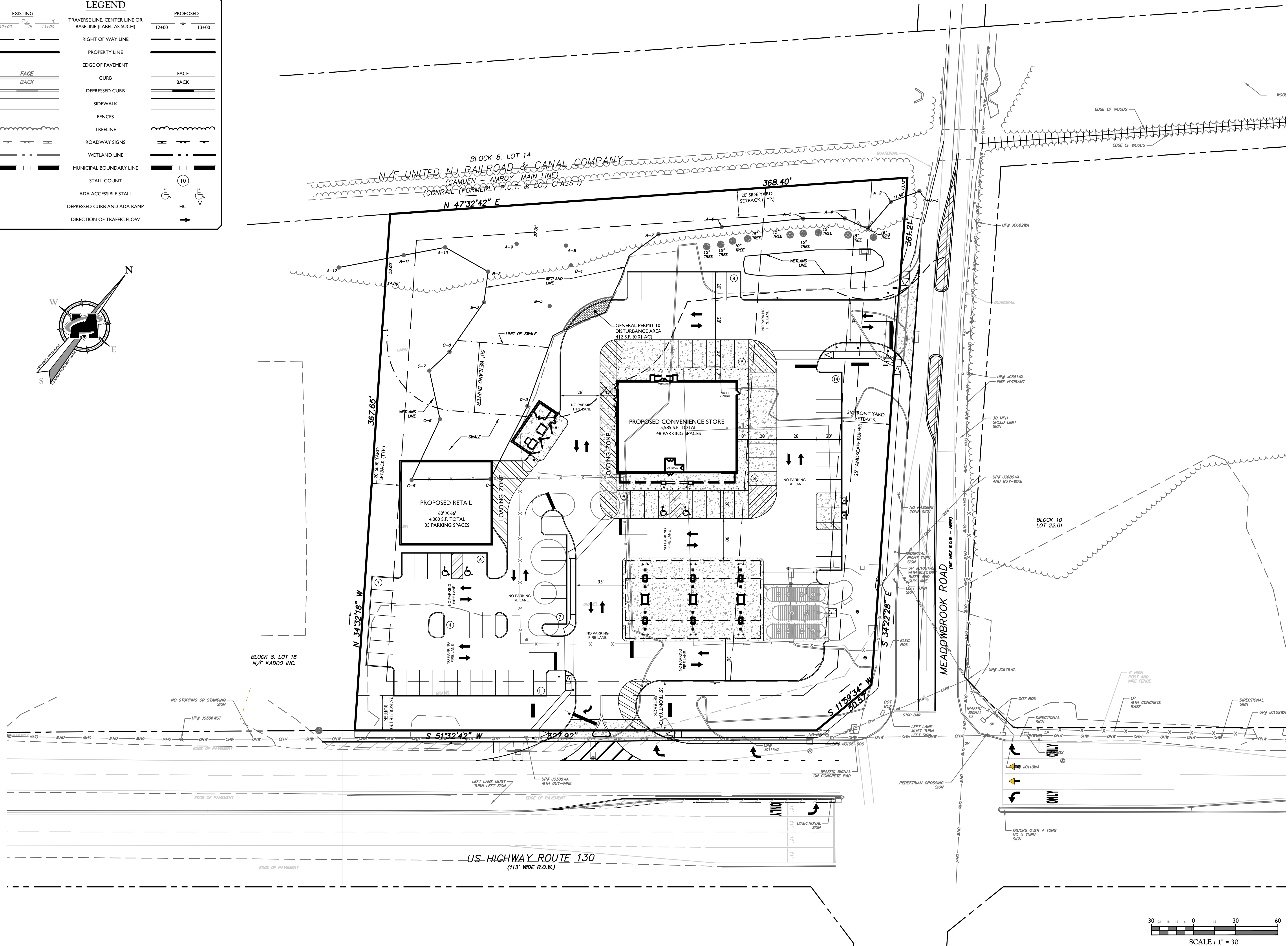
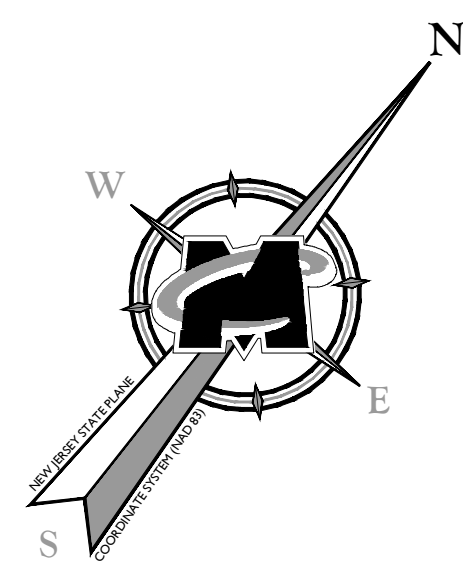
**1216 - 1220 Route 130, Robbinsville, Mercer County NJ**



