



Retail for Lease /Office for Lease or Purchase

New Retail Center

445 Amwell Road, Hillsborough, NJ 08844



9,100 S.F. BUILDING
SCHEMATIC FRONT ELEVATION (PARKING AREA)
SCALE: 1/8"=1'-0"



Legal Description: Block 163.22, Lot 40

Property Features: Ten acre site with 14,000 sf of retail and Professional/medical office. Centrally located on Amwell Road in Hillsborough.

Neighborhood shopping center with 11 Retail units in two buildings. Masonry & steel framed construction located on a major through-fare in Hillsborough. The shopping center has 9,100 SF of Retail Space and 4,900 SF of Medical/Professional Office – each in separate buildings. Total parking for 49 Cars

Utilities: Public water, sewer, natural gas.

Zoning: GA "Gateway A" allowing a wide variety of Retail, Office and Professional Services.



Category	1 Mile Radius	3 Mile Radius	5 Mile Radius
POPULATION	4,207	32,595	93,414
HOUSEHOLDS	1,516	10,916	31,649
Median HH Income	\$89,898	\$98,480	\$91,136
AVERAGE HH Income	\$97,209	\$111,411	\$110,415
HouseHolds % >\$75K	60.50%	64.80%	59.30%

Retail Lease
Leases at \$22.00/SF nnn

Professional/Medical Condos for Lease or Purchase

Leases at \$21.00/SF nnn

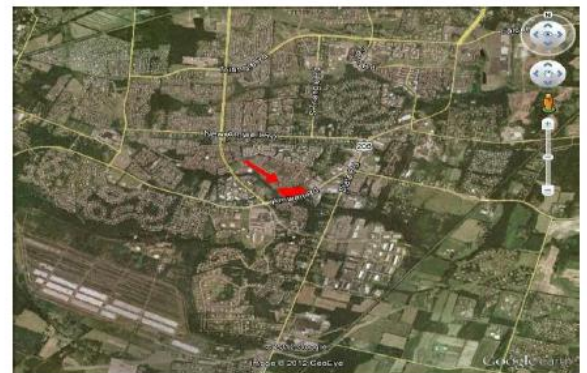
Purchase at \$175/SF (with standard office fit-out)

Entire Site Purchase

\$60/sf (approved unimproved)

For additional information please contact

Andrew Sprecher 908 432-0656



Number 3
CENTURY 21
Commercial
Office in the
Nation

CENTURY 21 Worden & Green

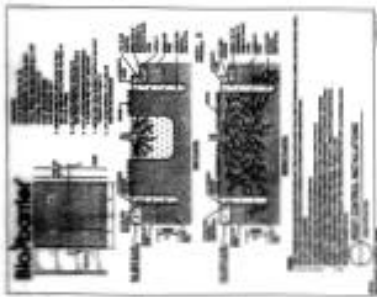
256 Route 206 • Hillsborough, NJ • 08857

