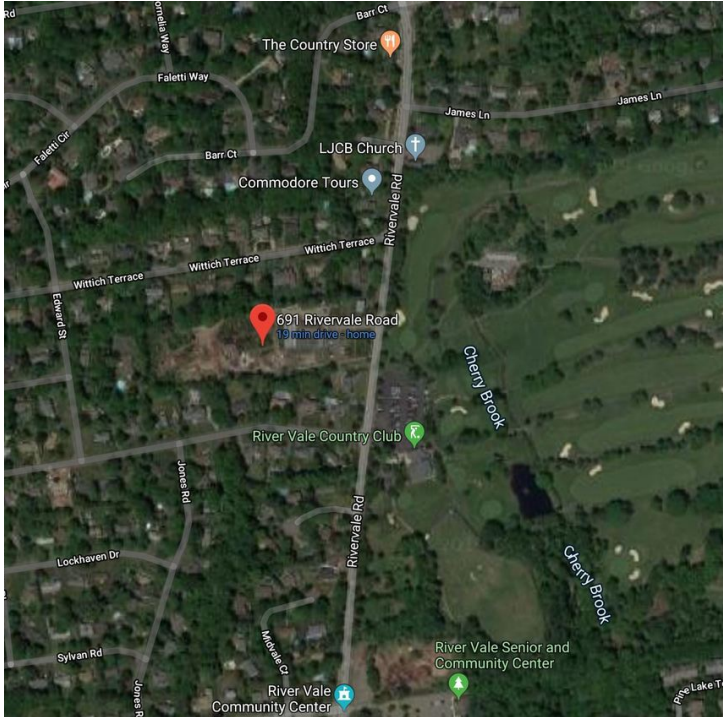


LAND FOR SALE

OPPORTUNITY: 5.5 ACRE SITE

691-693 Rivervale Road, River Vale, NJ 07675



OFFERING SUMMARY

SALE PRICE:	\$5,400,000 Reduced Price
AVAILABLE SF:	
LOT SIZE:	5.5 Acres
CURRENT ZONING:	A

PROPERTY OVERVIEW

Beautiful 5.5 Acre property surrounded by residential homes and the 18-hole semi-private golf course of the River Vale Country Club. Presently a non-conforming commercial use, operating as a family-run nursery and garden center for over 50 years. Current Zoning: single family residential.

PROPERTY HIGHLIGHTS

- Beautiful 5.5 Acres
- One of the Best Parcels available in area
- First time being offered in over 50 years
- PSE&G Electric, Natural Gas, Municipal Sewers.
- Prior/Current Use: Nursery and Garden Center
- No use of pesticides or chemicals on land by owner
- Across from River Vale Country Club & Golf course
- Residential Development Approved in town near by

