

\$2,000,000

Minimum Bid

Located in the
Commercial ROM
Research, Office &
Manufacturing Zone

Amazing bucolic
property! Amazing
views!

Approx. 1382 +/- Linear
Feet of Road frontage

Property being sold
AS IS - WHERE IS

Buyer responsible for
ALL due diligence

Auction Location

Frelinghuysen
Municipal Building
201 Main St
Johnsonburg, NJ 07825

Frelinghuysen Township
PUBLIC LAND AUCTION
February 15th 2:00pm



720 Rte 94 Frelinghuysen Twp
30.68 Acres
Block 201 Lot 31.01

Bids will start at \$2,000,000

**All Bidders must pre-register. Registration on site is permitted.
Registration closes 5 minutes prior to start of bidding.**

Brokers/Agents welcome and must register with their client.

**For Detailed Bidding Instructions & Terms of Sale, Bidders
Registration, Information & Questions please contact below.**



Debra Sayer - Broker of Record
201-213-3512 sayerdebbie@ymail.com
149 Main St, Hackettstown, NJ 07840

EXIT REALTY CONNECTIONS
Bidder Registration - PUBLIC LAND AUCTION
To be held at Frelinghuysen Township Municipal Building
210 Main Street, Johnsonburg, NJ 07825
February 15, 2023 – 2:00 PM

Please Print Information

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____ Cell Phone: _____

Check here if Bidder is being represented by an agent. See paragraph 3.

Bidder's Acknowledgment

I, the undersigned, agree to the following terms and conditions, should I be the high bidder.

Auction Day Requirements:

1. **Bidders must be present to bid.** This is a PUBLIC AUCTION. Location: Frelinghuysen Township Municipal Building, 210 Main St, Johnsonburg, NJ 07825. Bidding starts promptly at 2:00 PM.
2. **All bidders must be pre-registered.** Bidders may pre-register with EXIT Realty Connection or in person day of Auction. Registration closes 5 minutes prior to the start of the Auction.
3. **Bidders represented by an agent/broker must include agent registration prior to Auction.** "Broker Registration for Client for Auction" must be submitted with "Bidder Registration". Agents cannot be registered by Bidder on day of Auction. Agent must be present.
4. **Minimum Bid \$2,000,000.00.** The high bidder is required to enter into an Agreement of Sale immediately at the end of the auction. The Successful Bidder must submit a 10% deposit of the Contract Price to the township at the conclusion of the Auction. Deposit money shall be in the form of money order, or certified/bank check, made payable to the Edward Wacks & Associates LLC Attorney Trust Account. shall not be permitted to withdraw his/her/its bid. The successful bidder shall have until 5:00 PM, day of Auction to deliver the deposit to the Office of the Township Clerk. A 10% Buyer's Premium will be added to the bid price and become the final Contract Price.
5. I have read the terms of this sale posted on the premises, printed in the Property Information Package, Township Resolution #2023-19, and said terms are incorporated herein by reference, as are any public announcements made sale day. I recognize that this is an Auction Sale and is not subject to a three-day attorney review period. I recognize this sale is subject to seller's confirmation and acceptance.

6. If any check for payment is not honored for any reason, I agree, whether said check be signed by me as maker or endorser, that if such check is placed in the hands of any attorney for collection, to pay all reasonable attorney's fees, together with all costs of suit in the event such is instituted. Auctioneer reserves the right to add or delete property from this auction or to alter the order of the sale from that published herein.
7. Successful Bidder's failure to do their due diligence prior to the auction does not relieve purchaser of contractual obligation to purchase. ALL ANNOUNCEMENTS MADE AT THE AUCTION TAKE PRECEDENCE OVER ALL ADVERTISING OR PREVIOUSLY STATED TERMS.
8. Bidder represents warrants and acknowledges that the property is being auctioned by EXIT Realty Connections ("EXIT") in an "AS IS"/"WHERE IS" condition subject to all faults, and specifically and expressly without any warranties, representations or guarantees, either express or implied, of any kind, nature, or type whatsoever from EXIT in its own capacity or as the agent, servant or employee of the seller of the property. Bidder further acknowledges that EXIT has not made any independent investigation of the condition of the property or examined, verified, or confirmed the validity of any information, documents, literature, maps or sketches, pro-forms, or any other written documents provided in the Property Information Packet.
9. Bidder and Bidder's heirs, transferees, administrators, personal representatives, trustees, successors, and assigns, forever waive, release, discharge and hold EXIT harmless, from any claim it has, might have had, or may have against EXIT with respect to:
 - a. The condition of the Premises, either patent or latent, of any nature whatsoever, including environmental contamination.
 - b. Buyer's ability or inability to obtain or maintain building permits, temporary or final certificates of occupancy or other licenses for the use or operation of the Premises, and/or certificates of compliance for the Premises.
 - c. The actual or potential income or profits to be derived from the Premises.
 - d. Any other state of facts which exist with respect to the Premises which at the time of closing were not the subject of actual knowledge on the part of Seller.

