

#4414 ~ Land For Development

**12 Falson Lane
Morganville, NJ 07751**

Land

**Block: 119
Lot: 31.16**

Land Size: 3.5 Acres

Tax Information

Land Assessment:	\$ 201,300.
Improvement Assessment:	\$ 0.
Total Assessment:	\$ 201,300.

Taxes:	\$ 4,578.
Tax Year:	2018
Tax Rate:	2.092/\$100
Equalization Ratio:	89.87%

Zoning: R-20/15 ~ Residential District

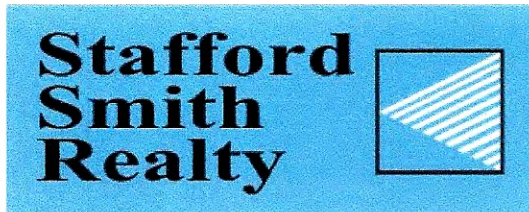
Remarks: Seven (7) ½ Acre Lots Sold as a Package. Existing Road Frontage. No Cost for a Road Required. All Public Utilities. Easy Access to Highway 9, 18 and the Garden State Parkway.

Price: \$ 1,249,000. ~ Sale

Please call Ray S. Smith/Broker of Stafford Smith Realty at (732) 747-1000 for further details.

As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental, commission or other conditions, prior sale, lease, financing or withdrawal without notice.

**630 Broad Street, Shrewsbury, New Jersey 07702-4118
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com**



PAID EXPENSES

1. All Sewer connection fees of \$57,500 plus \$14,000.
2. All 7 Lots Soil logs and Certificates stating no issue with water table. 9 Ft High Basement no problem \$4,600.
3. Site Survey Grade Cut-Fill Sheet per Approve Plan \$4,200.
4. All 7 plot Plans ready sign seal \$7,800 "optional".
5. All 7 Architectural Construction drawing sign seal, excellent elevations and Floor Plans. "Optional \$27,000"

NOTE:

The entire site is Fully Bonded!

The site has been cleared of trees.

The site has Top Soil Strip.

The site has Silt Fence installed.

Test pits in the street for water and sewer are done.

The Storm Water Pipe and Inlets Fire Hydrant installed.

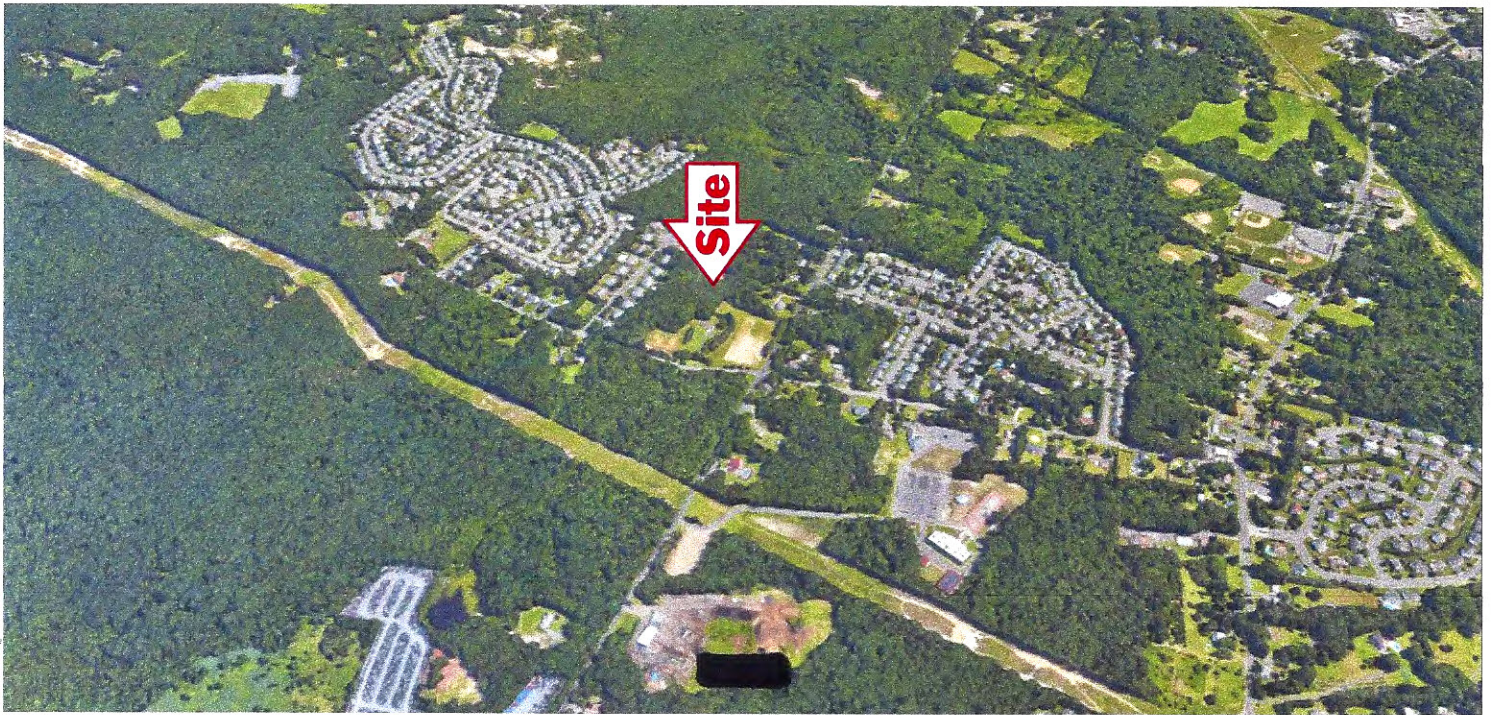
All permits and escrow paid for the above.

