

**WAYNE – OFFICE / RETAIL – 6000 SQ. FT. – LEASE**

**FIRST TIME OFFERED!**

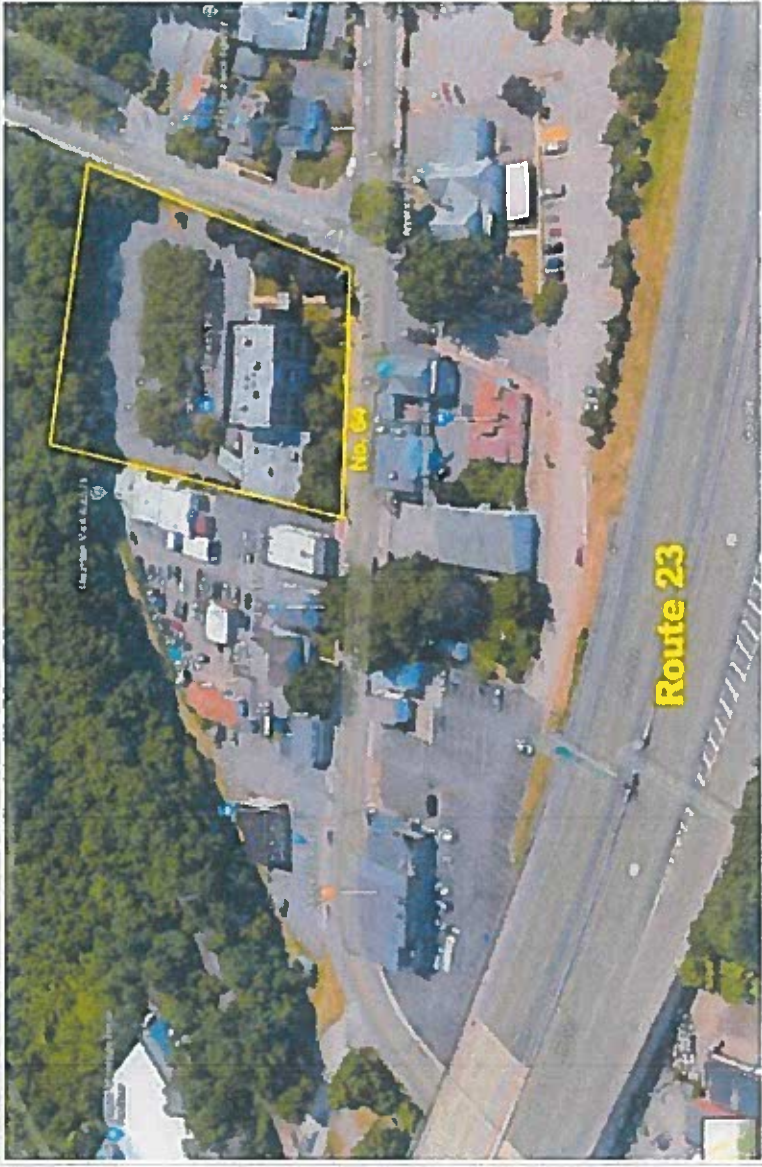
**64 MOUNTAIN VIEW BLVD.**

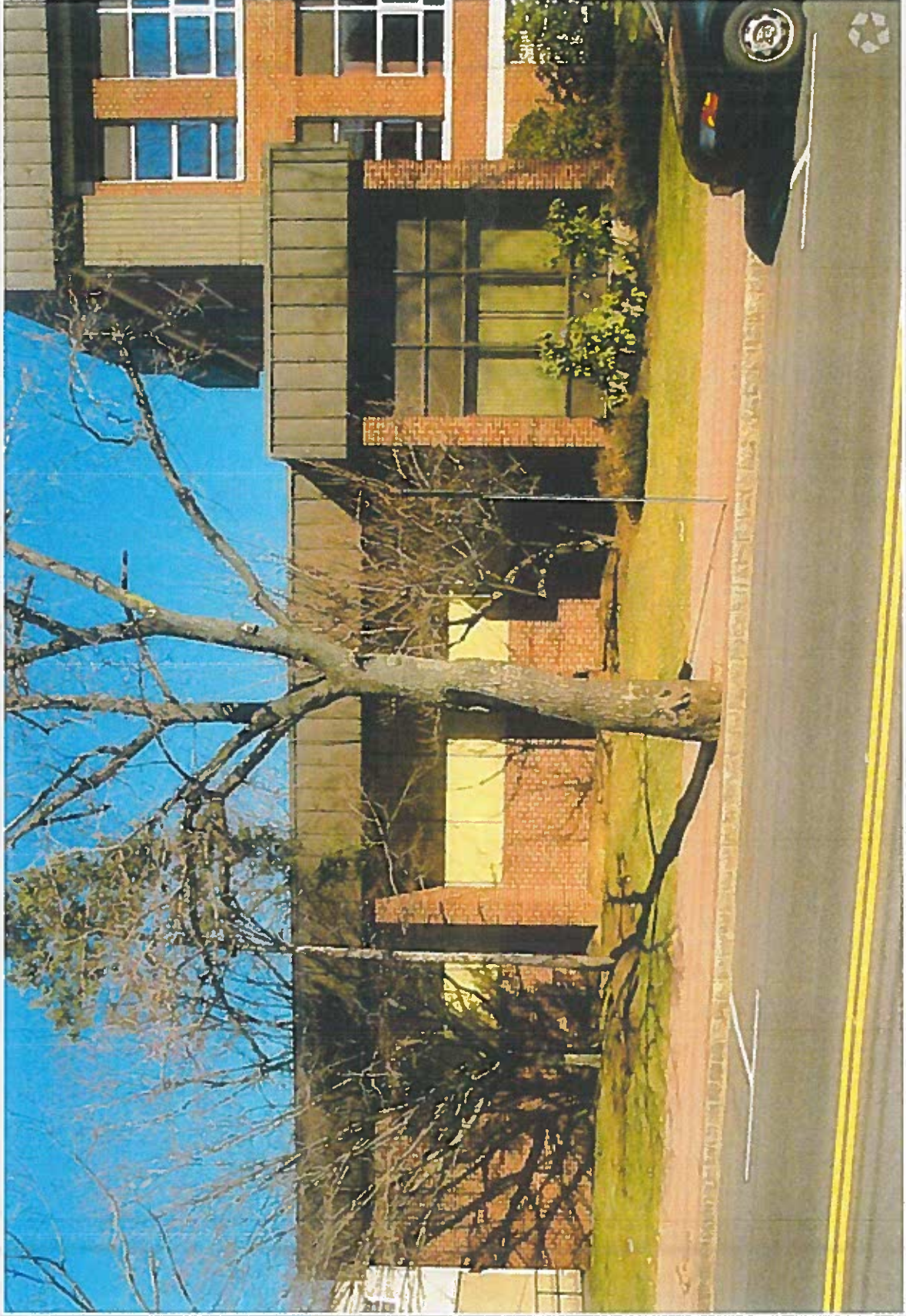


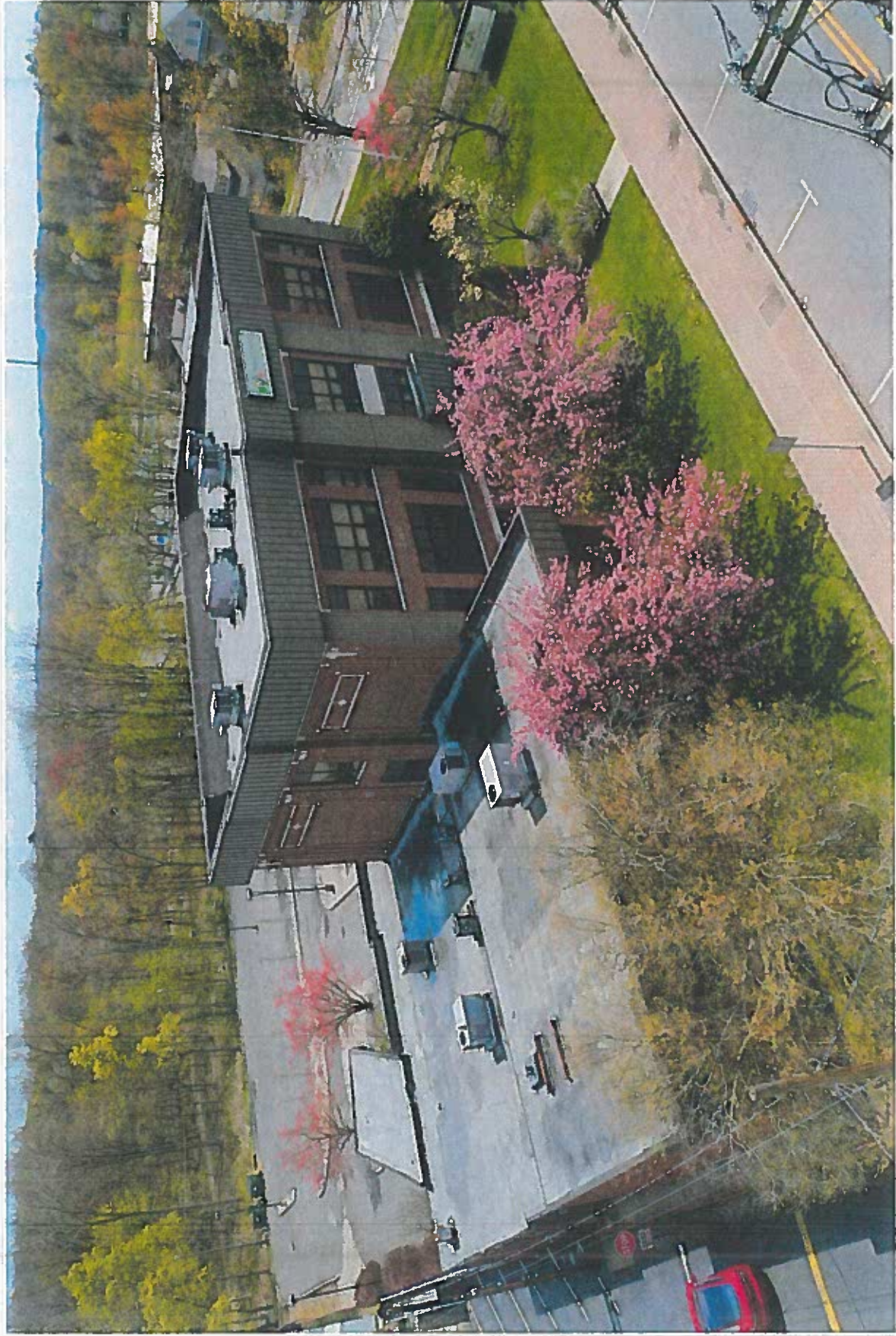
- First floor, available 45 days. Contains bank size vault.
- Features double drive thru with stacking lanes for 12+ cars
- Great for office, retail, daycare, financial, medical uses.
- Abundant parking, reserved spaces available.
- 5 -10 year lease with options available.
- Just off Rt. 23, 1 mile from Rts. 46 and 80.
- Vibrant neighborhood with many restaurants, retail and service businesses and Mtn. View Train Station in walking distance.
- Includes private bathrooms, large conference room.
- Currently 50% offices, 50% retail store.
- Built in 1970 as an addition to 3 story office building.
- Gas heat, fully A/C, City water and sewer.

