

Carlisle Place & Route 347

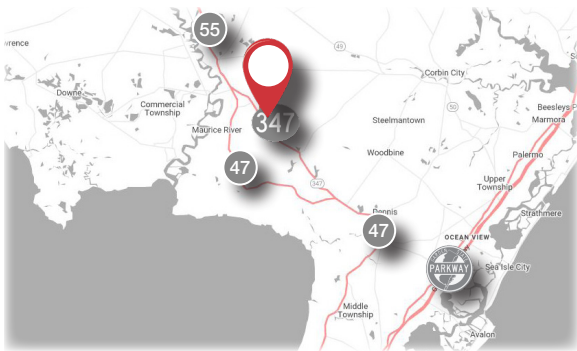
MAURICE TOWNSHIP, NJ 08314

14.64 Acres Land For Sale

COMMERCIAL USE

Sale Information

- Highly visible corner lot
- Frontage on Route 347 & Carlisle Place Rd; Cumberland County's major connector road
- Well trafficked area
- Currently farmed with farmland assessment taxes
- Approved four (4) residential lots
- Good investment potential



New Offering!
Reduced Price
\$299,000

 13,296 VPD

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Sig Schorr, Senior Vice President
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SERVICES OFFERED

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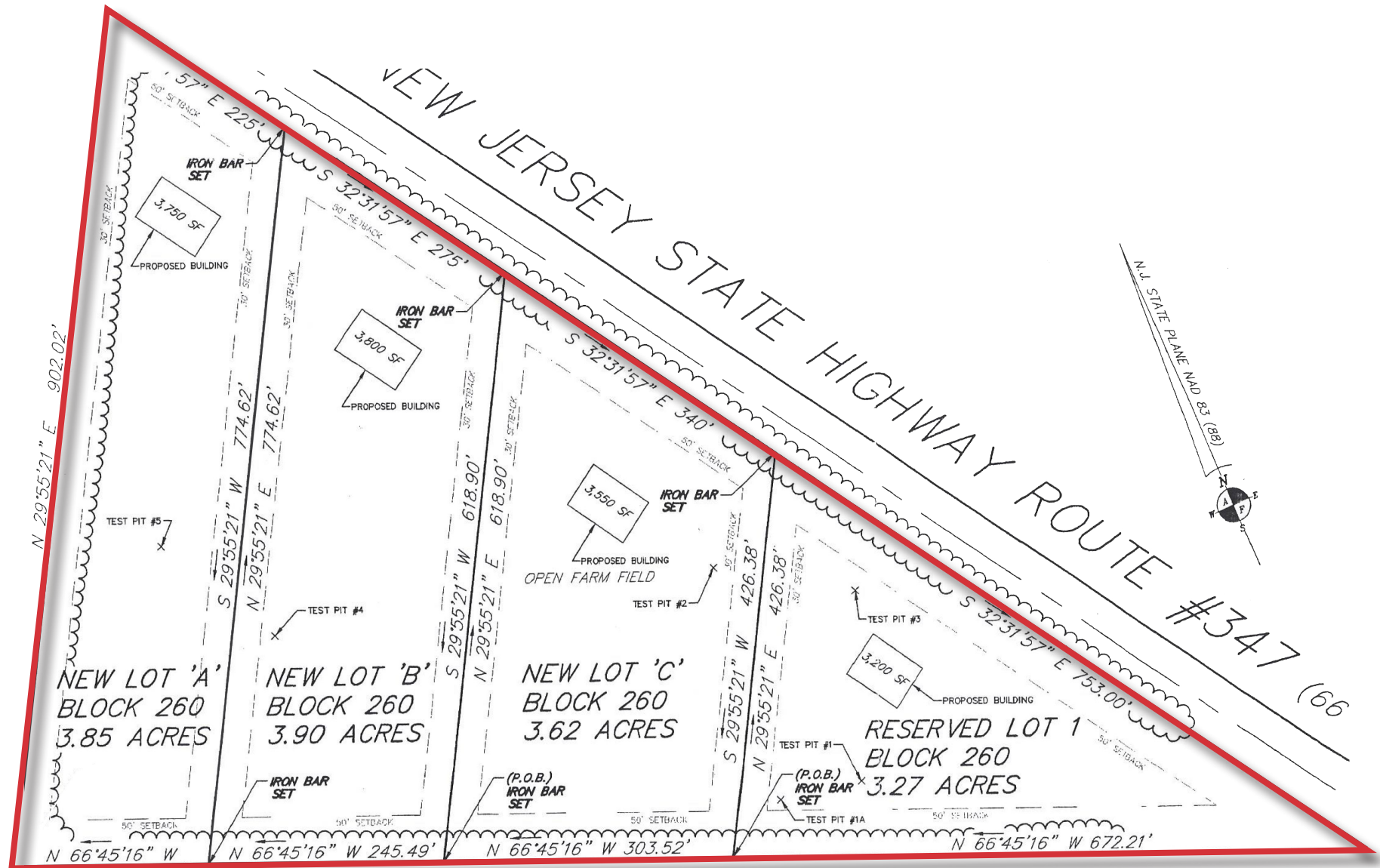
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FOR SALE

