

555 ROUTE 46, ROXBURY TWP, NEW JERSEY

PROPERTY ANALYSIS

Owner(s) Information

Owner(s) name:	MITTELSTADT, BERT/FAITH	Owner For:	---
Mailing Address:	PO BOX 168	Absentee:	Yes
City, State Zip:	KENVIL, NJ 07847	Corporate Owned:	No

Location Information

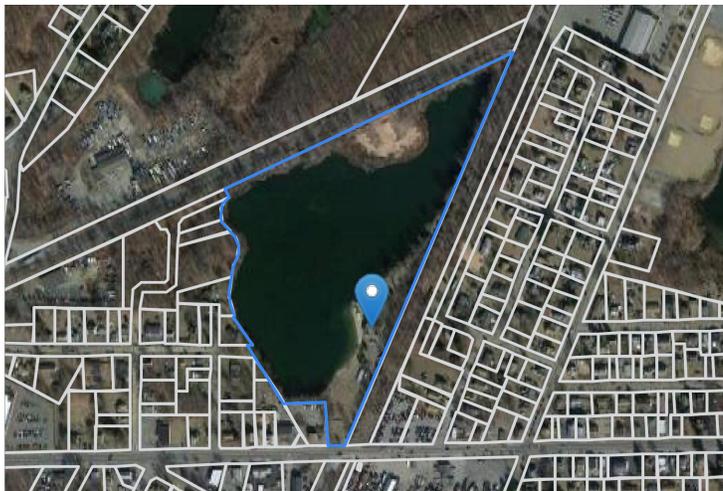
County:	Morris	Lot Acres:	21.02 acres	Class 4 Code:	0
Municipality:	Roxbury	Land Use:	COMMERCIAL	Building Class:	18
Block / Lot / Qual:	2702 / 1 / ---	Land Desc:	21.02 AC	Building Desc:	1SS
Additional Lots:	---	Lot Sq.Ft.:	915631.20 Sq.Ft.	Building Sq.Ft.:	2240 Sq.Ft.
		Zoning:	OS	Year Constructed:	1999

Tax Information

Assessed Year:	2021	Land Value:	\$588,300	Tax Eemption:	0
Tax Year:	2021	Improved Value:	\$367,800	Deductions (Amount):	0
Property Tax:	25,135.87	Total Assessed Value:	\$956,100	Tax Rate (2020):	2.629
Special Tax Code:	---			Tax Ratio (2020):	101.72

Last Market Sale

Sale / Rec Date:	10/21/1997 - 10/24/1997	Assessor Code:	04	Seller Name:	MITTELSTADT
Sale Price:	\$99	Block / Lot / Qual:	2702 / 1 / ---	Seller Street:	555 RT 46
Price / Sq.Ft.:	\$0.044	Serial Number:	4701701	Seller City, State Zip:	KENVIL, NJ 0000
Book / Page:	04656 / 00290	Living Space:	Sq.Ft.		



1050 Wall St. West,
Suite 645, PO Box 293
Lyndhurst, NJ 07071

Email: info@integracc.com
Website: integracc.com
P: 201-994-9356

PROJECT ADDRESS
555 ROUTE 46,
ROXBURY, NJ

TITLE:
ZONING STUDY

-

DRAWING NO. :
SK 101.00

DATE: 7-26-2021
DRAWN BY: EMG
SCALE: NTS
PROJECT: -

ARCHITECT SEAL

**ZONING ORDINANCES:
BULK REGULATIONS:**

Zone District	Minimum Lot Width at Setback (feet)				Minimum Lot Frontage (feet)			Rear Yard Setback (feet)			Side Yard Setback (feet)			Building Height (feet)			Impervious Coverage	Building Coverage
	Lot Area (square feet)	Corner Lot (both sides)	Interior Lot	Cul-de-sac Lot	Corner Lot (both sides)	Interior Lot	Cul-de-sac Lot	Front Yard Setback (feet)	Principle Building	Accessory Structures	Pool	Principle Building	Accessory Structures	Pool	Principle Building	Accessory Building		
OS (Open Space)	3 acres	275	250	250	275	200	100	100	20	50	50	20	20	35 max, 2 1/2 stories max	n/a	20%	15% Residential 18% Non-Residential	

§ 13-7.2001 Purpose.

