


Land For Sale 48 Acres



Sergeantsville Road

Raritan Twp. (Hunterdon County), NJ

 For more information

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NAI James E. Hanson
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**Priced
TO SELL**

48 ACRES

Route 523, aka Sergeantsville Rd & Bonetown Rd

Block 45.03, Lot 34

Vacant land consisting of open and wooded land with varying topography

Previously approved for 19 single family lots

Access to public sewer

Estate owned - Must be sold

Beautiful land with frontage on three (3) streets

Access from upscale residential neighborhood

LOCATION SUMMARY

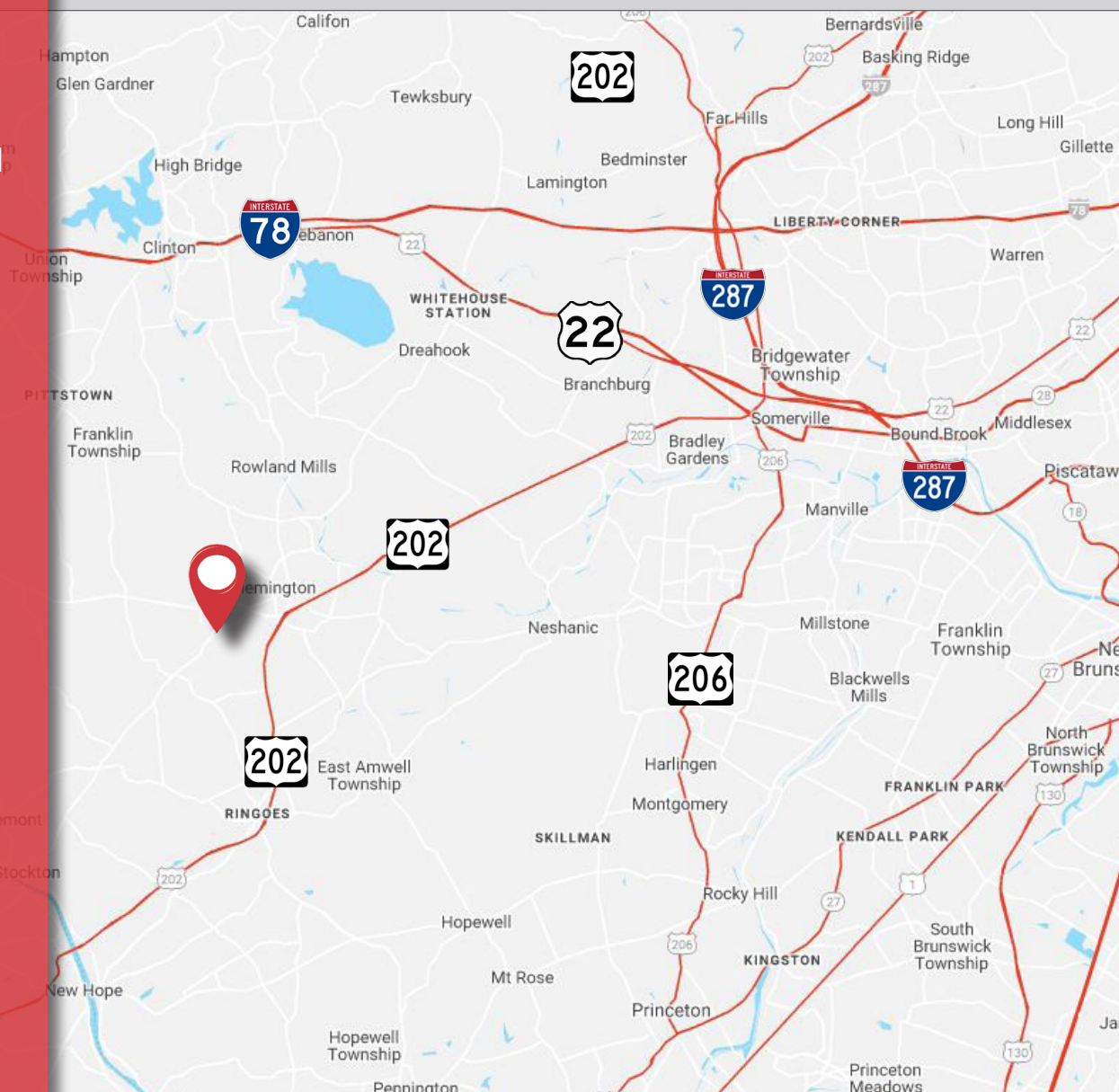
Good location. Neighboring properties developed as upscale residential neighborhoods