Phone 908-874-4700 • Fax: 908-874-6024 • www.c21wgcommercial.com



- LEGEND**
- 1.00' CONC. DRIVE
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NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	1.00' CONC. DRIVE	100	sq. ft.	1.00	100.00
2	2.00' CONC. DRIVE	100	sq. ft.	2.00	200.00
3	3.00' CONC. DRIVE	100	sq. ft.	3.00	300.00
4	4.00' CONC. DRIVE	100	sq. ft.	4.00	400.00
5	5.00' CONC. DRIVE	100	sq. ft.	5.00	500.00
6	6.00' CONC. DRIVE	100	sq. ft.	6.00	600.00
7	7.00' CONC. DRIVE	100	sq. ft.	7.00	700.00
8	8.00' CONC. DRIVE	100	sq. ft.	8.00	800.00
9	9.00' CONC. DRIVE	100	sq. ft.	9.00	900.00
10	10.00' CONC. DRIVE	100	sq. ft.	10.00	1000.00
11	11.00' CONC. DRIVE	100	sq. ft.	11.00	1100.00
12	12.00' CONC. DRIVE	100	sq. ft.	12.00	1200.00
13	13.00' CONC. DRIVE	100	sq. ft.	13.00	1300.00
14	14.00' CONC. DRIVE	100	sq. ft.	14.00	1400.00
15	15.00' CONC. DRIVE	100	sq. ft.	15.00	1500.00
16	16.00' CONC. DRIVE	100	sq. ft.	16.00	1600.00
17	17.00' CONC. DRIVE	100	sq. ft.	17.00	1700.00
18	18.00' CONC. DRIVE	100	sq. ft.	18.00	1800.00
19	19.00' CONC. DRIVE	100	sq. ft.	19.00	1900.00
20	20.00' CONC. DRIVE	100	sq. ft.	20.00	2000.00
21	21.00' CONC. DRIVE	100	sq. ft.	21.00	2100.00
22	22.00' CONC. DRIVE	100	sq. ft.	22.00	2200.00
23	23.00' CONC. DRIVE	100	sq. ft.	23.00	2300.00
24	24.00' CONC. DRIVE	100	sq. ft.	24.00	2400.00
25	25.00' CONC. DRIVE	100	sq. ft.	25.00	2500.00
26	26.00' CONC. DRIVE	100	sq. ft.	26.00	2600.00
27	27.00' CONC. DRIVE	100	sq. ft.	27.00	2700.00
28	28.00' CONC. DRIVE	100	sq. ft.	28.00	2800.00
29	29.00' CONC. DRIVE	100	sq. ft.	29.00	2900.00
30	30.00' CONC. DRIVE	100	sq. ft.	30.00	3000.00
31	31.00' CONC. DRIVE	100	sq. ft.	31.00	3100.00
32	32.00' CONC. DRIVE	100	sq. ft.	32.00	3200.00
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38	38.00' CONC. DRIVE	100	sq. ft.	38.00	3800.00
39	39.00' CONC. DRIVE	100	sq. ft.	39.00	3900.00
40	40.00' CONC. DRIVE	100	sq. ft.	40.00	4000.00
41	41.00' CONC. DRIVE	100	sq. ft.	41.00	4100.00
42	42.00' CONC. DRIVE	100	sq. ft.	42.00	4200.00
43	43.00' CONC. DRIVE	100	sq. ft.	43.00	4300.00
44	44.00' CONC. DRIVE	100	sq. ft.	44.00	4400.00
45	45.00' CONC. DRIVE	100	sq. ft.	45.00	4500.00
46	46.00' CONC. DRIVE	100	sq. ft.	46.00	4600.00
47	47.00' CONC. DRIVE	100	sq. ft.	47.00	4700.00
48	48.00' CONC. DRIVE	100	sq. ft.	48.00	4800.00
49	49.00' CONC. DRIVE	100	sq. ft.	49.00	4900.00
50	50.00' CONC. DRIVE	100	sq. ft.	50.00	5000.00
51	51.00' CONC. DRIVE	100	sq. ft.	51.00	5100.00
52	52.00' CONC. DRIVE	100	sq. ft.	52.00	5200.00
53	53.00' CONC. DRIVE	100	sq. ft.	53.00	5300.00
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58	58.00' CONC. DRIVE	100	sq. ft.	58.00	5800.00
59	59.00' CONC. DRIVE	100	sq. ft.	59.00	5900.00
60	60.00' CONC. DRIVE	100	sq. ft.	60.00	6000.00
61	61.00' CONC. DRIVE	100	sq. ft.	61.00	6100.00
62	62.00' CONC. DRIVE	100	sq. ft.	62.00	6200.00
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77	77.00' CONC. DRIVE	100	sq. ft.	77.00	7700.00
78	78.00' CONC. DRIVE	100	sq. ft.	78.00	7800.00
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97	97.00' CONC. DRIVE	100	sq. ft.	97.00	9700.00
98	98.00' CONC. DRIVE	100	sq. ft.	98.00	9800.00
99	99.00' CONC. DRIVE	100	sq. ft.	99.00	9900.00
100	100.00' CONC. DRIVE	100	sq. ft.	100.00	10000.00