By signing below, I agree to terms and conditions.

Signature: _____ Date: _____

**Please Email or Mail Registration Forms to the email or address below.
Please note we are not responsible for delayed mail.
Deadline for email or mail is February 14, 2022 at 5 PM**

**EXIT Realty Connections – 149 Main St, Hackettstown, NJ 07040
844-FOR EXIT
Debra Sayer – Broker of Record
sayerdebbie@ymail.com 201-213-3512**

EXIT REALTY CONNECTIONS
PUBLIC LAND AUCTION
Broker Registration for Client for Auction
To be held at Frelinghuysen Township Municipal Building
210 Main Street, Johnsonburg, NJ 07825
February 15, 2023 – 2:00 PM

Please Print Information

Name of Bidder: _____ Phone # _____

Address of Bidder: _____

Name of Real Estate Broker or Salesperson: _____

Agent/Broker's License #: _____ Expiration Date: _____ State of Issue: _____

Phone # _____ Email: _____

Name of Broker/Firm _____ Tax I.D.# _____

Broker Address: _____

The above named Real Estate Broker or Salesperson is my Agent for this Real Estate Auction.

Bidder's Signature

Date

BROKER PARTICIPATION TERMS

A 2.0% commission of the bid amount will be paid to the New Jersey licensed Real Estate Broker whose registered buyer pays for, closes title, and settles in full for any property sold in the auction under the following terms and conditions. Broker Must:

- Register the prospective buyer for the specific property. Registration must be received at the office of EXIT Realty Connections (EXIT), 149 Main St, Hackettstown, NJ 07840 or by email sayerdebbie@ymail.com by close of business day **(5:00 p.m.) on Tuesday, February 14, 2023**. Agent may still register Client and Broker on day of Auction. Agent must accompany client to register on Auction Day. Registration closes 5 minutes prior to the start of Auction. Registration Form must be signed by both the prospective buyer and the broker and completed in its entirety.
- **No Broker** will be recognized for a prospect who was previously contacted by or has directly contacted EXIT. Commissions will be paid only upon closing and receipt of commissions by EXIT. A complete registration file on all prospects will be maintained. All Registrations accepted by EXIT Realty Connections will be acknowledged in writing and available at the auction registration desk.
- **No commission** will be paid to any Broker or Agent participating as a principal or on behalf of the Broker/Agent's Principal in the purchase of the Property or by any member of the Agent's immediate family. An Affidavit may be required that the Broker is serving only as a Broker and not as a principal.
- Only the first Agent registering a prospective buyer will be honored.
- Broker acknowledges that they are representing their client as a "Buyers Broker" only.
- There can be no exceptions to the procedure and no verbal registration will be accepted. Procedures for Broker qualifications as here outlined will be strictly enforced. No one is authorized to make exceptions to these rules.

The Broker Registration Form must be completed in its entirety, or it will not be accepted.

Agent/Broker Signature

Date

EXIT Realty Connections – 149 Main St, Hackettstown, NJ 07040
844-FOR EXIT
Debra Sayer – Broker of Record
sayerdebbie@ymail.com 201-213-3512

Land Client Full Report



MLS#:	3825369	Section:	ROM Zone	LP:	\$2,000,000
Status:	A	ZN:	ROM	OLP:	\$2,000,000
ZIP:	07860*	GRS:		SP:	
RZIP:	07860	MSJR:		LD:	01/20/2023
Block:	201*	HS:		FSD:	
Lot:	31.01*	Acres:	30.68*	UCD:	
#Lots:	1	MinSz:		CD:	
FHA55+:	No	LtSz:	30.68 AC*	ADM:	6
LotDesc:	Level Lot, Mountain View, Open Lot, Possible Subdivision, Wooded Lot	Zoned:	Office/Research, See Remarks	DOM:	6
GSMLS.com:	Yes			SDA:	No

Directions: **Route 94 Property to the left of Muller Rd**

Remarks: **30.68 Acres located in the Commercial ROM Zoning (Research, Office and Manufacturing) in Frelinghuysen Township. This parcel of land is currently open land with some woodland located in the back of the property. Amazing bucolic property with amazing views. Approximately 1382+/- Linear Feet of road frontage on Rt 94 (a state highway). This is a PUBLIC AUCTION to be held at the Frelinghuysen Township Municipal, 210 Main St, Johnsbury, NJ 07825 on FEBRUARY 15, 2023 at 2PM. This is a minimum bid auction. Bids will start at \$2,000,000. Property being sold "AS IS/WHERE IS". Buyers are responsible for ALL due diligence on this property prior to Auction. Zoning information can be found on the Frelinghuysen Township website.**