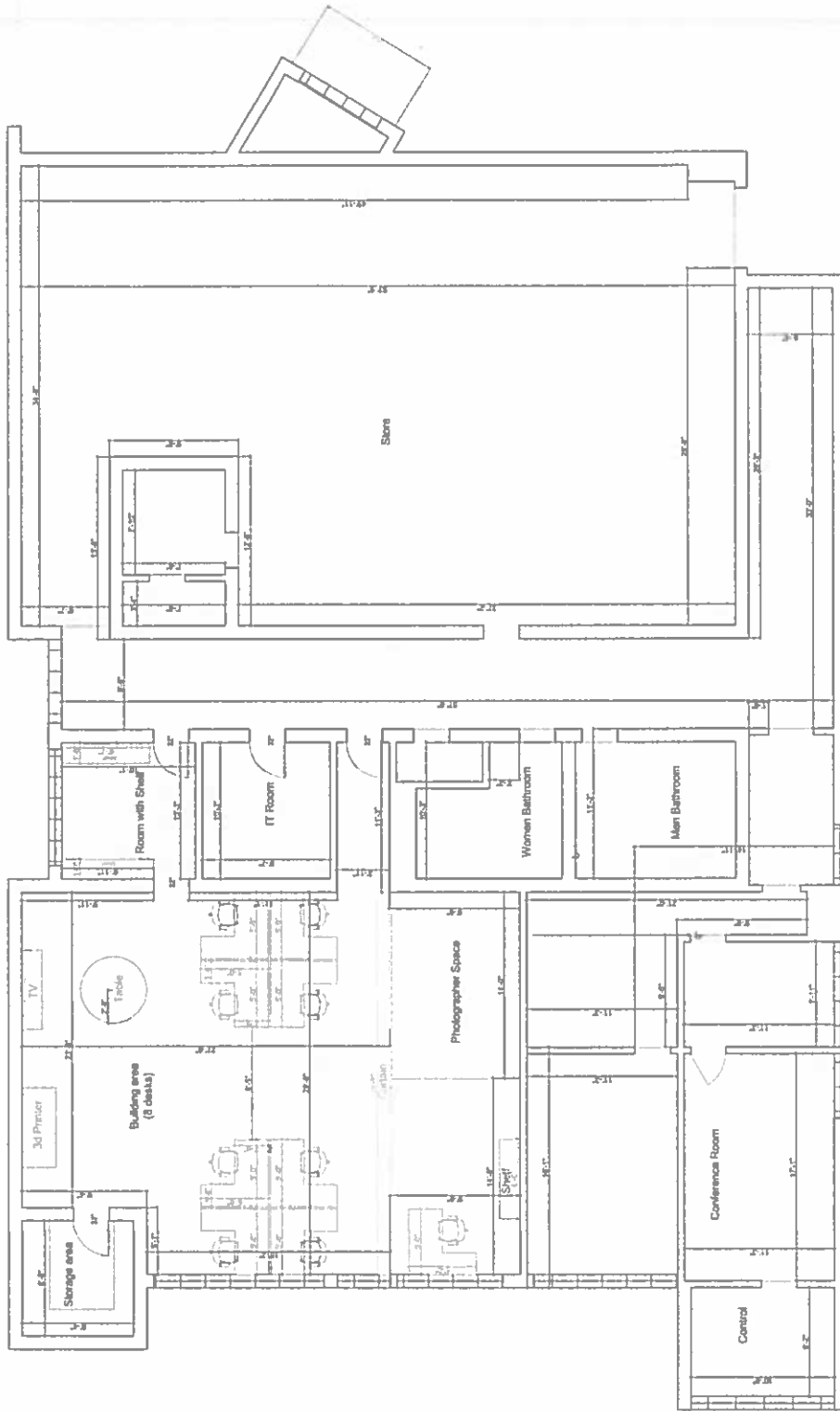
**ASKING \$15.00 per sq. ft. (\$7,500 / month) Gross. Includes all costs except utilities. FOR DETAILS AND INSPECTION, PLEASE CONTACT:**