GENERAL NOTES

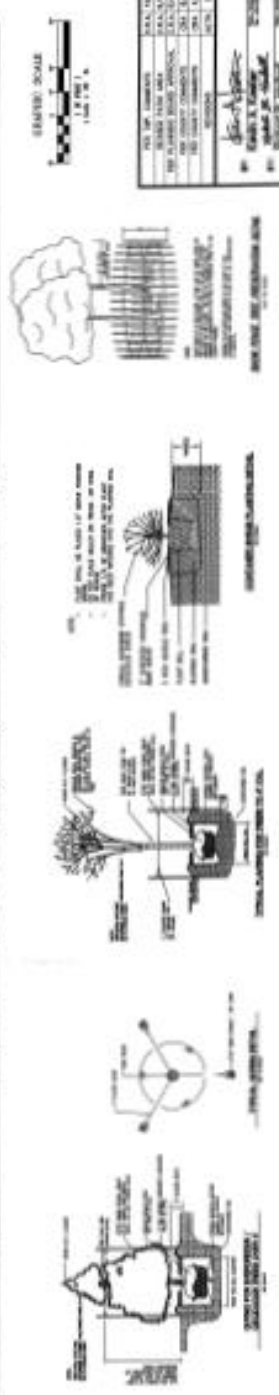
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS ADOPTED BY THE STATE OF TEXAS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING VEGETATION.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING SOILS.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND STRUCTURES.
11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE PROJECT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING VEGETATION.
13. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING SOILS.
15. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND STRUCTURES.
17. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE PROJECT.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING VEGETATION.
19. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING SOILS.

Van Cleef
LANDSCAPE ARCHITECTS

10000 N. LOOP WEST, SUITE 1000
HOUSTON, TEXAS 77040
TEL: 281.465.1234
WWW.VANCLEEF.COM

LANDSCAPE PLAN
LOT 40 IN BLOCK 18122
SUBDIVISION OF THE
HOUSTON, TEXAS
ADDRESS: 10000 N. LOOP WEST

DATE: 10/15/2024
SCALE: AS SHOWN



**Resolution No.
Hillsborough Township Planning Board
Somerset County
State of New Jersey**

**Application No. 09-PB-06-SRV
Preliminary and Final Major Site Plan
Distinctive Properties, LLC
Block 163, Lot 21C
(New: Block 163.22, Lot 40)**

WHEREAS, the Applicant, Distinctive Properties, LLC (the “Applicant”), has applied for Preliminary and Final Major Site Plan approval for property located on Amwell Road and known as Lot 21C, Block 163 on the Hillsborough Township Tax Maps (the “Property”); and,

WHEREAS, a public hearing was held on the application on May 13, 2010; and,

WHEREAS, at the hearings, the following professionals and witnesses appeared on behalf of the Applicant: Richard Kaplan, Esq., attorney; Robert Heibell, P.E.; Jay Troutman, P.E.; and, Mark Marion, Architect. and,

WHEREAS, all jurisdictional requirements have been met; and,

WHEREAS, the Board, after a hearing pursuant to law, and having reviewed the plans, application, all exhibits and testimony presented on behalf of the Applicant and having reviewed and considered all of the reports, opinions and/or testimony of the professionals from Hillsborough Township: William H.R. White III, P.E., P.P., C.M.E. of Maser Consulting P.A. and Robert Ringelheim, P.P., Township Planner and, based on the evidence presented at the hearing, make the following findings of fact:

1. The Board has jurisdiction over the application.
2. The Property is located in the GA Gateway A Zoning District on Amwell Road directly west of the post office.
3. The Property is approximately ten (10) acres in size. The majority of the Property is constrained with environmental issues. There are wetlands in the middle of the Property and adjacent to the wetlands are wetland buffers. There is a one hundred (100) year flood plain on

the Property and, adjacent to the one hundred (100) year flood plain, there is a one hundred foot (100') D&R Canal Commission buffer. There is also a one hundred fifty foot (150') stream corridor buffer from the top of the bank. In addition, on the southerly end of the Property, there is an area of slightly more than two (2) acres north of the Claremont pond. This area was to be dedicated to the Township by the prior owner of the Property back in the late 1970's or early 1980's. However, this dedication was never completed. The Applicant now proposes to finalize this dedication. Therefore, approximately eight (8) acres of the ten (10) acre Property will be dedicated to open space and/or placed in a conservation easement to the Township or its designee.