GENERAL INFORMATION

Curruse: Field/Meadow	Locat: Rural Lot, See Remarks
Bldgs: No Building	RdFront: 1382
Dcmnt: Subdivision Map	RdSurf: Blacktop/Asphalt Road
Develop: Raw Land	

ADDITIONAL INFORMATION

LndImp: No Land Improvements	Restr: Unknown
Onsite: Cleared Land - Part, Wetlands - Some, Wetlands - Unknown	Topo: At Road Level
RdDesc: Blacktop/Asphalt Road	Trees: Partly Wooded

UTILITIES

Sewer: Septic System Required	Water: Well Required
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FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$5,324 / 2022	TaxRt: 2.449 / 2022	BldAsmt: \$00	LndAsmt: \$217,400	TotAsmt: \$217,400
AssnFee: \$ /	FarmAsm: No	Easement: Unknown /		



Aerial
Approx. 1382+/- Linear Road Frontage on State Highway Route 94



Aerial
Plenty of Road Frontage for future driveways for the property



Aerial
Property is on the straight away section of Route 94.



30.68 Acres
Newly Commercial Zoned ROM (Research, Office & Manufacturing) in Frelinghuysen Township



Aerial
Muller Rd - Private lane - lower side of property



Open Land
Amazing Views - Plenty of opportunity for Research, Office and/of Manufacturing



Mostly level land
Topography is conducive to future excavation



Bucolic Views
Road level property in a commercial zone of Route 94



Back view Aerial



Aerial
Nice open space - some woods on the back side



Aerial



Straight Run of Road Frontage



On a State Highway
Great opportunity!



Subdivision
Yellow section is said property. There is possible future subdivisions that can be made to this lot

Legend

-  Municipal Boundary
-  Parcels
-  Block 201, Lot 31.01



R:\GIS\GISPROJECTS\Municipal\HVR\B\FRB-0075\20804a.pb_B201_L31-01_Aerial.mxd



0 150 300
Feet
1 inch = 300 feet

**Aerial of
Block 201, Lot 31.01**
Township of Frelinghuysen
Warren County, New Jersey



August 2022

Sources: NearMap 4/11/2022 Aerial, NJDOT, and NJGIN

Chapter LDO. Land Development Ordinance

SECTION 400. District Regulations

§ LDO-405. "ROM" RESEARCH, OFFICE AND MANUFACTURING.

[Ord. #95-04 § 4; Ord. #2010-06 § 1; Ord. #2011-06 § 1; Ord. #2011-07 § 1; Ord. No. 2017-03 § 4; amended 8-18-2021 by Ord. No. 2021-09]

A. Permitted Principal Uses on the Land and in Buildings.

1. Offices and office buildings with multi-tenant space;
2. Manufacturing plants of a type which carry on processes within completely enclosed buildings, including the manufacture, assembly or treatment of products from previously prepared materials, and not involving the synthesis of any chemicals for sale.
3. Laboratories of an experimental, research or testing nature which carry on processes within completely enclosed buildings and which do not produce noticeable noise, vibrations, smoke, dust, odors, heat or glare outside the building.
4. Warehousing; provided that no merchandise or other material may be stored outside.
5. Public utility uses as Conditional Uses under N.J.S.A. 40:55D-67 (see Section 601 for standards).
6. Farms.
7. Landscaping businesses.
[Ord. No. 2017-03 § 4]
8. Cannabis cultivation and cannabis manufacturing facilities as a conditional use under N.J.S.A. 50:55D-67 (See § 601(P) for standards).
[Added 8-18-2021 by Ord. No. 2021-09]

B. Accessory Uses Permitted.

1. Off-street parking (see Section 508).
2. Fences and walls (see Section 503).
3. Signs (see Section 405 H. hereinbelow and Section 513).
4. Garages and storage buildings.
5. Not more than two (2) temporary construction trailers to be utilized for sales and/or storage purposes on a given site for the period of construction beginning with the issuance of the first construction permit and concluding with the certificate of occupancy or one (1) year, whichever is less. Said trailers must be located on the site where the construction is taking place and must be set back at least thirty feet (30') from all street and lot lines.
6. Employee cafeterias as part of a principal building or as the entire use of an accessory building, provided the cafeteria is limited in service to the employees of the principal use designated on the site plan as approved by the Board.
7. Satellite dish antennas (see Section 520 for standards).
8. Solar Energy Systems (see Section 601 for standards).
9. Wind Energy Systems as a conditional use (see Section 601 for standards).