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ROBBINSVILLE TOWNSHIP  
MERCER COUNTY  
NEW JERSEY

SHEET NUMBER: 1 of 1

# Demographic Trend Report

1 Mile Radius

1220 US Highway 130, Robbinsville, NJ 08691

Building Type: **Class B Office**

Total Available: **0 SF**

Class: **B**

% Leased: **100%**

RBA: **15,768 SF**

Rent/SF/Yr: **-**

Typical Floor: **15,768 SF**



Description	2010	2017	2022
<b>Population</b>	<b>1,550</b>	<b>1,425</b>	<b>1,409</b>
Age 0 - 4	94 6.06%	67 4.70%	80 5.68%
Age 5 - 9	172 11.10%	90 6.32%	77 5.46%
Age 10 - 14	193 12.45%	132 9.26%	95 6.74%
Age 15 - 19	131 8.45%	158 11.09%	123 8.73%
Age 20 - 24	41 2.65%	124 8.70%	132 9.37%
Age 25 - 29	34 2.19%	64 4.49%	107 7.59%
Age 30 - 34	65 4.19%	45 3.16%	72 5.11%
Age 35 - 39	122 7.87%	61 4.28%	56 3.97%
Age 40 - 44	181 11.68%	101 7.09%	68 4.83%
Age 45 - 49	190 12.26%	138 9.68%	96 6.81%
Age 50 - 54	136 8.77%	147 10.32%	120 8.52%
Age 55 - 59	68 4.39%	119 8.35%	122 8.66%
Age 60 - 64	40 2.58%	74 5.19%	101 7.17%
Age 65 - 69	24 1.55%	43 3.02%	69 4.90%
Age 70 - 74	23 1.48%	24 1.68%	41 2.91%
Age 75 - 79	17 1.10%	16 1.12%	23 1.63%
Age 80 - 84	11 0.71%	11 0.77%	13 0.92%
Age 85+	11 0.71%	12 0.84%	14 0.99%
<b>Age 15+</b>	<b>1,094 70.58%</b>	<b>1,137 79.79%</b>	<b>1,157 82.11%</b>
<b>Age 20+</b>	<b>963 62.13%</b>	<b>979 68.70%</b>	<b>1,034 73.39%</b>
<b>Age 65+</b>	<b>86 5.55%</b>	<b>106 7.44%</b>	<b>160 11.36%</b>
<b>Median Age</b>	<b>37</b>	<b>38</b>	<b>37</b>
<b>Average Age</b>	<b>32.70</b>	<b>35.60</b>	<b>37.40</b>
<b>Population By Race</b>	<b>1,550</b>	<b>1,425</b>	<b>1,409</b>
White	1,261 81.35%	1,095 76.84%	1,042 73.95%
Black	33 2.13%	34 2.39%	36 2.56%
Am. Indian & Alaskan	2 0.13%	2 0.14%	2 0.14%
Asian	233 15.03%	270 18.95%	303 21.50%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	21 1.35%	24 1.68%	27 1.92%

# Demographic Trend Report

1 Mile Radius

1220 US Highway 130, Robbinsville, NJ 08691

Description	2010	2017	2022
<b>Population by Race (Hispanic)</b>	<b>64</b>	<b>70</b>	<b>76</b>
White	55 85.94%	60 85.71%	65 85.53%
Black	3 4.69%	4 5.71%	4 5.26%
Am. Indian & Alaskan	1 1.56%	1 1.43%	1 1.32%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	3 4.69%	4 5.71%	5 6.58%
<b>Household by Household Income</b>	<b>458</b>	<b>419</b>	<b>416</b>
<\$25,000	26 5.68%	0 0.00%	0 0.00%
\$25,000 - \$50,000	17 3.71%	6 1.43%	7 1.68%
\$50,000 - \$75,000	50 10.92%	42 10.02%	40 9.62%
\$75,000 - \$100,000	37 8.08%	2 0.48%	1 0.24%
\$100,000 - \$125,000	56 12.23%	12 2.86%	5 1.20%
\$125,000 - \$150,000	19 4.15%	49 11.69%	52 12.50%
\$150,000 - \$200,000	107 23.36%	76 18.14%	70 16.83%
\$200,000+	146 31.88%	232 55.37%	241 57.93%
<b>Average Household Income</b>	<b>\$175,150</b>	<b>\$229,678</b>	<b>\$234,153</b>
<b>Median Household Income</b>	<b>\$161,215</b>	<b>\$219,397</b>	<b>\$227,386</b>

