

118 Lakeside Boulevard

LANDING, NJ

For Sale



Waterfront Property with Dock Rights

Property/Building Features

- ± 3,800 SF Freestanding Commercial Building
- Corner of Lakeside Blvd. and Kingsland Road
- Water Front Property
- Parking Ratio: 7/1000
- Municipal Water/Sewer
- Development Opportunity
- Approx 1.45 Acres
- Zoning B-1 [Click to View List](#)
- Site Plan [Click to View Site Plan](#)
- Accessible to Routes 80, 46 and 10 (East and West)

CALL FOR PRICING

Contact Our Exclusive Agents

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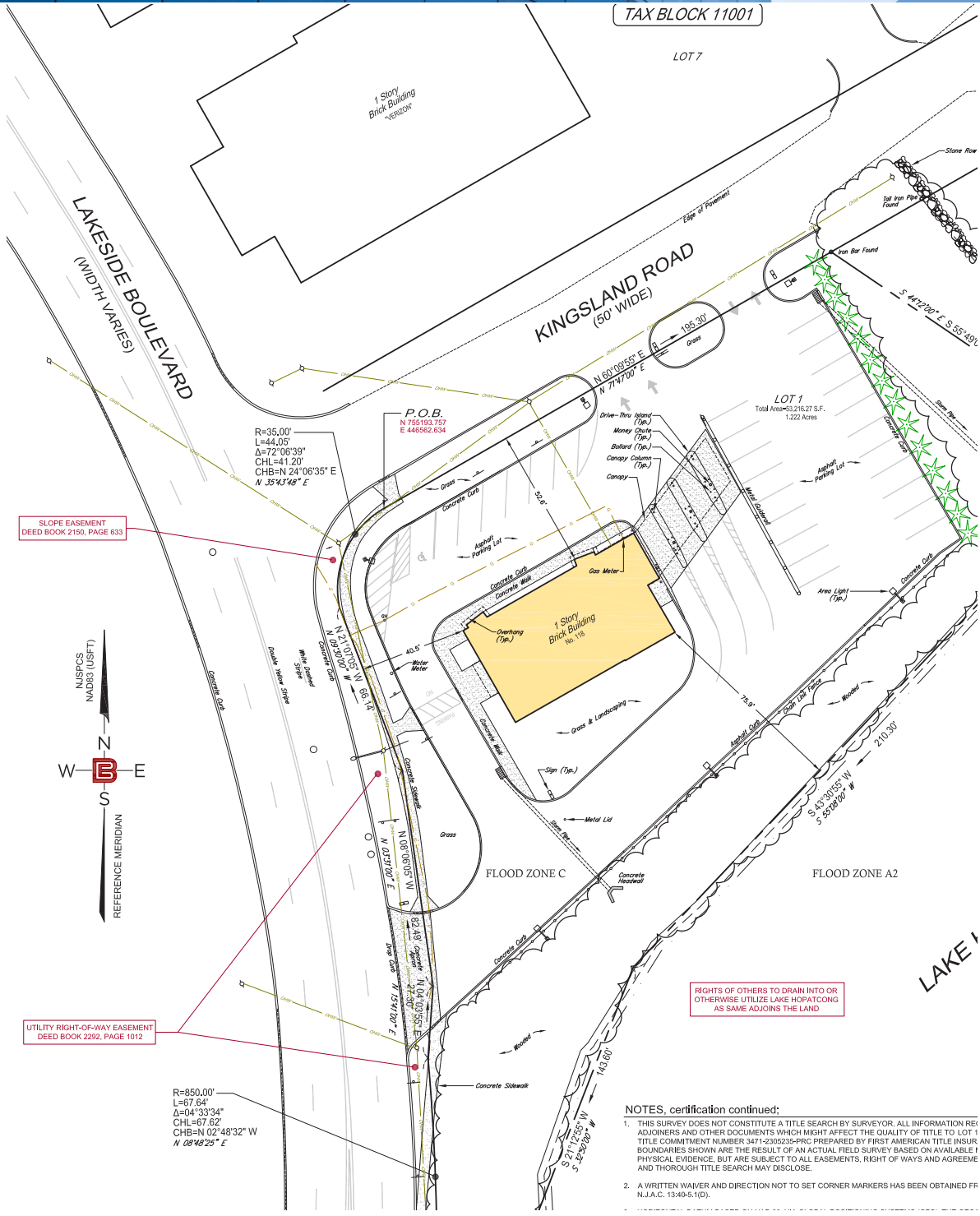


YEARS STRONG

2019 Newmark Associates, CRE, LLC. Information obtained from sources deemed to be reliable. However, no guarantee, warrant or representation is made as to accuracy of the information presented which is submitted subject to errors, omission, change of price, rental or other conditions, prior sale lease, financing or withdrawal without notice. Projections, opinions, assumptions or estimates are provided for example only, and may not represent current or future performance. Interested parties should consult their tax and legal advisors and conduct a thorough investigation of the property and any prospective transaction.