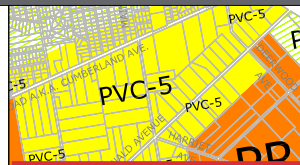
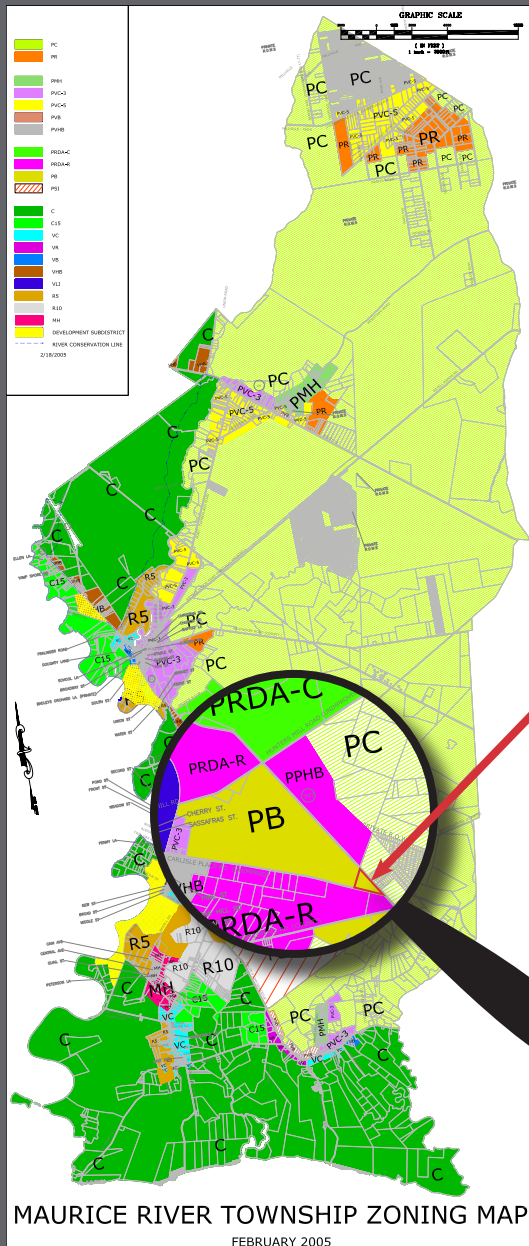
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MAURICE TOWNSHIP, NJ 08314



14.64 Acres Land Commercial Use

FOR SALE

Carlisle Place & Route 347 MAURICE TOWNSHIP, NJ 08314



Maurice River Township Schedule of District Regulations PB Pinelands Business District

Permitted Uses
Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.