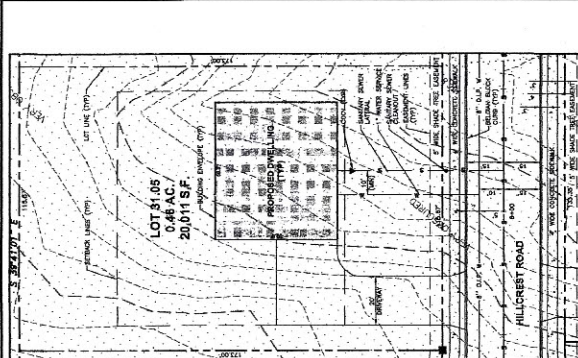
The values of the above is approximately \$135,000 at no charge to buyer.

The \$25,000 improvement per lot for the 629 LF of water and 759 LF of sewer is NOT included and will be done by the buyer's site contractor or the same site contractor that did the work for the 9 lots if he is available.

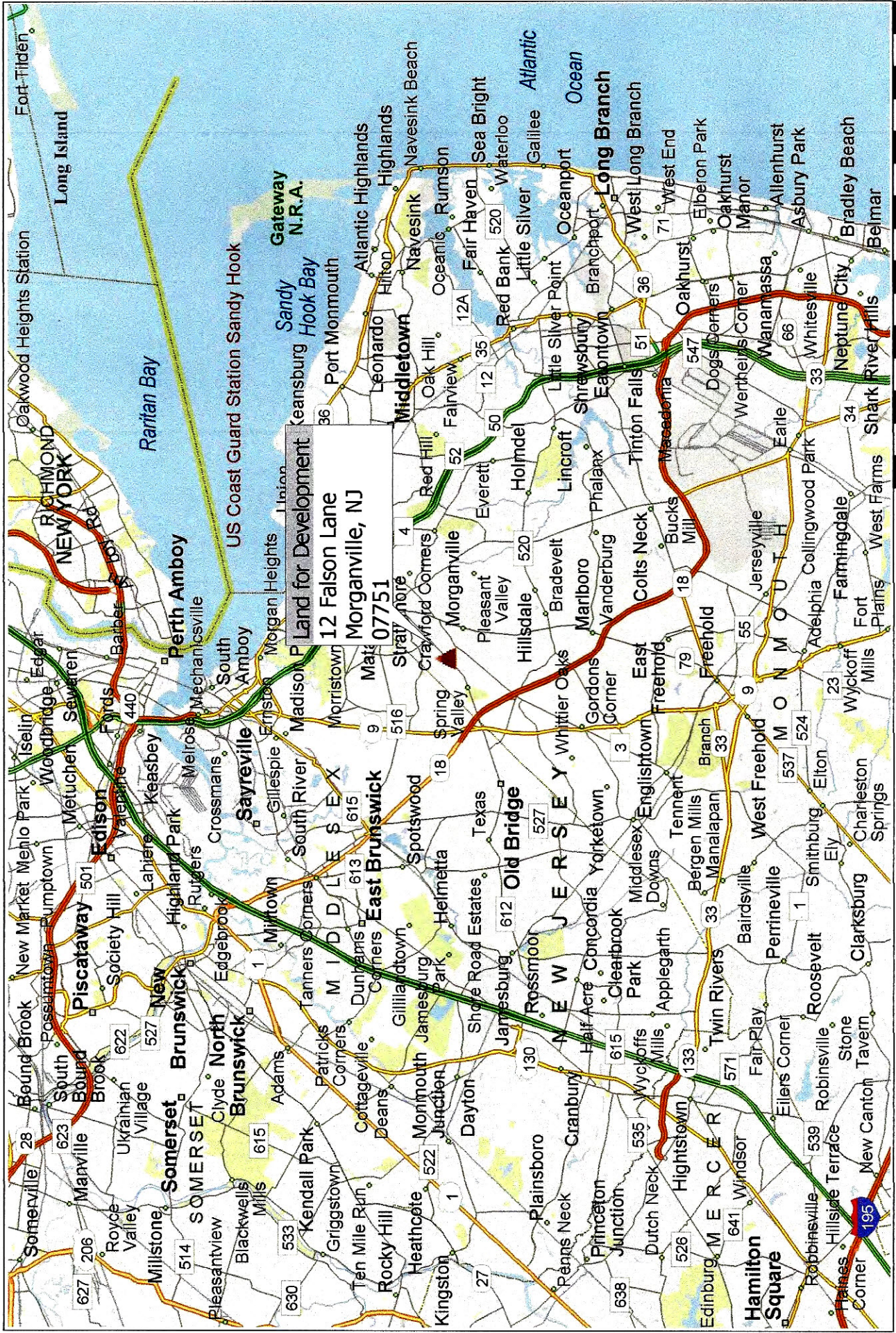
Comparable homes sold in the area are \$879,000. to \$950,000. Base Costs