4. As a result, the only available area left for development on this Property is approximately two (2) acres at the southeast corner of the Property. The Applicant proposes constructing two (2) retail buildings consisting of approximately fourteen thousand (14,000) square feet in total. One (1) building will be four thousand nine hundred (4,900) square feet and will be parallel to Amwell Road. The second (2nd) building will be nine thousand one hundred (9,100) square feet and will be almost perpendicular to Amwell Road. Both buildings will provide retail space for tenants on the first (1st) floor and storage space only on the second (2nd) floor.

5. The Applicant proposes forty-nine (49) parking spaces.

6. The Applicant proposes an on-site stormwater detention basin on the northern end of the parking lot which the Applicant will maintain.

7. The Applicant proposes public sanitary sewer for the Property.

8. The Applicant has represented, and the Board has relied on this representation, that it has submitted the application, or will submit the application, to the Hillsborough Township Municipal Utilities Authority, the New Jersey State Department of Environmental Protection and

any and all other entities having jurisdiction over the application and that it has, or will, obtain all necessary approvals from these agencies prior to construction and this application shall be subject to obtaining those necessary approvals.

9. The Applicant has represented that in order to comply with the report of the Township Fire Marshal, it will endeavor to place grass pavers around the back of the building along the west side in order to provide fire truck access. However, in order to do so, the Applicant requires a permit from the New Jersey State Department of Environmental Protection (NJDEP). The Applicant proposes that if the NJDEP does not grant approval for the permit, the Applicant will meet with the Township Engineer to discuss alternate possibilities for fire access. In addition, if the fire access will be provided in the location requested by the Township Fire Marshal, the Applicant is requesting a waiver from any applicable ordinance provisions made necessary by the fire access location.

10. The Applicant proposes providing access to the Property via a driveway opposite the existing driveway on the south side of Amwell Road.

11. The Applicant proposes providing a dumpster in the upper left corner of the Property.

12. The Applicant is seeking one (1) variance: the Township Code requires a minimum floor area ratio of twenty-five percent (25%) and the Applicant is proposing three percent (3%).

13. The Applicant is also seeking several waivers: (1) the Township Code requires that parking stalls be ten feet by twenty feet (10'x 20') and the Applicant is proposing parking stalls that are ten feet by eighteen feet (10'x 18'); (2) the Township Code requires a loading zone for the Property and none is proposed; (3) the Township Code requires a thirty foot (30') wide buffer from the property and that is not being met along the post offsite; (4) the Township Code requires no more than twenty (20) spaces for double sided parking and ten (10) spaces for single

sided parking; the Applicant is proposing eleven (11) spaces facing the post office and sixteen (16) spaces facing the larger building; (5) the Township Code requires that walkways incorporate a minimum of two (2) design features, including landscaping, which is being provided, pavers, pedestrian scale lighting or rain protection, which are not being provided; (6) the Township Code requires that truck circulation be separate from customer circulation and that is not the case with this Property; and, (7) the Township Code requires that the front façade of the primary public entrance of a building faces the street with a compatible design along the rear façade, but the front of the proposed building in this instance will face the parking lots instead of the street.

14. The Applicant has agreed to work with the Township Planner with regard to putting some additional features on the Property such as a low one and one-half foot (1 ½) wall and paver area on the street side of the building, which could be used for restaurants as outdoor seating.

15. The Applicant proposes that any lighting in the parking lot will be shielded and turned off within one (1) hour after the stores occupying the buildings close.

