

**MULTI-FAMILY APPROVED
DEVELOPMENT SITE FOR SALE**

803 KENNEDY BLVD.

NORTH BERGEN, NJ

9,377 ± SQ FT. LOT – APPROVED DEVELOPMENT SITE

CONTACT EXCLUSIVE BROKER

HENRY TORRES

Mobile (551) 482-0622

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803 KENNEDY BLVD.

// NORTH BERGEN, NJ

Team Resources, as exclusive agent, is pleased to present this 9,377 +/- sf approved development site. Attention Developers! Lot zoned & approved for a 5-story luxury multi-family residential complex.

**PROXIMITY TO KEY LOCATIONS**

NJ Turnpike 5 +/- miles Lincoln Tunnel: 5 +/- miles
 Holland Tunnel: 4 +/- miles GW Bridge: 15 +/- miles

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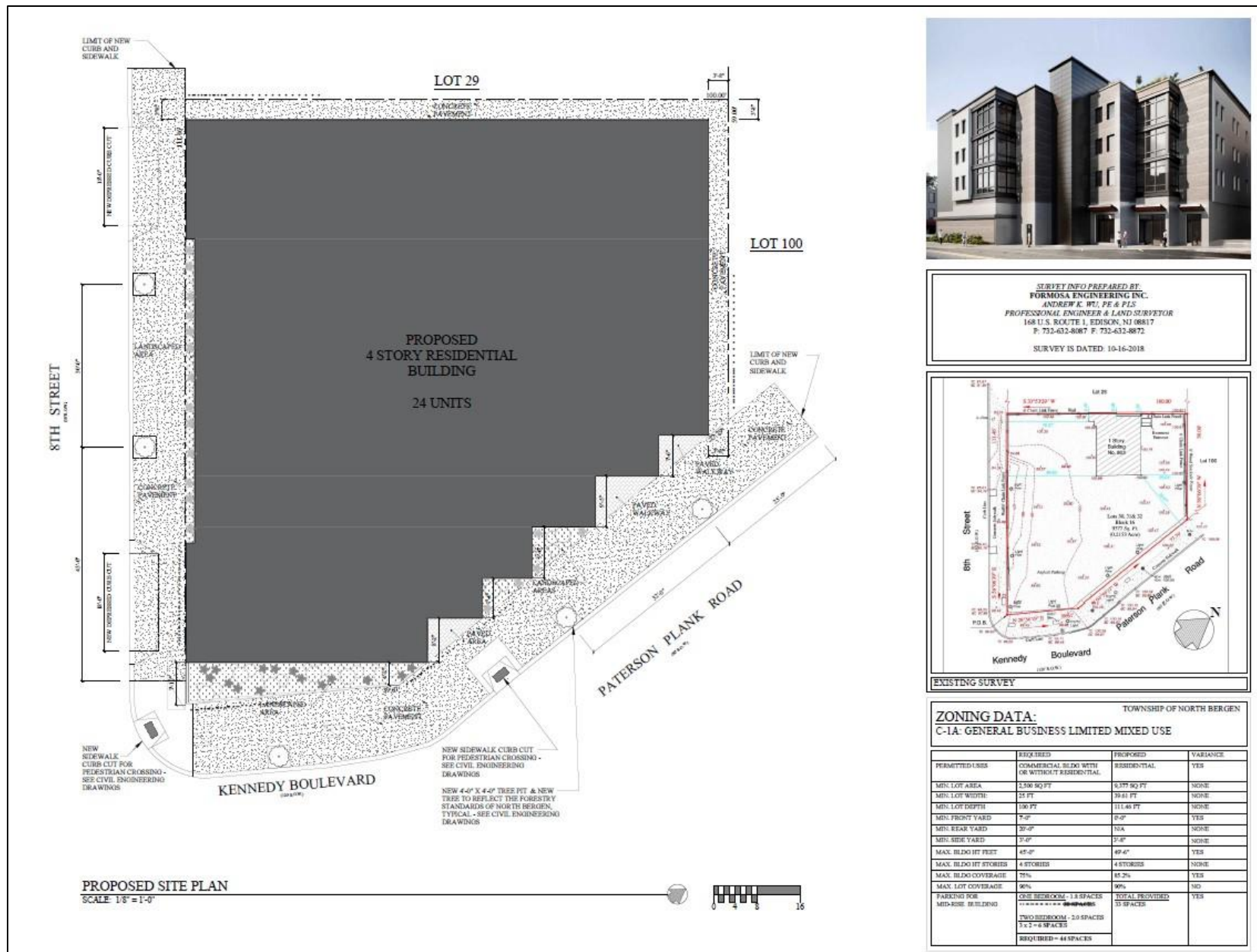
Property Description

Lot Size:	9,377 +/- sq. ft.
Proposed Building:	Approvals for a 5-story, 24 units multi-family residential complex
Sale Price:	\$2,000,000
Taxes:	TBD