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ginapalumbo@kw.com

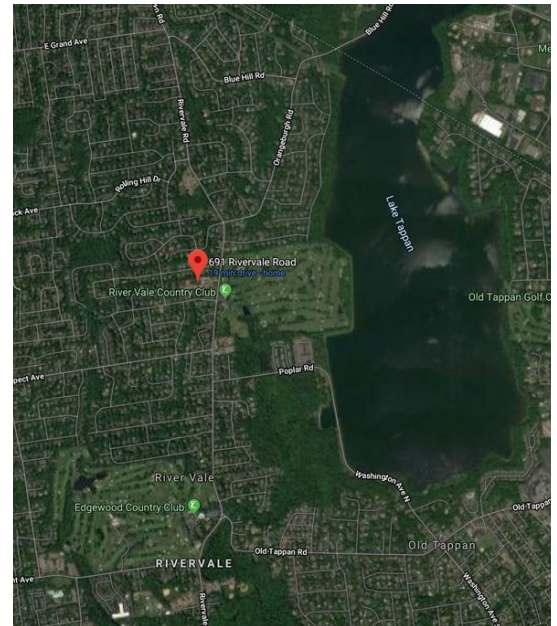
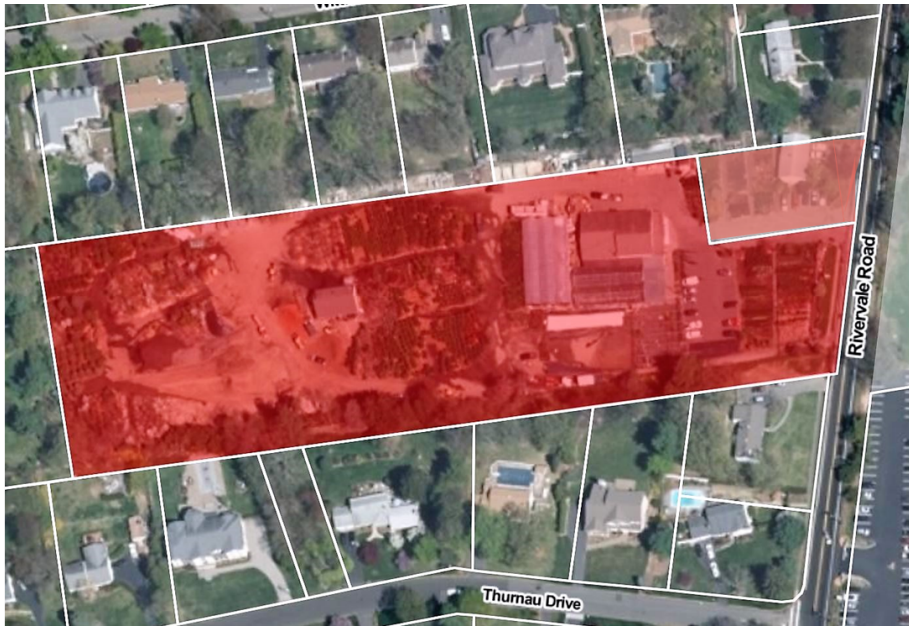
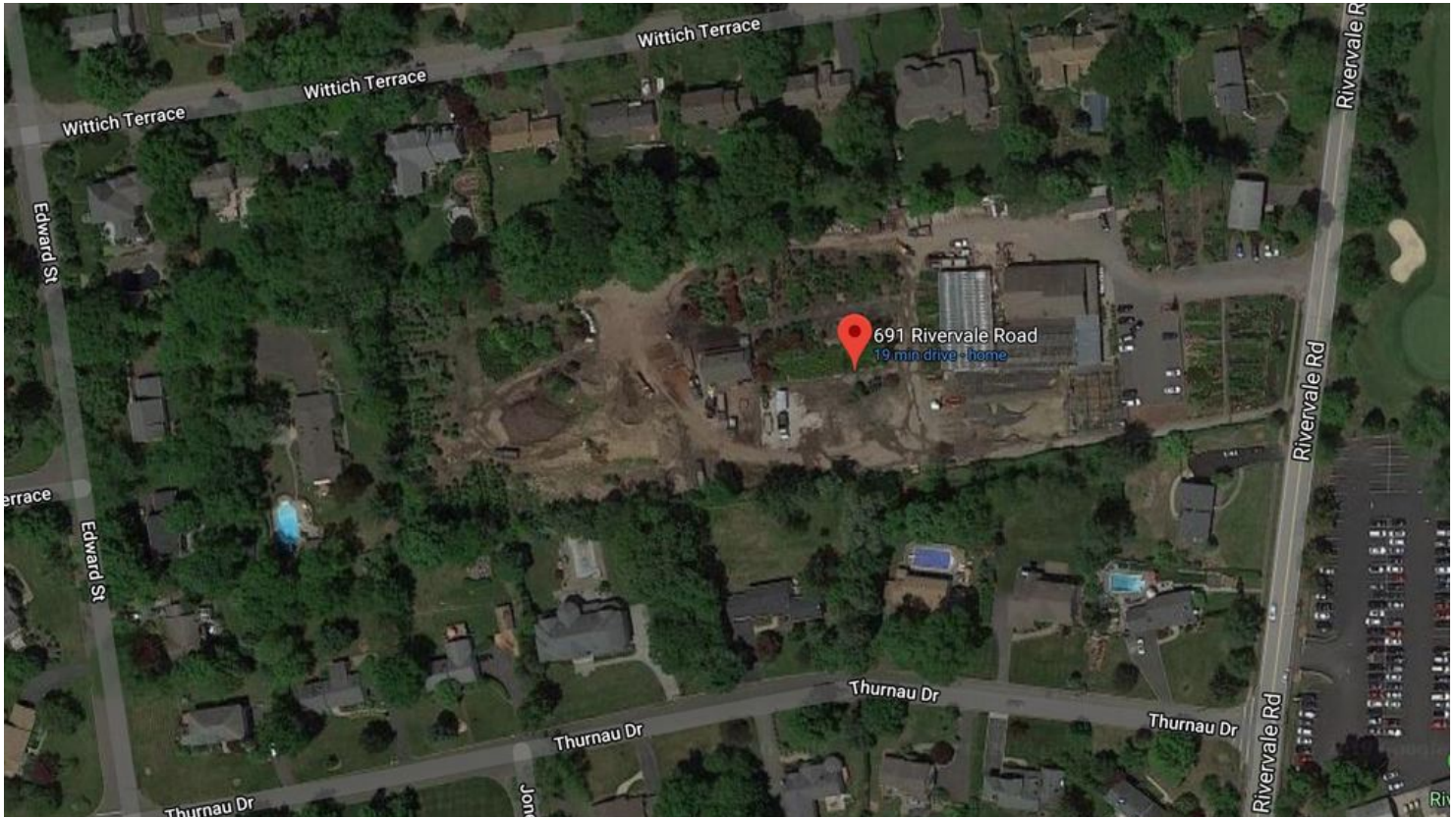
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LAND FOR SALE