Close proximity to Route 202, Route 22, I-78 & I-287

SALE PRICE \$875,000

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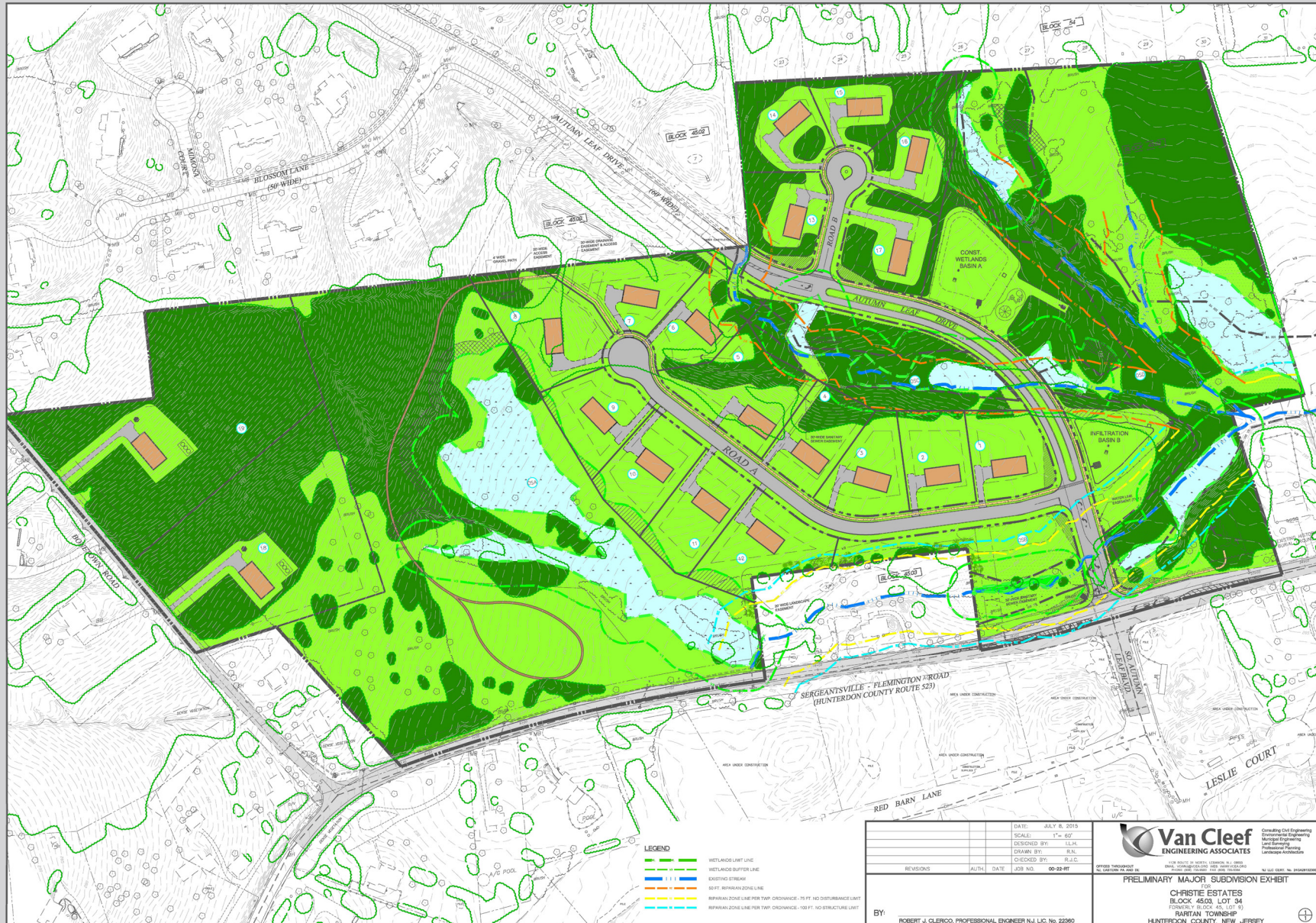
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Previously Approved Subdivision Plan

Sergeantsville Road

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Zoning Info & Map

Sergeantsville Road Raritan Twp. (Hunterdon County), NJ

R-3 Residential: Principal Permitted Uses

- A. Single-family detached dwellings;
- B. Any form of agriculture or horticulture, including farm product sales in accordance with the requirements of Section 16.24D.050. Commercial greenhouses are permitted as part of a farm as defined in this Title;
- C. Golf course and country club provided such is located on a lot having an area of at least 100 acres and provided that no structure or building shall be located closer than 200 feet to any property line.