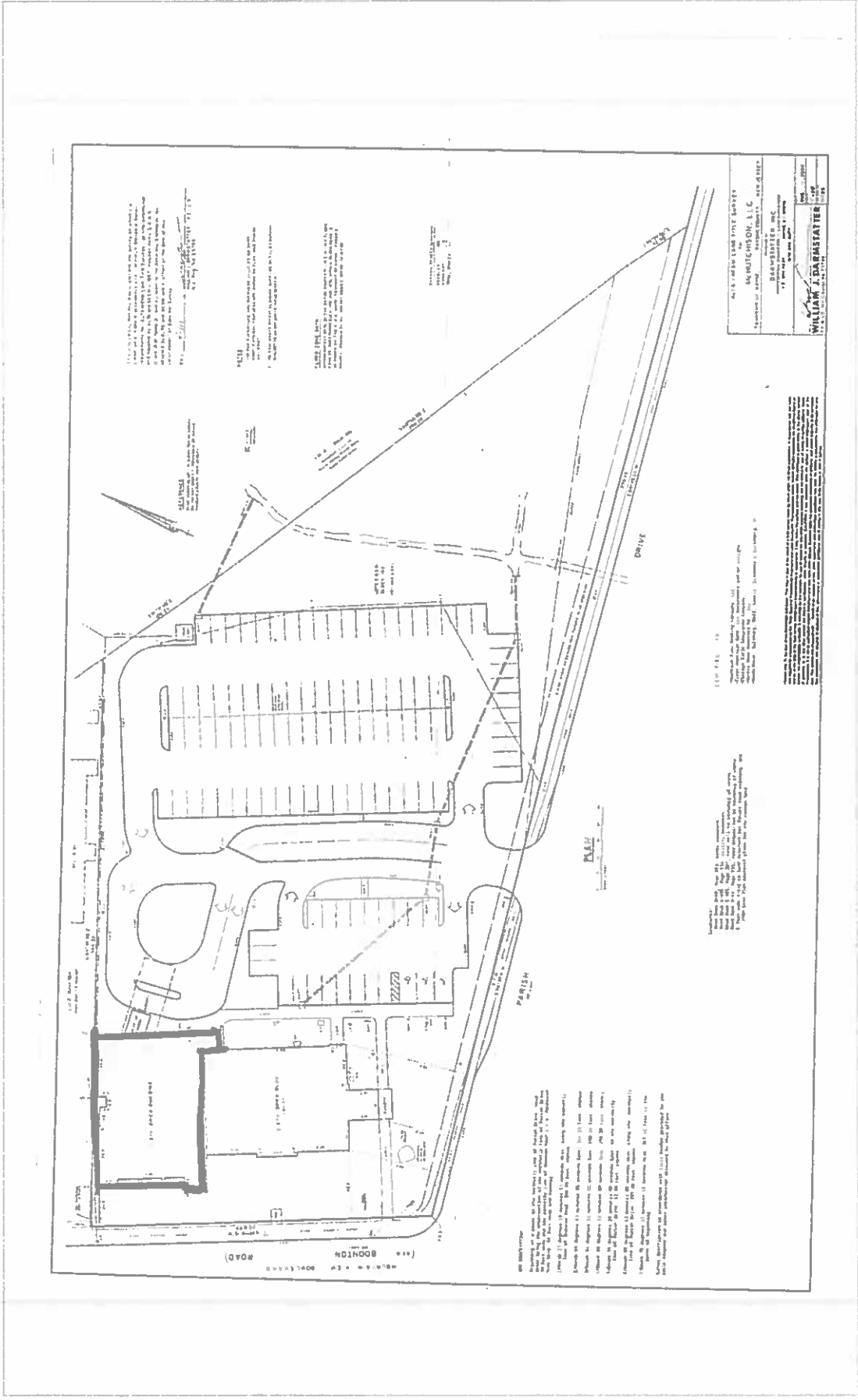
**EXCLUSIVE BROKER: GALESI REALTY CORP- MIKE TOMASULO -  
EXEC. VP / BROKER OF RECORD NJ & NY      Cell: 201-602-3672  
Office: 973-256-6600, Ext. 119      Email: miketomasu@aol.com**











1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. FINISH GRADE SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.  
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.  
 7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE CONSTRUCTION PROCESS.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.  
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Architectural Title Block  
 PROJECT: [Blank]  
 DRAWING NO.: [Blank]  
 DATE: [Blank]  
 SCALE: [Blank]  
 SHEET NO.: [Blank] OF [Blank]  
 ARCHITECT: [Blank]  
 ENGINEER: [Blank]  
 SURVEYOR: [Blank]

THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.

**CONTRACT NOTES**  
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- C. Buildings, structures and uses owned and operated by a public entity.
- D. Public utility and service structures, subject to the requirements of § 134-29.3.
- E. Office uses and office buildings associated with uses permitted herein.
- F. Accessory uses and accessory structures customarily incidental to the above uses and located on the same lot as the principal use to which they are accessory.