16. The Applicant proposes a bicycle rack next to the building.

17. The Applicant proposes a canopy for the buildings that will be facing the parking lots.

18. The Applicant proposes signs for the Property, all of which will be in conformity with the sign ordinance.

19. The Applicant proposes adding a provision to all tenant leases that tenants are not permitted to put items, including trash, in the back of the buildings.

20. The Applicant agrees to comply with all terms, conditions and recommendations contained in all of the reports of Robert Ringelheim, Township Planner and William White, Township Engineer, as if they are set forth in their entirety.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Hillsborough, County of Somerset, State of New Jersey that, based upon all of the materials reviewed and the testimony adduced as set forth above, the application of Distinctive Properties, LLC for Preliminary and Final Major Site Plan Approval for property located on Amwell Road and known as Lot 21C, Block 163 on the Hillsborough Township Tax Maps is hereby APPROVED, pursuant to the following:

1. The Applicant shall comply with all of the terms, conditions and recommendations contained in all of the reports of Robert Ringelheim, Township Planner and William H.R. White III, P.E., C.M.E., Township Engineer, and in the findings of fact above, as well as all other reports from applicable Township officials, except as modified herein. These reports are made a part of this Resolution as if herein set forth in their entirety. All findings of fact in this and previous resolutions, where applicable, shall be made conditions herein, as if the finding of facts were set forth herein in their entirety.

2. Subject to N.J.S.A. 40:55D-52, the Applicant will comply with any and all requirements of Hillsborough Township ordinances and all other applicable laws, rules and/or regulations, except for variances and waivers granted hereby.

3. The Applicant shall construct two (2) retail buildings consisting of approximately fourteen thousand (14,000) square feet in total. One (1) building shall be four thousand nine hundred (4,900) square feet and shall be parallel to Amwell Road. The second (2nd) building shall be nine thousand one hundred (9,100) square feet and shall be almost perpendicular to Amwell Road. Both buildings shall provide retail space for tenants on the first (1st) floor and storage space only on the second (2nd) floor.

4. The Applicant shall provide forty-nine (49) parking spaces.

5. The Applicant shall provide an on-site stormwater detention basin on the northern end of the parking lot which the Applicant shall maintain.

6. The Applicant shall connect to public sanitary sewer for the Property.

7. The Applicant shall obtain approval from the Hillsborough Township Municipal Utilities Authority, the New Jersey State Department of Environmental Protection and any and all other entities having jurisdiction over the application and this approval shall be conditioned upon obtaining those other necessary approvals.

8. The Applicant's request for a waiver from the Hillsborough Township stream corridor in order to provide fire access along the west side of the building is hereby GRANTED. The Applicant shall obtain a permit from the New Jersey State Department of Environmental Protection in order to place grass pavers around the back of the building along the west side for this fire truck access. However, if the NJDEP does not grant approval for the permit, the Applicant shall meet with the Township Engineer to discuss alternate possibilities for fire access.

9. The Applicant shall provide access to the Property via a driveway opposite the existing driveway on the south side of Amwell Road.

10. The Applicant shall provide a dumpster in the upper left corner of the Property.

11. The Applicant's request for a variance to permit a minimum floor area ratio of three percent (3%) instead of the required twenty-five percent (25%) is hereby GRANTED. The variance is necessary because of the environmental constraints on the Property and the limited area of Property which can be developed.

12. The Applicant's requested waivers for parking stalls that are ten feet by eighteen feet (10'x 18'), no loading zone, lack of a thirty foot (30') wide buffer from the property, eleven (11) parking spaces facing the post office and sixteen (16) parking spaces facing the larger building, the lack of pavers, pedestrian scale lighting or rain protection, truck circulation that is not

separate from customer circulation and having the front façade of the building facing the parking lots instead of the street are hereby GRANTED. All of these waivers are necessary because of the environmental constraints of the Property and limited area within which the Property can be developed.

13. The Applicant shall work with the Township Planner with regard to putting some additional features on the Property such as a low one and one-half foot (1 ½) wall and a paver area on the street side of the building, which could be used for restaurants as outdoor seating.