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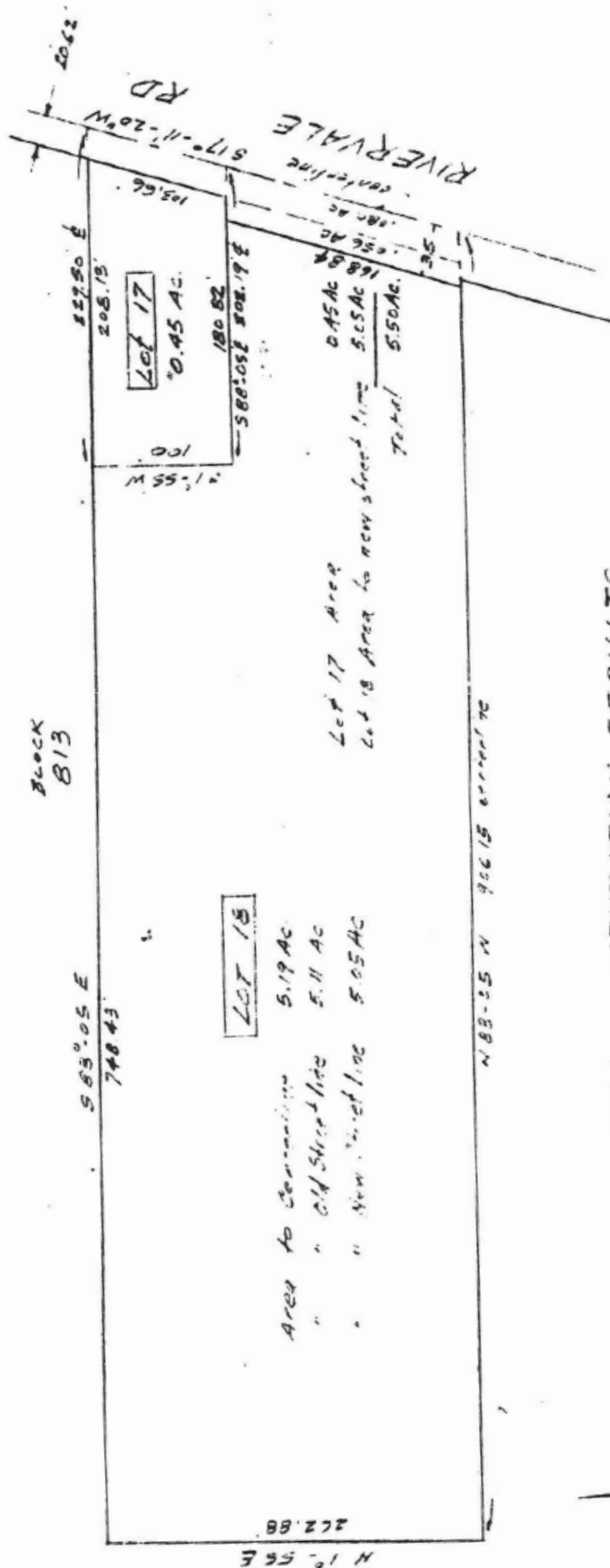
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Survey: 691-693 Rivervale Road, River Vale, NJ



