

FOR SALE – WAYNE, NJ - 4,000 SQ. FT.

41 WILLIAM STREET – Just off Rt. 23

- .36 of an acre flat, mostly paved site – 125' by 125'.
- Beautifully finished, currently used as offices for non profit.
- Next door to NJ Transit Rail Station – Huge unused parking lot.
- “B” Business Zone permits many uses.
- Available Immediately.
- Located in busy Mountain View shopping area.
- Easy 2 way access to Rts. 23 and 202.
- Central AC, gas hot air heat, City water and sewer.
- Pylon sign out front.
- Property is located in the 100 Year Flood Zone. No issues since 2012.
- 3 mile HH income: \$131,507.00, Population – 63,844
- Drive in door can be reinstalled.
- Asking price: \$675,000

FOR DETAILS AND INSPECTION PLEASE CONTACT EXCLUSIVE

BROKER: GALESİ REALTY CORP. – MIKE TOMASULO, EXEC VP,

BROKER OF RECORD NJ and NY. CELL: 201-602-3672.

miketomasu@aol.com



Primary Photo



Interior Photo



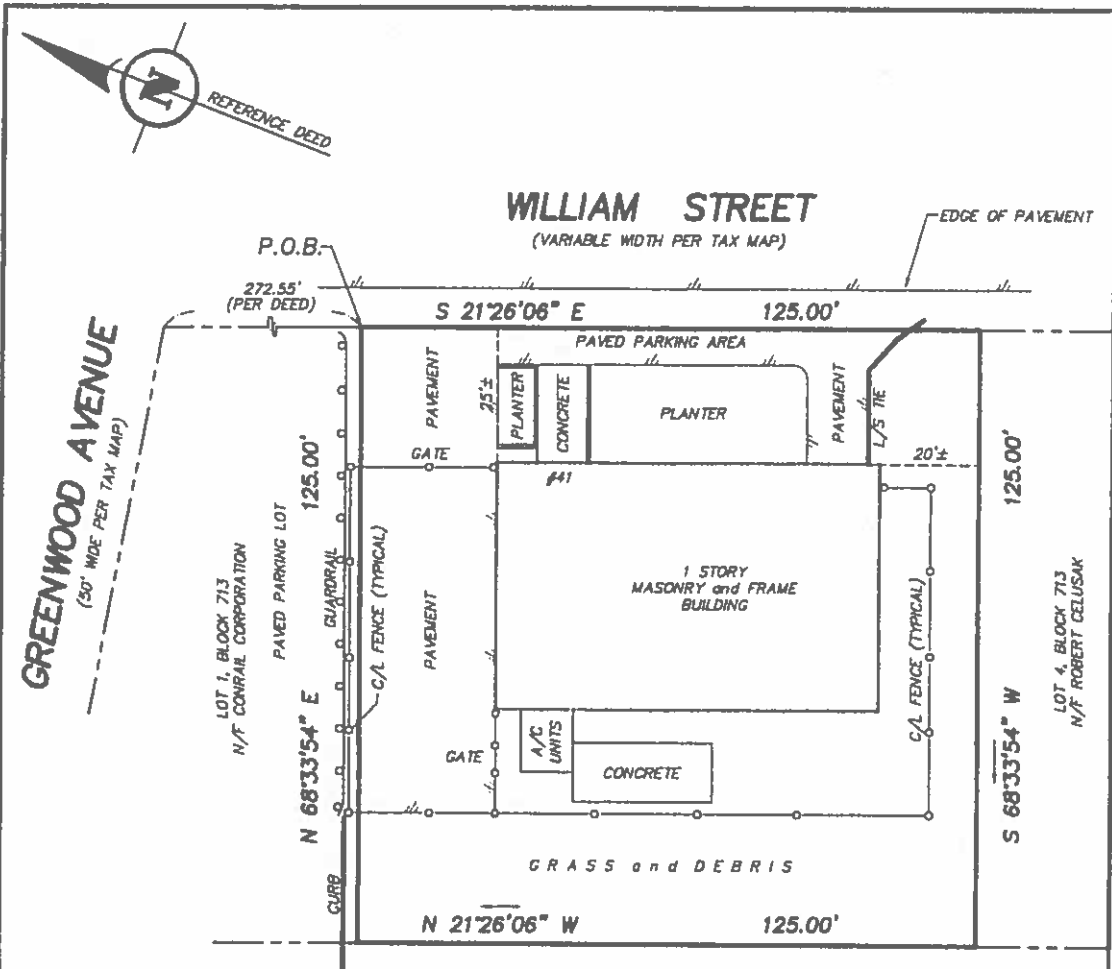
Interior Photo



Interior Photo



Interior Photo



NOTE
CONTAINING 0.36 Ac.±

LOT 1, BLOCK 202
N/F NEW JERSEY D.O.T.
(100' WIDE RAILROAD RIGHT-OF-WAY)

TAX MAP DATA

LOT 3
BLOCK 713
SHEET 7.02

TO:

COMMUNITY OPTION ENTERPRISES, INC. ;
LAWYERS TITLE INSURANCE CORPORATION ;
KATZ & DOUGHERTY.

REFERENCE DEED
DEED BOOK Y123, PAGE 232

FILED MAP REFERENCE

BEING KNOWN AS LOTS 6-10, BLOCK C ON A MAP
ENTITLED "PLAN OF LOTS FOR VAN NESS LUMBER
COMPANY, LITTLE FALLS, NEW JERSEY" FILED JULY 20,
1925 AS MAP No. 772.

I declare that, to the best of my professional knowledge and belief, this map is the product of a field survey performed on or about the date indicated in the title block hereof, by me, or under my direct supervision, in accordance with NJAC 13:40-5.1, Land Surveyor: Preparation of Land Surveys. This map is made to provide information for the title insurer and for the mortgage holder named above. This declaration is given solely to the above named parties for this transaction only and is not transferable, except as provided herein.

