

VACANT LAND

FOR SALE

# ±10,440 SF DEVELOPMENT OPPORTUNITY

34 Arlington Avenue, East Orange, NJ 07018

*For More Information, Contact the Exclusive Brokers*

**JUAN DISLA**

*Associate*

jd@blauberg.com

973.379.6644



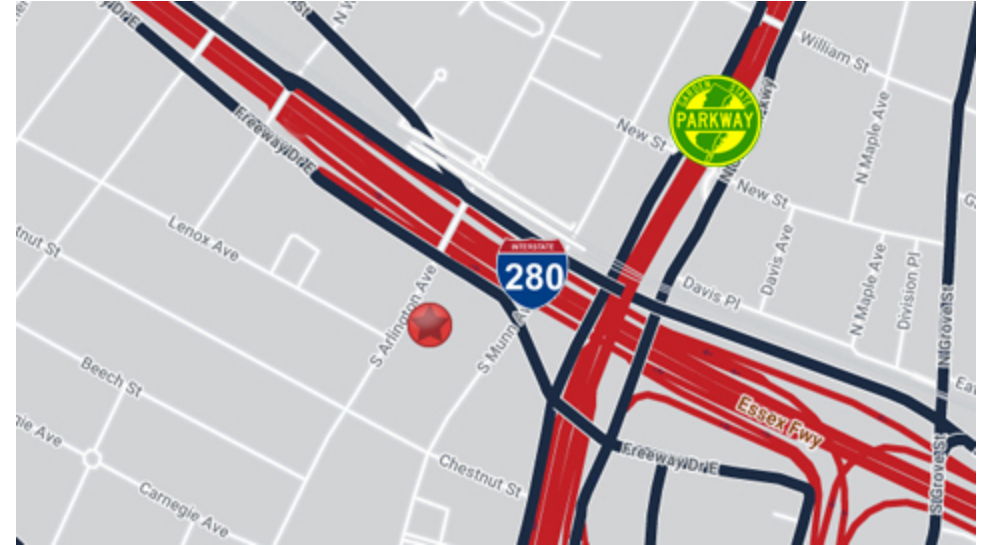
**THE BLAU & BERG COMPANY**

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

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## LOCATION DESCRIPTION

Approx. 0.3 Miles to Garden State Parkway  
 Approx. 0.6 Miles to I-280  
 Approx. 4.8 Miles to I-78  
 Approx. 6.1 Miles to NJ Turnpike Interchange 15W  
 Approx. 11.8 Miles to Newark Liberty International Airport

## OFFERING SUMMARY

Sale Price:	\$930,000
Lot Size:	0.24 Acres

## PROPERTY HIGHLIGHTS

- ±10,440 SF Development
- Lot Size at 0.24 Acres (Block 391, Lot 28)
- Conforming 31-Unit Development
- Principal Uses Include Multifamily Dwellings, Public Parks, Playgrounds, Community Centers, Houses of Worship, Childcare Centers
- Across from East Orange Public Library
- 1 Block from East Orange Municipal Court
- Taxes at \$3,513.35 (2022)