## Demographic Detail Report

1220 US Highway 130, Robbinsville, NJ 08691

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **15,768 SF**  
 Typical Floor: **15,768 SF**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	1,409		23,248		80,898	
2017 Estimate	1,425		23,199		80,936	
2010 Census	1,550		23,716		83,654	
Growth 2017 - 2022	-1.12%		0.21%		-0.05%	
Growth 2010 - 2017	-8.06%		-2.18%		-3.25%	
2017 Population by Age	1,425		23,199		80,936	
Age 0 - 4	67	4.70%	1,126	4.85%	4,019	4.97%
Age 5 - 9	90	6.32%	1,322	5.70%	4,383	5.42%
Age 10 - 14	132	9.26%	1,666	7.18%	5,248	6.48%
Age 15 - 19	158	11.09%	1,922	8.28%	6,094	7.53%
Age 20 - 24	124	8.70%	1,608	6.93%	5,540	6.84%
Age 25 - 29	64	4.49%	996	4.29%	3,978	4.91%
Age 30 - 34	45	3.16%	886	3.82%	3,621	4.47%
Age 35 - 39	61	4.28%	1,139	4.91%	4,151	5.13%
Age 40 - 44	101	7.09%	1,567	6.75%	5,207	6.43%
Age 45 - 49	138	9.68%	1,945	8.38%	6,210	7.67%
Age 50 - 54	147	10.32%	2,097	9.04%	6,830	8.44%
Age 55 - 59	119	8.35%	1,919	8.27%	6,636	8.20%
Age 60 - 64	74	5.19%	1,525	6.57%	5,667	7.00%
Age 65 - 69	43	3.02%	1,168	5.03%	4,558	5.63%
Age 70 - 74	24	1.68%	821	3.54%	3,245	4.01%
Age 75 - 79	16	1.12%	572	2.47%	2,206	2.73%
Age 80 - 84	11	0.77%	414	1.78%	1,539	1.90%
Age 85+	12	0.84%	505	2.18%	1,804	2.23%
Age 65+	106	7.44%	3,480	15.00%	13,352	16.50%
Median Age	37.70		43.00		43.30	
Average Age	35.60		40.00		40.70	



## Demographic Detail Report

1220 US Highway 130, Robbinsville, NJ 08691					
Radius	1 Mile		3 Mile		5 Mile
<b>2017 Population By Race</b>	<b>1,425</b>		<b>23,199</b>		<b>80,936</b>
White	1,095	76.84%	17,427	75.12%	61,575 76.08%
Black	34	2.39%	904	3.90%	3,715 4.59%
Am. Indian & Alaskan	2	0.14%	34	0.15%	229 0.28%
Asian	270	18.95%	4,448	19.17%	13,901 17.18%
Hawaiian & Pacific Island	0	0.00%	4	0.02%	86 0.11%
Other	24	1.68%	381	1.64%	1,430 1.77%
<b>Population by Hispanic Origin</b>	<b>1,425</b>		<b>23,199</b>		<b>80,936</b>
Non-Hispanic Origin	1,355	95.09%	22,005	94.85%	73,674 91.03%
Hispanic Origin	70	4.91%	1,194	5.15%	7,262 8.97%
<b>2017 Median Age, Male</b>	<b>36.50</b>		<b>41.90</b>		<b>41.90</b>
<b>2017 Average Age, Male</b>	<b>35.40</b>		<b>38.90</b>		<b>39.60</b>
<b>2017 Median Age, Female</b>	<b>38.70</b>		<b>43.90</b>		<b>44.50</b>
<b>2017 Average Age, Female</b>	<b>35.90</b>		<b>41.00</b>		<b>41.70</b>
<b>2017 Population by Occupation Classification</b>	<b>1,104</b>		<b>18,700</b>		<b>66,067</b>
Civilian Employed	758	68.66%	12,743	68.14%	44,378 67.17%
Civilian Unemployed	23	2.08%	340	1.82%	1,317 1.99%
Civilian Non-Labor Force	323	29.26%	5,617	30.04%	20,368 30.83%
Armed Forces	0	0.00%	0	0.00%	4 0.01%
<b>Households by Marital Status</b>					
Married	353		5,485		18,939
Married No Children	108		2,532		9,955
Married w/Children	245		2,953		8,984
<b>2017 Population by Education</b>	<b>865</b>		<b>16,185</b>		<b>58,215</b>
Some High School, No Diploma	8	0.92%	696	4.30%	3,473 5.97%
High School Grad (Incl Equivalency)	95	10.98%	2,624	16.21%	11,271 19.36%
Some College, No Degree	129	14.91%	3,306	20.43%	12,179 20.92%
Associate Degree	10	1.16%	631	3.90%	2,563 4.40%
Bachelor Degree	411	47.51%	5,137	31.74%	16,207 27.84%
Advanced Degree	212	24.51%	3,791	23.42%	12,522 21.51%



