



PROPERTY NAME	Whippany Village Property – Map Reference # 20
Block/Lot:	7501/10 7402/2, 5, & 8
Owner:	Whippany Village LLC C/O Vision Equities
Address:	476 Route 10
Acreage:	8.34
Existing Improvements:	Primarily vacant, one remaining industrial building.
Current Zone:	WC
Master Plan Zone:	B
Surrounding Land Uses:	Commercial
Utilities:	Electric -JCP&L Gas - PSE&G Sewer – H.S.A. Water – SEMCMUA Fiber Optics – Unknown
Public Transportation:	Newark Liberty Airport – 20 minutes Morristown Airport – 5 minutes NJ Transit Bus Service – walking distance Morristown Train Station – 10 minutes
Environmental:	Refer to Property Contact for information regarding environmental status.
Wetlands:	Known wetlands. Valid NJDEP Letter of Interpretation.
Topography:	Generally level with gradual slopes over the majority of the site.
Flood Zone:	Zone X
Approvals:	Phase One Planning Board approval granted for a 12,900 square feet CVS Pharmacy building.
Comments:	Remainder of property may be developed in a conventional manner or in a “village” theme to allow for a mix of professional office, retail and limited residential uses.
Property Availability:	Ongoing construction. Tenant space available
Property Contact:	Sam Morreale; Vision Equities
EDAC Contact:	Kelli Schanz (973) 428-2497: kschanz@hanovertownship.com
Data presented on this Fact Sheet is Based on Information Available as of :	January, 2011