### **§ 134-42.2 Area and bulk regulations.**

- A. Hospitals and colleges.
  - (1) Minimum lot area: 40 acres.
  - (2) Minimum lot width: 400 feet.
  - (3) Maximum building coverage: 20%.
  - (4) Maximum impervious coverage: 75%. The remaining 25% shall be landscaped pursuant to § 134-85 of this chapter.
  - (5) Minimum front yard depth: 150 feet plus an additional 2 feet for every 1 foot in building height over 24 feet.
  - (6) Minimum side yard depth: 100 feet plus an additional 2 feet for every 1 foot in building height over 24 feet.
  - (7) Minimum rear yard depth: 100 feet plus an additional 2 feet for every 1 foot in building height over 24 feet.
  - (8) Maximum height: 7 stories.
  - (9) Minimum distance between buildings: 50 feet plus an additional 2 feet for every 1 foot in building height over 24 feet.
  - (10) Accessory uses to the hospital shall be limited to 20% of the gross floor area of the first floor. These uses may include child care center, doctor's office building, outbuilding power plant, doctor or nursing residences, concessions and services which are customarily provided for the convenience of the occupants of the hospital, provided there is no exterior evidence of such accessory uses such as signs or display windows, other than directional signs with no commercial advertisement.
  - (11) Buffering: Any yard abutting a residential zone or residential use shall provide a 50-foot wide landscaped buffer, pursuant to § 134-87 (Buffers).
  - (12) Access: Direct access to an arterial street shall be provided.
- B. All other permitted uses:  
[Ord. No. 21-2015 § 2]
  - (1) Minimum lot area: 135,000 square feet.
  - (2) Minimum front yard: 100 feet.
  - (3) Minimum rear yard: 100 feet.
  - (4) Maximum impervious coverage: 60%.
  - (5) Maximum height: four (4) stories or 50 feet.

### **§ 134-43 Business (B) district.**

#### **§ 134-43.1 Permitted uses.**

[Amended 3-6-2013 by Ord. No. 4-2013]

All activity as permitted by this zoning district shall be conducted within a building, except as otherwise provided by this ordinance. In addition to those uses listed in § 134-29 and § 134-31, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

- A. Retail establishments and restaurants  
[Amended 2-15-2012 by Ord. No. 6-2012]
- B. Retail services.
- C. Professional offices.
- D. Studios for martial arts instruction.
- E. Photography studios.
- F. Studios for dance instruction.
- G. Adult day care.

- H. Automobile service stations and automotive repair centers.
- I. Municipal uses.
- J. Accessory uses and accessory structures customarily incidental to the above uses and located on the same lot as the principal use to which it is accessory.
- K. Indoor Amusement and Indoor Recreation.  
[Ord. No. 25-2015 § 2]

### § 134-43.2 Prohibited uses.

[Ord. No. 25-2015 § 3]

- A. Dog day care.
- B. Kennels.
- C. Bars, taverns, nightclubs.
- D. Motels and hotels.  
[Amended 10-17-2012 by Ord. No. 48-2012]
- E. Rental or sales of large equipment.
- F. Self-storage facilities.
- G. New and used car dealers.  
[Amended 2-15-2012 by Ord. No. 6-2012]
- H. Adult bookstores, adult entertainment uses and adult novelty shops.
- I. Lumber yards.
- J. Brick paver yards.
- K. RV storage centers.
- L. Tattoo parlors.
- M. Places of worship.
- N. Trailers and containers except as otherwise may be temporarily allowed pursuant to the codes of the Township of Wayne.

### § 134-43.3 Area and bulk requirements.

[Amended 2-15-2012 by Ord. No. 6-2012; Ord. No. 21-2015 § 3]

- A. Minimum lot area: 20,000 square feet.
- B. Minimum lot width: 100 feet.
- C. Minimum lot depth: 200 feet.
- D. Maximum impervious coverage: 70%. The remaining 30% shall be landscaped pursuant to § 134-85 of this chapter.  
[Ord. No. 39-2014 § 2]
- E. Minimum setbacks for principal structure:
  - (1) Front yard: 20 feet.
  - (2) Side yard: 20 feet.
  - (3) Rear yard: 50 feet.
- F. Minimum setbacks for accessory structure (except fences):
  - (1) Side yard: 15 feet.
  - (2) Rear yard: 25 feet.
- G. Maximum building height:
  - (1) Principal structure: 2 1/2 stories or 35 feet, whichever is less.
  - (2) Accessory structure: 15 feet.
- H. Buffers: Any yard abutting a residential zone shall provide a 50-foot landscaped buffer in accordance with the requirements in § 134-87 (Buffers).
- I. Maximum retail occupancy: no freestanding single building occupancy that is utilized for retail purposes, or a retail tenant occupying space within a retail shopping center, shall exceed a gross maximum floor area of 80,000 square