## Demographic Detail Report

1220 US Highway 130, Robbinsville, NJ 08691						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	1,583		25,795		87,832	
Real Estate & Finance	125	7.90%	1,654	6.41%	5,247	5.97%
Professional & Management	678	42.83%	9,805	38.01%	30,216	34.40%
Public Administration	32	2.02%	668	2.59%	3,033	3.45%
Education & Health	137	8.65%	2,826	10.96%	9,983	11.37%
Services	29	1.83%	1,158	4.49%	4,920	5.60%
Information	62	3.92%	453	1.76%	1,341	1.53%
Sales	176	11.12%	3,083	11.95%	10,536	12.00%
Transportation	111	7.01%	1,324	5.13%	3,480	3.96%
Retail	69	4.36%	1,327	5.14%	4,011	4.57%
Wholesale	28	1.77%	503	1.95%	1,551	1.77%
Manufacturing	89	5.62%	1,239	4.80%	4,316	4.91%
Production	15	0.95%	556	2.16%	3,090	3.52%
Construction	26	1.64%	444	1.72%	2,330	2.65%
Utilities	6	0.38%	353	1.37%	1,900	2.16%
Agriculture & Mining	0	0.00%	97	0.38%	178	0.20%
Farming, Fishing, Forestry	0	0.00%	32	0.12%	71	0.08%
Other Services	0	0.00%	273	1.06%	1,629	1.85%
2017 Worker Travel Time to Job	689		12,014		41,990	
<30 Minutes	289	41.94%	5,949	49.52%	24,197	57.63%
30-60 Minutes	165	23.95%	3,207	26.69%	10,244	24.40%
60+ Minutes	235	34.11%	2,858	23.79%	7,549	17.98%
2010 Households by HH Size	457		8,693		30,747	
1-Person Households	35	7.66%	1,987	22.86%	6,536	21.26%
2-Person Households	93	20.35%	2,512	28.90%	9,749	31.71%
3-Person Households	97	21.23%	1,498	17.23%	5,465	17.77%
4-Person Households	144	31.51%	1,780	20.48%	5,840	18.99%
5-Person Households	69	15.10%	667	7.67%	2,195	7.14%
6-Person Households	15	3.28%	184	2.12%	656	2.13%
7 or more Person Households	4	0.88%	65	0.75%	306	1.00%
2017 Average Household Size	3.40		2.70		2.70	
Households						
2022 Projection	415		8,570		29,893	
2017 Estimate	419		8,541		29,868	
2010 Census	456		8,692		30,748	
Growth 2017 - 2022	-0.95%		0.34%		0.08%	
Growth 2010 - 2017	-8.11%		-1.74%		-2.86%	