The following requirements must be complied with in the OS Open Space District:

A. Principal Permitted Uses.

1. Open space and conservation areas.
2. Public parks and playgrounds.
3. Agriculture.
4. Single family detached dwellings.
5. Essential services.
6. Cluster Development Option pursuant to Section 13-7.827.1. [Ord. No. 19-04 § 1]

B. Permitted Accessory Uses.

1. Off-street parking.
2. Fences and walls.
3. Signs.
4. Other customary accessory uses, buildings and structures which are clearly incidental to the principal use and building.

1. Article VII. Zoning Regulations

§ 13-7.827.1. Cluster Development Option in the R-R, OS and RR-5 Districts.

- A. Purpose.** The purpose of the cluster development option is to provide standards pursuant to N.J.S.A. 40:55D-29, or any amendments thereto which encourages and promotes flexibility, economy and environmental soundness in layout and design. In accordance with these standards, the Planning Board may approve the reduction of lot areas and dimensions, and yard, setback and coverage provisions otherwise required in these zones. The standards shall be appropriate to the type of development permitted.
- B. Application.** The cluster development option requirements may be applied in accordance with the provisions of this section to modify bulk and area requirements specified in the RR and RR-5 Residence Districts and in the OS Open Space District. [Ord. No. 19-04 § 2]
- C. Minimum Area.** The minimum total area of a tract to be developed under the cluster development options shall be ten (10) acres in the R-R and OS Districts and fifteen (15) acres in the RR-5 District. Such area to be so developed shall be as a single entity or under unified control.
- D. Findings by the Planning Board.** Notwithstanding other provisions of this Section, development proposals in accordance with this Section shall only be approved by the Planning Board as regulated herein if the following findings are made:
1. That departures by the development from zoning regulations otherwise applicable to the property conform to N.J.S.A. 40:55D-65 and any amendment thereto.
 2. That the proposals for maintenance and conservation of the permanent common open space are reliable, and the amount, location, design and function of the permanent common open space are adequate.
 3. That provisions regarding the physical design of the proposed development for public services, control over vehicular and pedestrian traffic and the amenities of light and air, recreation and visual enjoyment are adequate.
 4. That the proposed development will not have any adverse impact upon the area in which the development is proposed to be established.
 5. That the terms and conditions intended to protect the interests of the public and of the residents, occupants and owners of the proposed development regarding completion of the development are adequate.

 <p>1050 Wall St. West Suite 645, PO Box 293 Lyndhurst, NJ 07071</p> <p>Email: info@integracpc.com Website: integracpc.com P: 201-994-9356</p>	<p>PROJECT ADDRESS</p> <p>555 ROUTE 46, ROXBURY, NJ</p>	<p>DRAWING NO. :</p> <p>SK 102.00</p>
	<p>TITLE:</p> <p>ZONING STUDY</p>	<p>DATE: 7-26-2021</p> <p>DRAWN BY: EMG</p> <p>SCALE: NTS</p> <p>PROJECT: -</p>

- E. General Procedures. Development proposals using the cluster development option shall comply with the applicable requirements of the Township's subdivision and site plan requirements. Further, nothing contained in this section shall relieve the owner or this agent or the developer of a cluster subdivision from receiving subdivision plat approval in accordance with the Township's subdivision regulations.
- F. Maximum Number of Lots. The maximum number of cluster lots to be permitted in a subdivision application submitted under this Section shall be determined by the approval of a sketch plat of the subdivision if developed in a conventional manner. The Planning Board shall not approve a subdivision development plan that will result in a greater number of buildable lots than would result if the property in question were developed meeting the conventional minimum lot area requirement for the applicable zone, as well as all applicable requirements of this Ordinance and other Township Ordinances. To this end, a developer requesting approval of a development under these provisions shall submit a density plan/sketch plat for approval of the Planning Board which shall demonstrate the number of achievable lots per the conventional minimum lot area requirements of the applicable zone. Such sketch plat shall show proposed roads and existing topographic contours at two (2) foot intervals as well as environmental information which is typically provided during the preliminary plat approval, such as wetland information, steep slopes, flood plains and rock outcroppings. The number of lots contained in the approved sketch layouts shall be conclusive as to the total number of lots allowed under the cluster development option.
- G. Area Reductions Permitted. In a cluster development, single lots for single-family detached dwelling units may be reduced in size as stipulated below. The number of individual building lots created shall be no greater than if the tract were developed as a conventional subdivision and the lots were not reduced in size. Lot areas may be reduced provided that the land which would otherwise be required for residential lots, but which is not so used under the permitted lot area reduction provisions in this section, shall be devoted to open space. [Ord. No. 19-04 § 3]