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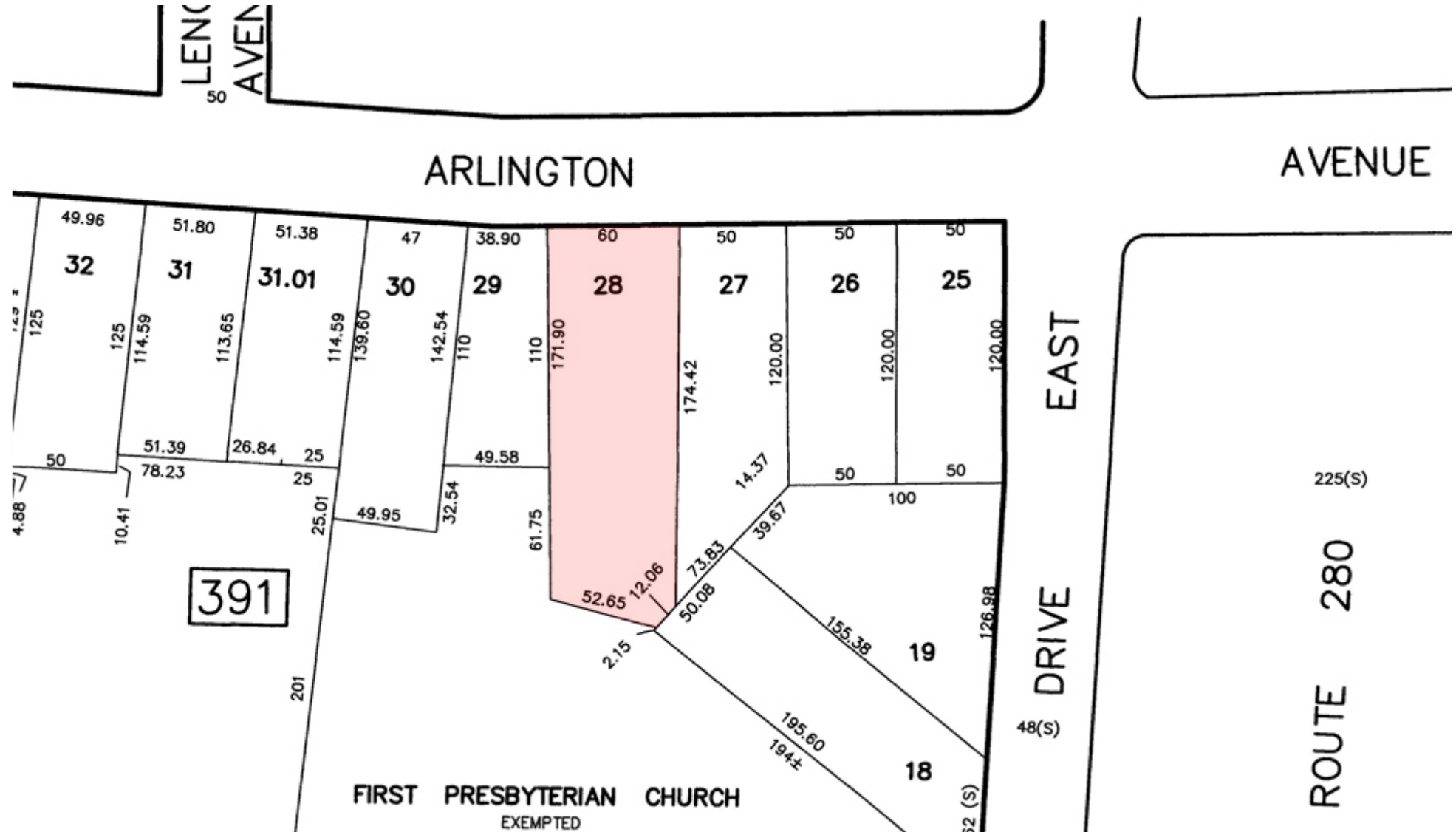
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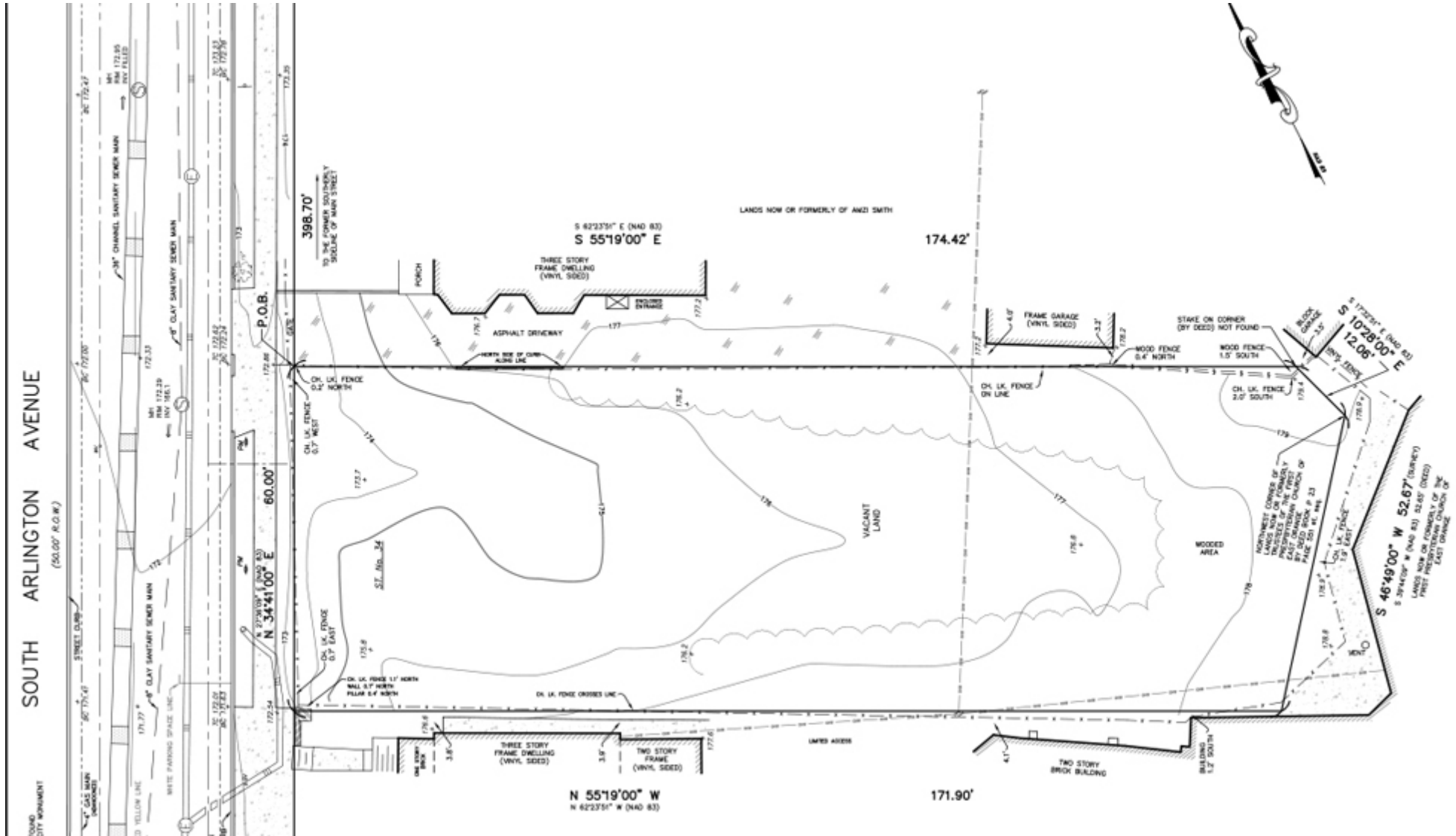