# Demographic Detail Report

1220 US Highway 130, Robbinsville, NJ 08691							
Radius	1 Mile		3 Mile		5 Mile		
<b>2017 Households by HH Income</b>	<b>419</b>		<b>8,539</b>		<b>29,867</b>		
<\$25,000	0	0.00%	625	7.32%	2,410	8.07%	
\$25,000 - \$50,000	6	1.43%	1,027	12.03%	3,878	12.98%	
\$50,000 - \$75,000	42	10.02%	991	11.61%	4,378	14.66%	
\$75,000 - \$100,000	2	0.48%	820	9.60%	3,560	11.92%	
\$100,000 - \$125,000	12	2.86%	948	11.10%	3,184	10.66%	
\$125,000 - \$150,000	49	11.69%	850	9.95%	3,001	10.05%	
\$150,000 - \$200,000	76	18.14%	1,202	14.08%	3,942	13.20%	
\$200,000+	232	55.37%	2,076	24.31%	5,514	18.46%	
<b>2017 Avg Household Income</b>	<b>\$229,678</b>		<b>\$147,246</b>		<b>\$131,785</b>		
<b>2017 Med Household Income</b>	<b>\$219,397</b>		<b>\$121,268</b>		<b>\$105,555</b>		
<b>2017 Occupied Housing</b>	<b>419</b>		<b>8,541</b>		<b>29,868</b>		
Owner Occupied	398	94.99%	7,593	88.90%	24,959	83.56%	
Renter Occupied	21	5.01%	948	11.10%	4,909	16.44%	
<b>2010 Housing Units</b>	<b>425</b>		<b>8,521</b>		<b>30,605</b>		
1 Unit	424	99.76%	7,109	83.43%	24,387	79.68%	
2 - 4 Units	0	0.00%	142	1.67%	1,049	3.43%	
5 - 19 Units	1	0.24%	758	8.90%	3,617	11.82%	
20+ Units	0	0.00%	512	6.01%	1,552	5.07%	
<b>2017 Housing Value</b>	<b>398</b>		<b>7,594</b>		<b>24,959</b>		
<\$100,000	8	2.01%	425	5.60%	1,371	5.49%	
\$100,000 - \$200,000	0	0.00%	504	6.64%	2,231	8.94%	
\$200,000 - \$300,000	14	3.52%	1,252	16.49%	5,323	21.33%	
\$300,000 - \$400,000	44	11.06%	1,704	22.44%	6,250	25.04%	
\$400,000 - \$500,000	71	17.84%	1,394	18.36%	3,940	15.79%	
\$500,000 - \$1,000,000	260	65.33%	2,168	28.55%	5,484	21.97%	
\$1,000,000+	1	0.25%	147	1.94%	360	1.44%	
<b>2017 Median Home Value</b>	<b>\$619,231</b>		<b>\$394,835</b>		<b>\$356,871</b>		
<b>2017 Housing Units by Yr Built</b>	<b>425</b>		<b>8,701</b>		<b>31,007</b>		
Built 2010+	0	0.00%	19	0.22%	369	1.19%	
Built 2000 - 2010	89	20.94%	1,779	20.45%	4,558	14.70%	
Built 1990 - 1999	171	40.24%	2,465	28.33%	5,142	16.58%	
Built 1980 - 1989	102	24.00%	1,693	19.46%	6,003	19.36%	
Built 1970 - 1979	13	3.06%	980	11.26%	4,178	13.47%	
Built 1960 - 1969	21	4.94%	946	10.87%	4,768	15.38%	
Built 1950 - 1959	7	1.65%	429	4.93%	2,969	9.58%	
Built <1949	22	5.18%	390	4.48%	3,020	9.74%	
<b>2017 Median Year Built</b>	<b>1992</b>		<b>1988</b>		<b>1980</b>		

# Demographic Summary Report

1220 US Highway 130, Robbinsville, NJ 08691

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **15,768 SF**  
 Typical Floor: **15,768 SF**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	1,409		23,248		80,898	
2017 Estimate	1,425		23,199		80,936	
2010 Census	1,550		23,716		83,654	
Growth 2017 - 2022	-1.12%		0.21%		-0.05%	
Growth 2010 - 2017	-8.06%		-2.18%		-3.25%	
2017 Population by Hispanic Origin	69		1,195		7,263	
2017 Population	1,425		23,199		80,936	
White	1,095	76.84%	17,427	75.12%	61,575	76.08%
Black	34	2.39%	904	3.90%	3,715	4.59%
Am. Indian & Alaskan	2	0.14%	34	0.15%	229	0.28%
Asian	270	18.95%	4,448	19.17%	13,901	17.18%
Hawaiian & Pacific Island	0	0.00%	4	0.02%	86	0.11%
Other	24	1.68%	381	1.64%	1,430	1.77%
U.S. Armed Forces	0		0		4	
Households						
2022 Projection	415		8,570		29,893	
2017 Estimate	419		8,541		29,868	
2010 Census	456		8,692		30,748	
Growth 2017 - 2022	-0.95%		0.34%		0.08%	
Growth 2010 - 2017	-8.11%		-1.74%		-2.86%	
Owner Occupied	398	94.99%	7,593	88.90%	24,959	83.56%
Renter Occupied	21	5.01%	948	11.10%	4,909	16.44%
2017 Households by HH Income	419		8,539		29,867	
Income: <\$25,000	0	0.00%	625	7.32%	2,410	8.07%
Income: \$25,000 - \$50,000	6	1.43%	1,027	12.03%	3,878	12.98%
Income: \$50,000 - \$75,000	42	10.02%	991	11.61%	4,378	14.66%
Income: \$75,000 - \$100,000	2	0.48%	820	9.60%	3,560	11.92%
Income: \$100,000 - \$125,000	12	2.86%	948	11.10%	3,184	10.66%
Income: \$125,000 - \$150,000	49	11.69%	850	9.95%	3,001	10.05%
Income: \$150,000 - \$200,000	76	18.14%	1,202	14.08%	3,942	13.20%
Income: \$200,000+	232	55.37%	2,076	24.31%	5,514	18.46%
2017 Avg Household Income	\$229,678		\$147,246		\$131,785	
2017 Med Household Income	\$219,397		\$121,268		\$105,555	