Conventional Permitted Lot Size	RR/3 Acres, OS/3 Acres RR-5/5 Acres
Lot Area	40,000 square feet
Lot Frontage (ft)	75
Lot Width (ft)	150
Lot Depth (ft)	150
Yards (ft)	
Front	50
Side	20 (each)
Rear	50

- H. Common Open Space.
1. Permanent common open space. Not less than forty (40%) percent of the gross acreage of a tract shall be reserved for permanent common open space. Any land set aside as open space must be made subject to a deed restriction, conservation easement or similar agreement in a form acceptable to the Planning Board and Governing Body and duly recorded in the Office of the Recorder of Deeds in and for Morris County. The open space must be conveyed to a private community association, to the Township or to a third party as is found to be acceptable to the Planning Board and the Governing Body.
 2. Location, design and function. The location, design and function of all permanent common open space shall be designed to protect, to the greatest extent possible and practical, critical environmental resources, (i.e., wetlands, floodplains and stream corridors, steep slopes) to link these resources via greenways wherever possible, to preserve natural vistas and scenic views and to provide buffers to well head areas. The Township Natural Resource Inventory shall be used to initially identify these areas, however, an applicant may provide more detailed information as to the location of these areas as available for consideration by the Planning Board.

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	<p>TITLE:</p> <p>ZONING STUDY</p> <p>-</p>	<p>DATE: 7-26-2021</p> <p>DRAWN BY: EMG</p> <p>SCALE: NTS</p> <p>PROJECT: -</p>	

§ 13-7.819 Stream, Lake and Pond Buffers.

Notwithstanding any other provision of the Zoning Ordinance of the Township of Roxbury, no disturbance including grading and the erection, construction or expansion of any building or structure shall be permitted within fifty (50) feet from the bank of any stream or from the edge of any pond or lake in the Township of Roxbury or within such greater distance as subsequent studies may demonstrate as being reasonably necessary. A conservation easement shall be required at a minimum width of fifty (50) feet along the bank of any stream or from the edge of any pond or lake in the Township of Roxbury. Nothing herein contained, however, shall be construed to prohibit development in accordance with Section 13-7.821 or the construction of drainage pipe, headwalls, culverts and maintenance of dams or other structures for the impoundment or retention of water in any such streams, pond, lake, dug pond or reservoir provided that all applicable requirements and approvals of any public authority having jurisdiction over such matters are met and obtained.

OPINION AND SUMMARY OF POSSIBLE USE

Due to the unique lot location and features, a development plan will need to be submitted for zoning approval prior to permitting process. The plans should include all roads, contours, and other major designed features as well as the buildings outline indicating setbacks and heights. The development impact on the lake must be carefully planned.

The Zoning ordinances stated multiple options for this development:

- A. Principal Permitted Uses.
 - 1. Open space and conservation areas.
 - 2. Public parks and playgrounds.
 - 3. Agriculture.
 - 4. Single family detached dwellings.
 - 5. Essential services.
 - 6. Cluster Development Option pursuant to Section 13-7.827.1. [Ord. No. 19-04 § 1]
- B. Permitted Accessory Uses.
 - 1. Off-street parking.
 - 2. Fences and walls.
 - 3. Signs.
 - 4. Other customary accessory uses, buildings and structures which are clearly incidental to the principal use and building.

Based on available maps and zoning plans that are available at time of this report, It is our understanding that this site is bounded by railroads from the northern and eastern sides. The access to the dry land located north of the lake is almost inaccessible and the development on this side will be challenging, however, it maybe used as an outdoor space/park that could be accessed via a pedestrian bridge that crossed the lake.