10. Storage, packaging, distribution and testing of cannabis and cannabis products by a cannabis cultivator or cannabis manufacturer incident to cultivation and manufacturing activities licensed by the State of New Jersey.
[Added 8-18-2021 by Ord. No. 2021-09]
11. Renewable or sustainable energy equipment for use in conjunction with the licensed activities of a cannabis cultivator or cannabis manufacturer, including but not limited to roof or ground-mounted solar arrays, battery storage and associated mechanical and electrical equipment.
[Added 8-18-2021 by Ord. No. 2021-09]

C. Maximum Building Height.

No building height shall exceed forty feet (40') in height and three (3) stories except as allowed in Section 602.

D. Area and Yard Requirements.

Principal Building Minimum	"ROM" District
Lot area	3 ac.
Lot frontage	300'
Lot width	300'
Lot depth	300'
Side yard (each)	75'
Front yard	125'
Rear yard	75'
Accessory Building Minimum	"ROM" District
Distance to side line	50'
Distance to rear line	50'
Distance to other building	50'
Maximum	
Floor area ratio	0.25
Lot coverage	60%

E. General Requirements.

1. Any principal building may contain more than one use and/or organization. Any lot may contain more than one principal building, providing that all building shall be separated by a minimum of twenty-five feet (25') provided such separation is to be used solely for pedestrian circulation. All buildings shall be separated by a minimum of fifty feet (50') where any part of such separation is to be used for parking or vehicular circulation. However, the separation requirements should not be construed to prohibit covered pedestrian walkways when the roof or covering of such walkway extends between the principal buildings.
2. At least fifty feet (50') adjacent to any street line and thirty feet (30') adjacent to any lot line shall not be used for parking and shall be planted and/or maintained in lawn area, ground cover, or landscaped with evergreen shrubbery.
3. No merchandise, products, waste, equipment or similar material or objects shall be displayed or stored outside.
4. All portions of the property not utilized by buildings or paved surfaces shall be landscaped utilizing combinations such as landscaped fencing, shrubbery, lawn area, ground cover, rock formations, contours, existing foliage and the planting of conifers and/or deciduous trees native to the area in order to either maintain or re-establish the tone of the vegetation in the area and lessen the visual impact of the structures and paved areas. The established grades on any site shall be planned for both aesthetic and drainage purposes. The grading plan, drainage facilities and landscaping shall be coordinated to prevent erosion and silting as well as assuring that the capacity of any natural or man-made drainage system is sufficient to handle the water generated and anticipated both from the site and contributing upstream areas. In any case, no less than forty percent (40%) of the total lot area shall be landscaped.
5. A minimum buffer area of fifty feet (50') in width shall be provided along any common property line with a residential district or residential use (see Section 804B20 for additional standards).
6. No "critical" acreage shall be developed.

F. Minimum Off-Street Loading.

1. Each activity shall provide for off-street loading and unloading with adequate ingress and egress from streets and with adequate space for maneuvering and shall provide such area at the side or rear of the building. Each space shall be at least fifteen feet by forty feet (15' x 40') and a minimum of one space shall be provided for each building. Additional spaces may be necessary and required dependent upon the specific activity. There shall be no loading or unloading from the street.
2. There shall be at least one (1) trash and garbage pick-up location provided by each building which shall be separated from the parking spaces by either a location within the building or in a pick-up location outside the building which shall be a steel-like totally enclosed container located in a manner to be obscured from view from parking areas, streets and adjacent residential uses or zoning districts by a fence, wall, planting or combination of the three. If located within the building, the doorway may serve both the loading and trash/garbage functions and if located outside the building, it may be located adjacent to or within the general loading area(s) provided the container in no way interferes with or restricts loading and unloading functions.

G. Minimum Off-Street Parking.

1. Offices and office buildings, manufacturing plants and laboratories shall each provide one (1) space for every one thousand (1,000) square feet or fraction thereof of floor space used for inside storage plus one (1) space for every seven hundred (700) square feet or fraction thereof of floor area used for manufacturing or research plus one (1) space for every two hundred (200) square feet or fraction thereof of floor area used for offices. In addition, one (1) space for every vehicle owned and/or operated by the use operating from the site shall be provided.
2. In any event, each use shall provide a sufficient number of spaces in appropriate locations so that no driveway, aisle, fire lane or street right-of-way is used at any time for parking.
3. See Section 508 for additional standards.

H. Permitted Signs.

1. Each lot may have two (2) signs, one (1) free-standing and one (1) attached, each not exceeding an area equivalent to five percent (5%) of the first floor portion of the front facade or thirty-two (32) square feet, whichever is smaller. Free-standing signs shall be set back at least thirty-five feet (35') from all street and lot lines and may not exceed twelve feet (12') in height. Where an individual activity has direct access from the outside, a sign not exceeding four (4) square feet identifying the name of the activity may also be attached to the building at the entrance to the activity.
2. See Section 513 for additional standards.