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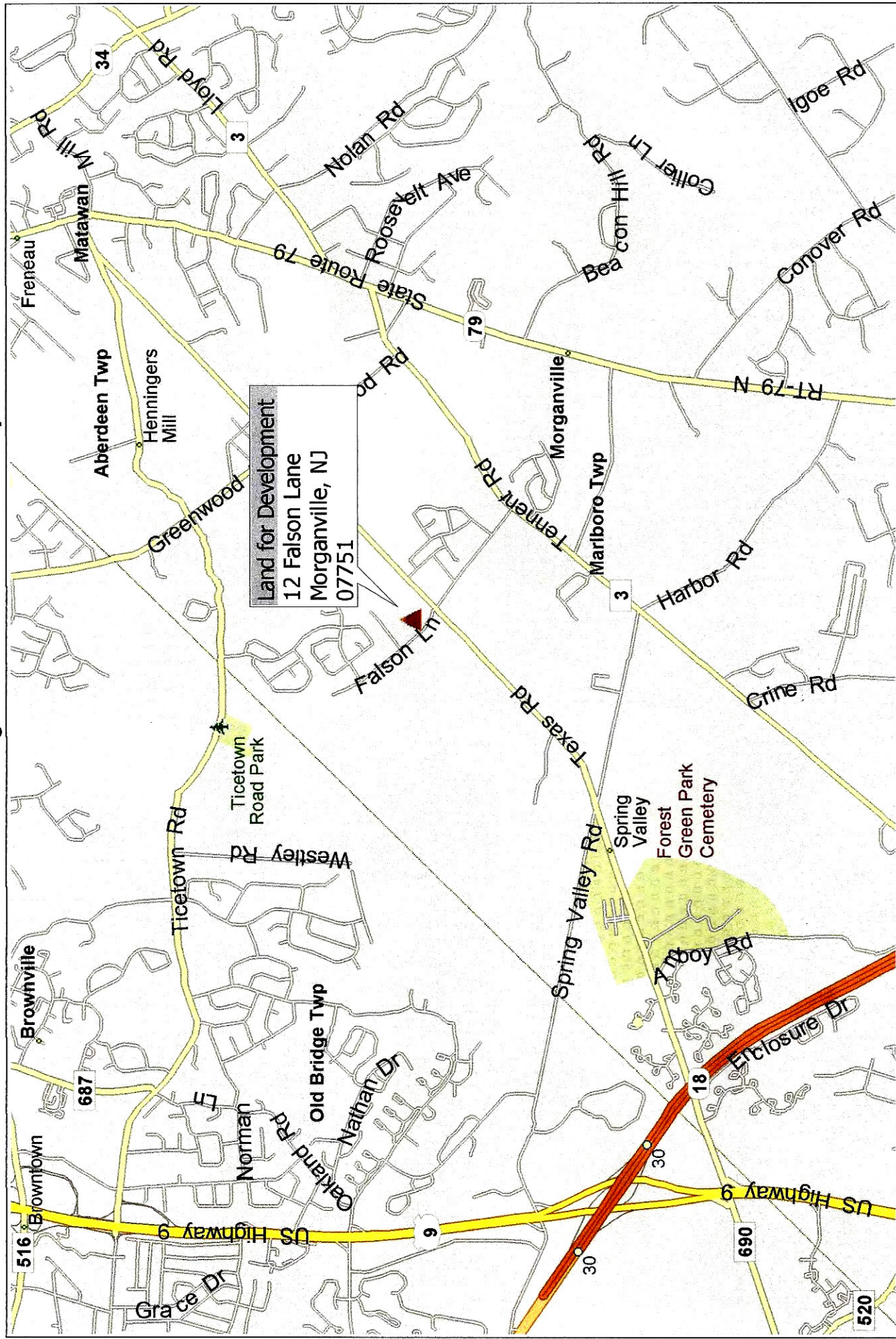