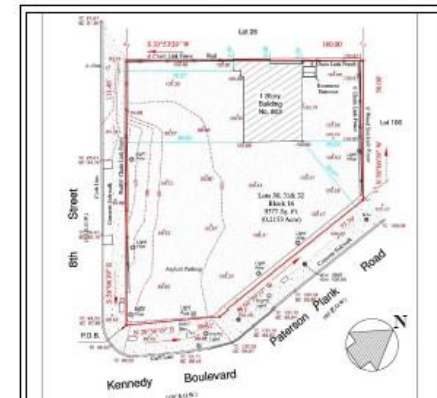
Overview: We're pleased to offer this development opportunity already approved for a 5-story multi-family residential complex in Hudson County. The property consists of frontage on 3 streets: Kennedy Boulevard, 8th Street and Paterson Plank Road making access to NYC & the outer boroughs a breeze! Another highlight - hot spots including Weehawken, Hoboken & Jersey City just 2, 3 & 6 +/- miles away!



PROPOSED SITE PLAN



SURVEY INFO PREPARED BY:
FORMOSA ENGINEERING INC.
ANDREW K. PE, PE & PLS
PROFESSIONAL ENGINEER & LAND SURVEYOR
168 U.S. ROUTE 1, EDISON, NJ 08817
P: 732-632-8067 F: 732-632-8872
SURVEY IS DATED: 10-16-2018



EXISTING SURVEY

ZONING DATA:
C-1A GENERAL BUSINESS LIMITED MIXED USE

PERMITTED/USE	REQUIRED	PROPOSED	VARIANCE
MIN. LOT AREA	1,500 SQ FT	6,397 SQ FT	YES
MIN. LOT WIDTH	25 FT	39.61 FT	NONE
MIN. LOT DEPTH	100 FT	111.40 FT	NONE
MIN. FRONT YARD	7'-0"	0'-0"	YES
MIN. REAR YARD	20'-0"	N/A	NONE
MIN. SIDE YARD	3'-0"	3'-0"	NONE
MAX. BLDG HT FEET	45'-0"	45'-0"	YES
MAX. BLDG HT STORIES	4 STORIES	4 STORIES	NONE
MAX. BLDG COVERAGE	75%	67.2%	YES
MAX. LOT COVERAGE	80%	80%	NONE
PARKING FOR MID-RISE BUILDING	CIVIL ENGINEER - 13 SPACES TWO BEDROOM - 20 SPACES 3 x 2 = 6 SPACES REQUIRED = 44 SPACES	TOTAL PROVIDED 33 SPACES	YES

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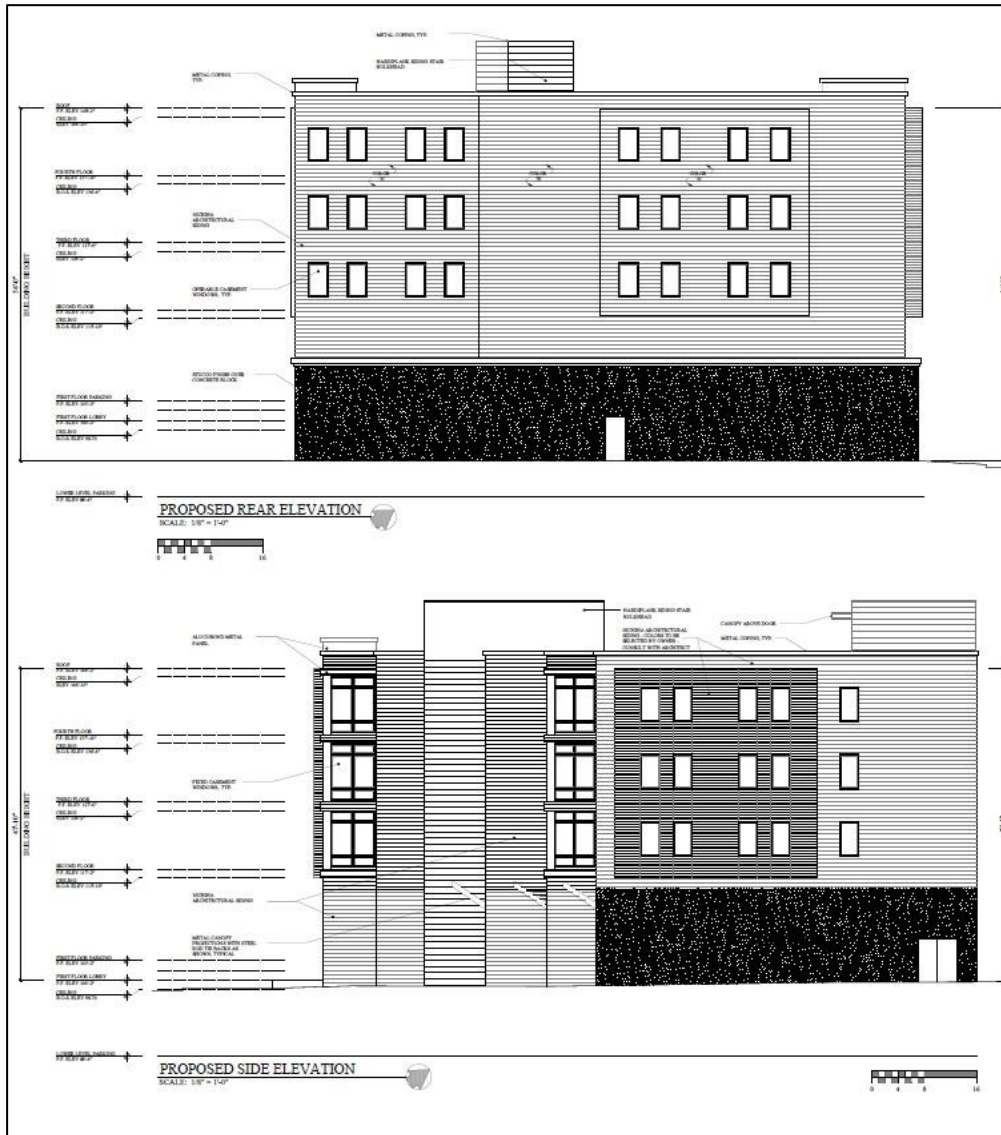