## Traffic Count Report

1220 US Highway 130, Robbinsville, NJ 08691

Building Type: **Class B Office**

Class: **B**

RBA: **15,768 SF**

Typical Floor: **15,768 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Meadowbrook Rd	Rose's Ct	0.07 NW	2016	3,807	MPSI	.05
2	Gordon Rd	United States Highway 130	0.17 N	2016	2,167	MPSI	.21
3	United States Highway 130	Gordon Rd	0.34 SW	2016	31,266	MPSI	.41
4	United States Highway 130	Woodside Rd	0.35 SW	2016	29,851	MPSI	.51
5	United States Highway 130	Church St	0.08 NE	2016	26,241	MPSI	.70
6	Church St	United States Highway 130	0.04 SE	2016	3,831	MPSI	.78
7	Windsor Rd	Perrineville Rd	0.05 SE	2016	24	MPSI	.81
8	Gordon Rd	Spencer Way	0.39 S	2010	2,444	AADT	.87
9	Woodside Rd	Wycklow Dr	0.11 SE	2012	1,251	AADT	.95
10	United States Highway 130	Windsor Rd	0.17 SW	2016	29,508	MPSI	.95

## **§ 142-23. HC Highway Commercial Zone District.**

A. HC District designated. The HC District is established on the properties within the Township as shown on the map and designated on the Zoning Map, as amended hereby.<sup>1</sup>

B. Purpose and intent.

(1) In furtherance of the Master Plan Reexamination and Land Use Element Amendment (herein known as the Master Plan) adopted March 21, 2007, the creation of this HC District is part of a cohesive economic development plan intended to improve the primary commercial corridors within the Township and help to achieve a better balance between residential and commercial development. The Master Plan calls for the creation of a highway commercial district within the area delineated as this zoning district in order to facilitate and stimulate commercial development along Route 130. The Master Plan further recommends appropriate planning designs, uses, and architectural review in order to maximize benefits and minimize negative externalities and impacts.

(2) The intent of the HC Zone is to provide commercial uses that serve Township residents as well as residents of the surrounding municipalities. As stated in the 2007 Master Plan Reexamination and Land Use Element, the following types of uses are not the intended types of uses for the HC Zone: new or used sales or rentals of motor vehicles; motels; adult book stores; adult movie theaters; drug paraphernalia stores; junkyards; massage parlors; tarot card readings/fortune-telling establishments; tattoo parlors; and body piercing studios. **[Amended 11-14-2014 by Ord. No. 2014-23]**

C. Permitted uses:

(1) Designed shopping complex: a building or group of abutting buildings designed to be utilized by more than one permitted use where such building or group of abutting buildings is constructed at one time. The area and yard requirements shall be applied to the one building or group of abutting buildings as one structure.

(2) Retail stores: automotive-related stores with the parts store being at least 50% of the total square feet.

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1. Editor's Note: The Zoning Map is included at the end of this chapter.

- (3) Service activities, such as but not limited to banks, barbershops, beauty salons, tailors, shoe repair, dry cleaners (except no chemical dry cleaning is permitted on the premises), jewelry repair, and legal services.
- (4) Business offices, including but not limited to medical offices and governmental offices.
- (5) Restaurants, including drive-through facilities.
- (6) Indoor and outdoor recreational uses, such as health spas, gyms, tennis and racquetball courts.
- (7) Combination office service and/or retail sales.
- (8) Hotels with a one-hundred-room minimum and a restaurant on the premises.

D. Accessory uses permitted:

- (1) Off-street parking. See § 142-41.
- (2) Fences and walls. See § 142-36.
- (3) Garages, storage buildings and other customary accessory uses incidental to the principal use.
- (4) Temporary construction trailers and one sign not exceeding 32 square feet advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a building permit and concluding with the issuance of a certificate of occupancy or one year, whichever is less, provided that the trailer and sign are on the site where construction is taking place and set back at least 15 feet from street and lot lines.
- (5) Amateur radio antennas and antenna support structure not to exceed 45 feet in height, unless the structure is retractable. The height of a retractable antenna structure shall not exceed 45 feet when the structure is not being used for the transmission and/or reception of amateur radio signals and 65 feet when the structure is fully extended and in use for the transmission and/or reception of amateur radio signals. Satellite dish antennas shall be installed in accordance with the standards specified in § 142-33.1H.

E. Conditional uses:



- (1) House of worship. See § 142-61M.
- (2) Gas stations with convenience stores of over 2,500 square feet. See § 142-61F.

F. Area and yard requirements.

- (1) Minimum lot area: 40,000 square feet.
- (2) Minimum lot width: 150 feet.
- (3) Minimum lot frontage: 150 feet.
- (4) Minimum lot depth: 250 feet.
- (5) Minimum front yard setback: 35 feet. **[Amended 11-14-2014 by Ord. No. 2014-23]**
- (6) Minimum side yard setback: 20 feet.
- (7) Minimum rear yard setback: 30 feet.
- (8) Maximum impervious surface ratio: 0.65.
- (9) Minimum gross floor area: 3,000 square feet.
- (10) Maximum floor area ratio: 0.25.
- (11) Minimum parking setbacks: 20 feet, front yard; 10 feet, rear and side yards.
- (12) Minimum driveway side yard setback: 10 feet.
- (13) Maximum building height: 35 feet or three stories.

G. Nonconforming lots. See § 142-40.

H. Performance and design standards. The following criteria and guidelines shall be used by all municipal agencies in reviewing applications for site plan approval. They are intended to provide a framework within which the designer of the site development is free to exercise creativity, invention, and innovation. Where a development involves an existing building or site upon which an existing building is located, the existing building shall be repaired, renovated, and restored to comply with this section. Three-dimensional illustrative architectural renderings shall be submitted as part of any site plan application. The renderings may be digital. These color renderings shall be considered part of any approvals granted and shall not be substantially changed.

- (1) Exception. The performance and design standards described in this section shall be used as the Township's presumptive minimum requirements for subdivision and site plan development and as criteria for evaluating the plan and design of such development plans. However, the guidelines and standards are not intended to restrict creativity, and an applicant may request that the performance and design standards be modified or waived. To gain approval of such modification or waiver, the applicant shall demonstrate criteria for variances pursuant to N.J.S.A. 40:55D-70.
- (2) Building massing.
  - (a) Buildings should avoid long, uninterrupted wall or roof planes. Building wall offsets, including both projections and recesses, shall be required in order to provide architectural interest and variety and relieve the visual effect of a single, long wall. Similarly, roofline offsets should be provided along any roof measuring longer than 75 feet in length in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long roof.
  - (b) Larger buildings should reduce the appearance of bulk through recesses, offsets, changes of plane, stepped terraces or other devices which break down and articulate building mass.
- (3) Architecture. Franchise architecture (building design that is trademarked or identified with a particular chain or corporation and is generic in nature) is discouraged. Franchise of national chains are encouraged to follow building design standards provided herein to create a unique building that is compatible with surrounding buildings.
- (4) Facades and exterior walls.
  - (a) Facades should be designed to balance vertical and horizontal elements of composition. In general, facades should present a vertical division into base, middle or shaft and capital or cornice, as well as a pattern of horizontal subdivisions into bays, where appropriate. Separation of a facade into these components helps relate a building to the human scale.
  - (b) Undifferentiated facades, facades where the vertical elements overwhelm the horizontal elements indicative of

changes in level or use, expansive blank walls, or facades with extended horizontal fenestration should not be permitted.

- (c) Facade colors should be low-reflective, subtle, natural or earth-tone colors. Bright reds, oranges, yellows, or other high-intensity colors are not permitted. Neon tubing is not permitted to outline windows, signs, buildings, structures or architectural details.

(5) Building location and orientation.

- (a) Spatial relationships between buildings and other structures should be geometrically logical and/or architecturally formal.
- (b) Buildings should be located to allow for adequate fire and emergency access.
- (c) In a multiple building development, buildings located on the interior of a site should front towards and relate to one another, both functionally and visually. To the extent possible, multiple building developments should be organized around features, such as courtyards and quadrangles, which encourage pedestrian activity.

(6) Roofs.

- (a) The type, shape, pitch, texture and color of a roof should be considered as an integral part of the design of a building and should be architecturally compatible with the style, materials, colors and details of such buildings.
- (b) Rooflines should be varied with a change in height every 75 linear feet in a building length. Rooflines should be used to add interest to and reduce the massive scale of large buildings.
- (c) Flat roofs are not permitted on one-story buildings.
- (d) Mansard roofs are not permitted.
- (e) Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry, chimneys, cupolas, clock towers and other similar elements, are encouraged, provided that they are architecturally compatible with the building.



- (7) Mechanical screening. All mechanical equipment, whether placed on the ground, roof or other location, should be screened from ground level view with an acceptable material compatible with the architectural scheme of the development.
- (8) Storefronts.
  - (a) Storefronts are an integral part of a building. The building's facade should dictate the storefront's composition in terms of spacing and alignment of buildings and windows. Storefronts should be designed to be compatible with the overall character of the facade, to maximize pedestrian interest, and to maintain a pedestrian scale.
  - (b) Buildings with multiple storefronts should be unified through the use of architecturally compatible styles, colors, details, awnings, signage, and lighting fixtures on all storefronts.
- (9) Pedestrian circulation and walkways.
  - (a) Walkway design ("walkway" shall mean a path provided for pedestrian use through a site) shall promote pedestrian circulation within each site and throughout the district; walkways shall be separate and distinct from motor vehicle circulation and, to the greatest extent possible, provide a pleasant route for users, promote enjoyment of the site and encourage incidental social interaction among pedestrians.
  - (b) Walkways should be constructed of brick, colored/textured concrete pavers or slabs, or some combination thereof that is compatible with the style, materials, colors, and details of the surrounding buildings as well as with the public sidewalks. The functional, visual and tactile properties of the paving materials should be appropriate to the proposed functions of pedestrian circulation. Walkways should be raised and curbed along buildings and within parking lots, where suitable.
  - (c) Barrier-free walkway systems shall be provided to allow pedestrian access to buildings or uses from parking lots and public sidewalks.
- (10) Exterior spaces.

