

757 Route 202 South

FLEMINGTON, NJ 08822

FOR SALE
52.64 Acres
Vacant Land

Land Information

- 52.64± acres
- Preserved farmland
- Exclusion for home on 2 acres up to 3,000 SF

Location Highlights

- High visibility
- High traffic Count
- Approximately 2,000 ft. of direct frontage on Route 202 South
- Easy access to the site from Route 202
- Close to major highways

Zoning Information

- Zoning is Agricultural allowing for wide variety of agricultural uses
- Mostly level pastoral land; above grade level
- Possibility of farm stand

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757 Route 202 S
Flemington, NJ

Zoning Information

AR - Agricultural Residential District



Permitted principal uses

- (1) Agriculture.
- (2) Detached single-family dwelling units.
- (3) Public and private open space and parks.
- (4) Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, community residences for persons with head injuries, and adult family care homes for elderly persons and physically disabled adults, and the requirements therefor shall be the same as for single family dwelling units located within this district.
- (5) A farmer's market or portions thereof on any premises in addition to the permitted use or uses thereon notwithstanding any municipal land use provisions limiting the number of principal uses on one lot, but nevertheless subject to the terms and conditions contained and set forth in Subsection A(5)(a) through (f) herein. Application for a farmer's market shall be by permit to be issued by the Zoning Official after review and approval by the Township Committee, the Chief of Police and Board of Health under the following conditions: (a) The farmer's market shall be limited to agricultural products; (b) Such use shall be permitted only on properties having an existing improved (i.e., paved or gravel) parking lot capable of holding at least 30 cars, as of the date of adoption of this Subsection A(5); (c) Such use shall be conducted only between June 10 and September 30 of any year; (d) Such use shall be conducted on one day per week, excluding Sundays for up to four hours per day as may be approved by the Township Committee, the Chief of Police (as to the safety of egress/ingress and circulation); and the Board of Health (as to any necessary food handling/sanitation requirements); (e) Said use shall be conducted only in accordance with such written plans for the same as may be required by the Township Committee, the Chief of Police and the Board of Health after those plans have been approved by each of them and only after any applicable licenses or permit as may be otherwise required have been obtained; (f) Said use shall also be operated under the current guidelines of the New Jersey Council of Farmers and Communities as set forth by the New Jersey Department of Agriculture.

Accessory uses

- (1) Private residential swimming pools, tennis courts and other usual recreation

- facilities that do not create a nuisance factor as regulated in Article VI.
- (2) Residential toolsheds, garages and storage buildings not to exceed the height of the principal structure.
- (3) Off-street parking.
- (4) Fences and walls as regulated in Article VI.
- (5) Signs as regulated in Article XII.
- (6) Outdoor barbecue structures.
- (7) Essential services.
- (8) Agricultural storage sheds and barns.
- (9) The sale and processing of agricultural products, the majority of which are raised or grown on the farm or same farming operation on which the accessory sale or processing is conducted.
- (10) Home occupations
- (11) ECHO housing.
- (12) Building-mounted and ground-mounted solar energy facilities.
- (13) Farm-scale renewable energy facilities.

Conditional uses

- (1) Limited brewery.
- (2) Home occupations.
- (3) Public utilities.
- (4) (Reserved)
- (5) Previously converted agricultural buildings such as barns, wagon sheds and chicken coops for storage and warehousing prior to the effective date of this chapter.

Maximum building height

No building shall exceed 35 feet in height and 2 1/2 stories except that agricultural structures shall not be limited in height.

Zoning Information

AR - Agricultural Residential District

757 Route 202 South
FLEMINGTON, NJ 08822

Area and yard requirements

- (1) Tracts of land less than 24 acres in size either at the time of adoption of this chapter or that are assembled after the adoption of this chapter.
 - (a) Minimum lot size: eight acres.
 - (b) Minimum lot circle: 350 feet.
 - (c) Maximum floor area ratio per building lot: .04.
 - (d) Minimum setback from street line: 75 feet.
 - (e) Minimum setback from side or rear line: 40 feet.
 - (f) Minimum frontage on a street: 50 feet.
 - (g) Circumference of the minimum lot circle may not be more than 150 feet from the street right-of-way.
 - (h) Each lot shall have a minimum 75,000 square feet of contiguous usable land. This standard is established to provide a minimum area on each lot for residence, accessory buildings and structures, usable yard area and adequate space for on-site wells and septic systems and space for future replacement system.
- (2) Tracts of land 24 acres or greater in size either at the time of the adoption of this chapter or that are assembled after the adoption of this chapter shall develop as one-and-one-half acre open space clusters with the following requirements:
 - (a) Minimum tract area: 24 acres.
 - (b) Minimum open space set-aside: 80% of tract.
 - (c) Minimum residential lot size: 65,000 square feet.
 - (d) Minimum lot circle: 200 feet.
 - (e) Maximum floor area ratio per building lot: 12.
 - (f) Minimum front yard setback: 60 feet.
 - (g) Minimum rear yard setback: 35 feet.
 - (h) Minimum side yard setback: 35 feet.
 - (i) Minimum frontage on a street: 50 feet.
 - (j) Circumference of the minimum lot circle may not be more than 125 feet from the street right-of-way.
 - (k) Each lot shall have a minimum of 65,000 square feet of contiguous usable land. This standard is established to provide a minimum area on each lot for residence, accessory buildings and structures, usable yard area and adequate space for on-site wells and septic systems and space for future replacement system.
 - (l) A minimum fifty-foot-wide buffer shall be provided between residential uses and any land utilized for agricultural purposes. This buffer area shall be deed restricted from development and shall contain at a minimum a staggered double row of evergreen plantings, five feet in height or equivalent as approved by the Planning Board.
 - (m) The open space parcel shall contain a minimum of 80% of the gross tract area which shall contain a minimum of 65% of the unconstrained tract area. The "unconstrained tract area" shall be defined as the area of the tract that does not contain floodplains, wetlands, 90% of the slopes between 15% and 25% and all slopes greater than 25%, easements (excluding sight triangles), and right-of-way areas. Storm water management elements shall not be located within open space created as part of a cluster subdivision. However, if open space is to be dedicated to the Township, said storm water elements may be located within the open space, at the discretion of the approving authority, provided that the area occupied by said elements shall not count towards the required minimum open space area.
 - (n) The open space parcel shall contain a minimum lot circle of 500 feet.
 - (o) Rights-of-way or cartways of any existing or proposed public or private streets shall not be included in the calculation of the minimum required open space area, except as provided for in § 148-14G(6).
 - (p) The minimum required distance between a residential lot line and the right-of-way of Route 22, Old Highway 28 or Route 202 shall be 500 feet.
- (3) Lots within the RR Zone that were approved as agricultural cluster subdivisions under previously agricultural cluster requirements, prior to the adoption of this chapter, shall be permitted to continue as approved.