In any PB District the following uses are permitted by right:

Principal uses:

1. Agricultural or horticultural use
2. Store or shop for retail business, personal service and repair work
3. Studio or workshop as per Section 35-9.19
4. Professional and business office
5. Restaurants, cafe, pizzeria or similar use
6. Motel or hotel
7. Gasoline service station, car wash and/or automobile repair work as per Section 35-9.52
8. Club, lodge or assembly hall
9. Single-family, detached dwelling
10. Golf course as per Section 35-9.6

Conditional uses permitted by Section 35-13.6 and allowed by the Land Use Board:

1. Professional office centers as per Section 35-9.14
2. Educational and cultural facility including museums and libraries
3. Public parks and recreational facilities
4. Funeral home
5. Animal boarding/care including kennel and hospital as per Section 35-9.8
6. Neighborhood commercial center as per Section 35-9.12
7. Day care center
8. Expansion of non-conforming use as per Section 35-7.4
9. Lumbryards, sale and service of trucks, farm equipment, machinery, heavy equipment, boats, mobile homes, recreational vehicles and similar uses
10. Residential specialized medical/educational facility as per Section 35-9.15
11. Planned commercial center as per Section 35-9.12
12. Wireless/local communication facilities as per Section 35-9.22

Minimum Lot Size			Minimum Yard			Maximum Lot	
Area (Acres)	Width (Feet)		Front (Feet)	Side (Feet)	Rear (Feet)	Height (Feet)	Coverage (Percentage)
5	200		50	30	30	35	20
2	500		50	40	40	35	40–60
2	200		50	30	30	35	“
2	200		50	30	30	35	“
2	200		50	30	20	35	50 - 75
2	200		50	30	30	35	“
200	50		30	30	35	“	
2	200		50	30	30	35	40 – 60
3.2	200		40	20	40	35	30
75	500		50	40	40	35	20
		(See Notes #2, 4, 5 & 6 below)					
2	200		50	30	30	35	40 – 60
		(See Note #2 below)					
2	200		50	30	30	35	40 – 60
5	200		50	100	50	35	30
		(See Notes #2, 4, 5 & 6 below)					
5	200		50	50	50	35	30
		(See Notes #2, 4, 5 & 6 below)					
		(See Notes #2, 4, 5 & 6 below)					
75		(See Notes #2, 4, 5 & 6 below)					

Schedule 1.1

Continued...

FOR SALE

Carlisle Place & Route 347

MAURICE TOWNSHIP, NJ 08314

PB Pinelands Business District Schedule of Regulations continued...

Permitted Uses Site plan review as per Section 35-13.1 is required of all new and expanded uses. See Notes at end of this schedule.	Minimum Lot Size		Minimum Yard			Maximum Lot	
	Area (Acres)	Width (Feet)	Front (Feet)	Side (Feet)	Rear (Feet)	Height (Feet)	Coverage (Percentage) Additional coverage allowed
Accessory uses as per Section 35-8.1 permitted on the same lot with a principal or conditional use:							
1. Any structure or use incidental to agriculture including keeping of animals as per Section 35-9.8 (See Note #1 below)	N/A	N/A	20	20	20	30	10
2. Any structure or use incidental to a permitted principal or conditional use			(See Notes #2, 4, 5 & 6 below)				
3. Keeping of animals as per Section 35-9.8A & B.1 through B.6			(See Note #1 below)				
4. Roadside stand or artisan display as per Section 35-9.17	N/A	N/A					
5. Signs as per Section 35-8.13							
6. Outdoor storage as per Section 35-8.9							
7. Windmill, energy conservation devices and private communication facilities as per Section 35-9.21							

NOTES:

1. No animals shall be housed or manure stored nearer than 100 feet to a street or property line.
2. If not shown on the schedule above or within the chapter text, all minimum and maximum dimensions related to any use shall be determined by the Land Use Board.
3. The designation "N/A" when used with a specific use means "Not applicable," check chapter text if cited for specific use.
4. The setbacks for any building shall be at least 200 feet from the centerline of a scenic corridor.
5. Notwithstanding the minimum lot areas set forth herein, no such minimum lot area for a non-residential use within the PB District shall be less than that needed to meet the water quality standards of Section 35-11.4.AC.2.d of this chapter, whether or not the lot may be served by a centralized sewer treatment or collection system.
6. All permitted uses as listed in the above Schedule of District Regulations shall be subject to Article 10 of this chapter.
7. Off-site signs shall only be permitted in accordance with the provision of Section 8.13H 4.