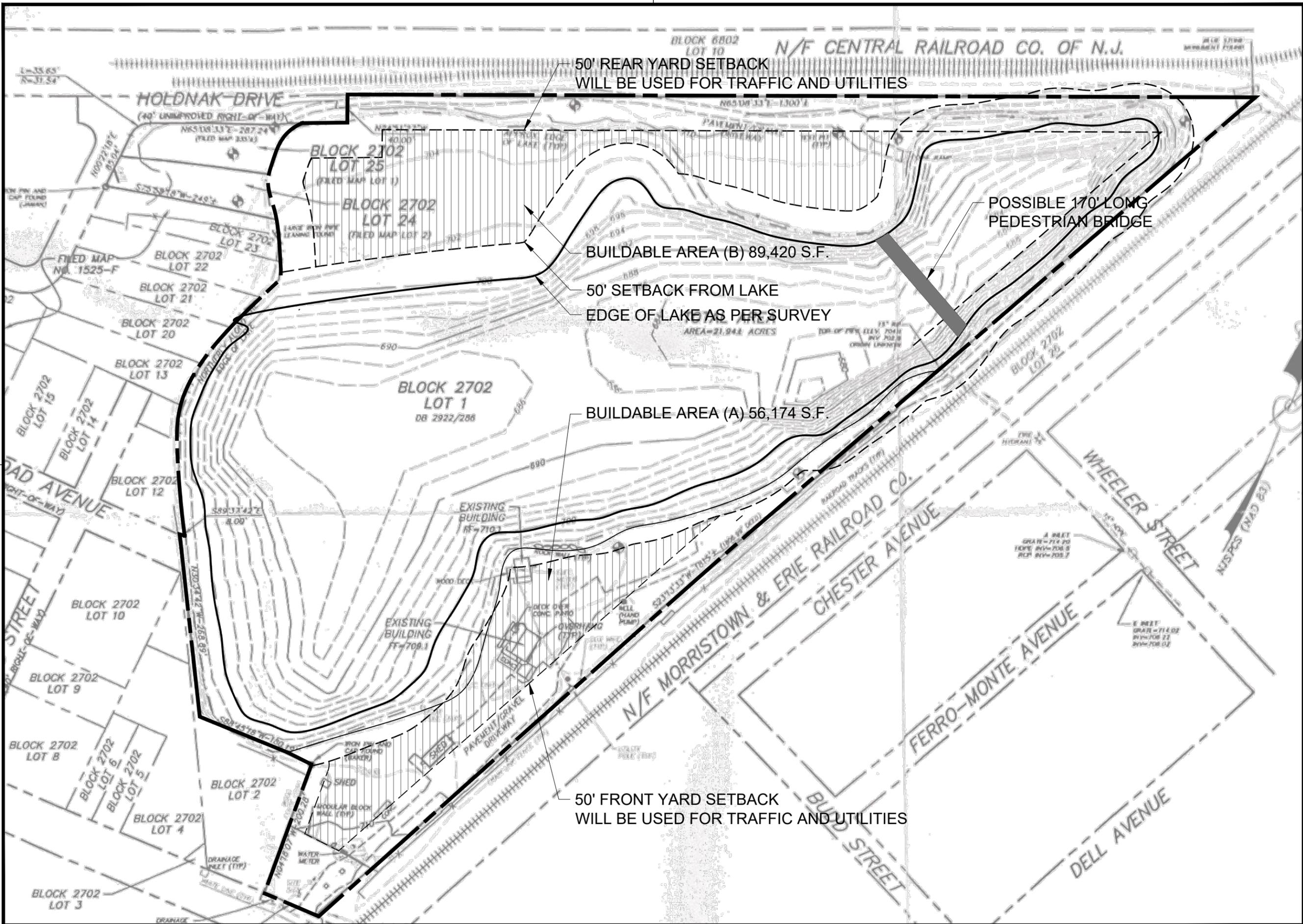
On the other hand, the dry land south of the lake stretches approximately 700 feet along the side of the lake and could be developed.

Conclusion:

The following uses in our opinion has the highest return potential.

- Townhouses.
- Private Mansion.

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50' REAR YARD SETBACK
WILL BE USED FOR TRAFFIC AND UTILITIES

POSSIBLE 170' LONG
PEDESTRIAN BRIDGE

BUILDABLE AREA (B) 89,420 S.F.

50' SETBACK FROM LAKE
EDGE OF LAKE AS PER SURVEY

BUILDABLE AREA (A) 56,174 S.F.