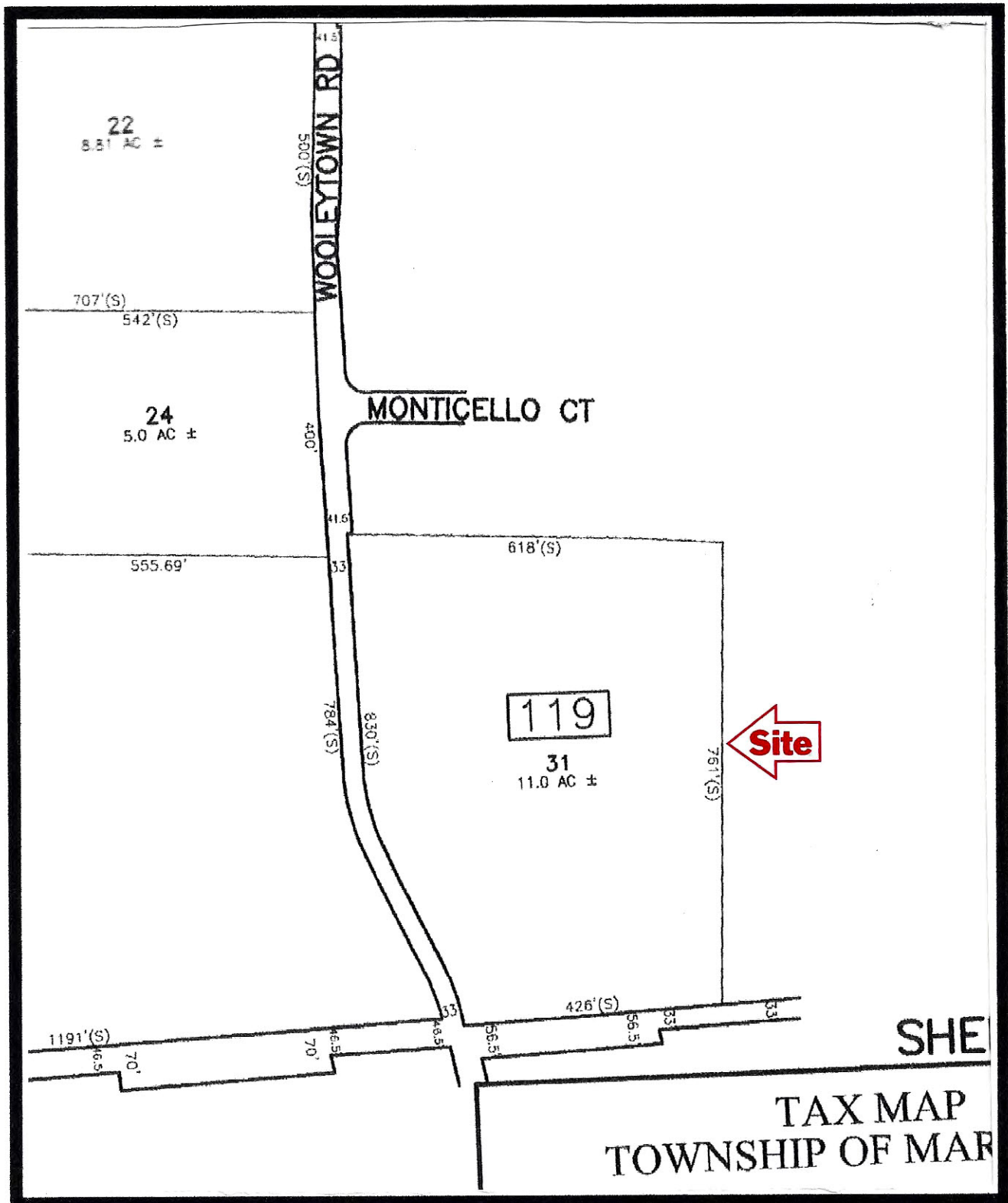
12 Falsen Lane ~ Morganville ~ Monmouth County ~ NJ



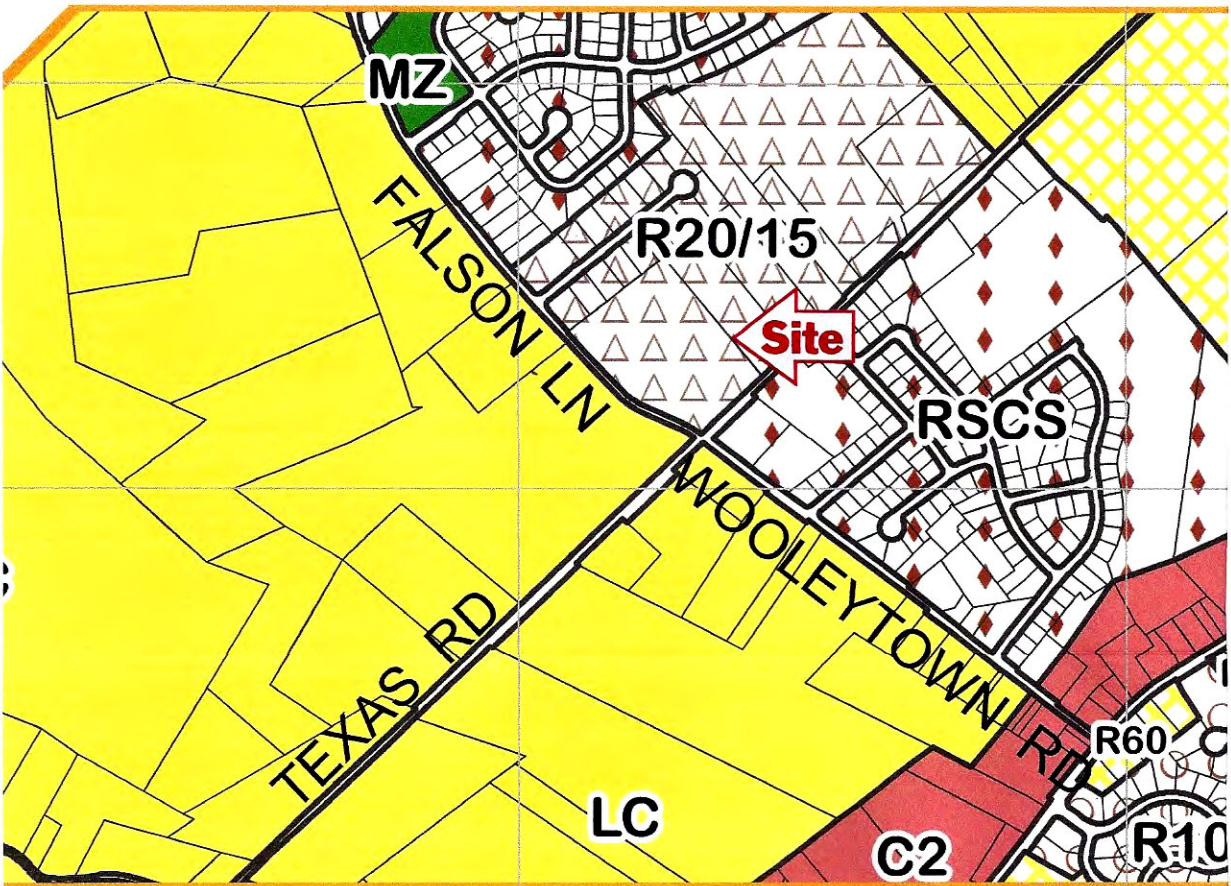
12 Falsion Lane ~ Morganville ~ Monmouth County ~ NJ