AREA COMPUTATION RESULTS
LOTS 17 & 18 BLOCK 813
TOWNSHIP OF RIVERVALE
BERGEN COUNTY, N.J.

Nov 24, 1979

1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 26

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§ 142-221. Zoning districts and map. [Amended 2-4-1972 by Ord. No. 0-1-72; 4-13-1972 by Ord. No. 0-9-72]

A. For the purpose of this Part 9, the Township of River Vale is hereby divided into classes or districts as follows: **[Amended 10-14-1976 by Ord. No. 0-17-76; 2-16-1978 by Ord. No. 0-2-78; 11-26-1985 by Ord. No. 0-11-85; 6-22-1989 by Ord. No. 0-10-89; 8-23-1990 by Ord. No. 0-9-90; 12-13-1990 by Ord. No. 0-18-90; 5-9-1991 by Ord. No. 0-3-91; 5-28-1992 by Ord. No. 0-4-92; 3-10-2008 by Ord. No. 192-2008; 6-22-2009 by Ord. No. 213-2009; 5-23-2011 by Ord. No. 249-2011; 11-27-2017 by Ord. No. 328-2017]**

- A Residence District for one-family dwellings
- A-1 Residence District for one-family dwellings
- B Residence District for one-family dwellings
- B-1 Residence District
- C Commercial District for business center
- SH Senior Housing District
- HDD Housing District for the Disabled
- MF-20 Residence District for multiple-family dwellings
- PO Professional Office District
- Open Space and Recreation Zone
- PRD Planned Residential Development District
- SFAH Single-Family Affordable Housing District
- MFAH Multifamily Affordable Housing District
- CN Conservation District
- TH-1 Townhouse Zone (T.H. Zone)
- AH-1 Affordable Housing-1 Zone

B. The boundaries of these districts are hereby established as shown on the Zoning Map, Township of River Vale, Bergen County, New Jersey, prepared by Yurasek Associates and dated March 26, 1992,¹ which accompanies and is declared to be a part of this Part 9. The Township Clerk shall maintain copies of the said map at the Township offices available to examination by the public during normal business hours. The boundaries of the Commercial District and the Housing District for the Disabled are also set

1. Editor's Note: The date of the Zoning Map was revised to 5-12-2008 by Ord. No. 199-2008, adopted 6-9-2008. See the Table of Zoning Map Amendments, which is included as an attachment to this chapter.