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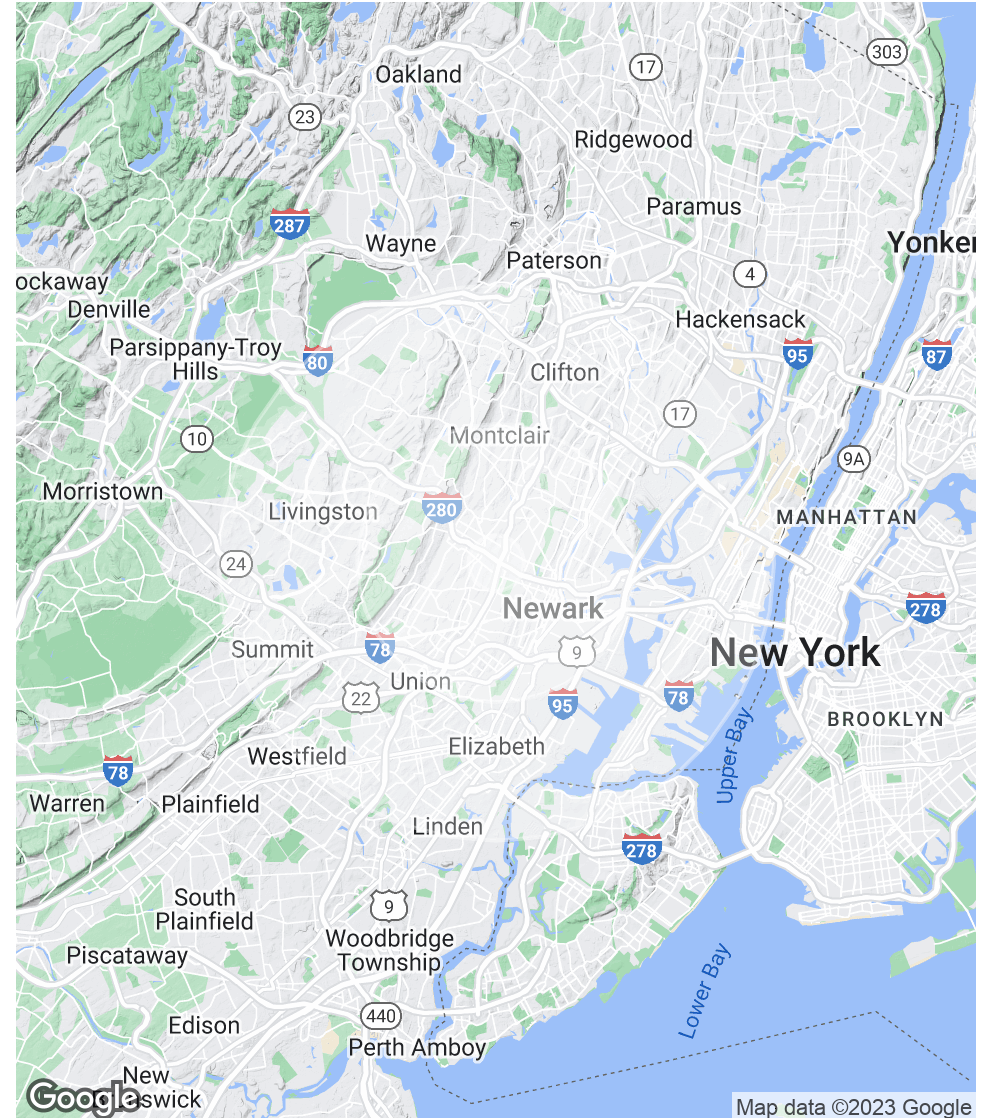
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	132	11,579	188,589
Average Age	39.8	43.0	43.6
Average Age (Male)	38.4	40.9	42.3
Average Age (Female)	44.2	44.5	44.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	59	4,542	80,077
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$90,431	\$110,142	\$82,884
Average House Value	\$360,958	\$367,536	\$275,997