Tax Map Location



Zoning Map



B. Permitted accessory uses.

- (1) All accessory uses permitted in the R-60 Residential District under § 220-49B.

C. The area, yard and building requirements are as specified for this zone in the consent order for final judgment of the Mount Laurel II litigation Docket No. L-039596-84 and final copy revised December 18, 1985.

D. Uses requiring a conditional use permit, subject to the provisions of Article IV of this chapter.

- (1) Churches and places of worship.
- (2) Public utilities.
- (3) Hospitals, philanthropic or eleemosynary uses.
- (4) Quasi-public buildings and recreational areas.
- (5) Commercial swimming pools and swimming clubs.
- (6) Home professional offices and home occupations.

E. Signs are permitted as per § 220-99 of this chapter.

F. Parking is permitted as per § 220-97 of this chapter.

G. Fences are permitted as per § 220-95 of this chapter.

§ 220-58 R-20/15 Residential District.

[Added 4-25-1996 by Ord. No. 12-96]

The following regulations shall apply in the R-20/15 Residential District:

A. Permitted uses.

- (1) Single-family dwellings in a noncluster development. Construction of single-family dwellings in a noncluster development shall be in accordance with the following standards:

- (a) The maximum number of residential building lots for each noncluster development shall be computed on the basis of 1.74 lots per gross acre (1.74 times gross acres equals the number of permitted lots). If this calculation results in a remaining fraction of a lot, the fraction shall be rounded down to the nearest whole number.

- (b) The minimum lot requirements for a noncluster development shall be:

- [1] Lot size: 20,000 square feet.
- [2] Street frontage: 100 feet for interior lots and 150 feet for corner lots.
- [3] Lot width: 100 feet for interior lots and 150 feet for corner lots.
- [4] Lot depth: 150 feet.
- [5] Principal building front yard: 40 feet.
- [6] Principal building side yard: 10 feet; accessory building or structure: 10 feet.
- [7] Principal building rear yard: 40 feet; accessory building or structure: 20 feet.
- [8] Maximum building height shall be 35 feet for principal building and 15 feet for accessory building.
- [9] Maximum percentage of lot coverage: 28%.
- [10] Minimum gross floor area: 1,500 square feet.
- [11] Minimum ground floor area: 1,000 square feet.

- (2) Single-family dwellings in a cluster development. Construction of single-family dwellings in a cluster development shall be in accordance with the following standards and the cluster provisions of § 220-41, where such provisions are consistent with this section:

- (a) The maximum number of residential building lots for each cluster development shall be computed on the basis of 1.74 lots per gross acre (1.74 times gross acres equals the number of permitted lots). If this calculation results in a remaining fraction of a lot, the fraction shall be rounded down to the nearest whole number.

- (b) Land area equal to a minimum of 25% of the gross area of the proposed development shall not be included in lots but shall be either:

[1] Offered to the Township of Marlboro for greenways or open space as part of the municipal zone and to be used in furtherance of the best interests of the Township, which may include outdoor recreation facilities; or

[2] Set aside as common property and maintained by a homeowners' association as open space.

(c) Detention/retention basins may not be located in the 25% of the gross area of the tract which is to be designated as open space, whether this open space be dedicated to the Township of Marlboro or maintained by a homeowners' association.

(d) The provisions of §§ 220-41C(1), 220-41D(1) and 220-41D(2) of this chapter shall not apply to the R-20/15 Residential District.

(e) The minimum lot requirements for a cluster development shall be:

[1] Lot size: 15,000 square feet.

[2] Street frontage: 100 feet for interior lots and 125 feet for corner lots.

[3] Lot width: 100 feet for interior lots and 125 feet for corner lots.

[4] Lot depth: 150 feet.

[5] Principal building front yard: 30 feet.

[6] Principal building side yard: 10 feet; accessory building or structure: 10 feet.

[7] Principal building rear yard: 20 feet; accessory building or structure: 10 feet.

[8] Maximum building height: 35 feet for principal building and 15 feet for accessory building.

[9] Maximum percentage of lot coverage: 32%.

[10] Minimum gross floor area: 1,500 square feet.

[11] Minimum ground floor area: 1,000 square feet.

B. Permitted accessory uses.

(1) All accessory uses permitted in the LC Land Conservation District under § 220-47B.

C. Uses requiring a conditional use permit, subject to the provisions of Article IV of this chapter.

(1) Churches and places of worship.

(2) Public utilities.

(3) Hospitals, philanthropic or eleemosynary uses.

(4) Quasi-public buildings and recreational areas.

(5) Commercial swimming pools and swimming clubs.

(6) Home professional offices and home occupations.

D. Signs are subject to the provisions of § 220-99 of this chapter.

E. Off-street parking is subject to the provisions of § 220-97 of this chapter.

§ 220-59 R-20AH-1 Residential District.

The following regulations shall apply in the R-20AH-1 Residential District:

A. Permitted uses.

(1) Single-family detached dwellings. Gross tract density shall not exceed 1.10 lots per acre.

(2) Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of the construction work.

B. Affordable housing provisions. There shall be an obligation to contribute \$4,510 per unit to the Township's Affordable Housing Trust Fund. Upon the issuance of a building permit for a residential unit set forth above, 50% of the per-unit affordable housing payment shall be paid by the developer. The remaining 50% of the per unit affordable housing payment shall be made upon issuance of a certificate of occupancy.

C. The minimum lot requirements shall be:

(1) The average lot size shall be a minimum of 20,000 square feet when averaged for all residential lots with dwellings resulting from subdivision of a given tract, provided however, that no lot shall be less than 15,000 square feet.

12 Falson Ln, Morganville, NJ 07751-4145, Monmouth County

Demographics

Based on ZIP Code: 07751

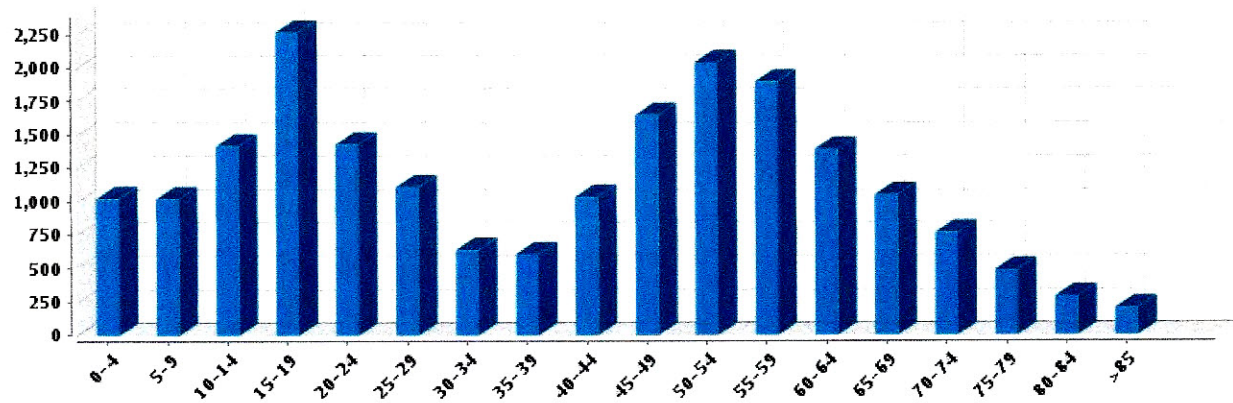
Population
Summary

Estimated Population:	20,298
Population Growth (since 2010):	2.9%
Population Density (ppl / mile):	1,258
Median Age:	43.16

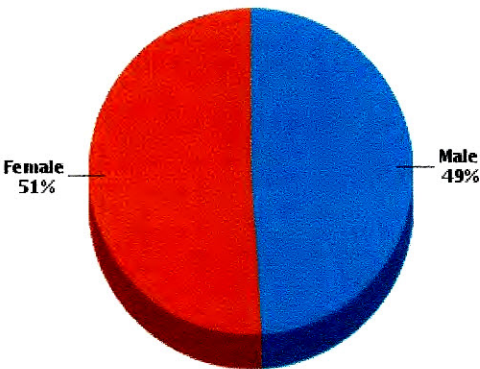
Household

Number of Households:	6,345
Household Size (ppl):	3
Households w/ Children:	2,866