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KEY MAP



KEY MAP / MAIN SITE / ADJACENT BUILDINGS

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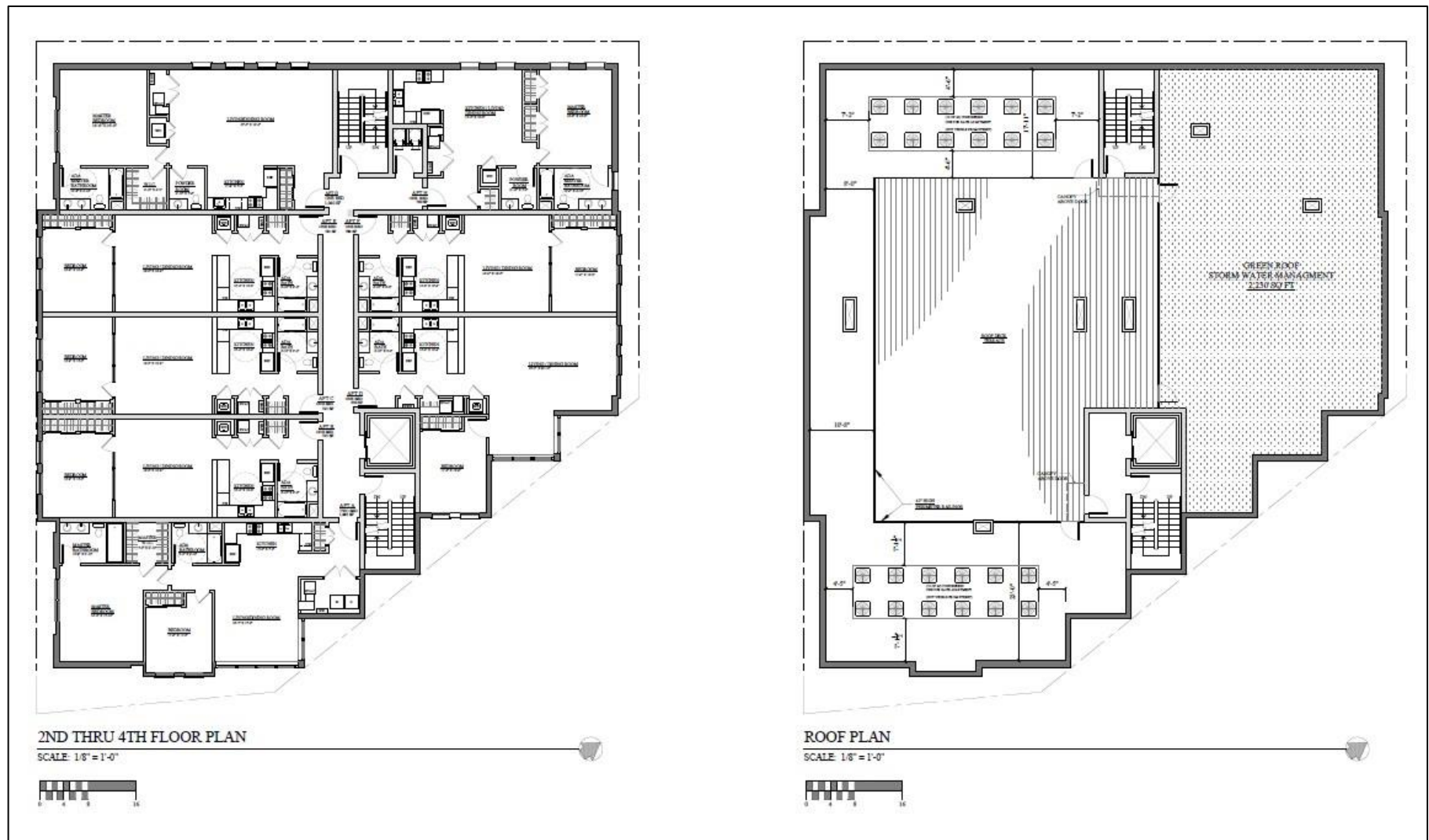
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LOWER LEVEL & GROUND FLOOR PLANS





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