This map and declaration are valid only when an original signature and embossed seal are affixed hereto.

This survey subject to any facts that may be revealed by a full and accurate title search for the property shown hereon and all adjoining properties.

PER CONTRACTUAL AGREEMENT, PROPERTY CORNER MARKERS NOT SET.

A. Hospitals and colleges.

- (1) Minimum lot area: 40 acres.
- (2) Minimum lot width: 400 feet.
- (3) Maximum building coverage: 20%.
- (4) Maximum impervious coverage: 75%. The remaining 25% shall be landscaped pursuant to § 134-85 of this chapter.
- (5) Minimum front yard depth: 150 feet plus an additional 2 feet for every 1 foot in building height over 24 feet.
- (6) Minimum side yard depth: 100 feet plus an additional 2 feet for every 1 foot in building height over 24 feet.
- (7) Minimum rear yard depth: 100 feet plus an additional 2 feet for every 1 foot in building height over 24 feet.
- (8) Maximum height: 7 stories.
- (9) Minimum distance between buildings: 50 feet plus an additional 2 feet for every 1 foot in building height over 24 feet.
- (10) Accessory uses to the hospital shall be limited to 20% of the gross floor area of the first floor. These uses may include child care center, doctor's office building, outbuilding power plant, doctor or nursing residences, concessions and services which are customarily provided for the convenience of the occupants of the hospital, provided there is no exterior evidence of such accessory uses such as signs or display windows, other than directional signs with no commercial advertisement.
- (11) Buffering: Any yard abutting a residential zone or residential use shall provide a 50-foot wide landscaped buffer, pursuant to § 134-87 (Buffers).
- (12) Access: Direct access to an arterial street shall be provided.