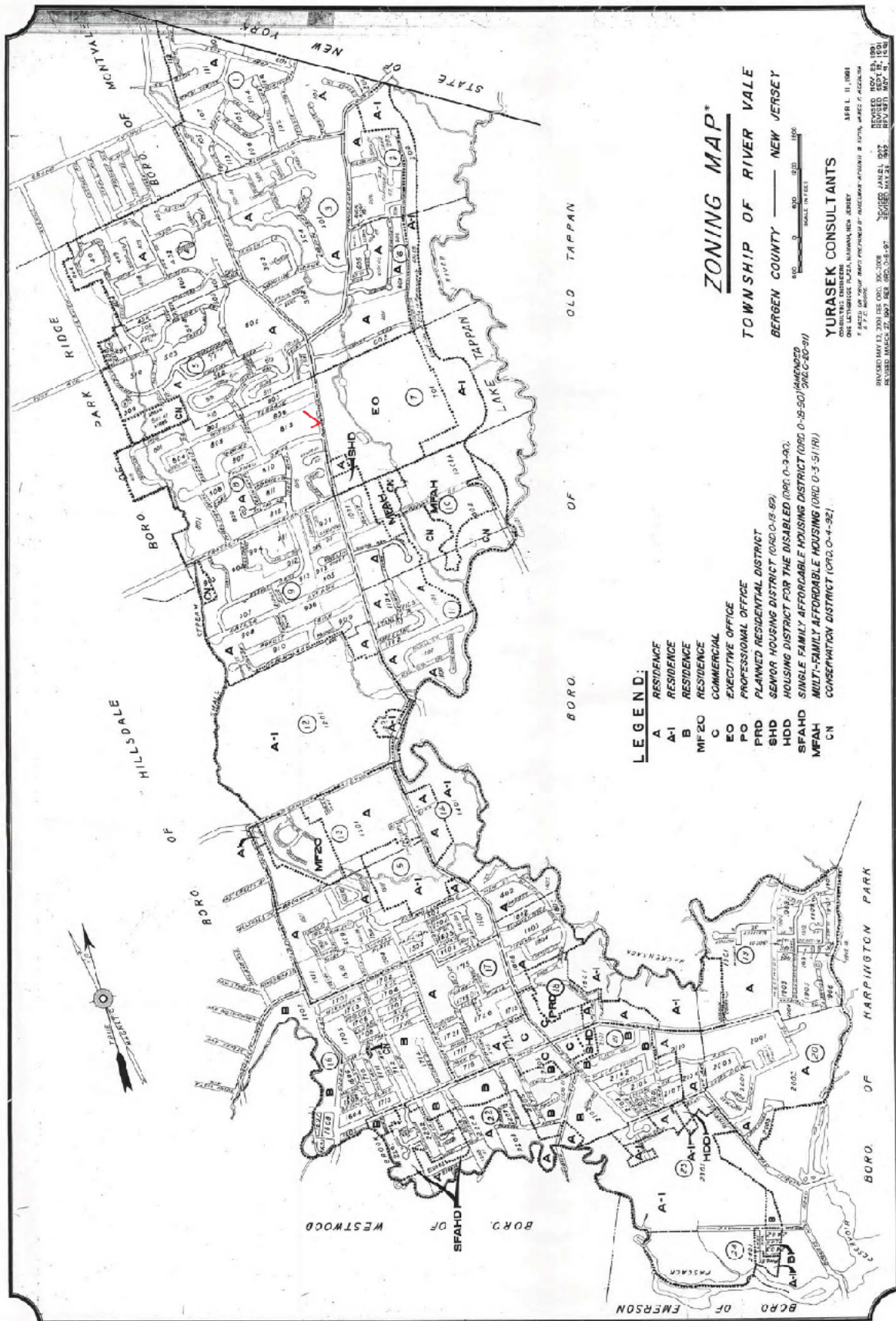
forth in Subsections C and D, respectively, of this section. The boundaries of the Single-Family Affordable Housing District and the Conservation District are set forth on the schedules which accompany and are declared to be a part of this Part 9.² The boundaries of the Multifamily Affordable Housing District are set forth on Schedules 1 through 5 which accompany and are declared to be a part of this Part 9.³ **[Amended 11-26-1985 by Ord. No. 0-11-85; 4-28-1988 by Ord. No. 0-6-88; 8-23-1990 by Ord. No. 0-9-90; 12-13-1990 by Ord. No. 0-18-90; 5-9-1991 by Ord. No. 0-3-91; 5-28-1992 by Ord. No. 0-4-92]**