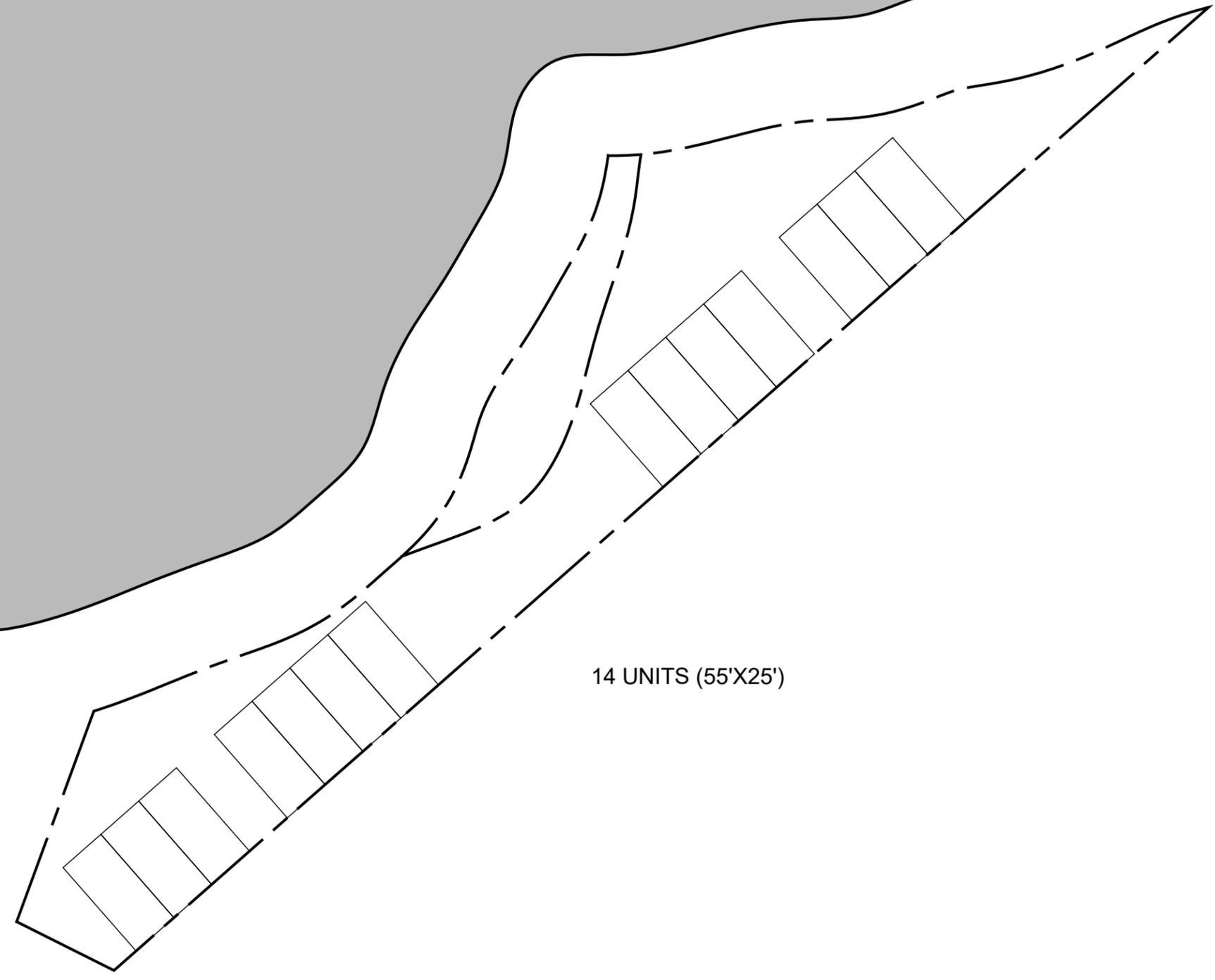
50' FRONT YARD SETBACK
WILL BE USED FOR TRAFFIC AND UTILITIES

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BUILDABLE AREA (A)
TOWNHOUSES

LAKE



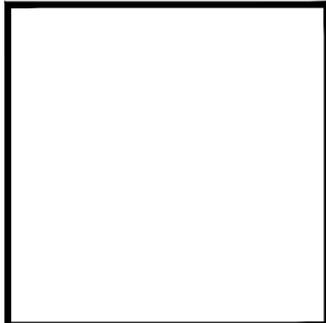
14 UNITS (55'X25')