B. All other permitted uses:

[Ord. No. 21-2015 § 2]

- (1) Minimum lot area: 135,000 square feet.
- (2) Minimum front yard: 100 feet.
- (3) Minimum rear yard: 100 feet.
- (4) Maximum impervious coverage: 60%.
- (5) Maximum height: four (4) stories or 50 feet.

§ 134-42.3 Conditional uses.

A. Residential Treatment Facilities providing outpatient and inpatient services.

[Added 9-6-2023 by Ord. No. 42-2023]

§ 134-43 Business (B) district.

§ 134-43.1 Permitted uses.

[Amended 3-6-2013 by Ord. No. 4-2013]

All activity as permitted by this zoning district shall be conducted within a building, except as otherwise provided by this ordinance. In addition to those uses listed in § 134-29 and § 134-31, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

- A. Retail establishments and restaurants
[Amended 2-15-2012 by Ord. No. 6-2012]
- B. Retail services.
- C. Professional offices.
- D. Studios for martial arts instruction.
- E. Photography studios.
- F. Studios for dance instruction.
- G. Adult day care.
- H. Automobile service stations and automotive repair centers.
- I. Municipal uses.
- J. Accessory uses and accessory structures customarily incidental to the above uses and located on the same lot as the principal use to which it is accessory.
- K. Indoor Amusement and Indoor Recreation.
[Ord. No. 25-2015 § 2]
- L. Residential Treatment Facilities providing outpatient services only.
[Added 9-6-2023 by Ord. No. 42-2023]

§ 134-43.2 Prohibited uses.

[Ord. No. 25-2015 § 3]

- A. Dog day care.
- B. Kennels.
- C. Bars, taverns, nightclubs.
- D. Motels and hotels.
[Amended 10-17-2012 by Ord. No. 48-2012]
- E. Rental or sales of large equipment.
- F. Self-storage facilities.
- G. New and used car dealers.
[Amended 2-15-2012 by Ord. No. 6-2012]
- H. Adult bookstores, adult entertainment uses and adult novelty shops.
- I. Lumber yards.
- J. Brick paver yards.
- K. RV storage centers.
- L. Tattoo parlors.
- M. Places of worship.

- N. Trailers and containers except as otherwise may be temporarily allowed pursuant to the codes of the Township of Wayne.

§ 134-43.3 Area and bulk requirements.

[Amended 2-15-2012 by Ord. No. 6-2012; Ord. No. 21-2015 § 3]

- A. Minimum lot area: 20,000 square feet.
- B. Minimum lot width: 100 feet.
- C. Minimum lot depth: 200 feet.
- D. Maximum impervious coverage: 70%. The remaining 30% shall be landscaped pursuant to § 134-85 of this chapter.
[Ord. No. 39-2014 § 2]
- E. Minimum setbacks for principal structure:
- (1) Front yard: 20 feet.
 - (2) Side yard: 20 feet.
 - (3) Rear yard: 50 feet.
- F. Minimum setbacks for accessory structure (except fences):
- (1) Side yard: 15 feet.
 - (2) Rear yard: 25 feet.
- G. Maximum building height:
- (1) Principal structure: 2 1/2 stories or 35 feet, whichever is less.
 - (2) Accessory structure: 15 feet.
- H. Buffers: Any yard abutting a residential zone shall provide a 50-foot landscaped buffer in accordance with the requirements in § 134-87 (Buffers).
- I. Maximum retail occupancy: no freestanding single building occupancy that is utilized for retail purposes, or a retail tenant occupying space within a retail shopping center, shall exceed a gross maximum floor area of 80,000 square feet.
[Ord. No. 25-2015 § 4]

§ 134-43.4 Conditional uses.

- A. Lodges pursuant to § 134-63.
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§ 134-44 Highway Commercial (HC) district.

§ 134-44.1 Permitted Uses.

[Ord. No. 42-2014]; Ord. No. 4-2013

All activity as permitted by this zoning district shall be conducted within a building, except as otherwise provided by this chapter. In addition to those uses listed in § 134-29 and § 134-31, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following: