



## Proposed Luxury Apartment Site

2936 Vauxhall Road, Union  
Union County, NJ 07088

### PROPERTY DESCRIPTION

Unique undeveloped land parcel, (0.93-acres), open level building lot. Ownership has an application for a use variance pending before the Twp. Of Union Zoning Board of Adjustment for construction of a four story, 36-unit apartment building including covered and surface parking. The proposed development will be served with all city utilities at the site and completed engineering and preliminary architecture completed. Situated within immediate proximity to Milburn, Short Hills, Springfield and Maplewood, and less than 1.5 miles from I-78 and Route 24 exit 49A.

### OFFERING PRICE

To be determined

### RE TAXES

Approximately \$16,500 as vacant land, projected for 2024

### TRAFFIC COUNTS

ADT 46,073 along Vauxhall Road  
ADT 57,966 along Springfield Avenue

### UTILITIES

Electric: Public Service Electric & Gas Co.  
Natural Gas: Elizabethtown Gas Co.  
Water: NJ American Water Co.  
Sewer Service: Joint Meeting Essex/Union

### ZONING

NC- Neighborhood Core- (See Attached)

## FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE AGENT

**Brian S. Silbert**

**President & CEO**

**908.604.6900**

**[info@silbertrealestate.com](mailto:info@silbertrealestate.com)**

**SILBERT**  
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road  
Suite 203  
Warren, NJ 07059



Visit Our Website: [WWW.SilbertRealEstate.com](http://WWW.SilbertRealEstate.com)

# Zoning

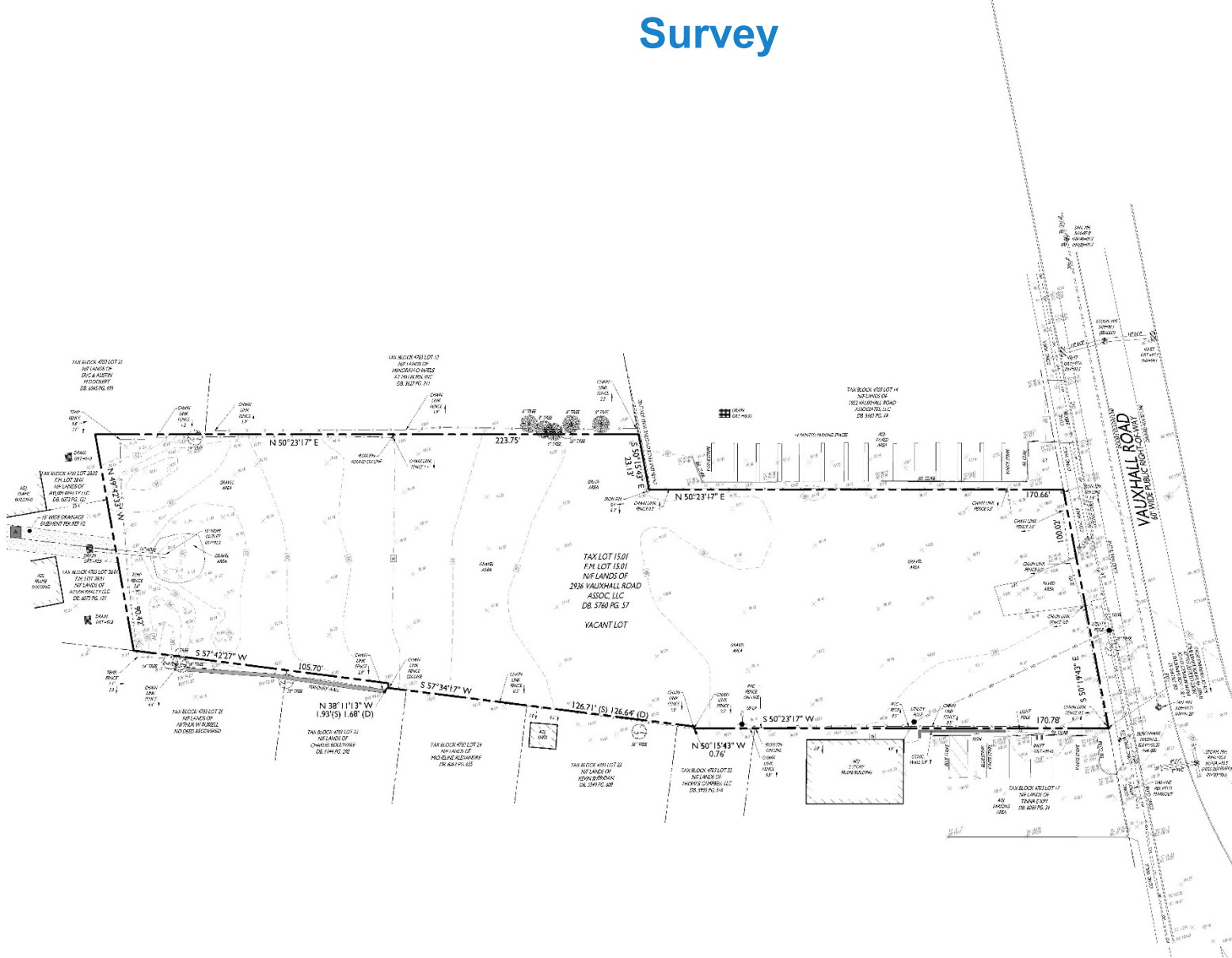
## LAND DEVELOPMENT 170 Attachment 4:1

| District                 | NC  | CC   | CI<br>Commercial/ Industrial   |
|--------------------------|---|--|--|
| Permitted Principal Uses | <ol style="list-style-type: none"> <li>One-and two-family detached housing</li> <li>Townhouses</li> <li>Multifamily residential</li> <li>Long Term Care Facilities</li> <li>Offices.</li> <li>Medical Offices and Hospitals.</li> <li>Veterinary Hospitals and Kennels.</li> <li>Public parks.</li> <li>Child-Care Centers.</li> <li>Public buildings and uses</li> <li>Car service of not more than 3 vehicles.</li> <li>Places of Assembly.</li> <li>Funeral homes.</li> <li>Banks and financial institutions.</li> <li>Retail sales and services</li> <li>Restaurants, category one and two</li> <li>Brew Pubs</li> <li>Community Facilities</li> <li>Instructional Use</li> <li>Public parking garages and lots</li> <li>Flex Space.</li> <li>A combination of any of the above uses.</li> <li>Public Utility Buildings &amp; Facilities</li> </ol> | <ol style="list-style-type: none"> <li>Retail Sales and Services</li> <li>Restaurants, category one and two</li> <li>Brew Pubs.</li> <li>Offices.</li> <li>Medical Offices.</li> <li>Veterinary Hospitals and Kennels.</li> <li>Child-Care Centers.</li> <li>Public buildings and uses.</li> <li>Car service of not more than 3 vehicles.</li> <li>Places of Assembly.</li> <li>Funeral homes.</li> <li>Banks and financial institutions.</li> <li>Indoor Recreation Facilities.</li> <li>Fitness centers.</li> <li>Instructional use.</li> <li>Community Facilities.</li> <li>Multifamily residential uses above the ground floor.</li> <li>Indoor agriculture.</li> <li>Automobile sales.</li> <li>Hotels &amp; motels.</li> <li>Flex space.</li> <li>A combination of any of the above uses.</li> <li>Public Utility Buildings &amp; Facilities.</li> </ol> | <ol style="list-style-type: none"> <li>Manufacturing.</li> <li>Research laboratories.</li> <li>Warehousing &amp; Distribution Centers.</li> <li>Data centers.</li> <li>Offices.</li> <li>Car services</li> <li>Indoor and Outdoor Recreation Facilities.</li> <li>Instructional use.</li> <li>Fitness Centers.</li> <li>Indoor Agriculture.</li> <li>Places of Assembly.</li> <li>Public buildings and uses (except schools).</li> <li>Public parking garages.</li> <li>Public Parks.</li> <li>Self storage facilities.</li> <li>Outdoor storage</li> <li>Community facilities</li> <li>Public Utility Buildings &amp; Facilities</li> <li>Wireless telecommunications towers and antennas.</li> </ol> |
| Permitted Accessory Uses | <ol style="list-style-type: none"> <li>Fences and walls</li> <li>Signs</li> <li>Off-street parking</li> <li>Outdoor cafes accessory to permitted restaurants</li> <li>Home Professional Offices</li> <li>Private residential swimming pools, accessory to residential uses</li> <li>Solar Installations</li> <li>Electric Vehicle Charging Stations</li> <li>Alternative Treatment Centers, accessory to Medical Offices and Hospitals.</li> </ol>  | <ol style="list-style-type: none"> <li>Fences and walls</li> <li>Signs</li> <li>Off-street parking</li> <li>Outdoor storage accessory to permitted automobile sales</li> <li>Outdoor cafes accessory to permitted restaurants</li> <li>Private residential swimming pools, accessory to residential uses</li> <li>Solar Installations</li> <li>Electric Vehicle Charging Stations</li> <li>Alternative Treatment Centers, accessory to Medical Offices.</li> </ol>   | <ol style="list-style-type: none"> <li>Fences and walls</li> <li>Signs</li> <li>Off-street parking</li> <li>Commercial Uses accessory to a permitted use</li> <li>Uses customary and incidental to permitted uses, including but not limited to employee cafeterias and locker rooms.</li> <li>Concession Stands</li> <li>Solar Installations</li> <li>Electric Vehicle Charging Stations</li> <li>Noncommercial Antennas and Towers</li> </ol>  |
| Conditional Uses         | <ol style="list-style-type: none"> <li>Fitness Centers</li> <li>Automobile service stations</li> <li>Repair garages</li> <li>Long Term Care Facilities</li> </ol>   | <ol style="list-style-type: none"> <li>Adult Business</li> <li>Automobile service stations</li> <li>Repair garages</li> <li>Medical marijuana and Cannabis dispensaries.</li> <li>Vertically Integrated Cannabis Facilities.</li> <li>Restaurant, Category three</li> </ol>  | <ol style="list-style-type: none"> <li>Retail sales and services.</li> <li>Automobile service stations</li> <li>Repair garages</li> <li>Car Wash</li> <li>Cannabis Cultivation Centers, Cannabis Manufacturers, Cannabis Wholesalers, and Cannabis Distributors</li> </ol>   |

# Survey



| SYMBOL | DESCRIPTION           |
|--------|-----------------------|
|        | BUILDING              |
|        | CONCRETE CURB         |
|        | ASPHALT CONCRETE CURB |
|        | PROPERTY LINE         |
|        | CENTERLINE FENCE      |
|        | FENCE                 |
|        | POST AND RAIL FENCE   |
|        | POLE                  |
|        | LIGHT POLE            |
|        | SIGN                  |
|        | UTILITY MARKER        |
|        | CATCHBASIN            |
|        | MANHOLE               |
|        | DRAIN                 |
|        | SHEET                 |
|        | EDGE OF PAVEMENT      |
|        | CENTERLINE STRIP      |
|        | UNDERGROUND DRAINAGE  |
|        | MAJOR CONTOUR         |
|        | MINOR CONTOUR         |
|        | GRADE SPOT SHEET      |
|        | TOP OF CURB SHEET     |
|        | BOTTOM OF CURB SHEET  |
|        | TOP OF HOLE SHEET     |
|        | BOTTOM OF HOLE SHEET  |
|        | UTILITY MARKER        |



**SURVEY NOTES:**

- THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONNECTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

**SIGNIFICANT OBSERVATIONS**

NO WIDE DRAINAGE DASHES SHOWN PER SURVEY REFERENCE 13



# Immediate Aerial



Menorah Chapels  
and  
NJ Retna

**Subject Property**

**STAPLES** **FIVE GUYS**  
*Walgreens*  
**Great Clips**   
IT'S GONNA BE GREAT™



# Regional Aerial





# AREA DEMOGRAPHICS

## 1 Mile Radius

|                    |           |
|--------------------|-----------|
| Population         | 19,571    |
| Daytime Population | 14,461    |
| Average HH Income  | \$131,019 |
| Total Households   | 6,878     |
| Median Age         | 40.2      |

## 2 Mile Radius

|                    |           |
|--------------------|-----------|
| Population         | 74,396    |
| Daytime Population | 39,727    |
| Average HH Income  | \$132,270 |
| Total Households   | 26,238    |
| Median Age         | 39.8      |

## 3 Mile Radius

|                    |           |
|--------------------|-----------|
| Population         | 173,967   |
| Daytime Population | 90,280    |
| Average HH Income  | \$114,426 |
| Total Households   | 61,661    |
| Median Age         | 38.6      |