- C. The C Commercial District consists of the following lots, as shown on the Tax Assessment Map for the Township: **[Added 4-28-1988 by Ord. No. 0-6-88]**
 - (1) In Block 1719, Lots 3, 4, 5, 5A and 6.
 - (2) In Block 1801, Lots 7, 8, 9, 9.01, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22.
 - (3) In Block 2101, Lots 1, 2, 58 and 63.
 - (4) In Block 2206, Lots 10, 11, 12, 12.01, 13, 14, 15, 16, 17, 18, 19, 40, 41, 43 and 44.
- D. The HDD Housing District for the Disabled consists of Block 2301, Lots 10 and 11, as shown on the Tax Assessment Map for the Township. **[Added 8-23-1990 by Ord. No. 0-9-90]**
- E. Heliports, helistops and related facilities prohibited. Heliports, helistops and related facilities intended for the takeoff and landing of helicopters or any other form of aircraft are specifically prohibited in any zoning class or district. **[Added 12-18-1980 by Ord. No. 0-28-80]**
- F. Riding academies. The stabling, keeping or letting out for hire of horses and the boarding of horses not owned by the owner or occupant of the premises are prohibited uses in all zones or districts. **[Added 5-19-1983 by Ord. No. 0-7-83]**

2. Editor's Note: A description of the boundaries of the SFAH Single-Family Affordable Housing District may be found in the Table of Zoning Map Amendments, which is included as an attachment to this chapter. The schedules are on file in the office of the Township Clerk.

3. Editor's Note: A description of the boundaries of the MFAH Multifamily Affordable Housing District may be found in the Table of Zoning Map Amendments, which is included as an attachment to this chapter. The schedules are on file in the office of the Township Clerk.

G. The SH Senior Housing District consists of Block 2101, Lots 2, 3 and 28, and Block 701, Lot 8. **[Added 2-28-2002 by Ord. No. 0-1-02]**



Township of River Vale Bulk Requirements Schedule

(See River Vale Land Use Ordinances 142-225, 142-248, 142-263, 142-264, 142-265, 142-267)

ZONING REQUIREMENTS	A Zone	A-1 Zone	B Zone	Comments
Use of Buildings	see 142-223	see 142-224	see 142-226	

MAIN RESIDENCE				
Max # of Families Per Lot	1	1	1	
Min. Lot Area	18,000 S.F.	40,000 S.F.	10,000 S.F.	
Min. Lot Width	120'	150'	75'	see note (1)
Min. Lot Frontage	120'	150'	75'	see note (2)
Front Yard Setback	45'	45'	25'	see notes (3) and (4)
Side Yard Setback	40' total	50' total	20' total	see note (4)
	min. 15' per side	min. 20' per side	min. 10' per side	
Rear Yard Setback	30'	50'	30'	see note (4)
Off Street Parking	2 spaces	2 spaces	2 spaces	
Max. BLD. Height	32'	35'	30'	see note (5)
Max. Stories	2 1/2	2 1/2	2 1/2	
Max. BLD. Coverage	25%	25%	25%	see note (4)
Max. Impervious Surface	40%	40%	40%	see note (4)
Minimum Floor Area	N/A	N/A	1 sty = 1,000 SF	
			1.5 sty = 1,050 SF	700 SF first floor, 350 SF second floor
			2 sty = 1,200 SF	600 SF first floor, 600 SF second floor

ACCESSORY BLDGS.	A Zone	A-1 Zone	B Zone	Not Permitted in Front Yard
Max. # Total BLDGS.	3	3	3	
Max. # bldgs from 150 SF to 600 SF	1	1	1	
Rear/Side Yard Setbacks	10'	10'	10'	
Max # bldgs. 150 SF or less	2	2	2	
Rear/Side Yard Setbacks	5'	5'	5'	
Max Height of any Accessory Bldg.	14'	14'	14'	
Min. Distance From Other Structures	10'	10'	10'	

DECKS	A Zone	A-1 Zone	B Zone	
Rear Setback if deck height < 4 ft.	20'	20'	20'	Must Meet Front & Side Yard Setbacks
Rear Setback if deck height > 4 ft.	30'	30'	30'	Must Meet Front & Side Yard Setbacks

