



PROPERTY NAME	American Way Development Site – Map Reference # 9
Block/Lot:	602/1
Owner:	American Hi-Tech Park, LLC
Address:	250 Hanover Avenue
Acreage:	18.82
Existing Improvements:	Vacant
Current Zone:	PU
Master Plan Zone:	PU
Surrounding Land Uses:	Industries, Commercial and Office
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 increased slopes along the rear of the site. Open water in front of property.
Flood Zone:	Zone X
Approvals:	Planning Board approval granted for a four story 160 unit senior living facility.
Comments:	Prime development opportunity with existing Planning Board approval and completed site improvements to satisfy wetlands permit requirements.
Property Availability:	Under Contract.
Property Contact:	Samuel R. Masucci;
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