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NOTES, certification continued:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING ADJACENT AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO LOT 1 TITLE COMMITMENT NUMBER 3471-2305235-PRC PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY ARE THE RESULT OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND AGREEMENTS AND THOROUGH TITLE SEARCH MAY DISCLOSE.
2. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM N.J.A.C. 13:40-5.1(D).



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Zoning info for Roxbury Township (Landing)

13-7.23 B-1 LIMITED BUSINESS DISTRICT.

13-7.2301 Purpose.

This district is designated for retail and service type businesses compatible with nearby residential uses.

13-7.2302 Required Conditions.

A. Principal Uses.

1. Retail and service businesses, excluding theaters, cinemas, garden centers and plant nurseries.
2. Business and professional offices.
3. Banks and financial institutions.
4. Restaurants, excluding drive-thru facilities.
5. Taverns and bars.
6. Child care centers as governed by C.40:55D-66.6 of the Municipal Land Use Law.
7. Essential services.

B. Accessory Uses.

1. Off-street parking.
2. Fences.
3. Signs subject to the provisions of Section 13-8.9.
4. Customary accessory uses and buildings which are clearly incidental to the principal use and building.

C. Conditional Uses.

1. Institutional uses.
2. Residential apartments located on the second floor in a building containing a retail store or service establishment on the first floor. Not more than two family units shall be permitted in any one structure and one additional family unit can be added for each additional three thousand five hundred (3,500) square feet of lot area in excess of the required ten thousand (10,000) square feet. The maximum number of family units on any lot shall not exceed five. A minimum of fifty (50%) percent of these units shall meet the requirements and objectives set forth in Section 13-7.826 to create additional apartments for low and moderate income units within the Township of Roxbury. Of these affordable units, one-half shall be set aside for low income and one-half shall be set aside for moderate income units. Low and

moderate units constructed pursuant to this Section shall be rental units and shall be subject to the affordability controls found in Section 13-7.826 for a period of not less than 30 years. Except as otherwise noted above, such apartments shall meet the following criteria:

(a) Minimum floor area for accessory dwelling units:

- (1) Efficiency units: 450 square feet.
- (2) One-bedroom units : 600 square feet.
- (3) Two-bedroom units: 750 square feet.
- (4) Three-or-more bedroom units: 880 square feet.

Bedroom mix for multiple dwelling unit buildings shall be in accordance with Section 13-7.826.

- (b) The dwelling units shall be a complete and independent living area containing a living/sleeping area with a kitchen and complete sanitary facilities for the exclusive use of its occupants. It shall consist of not less than two (2) rooms, one (1) of which shall be a full bathroom.
- (c) The dwelling unit may only be developed in combination with a permitted nonresidential use which must be the primary use of the structure.
- (d) No dwelling unit may be located on the ground floor, basement or attic area.
- (e) For each dwelling unit, there shall be provided at least one (1) off-street parking space in addition to the parking requirement otherwise specified in Section 13-8.701 having direct and unrestricted driveway access and not blocked by any other parking space.
- (f) No directly contiguous nonresidential use shall be permitted on the same floor with a residential use.
- (g) The residential portion of any structure shall have a separate entrance upon a street either directly or via an unobstructed passageway.

D. Area, Yard and Building Requirements.

1. Minimum lot area: 10,000 square feet.
2. Minimum lot width at setback: 100 feet.
3. Minimum lot frontage: 100 feet.
4. Minimum front yard setback: 35 feet.
5. Minimum rear yard setback:
 - (a) Principal building: 20 feet.
 - (b) Accessory building: 20 feet.

6. Minimum side yard setback:
 - (a) Principal building: 10 feet.
 - (b) Accessory building: 10 feet.
7. Maximum building height: 2 stories and not more than 28 feet.
8. Maximum floor area ratio: .20.
9. Maximum impervious coverage: sixty (60%) percent.
10. Parking setbacks: parking, including access aisles and driveways, shall be located no closer than 10 feet to a front building wall and no closer than 5 feet to the side and rear building walls.
(Ord. No. 17-09 §13)