FENCES	A Zone	A-1 Zone	B Zone	
Max. Height Front Yard	3'	3'	3'	Fences in Front Yards Must Be 50% Open
Max. Height Side & Rear Yards	6'	6'	6'	

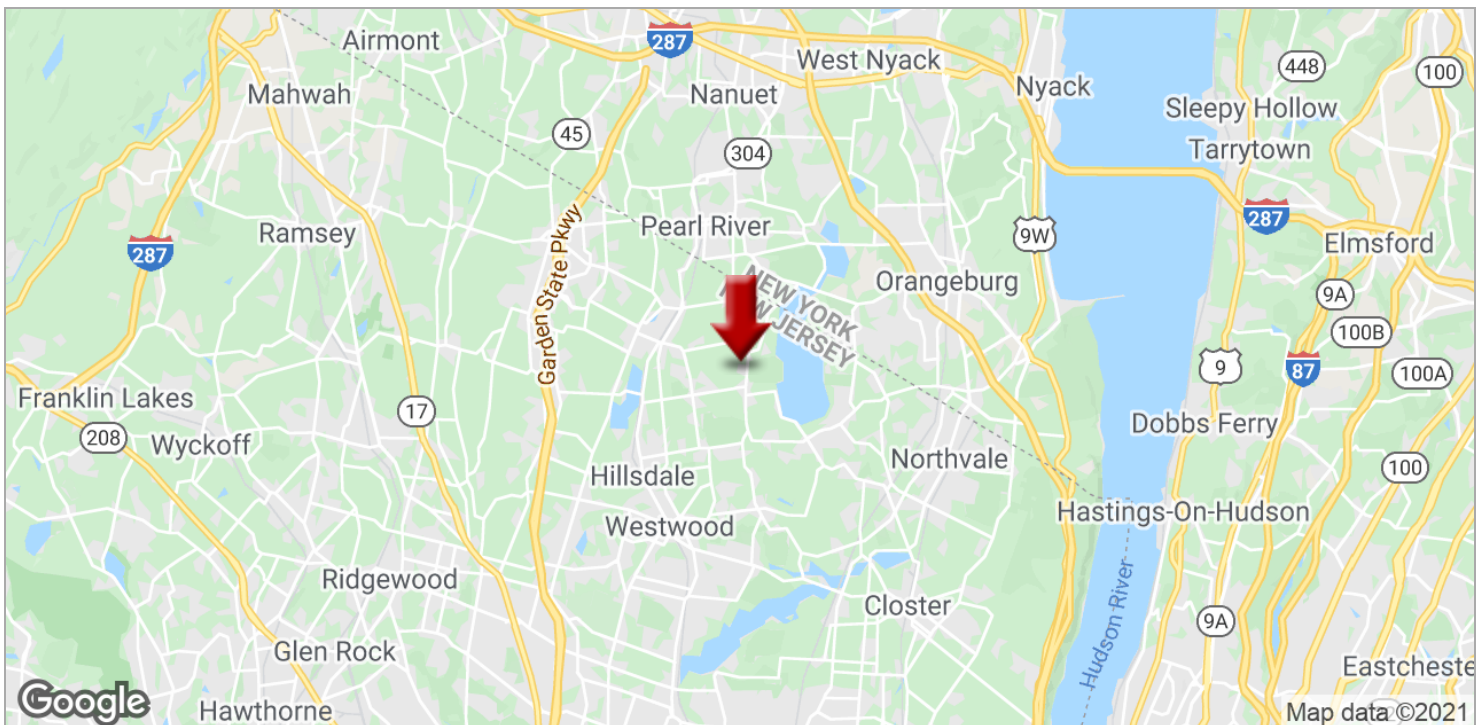
TENNIS COURTS	A Zone	A-1 Zone	B Zone	Permitted Only in Rear Yard
Min. Rear Yard Setback	10'	10'	10'	
Min. Side Yard Setback	10'	10'	10'	
Max. Fence Height	10'	10'	10'	

