

For Sale

**52 Acres**  
**Commercial Land**



## 1061 US Highway 22

Clinton Twp./Lebanon P.O., NJ

### Property Features

- 52 acres
- Fronting on Route 22 and E. Main Street
- Over 1,000' road frontage
- Zoned C-2 Commercial (see details on reverse)
- Located in growing highway corridor

• **Priced to sell!** For Sale at \$575,000 **\$300,000**

For more information,  
call **973 463 1011**:

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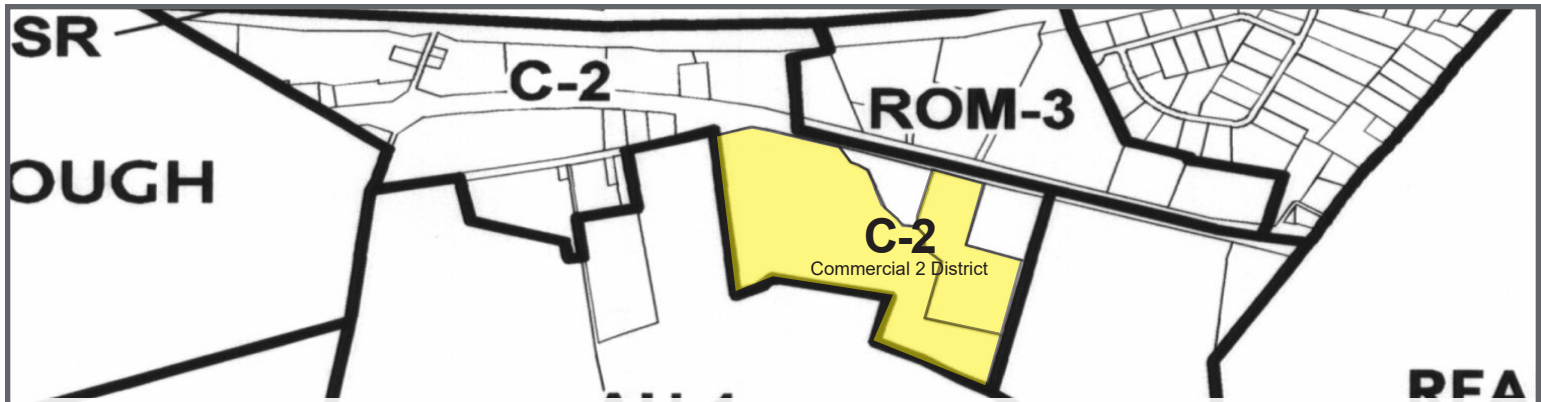
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# Zoning Map & Ordinance

1061 US Hwy 22  
Clinton Twp/Lebanon P.O. NJ



**C-2 Commercial District § 165-160. Permitted principal uses.** [Amended 12-8-1999 by Ord. No. 705-99; 2-14-2001 by Ord. No. 739-01] The following uses are permitted principal uses:

- A. Any permitted principal use in the C-1 Commercial District.
- B. Outdoor recreation activities, limited to miniature golf, batting cages, skating rinks, skate parks and swimming pools.
- C. Theaters.
- D. Hotels and motels.

**C-1 Commercial District § 165-156. Permitted principal uses.** [Amended 12-8-1999 by Ord. No. 705-99; 2-14-2001 by Ord. No. 739-01]

- A. The following uses are permitted principal uses:
  - (1) Retail sales establishments, limited to meat markets, seafood markets, bakeries, specialty food stores and delicatessens, convenience stores, supermarkets, art galleries and frame shops, antique stores, jewelry stores, drug stores, home furnishing stores, sporting good stores, card and gift shops, hobby shops, toy stores, book and magazine stores with associated activities, record and tape stores, video stores, camera stores, pet shops, art supply stores, clothing stores, consignment shops, shoe stores, hardware and plumbing supply stores, garden stores, package liquor stores, office supply stores, fabric stores, paint and wall covering stores, electronic equipment and electronic supply stores, appliance equipment stores and -florists; (2) Retail service establishments, limited to barber and beauty shops, tailoring and dressmaking shops, dry cleaning and laundering operations, appliance repair shops, shoe repair shops, optical services and optical clinics, printing and copying shops, mail service, dance instructors, health and physical activities, photography studios, interior decorators, pet grooming, home improvement business and upholsterers; (3) Banks and financial institutions; (4) Offices for business, executive, professional and administrative purposes; (5) Restaurants, cafes and taverns in which patrons, seated at tables or counters, are served food and drink by waiters or waitresses for consumption on the premises; (6) Funeral homes; ; (7) Vocational schools and studios for the instruction of the arts, dancing, music, languages, photography and similar activities; (8) Municipal buildings and uses; (9) Child-care centers; (10) Medical and dental clinics and laboratories; (11) Bowling alleys, tennis buildings and buildings intended for other indoor sports activities and amusements; (12) Clubs, lodges and fraternal, civic and charitable organizations; (13) Animal hospitals and clinics; (14) Commercial greenhouses and nurseries.
- B. None of the uses permitted in this section shall include any sexually oriented entertainment business.