\* Demographic data derived from 2020 ACS - US Census



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## Use Regulations

### A. Principal Uses

1. Multifamily dwellings
2. Public parks, playgrounds and/or community centers
3. Houses of worship and related religious uses
4. Childcare centers

### B. Accessory Uses

1. Residential amenities such as fitness areas, lounges, multipurpose rooms, rooftop terraces, mailrooms including areas for courier package drop-off and pickup such as UPS, FedEx, Amazon, and the like.
2. Uses and site improvements that are customarily incidental to a principal use such as parking, utilities, landscaping, lighting, signage, and refuse enclosures.

## Bulk Regulations

### A. Minimum Lot Dimensions

1. Lot Area: 10,000 square feet
2. Lot Width: 50 feet
3. Lot Depth: 100 feet

### B. Minimum Building Setbacks

1. From S. Arlington Avenue: 5 feet (ground level), 2 feet (upper levels), 18 feet (garage access)
2. From Side Lot Line: 0 feet (ground level), 3 feet (upper levels) on one side only  
3 feet (ground level), 3 feet (upper levels) on the other side
3. From Rear Lot Lines: 10 feet

### C. Maximum Building Dimensions

1. Density: 130 dwelling units per acre
2. Building Height: 6 stories, 75 feet
3. Building Coverage: 85%
4. Lot Coverage: 90%

### D. Notes.

1. Building height shall be measured from the roofline of a flat roof or the midpoint of a pitched roof, to the Average Grade Plane Elevation
2. Rooftop appurtenances such as rooftop amenities, elevator bulkheads, mechanical equipment, and the like, shall be permitted to extend a maximum of 10 feet higher than the roofline; and such appurtenances shall not be counted as part of the overall building height calculation.
3. Building projections shall be permitted to extend into the required setback, up to a maximum of 5 feet, such as canopies, awnings, windows, steps, eaves, cornices, and the like.

## Parking Regulations

### A. Minimum Parking Requirements

1. Parking supply, ratio: 1:1 (one space per dwelling unit)
2. Parking stall dimensions: 8' wide by 18' deep
3. Parking aisle dimensions: 22 feet

### B. Access Requirements

1. From S Arlington Street: 1 access drive per each 100 feet of frontage, maximum
2. All access points shall be subject to review and approval by the City Engineer and traffic analysis with traffic mitigation measures. An audible and/or visual device shall be provided at the garage entry(s) as a cue for pedestrians of vehicular movements at the entryway.

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## PROFESSIONAL BACKGROUND

Juan Disla, Sales Associate for The Blau & Berg Company, is responsible for representing clients in all facets of real estate acquisitions and dispositions. Juan is a passionate and highly motivated professional with over 17 years of sales experience. Committed to driving growth, creating value and developing relationships, he excels at providing his clients with exceptional service.

## EDUCATION

Suny Binghamton, NY – BA (Political Science)

Long Island University, NY – MBA (Management) \*Magna Cum Laude

## MEMBERSHIPS

Member of National Honor Society - Sigma Beta Delta

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