SWIMMING POOLS	A Zone	A-1 Zone	B Zone	Permitted Only in Rear Yard
Minimum Fence Height	4'	4'	4'	
Gates	Required	Required	Required	Must Meet Building Code
Min. Side and Rear Yard Setback	10'	10'	10'	

- (1) The distance between the side lot lines, measured at right angles to the axis of the lot across the rear of the required front yard.
- (2) Lots with frontage completely within the bulb end of a cul-de-sac street may reduce the required lot frontage to 75 feet.
- (3) Dwellings on corner lots have 2 front yards and must meet front yard setback requirements from both intersecting streets
- (4) Any eave or overhang in excess of four inches shall be considered as part of the building for computation of side yards and coverage.
- (5) Building height is taken from avg elevation of existing grade at 10 ft. intervals around proposed building footprint

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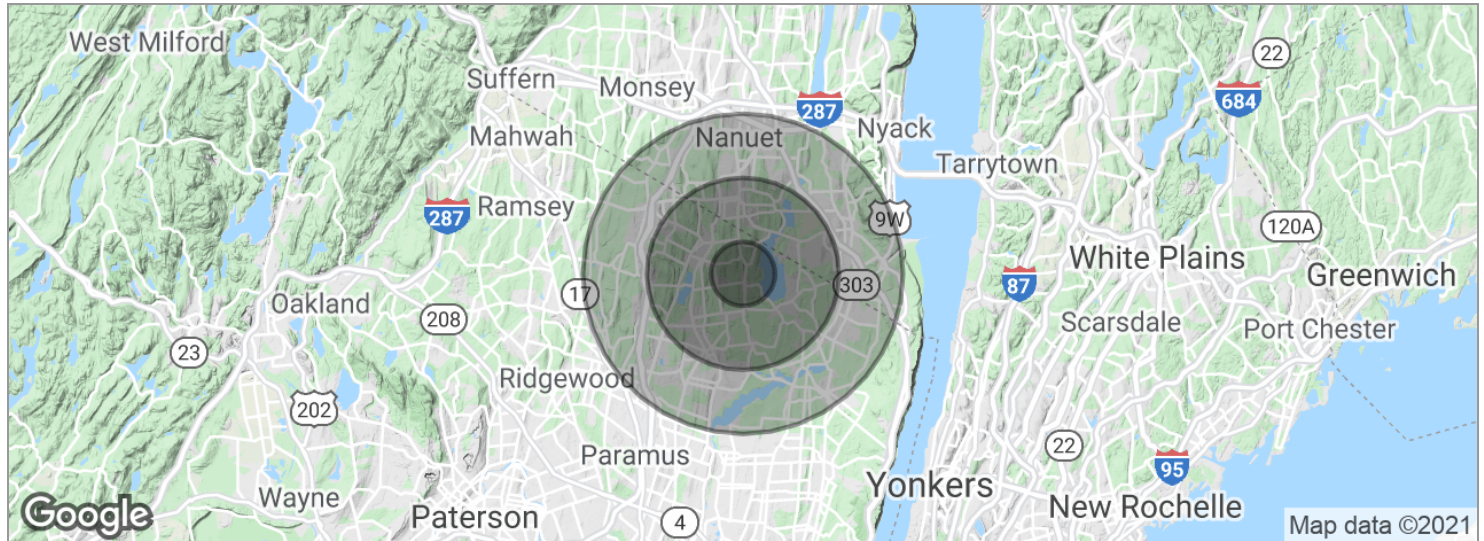
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LAND FOR SALE

691-693 Rivervale Road, River Vale, NJ 07675



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,460	65,574	178,260
Median age	41.2	41.8	42.7
Median age (male)	40.3	41.1	41.5
Median age (Female)	41.7	42.4	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,130	22,880	60,779
# of persons per HH	3.0	2.9	2.9
Average HH income	\$165,930	\$134,412	\$132,355
Average house value	\$601,574	\$626,268	\$612,749

* Demographic data derived from 2010 US Census

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