- (a) Outdoor gathering space shall be provided within each development, as appropriate. Gathering space for employees shall be located in the rear of the development and should be sufficiently screened.
  - (b) The layout, materials and details used in the treatment of exterior spaces shall be selected to enhance their immediate surroundings. Public and semipublic exterior spaces should be functional and provide amenities for their users, in the form of textured paving, landscaping, lighting, street trees, benches, trash receptacles and other items of street furniture, as appropriate.
- (11) Parking lot and loading area landscaping, buffering and screening.
- (a) See § 142-41.
  - (b) Landscaped islands and other green space should be consolidated into useful areas and not just narrow strips of grass or plantings.
  - (c) In the HC Zone, site plans shall balance the functional requirements of parking with the provision of pedestrian amenities. Transition areas between parking and commercial uses shall be designed with textured paving, landscaping, and street furniture.
  - (d) Parking lot layout shall take into consideration pedestrian circulation and activities. Pedestrian crosswalks shall be provided, where necessary and appropriate, shall be distinguished by textured paving and shall be integrated into the wider network of walkways. Pavement textures shall be required on pedestrian accessways, and strongly encouraged elsewhere in the parking lot, as surfacing materials or when used as accents.
  - (e) Parking lot layout shall take into consideration adjacent parking areas. An interconnection between parking areas along Route 130 is encouraged.
- (12) Access frontage. Because this zone has frontage along median-divided Route 130, curb cuts must be located with the intention of minimizing the total number of curb cuts. Driveway access should be located in accordance with New Jersey Department of Transportation standards and regulations from any public street intersecting with Route 130.

## (13)Landscaping.

- (a) See § 142-47.
- (b) Landscaping shall be provided as approved by the reviewing board to provide shade, designate entrances, screen parking from roads, buffer utility areas, and provide aesthetic interest throughout the year.  
**[Amended 11-14-2014 by Ord. No. 2014-23]**
- (c) Extensive landscaping shall be required in accordance with a plan conceived for each site as a whole. All areas of a site not occupied by buildings, parking lots, other improvements or textured paving shall be intensively landscaped by the planting of grass or other ground cover; masses of shrubs; and trees as part of site plan approval. Landscaping shall be integrated with other functional and ornamental site design elements, where appropriate, such as ground paving materials, paths and walkways, gazebos, fences and walls, street furniture, art and sculpture.
- (d) Protection of existing plantings. Maximum effort shall be made to save existing plantings. No material or temporary soil deposits shall be placed within four feet of shrubs or 10 feet of trees designated to be retained. Protective barriers or tree wells shall be installed around each plant and/or group of plants that are to remain on the site. Snow fences and silt fences are examples of acceptable barriers.
- (e) Slope plantings. Landscaping in the area of cuts and fills and/or terraces shall be sufficient to prevent erosion, and all slopes steeper than one foot vertically to three feet horizontally shall be planted with ground covers appropriate for the purpose and soil conditions, water availability and environment.
- (f) Maintenance. See § 142-47L. Additionally, plantings shall be watered regularly and in a manner appropriate for the specific plant species through the first growing season, and dead or dying plants shall be replaced by the applicant during the next planting season.
- (g) All applications for development shall include plans for water irrigation on all landscaping, buffering and lawn area. The approved irrigation plan shall be constructed,

installed and maintained by the developer and/or subsequent owner.

(14)Lighting.

- (a) See § 142-37.
- (b) All light fixtures and light poles proposed as part of a site plan should be ornamental and compatible with the architectural style of the building. Lighting standards that are not compatible with the architecture design of the building, such as cobra heads or shoeboxes, are not permitted.
- (c) The lighting plan should take into consideration the hours of operation of the proposed use. The lights should be designed so that they can be reduced or turned off when they are not necessary. A timer may be necessary to regulate the hours.
- (d) The maximum cutoff angle shall be used to shield light source, glare and unwanted light from adjacent properties and motorists approaching on bounding roads and highways.

(15)Signage. See § 142-48.

(16)LEED. To the extent feasible, development within the HC Zone should follow the guidelines of the U.S. Green Council's Leadership in Energy and Environmental Design (LEED).