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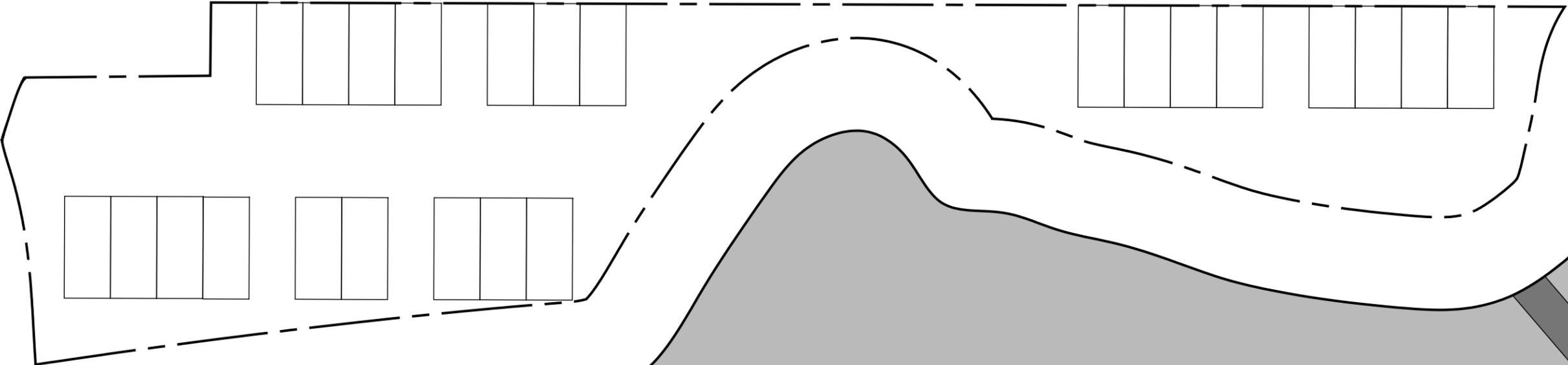
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BUILDABLE AREA (B)
TOWNHOUSES

24 UNITS (55'X25')



LAKE



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BUILDABLE AREA (A)
BANQUET HALL

LAKE

PARKING

14,000 SF

PARKING

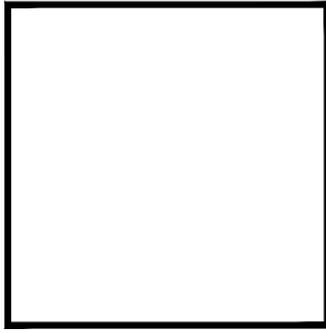
PARKING



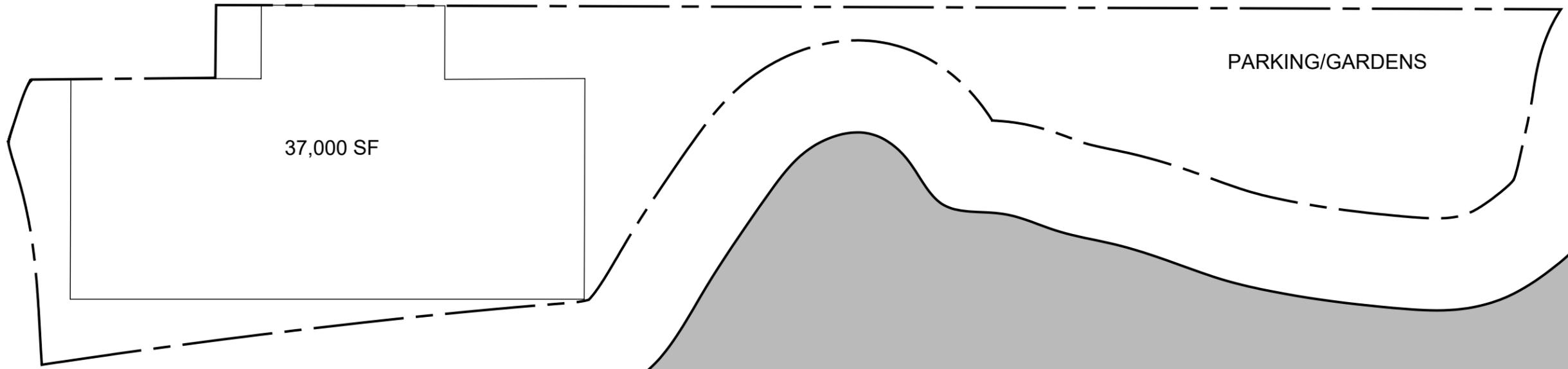
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BUILDABLE AREA (B)
TOWNHOUSES



37,000 SF

PARKING/GARDENS

LAKE



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