14. Any lighting in the parking lot shall be shielded and turned off within one (1) hour after the stores occupying the buildings close.

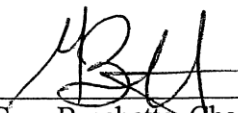
15. The Applicant shall provide a bicycle rack next to the building.

16. The Applicant shall provide a canopy for the buildings that will be facing the parking lots.

17. Any and all signs on the Property shall be in conformity with the Township sign ordinance.

18. The Applicant shall add a provision to all tenant leases that tenants are not permitted to put items, including trash, in the back of the buildings.

Certified to be a true copy of a Resolution adopted by the Planning Board of the Township of Hillsborough, County of Somerset, State of New Jersey, at a public meeting held on August 05, 2010.



Greg Burchette, Chairman

	<u>Vote of Motion</u>			<u>Vote of Resolution</u>		
	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>
Dr. Steven Sireci	X			X		
Tod Mershon	X			X		
Steven Cohen	X			X		
Marian Fenwick	X			X		
Committeeman Robert Wagner	X					
Chairman Greg Burchette	X			X		



March 31, 2009

Construction Cost Estimate
 Prepared For
 Distinctive Properties
 Lot 21 C in Block 163
 Hillsborough Township
 Somerset County, New Jersey

<u>Item No.</u>	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total Cost</u>
Site Preparation					
1	Clearing, brush	Acre	2	1000.00 \$	2,000.00
2	General Excavation	CY	4000	5.00 \$	20,000.00
Soil Erosion Control					
3	Silt Fence	LF	550	3.00 \$	1,650.00
4	Inlet Protection	Ea	2	45.00 \$	90.00
5	Tracking Pad, 12" thick	SY	400	7.50 \$	3,000.00
6	Rip Rap with gabions	CY	15	135.00 \$	2,025.00
Paving					
7	DGABC, 4" thick	SY	2800	5.50 \$	15,400.00
8	1-2 Bituminous base, 4" thick	SY	2800	11.00 \$	30,800.00
9	I-5 Bituminous FABC, 2" thick	SY	2800	5.50 \$	15,400.00
10	Sweep and Tack	SY	2800	0.40 \$	1,120.00
11	Concrete Curb 6"x8"x18"	LF	1500	11.00 \$	16,500.00
12	Sidewalk, concrete 4" thick	SY	415	27.00 \$	11,205.00
Traffic Control					
13	Striping	LF	900	0.25 \$	225.00
14	Street Signs	Ea	2	100.00 \$	200.00
15	Traffic Control Signs	Ea	2	75.00 \$	150.00
16	Street Light	Ea	7	1000.00 \$	7,000.00

Storm Sewer						
17	15" HDPE	LF	300	22.00	\$	6,600.00
18	8" PVC Underdrain	LF	260	18.00	\$	4,680.00
19	15" HDPE Flared End Section	Ea	2	525.00	\$	1,050.00
20	Type "E" Inlet	Ea	2	1450.00	\$	2,900.00
21	Precast Manhole	Ea	2	1100.00	\$	2,200.00
22	Detention Basin	LS	1	20000.00	\$	20,000.00
23	Vorsentry Unit	Ea	1	14000.00	\$	14,000.00
24	Anti-seep Collar	Ea	2	500.00	\$	1,000.00
25	Outlet Structure	LS	1	10000.00	\$	10,000.00
Sanitary Sewer						
26	6" lateral and Cleanout	Ea	2	325.00	\$	650.00
27	6" PVC, 4'-14' deep	LF	175	25.00	\$	4,375.00
Landscaping						
28	Topsoil, seed and mulch	SY	1400	1.50	\$	2,100.00
29	Shrubs	Ea	15	75.00	\$	1,125.00
30	Evergreen Trees	Ea	15	325.00	\$	4,875.00
31	Shade Trees	Ea	10	325.00	\$	3,250.00

Construction Cost Estimate \$205,570.00

* Does not include water, electric, gas and telephone connections