1. Activities may include club house, proshop, noncommercial swimming pool, noncommercial tennis courts, maintenance buildings.

2. Off-street parking shall be provided as specified by this Title. No portion of such off-street parking area shall be located closer to any property line than 100 feet.

3. The Planning Board may require appropriate screening of such parking areas, tennis courts, swimming pool and similar outdoor activities and may require shielding of outdoor lighting to prevent glare on adjacent properties.

4. It is the intent of the amendment to also permit a golf course and golf course and country club in the R-1A zoning district subject to the same provision as specified for the R-3 zoning district.

D. Research Farms.

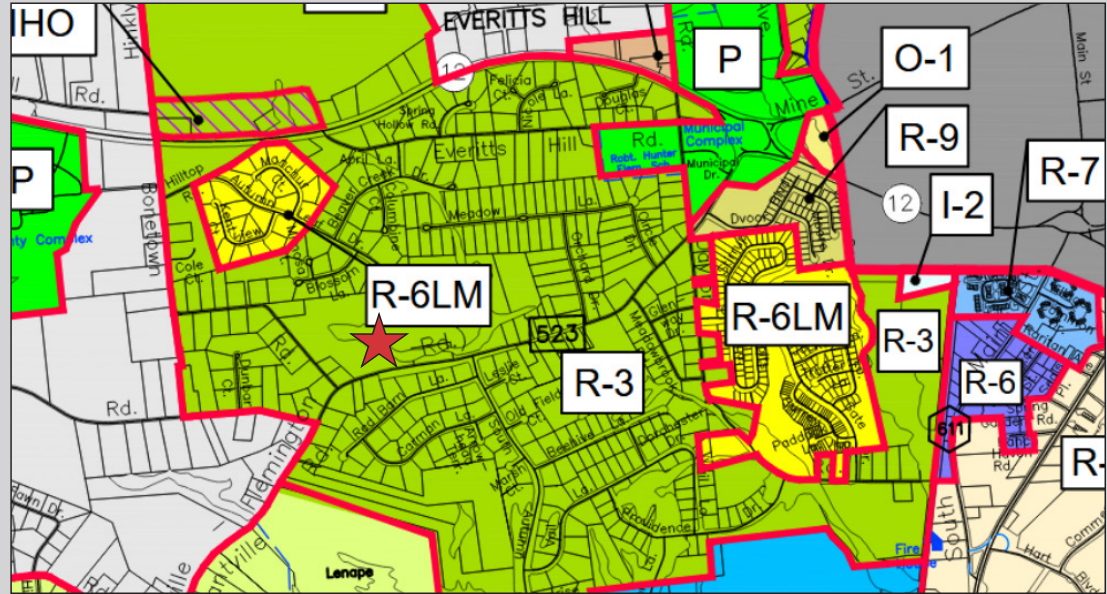
1. Research farm for agricultural experimentation and trials. Ancillary uses may include but not be limited to laboratories, meetings and conference rooms, offices, facilities used for storing agricultural products and supplies, garages for the storage and repair of farm machinery used on the premises only and facilities associated with the disposition and of agricultural waste materials. Such facilities associated with the disposition and treatment of agricultural waste materials shall be subject to necessary permitting by appropriate governmental units or agencies.

2. Development Standards for Research Farms.

a. No building or structure except for fencing and gating shall be located within 300 feet of any property line.

b. No more than 5% of the property shall be occupied by buildings and structures.

c. The height of buildings and structures shall not exceed 3 1/2 stories.



In no case shall such 3 1/2 stories exceed a height of 45 feet.

d. The minimum lot size shall be 150 acres.

Permitted Accessory Uses

Private garages and carports; Swimming pools and other recreational facilities for the residential uses and normally conducted on individual lots; Signs, fences and storage sheds; The taking in of not more than two roomers or boarders; Home offices; Customary uses incidental to an agricultural or horticultural use permitted in this zone; Noncommercial kennels.

Conditional Uses

Public and private schools and child care centers; Houses of worship; Public Uses; Essential services; Farm stands; Clubs, lodges and fraternal organizations; Home occupations; Camps; Riding academies and boarding stables; Animal hospitals and commercial kennels; Hospitals; Low-intensity highway-oriented uses; Accessory apartments; Group homes; ECHO unit; Low-intensity highway-oriented conditional uses

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