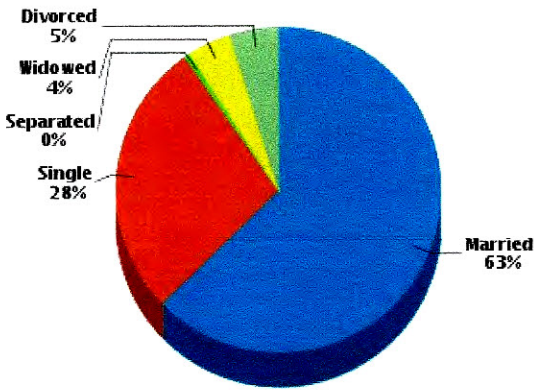
Age



Gender



Marital Status



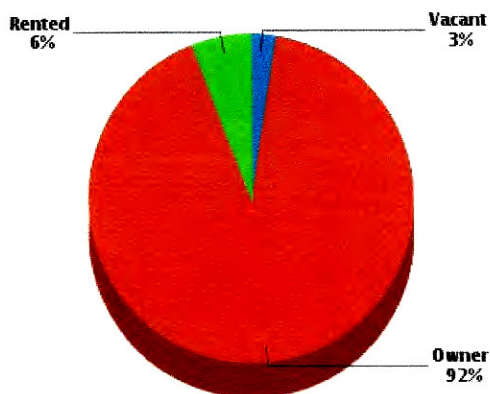
Housing
Summary

Median Home Sale Price:	\$450,000
Median Year Built:	1980

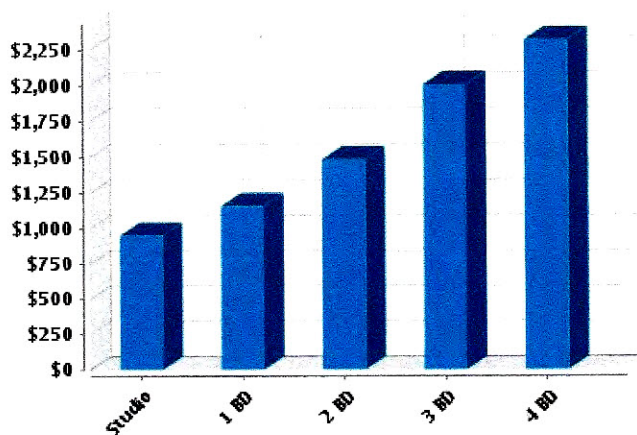
Stability

Data not available

Occupancy



Fair Market Rents (County)

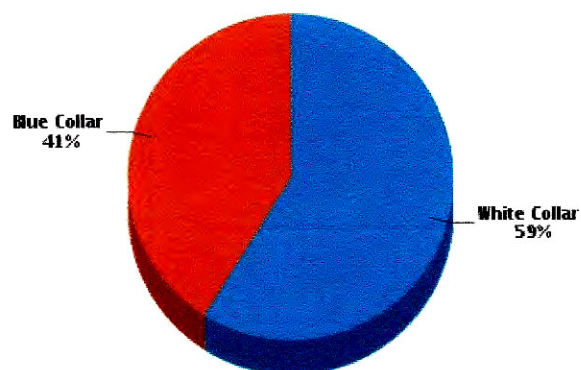


Quality of Life

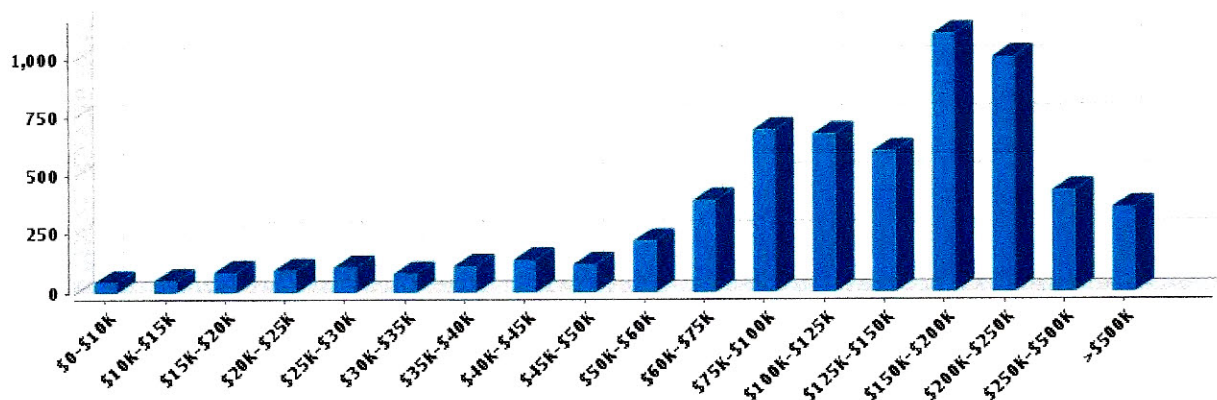
Workers by Industry

Agricultural, Forestry, Fishing:	48
Construction:	234
Manufacturing:	337
Transportation and Communications:	221
Wholesale Trade:	75
Retail Trade:	473
Finance, Insurance and Real Estate:	138
Services:	284
Public Administration:	103
Unclassified:	32