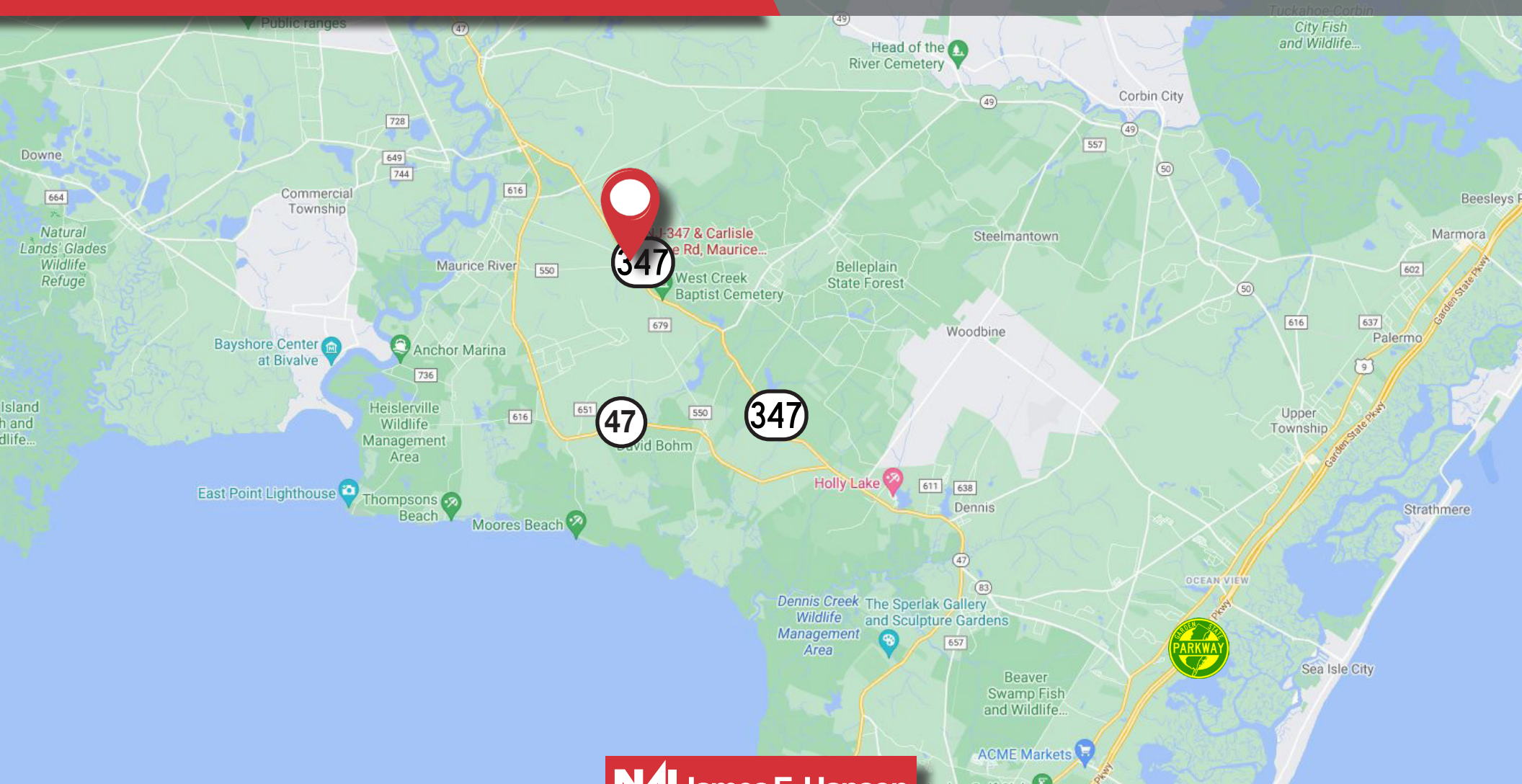
Schedule 1.2

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