Workforce



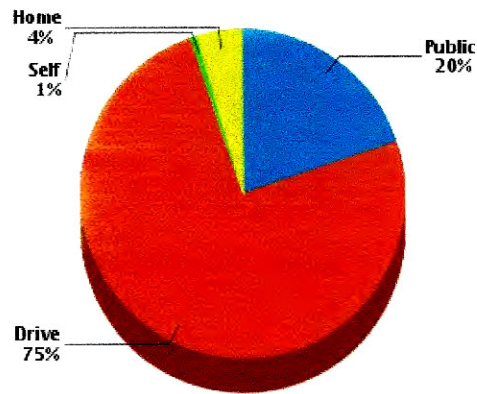
Household Income



Average Household Income: **\$181,303**

Average Per Capita Income: **\$56,810**

Commute Method

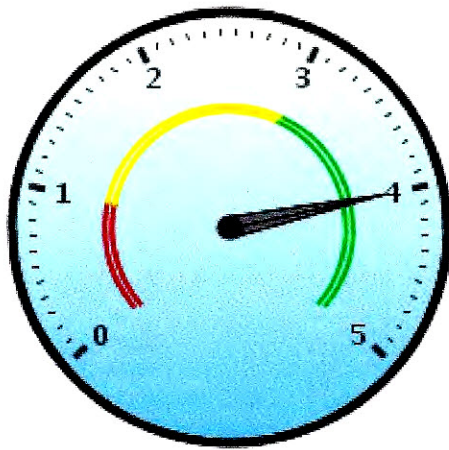


Weather

January High Temp (avg °F):	39.3
January Low Temp (avg °F):	20.8
July High Temp (avg °F):	84.9
July Low Temp (avg °F):	64.4
Annual Precipitation (inches):	46.77

Education

Educational Climate Index (1)



Highest Level Attained

Less than 9th grade:	247
Some High School:	260
High School Graduate:	2,296
Some College:	1,719
Associate Degree:	884
Bachelor's Degree:	4,610
Graduate Degree:	3,136

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.

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Schools

Radius: **2.00 mile(s)**

Public - Elementary

<i>Marlboro Township School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
David C Abbott Early Learning Center 171 Tennent Rd	0.82	Pre-K-K	225	32		

Public - Middle/High

<i>Marlboro Township School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Marlboro Memorial Middle School 71 Nolan Rd	1.9	6th-8th	900	14	★★★★★	
<i>Old Bridge Township School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Old Bridge High School 4209 Highway 516	1.89	9th-12th	3,200	14	★★★★☆	★★★★☆

Private

	Distance	Grades	Students	Classrooms	Community Rating (2)
Coastal Learning Center Atlantic 422 State Route 79	1.16	4th-12th	35		
High Point Adolescent School 1 High Point Center Way	1.8	K-12th	210		
	1.88	Pre-K-K	85		
Kiddie Academy Of Marlboro 208 Commercial Ct	1.88	Pre-K-K	65		
Marlboro Montessori Academy 257 Hwy 79	2	Pre-K-3rd	120		

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)

(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.

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Local Businesses

Radius: **2.00 mile(s)**

Eating - Drinking

	Address	Phone #	Distance	Description
Morganville Liquor & Deli	172 Tennent Rd	(732) 591-1747	0.81	Delicatessens
Avas Brick Oven	47 Tennent Rd	(732) 242-9911	0.92	Restaurants - Pizza
Alberto's & Sons Pizza	479 State Route 79	(732) 591-1386	1.29	Restaurants - Pizza
Crossroads Deli & Grill	479 State Route 79 # 2	(732) 591-0484	1.29	Delicatessens
Eatz	479 Nj-79	(732) 965-3289	1.29	Restaurants
Quick Chek	483 State Route 79	(732) 591-1549	1.3	Convenience Stores
Angelotti's Pizza & Trattoria	4018 US Highway 9	(732) 591-2100	1.3	Pizza
Cvs/Pharmacy	4008 US Highway 9	(732) 970-1225	1.3	Health Food
Cvs/Pharmacy	483 State Route 79	(732) 970-0016	1.34	Health Food
J & P Chinese Restaurant	25 Morris Dr	(732) 000-1111	1.55	Restaurants - Chinese

Shopping

	Address	Phone #	Distance	Description
Vive K Flowers	31 Wooleytown Rd	(732) 970-5671	0.25	Florists - Retail
Budget Blinds	207 Anthony Ct	(732) 479-0540	0.36	Window Coverings - Dealers
Aderario Photography	147 Tennent Rd	(732) 496-1034	0.67	Art Galleries And Dealers
Metro Sporting Goods	66 Tennent Rd	(732) 490-5574	0.78	Sporting Goods - Retail
Morganville Liquor & Deli	172 Tennent Rd	(732) 591-1747	0.81	Liquors - Retail
East Coast Diving Svc Inc	275 Spring Valley Rd	(732) 591-9374	0.93	Divers Equipment And Supplies
Ceci's Creations	48 Mountbatten Dr	(732) 589-4625	1.11	Jewelers - Retail
Netlinx	22 Tennent Rd	(732) 591-4915	1.11	Computer Software
Morganville Flower Farm	406 State Route 79	(732) 591-8920	1.16	Garden Centers
County Irrigation	394 State Route 79	(732) 591-9696	1.21	Landscaping

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