

#4937 ~ Vacant Land

**20 & 28 Pines Road
Branchville, NJ 07826**

Land

**Block: 25
Lot: 21, 21.01**

Land Size: 10.5 Acres

Tax Information

Land Assessment:	\$ 217,300.
Improvement Assessment:	\$ 170,400.
Total Assessment:	\$ 387,700.

Taxes:	\$ 11,185.
Tax Year:	2023
Tax Rate:	2.445/\$100
Equalization Ratio:	80.82%
Updated:	07/13/2023

Zoning: AR ~ Agricultural/Residential District

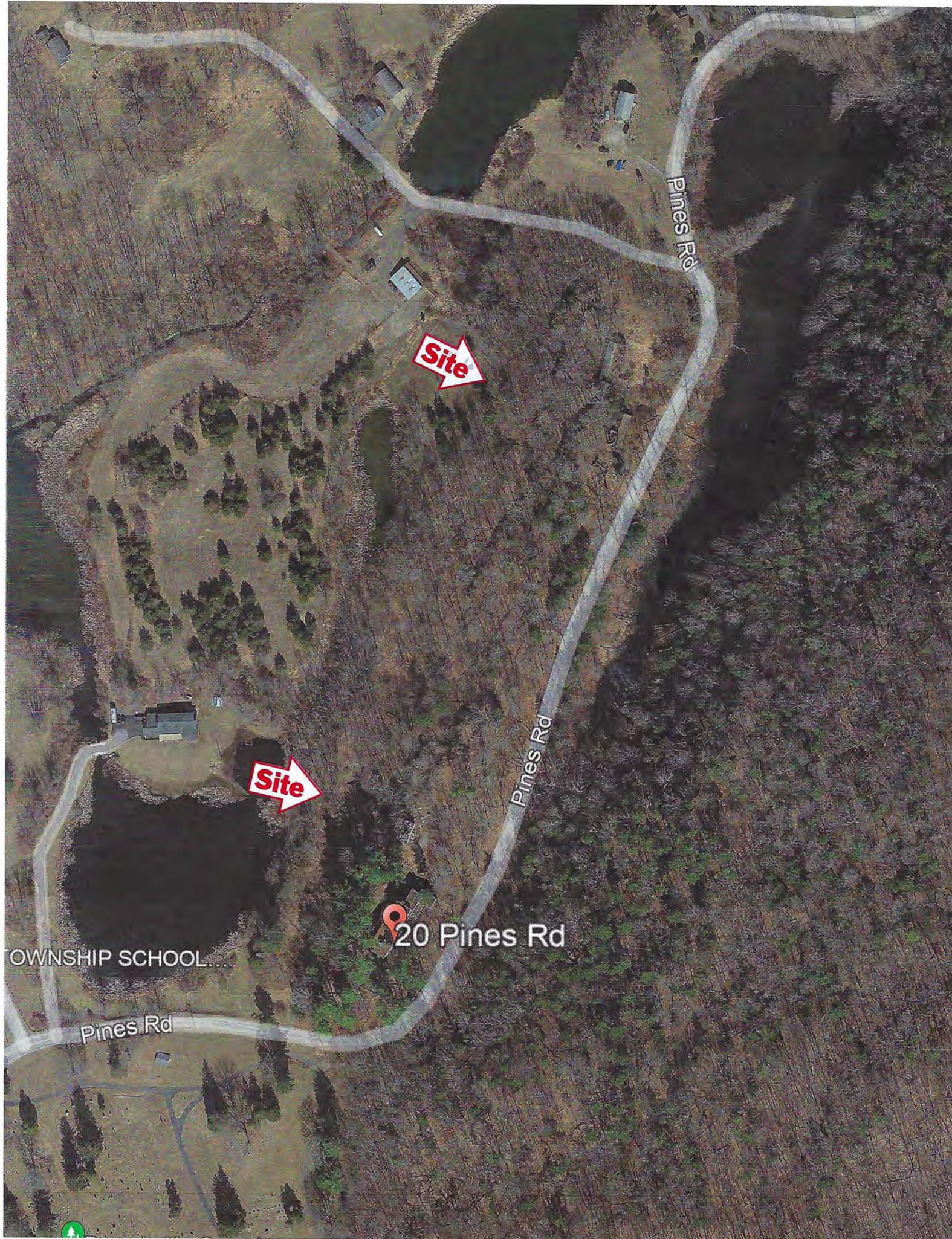
Remarks: Two Adjacent Parcels of Land Totaling 10.5 Acres. Potential for Two Home Sites. Septic and Well. Easy Access to Highway 206.

Price: \$ 349,000. ~ 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



Site

Site

20 Pines Rd

TOWNSHIP SCHOOL...

Pines Rd

Pines Rd

Pines Rd

Wantage Al

Selective Insurance Corporate Headquarters

Site

Site

20 Pines Rd

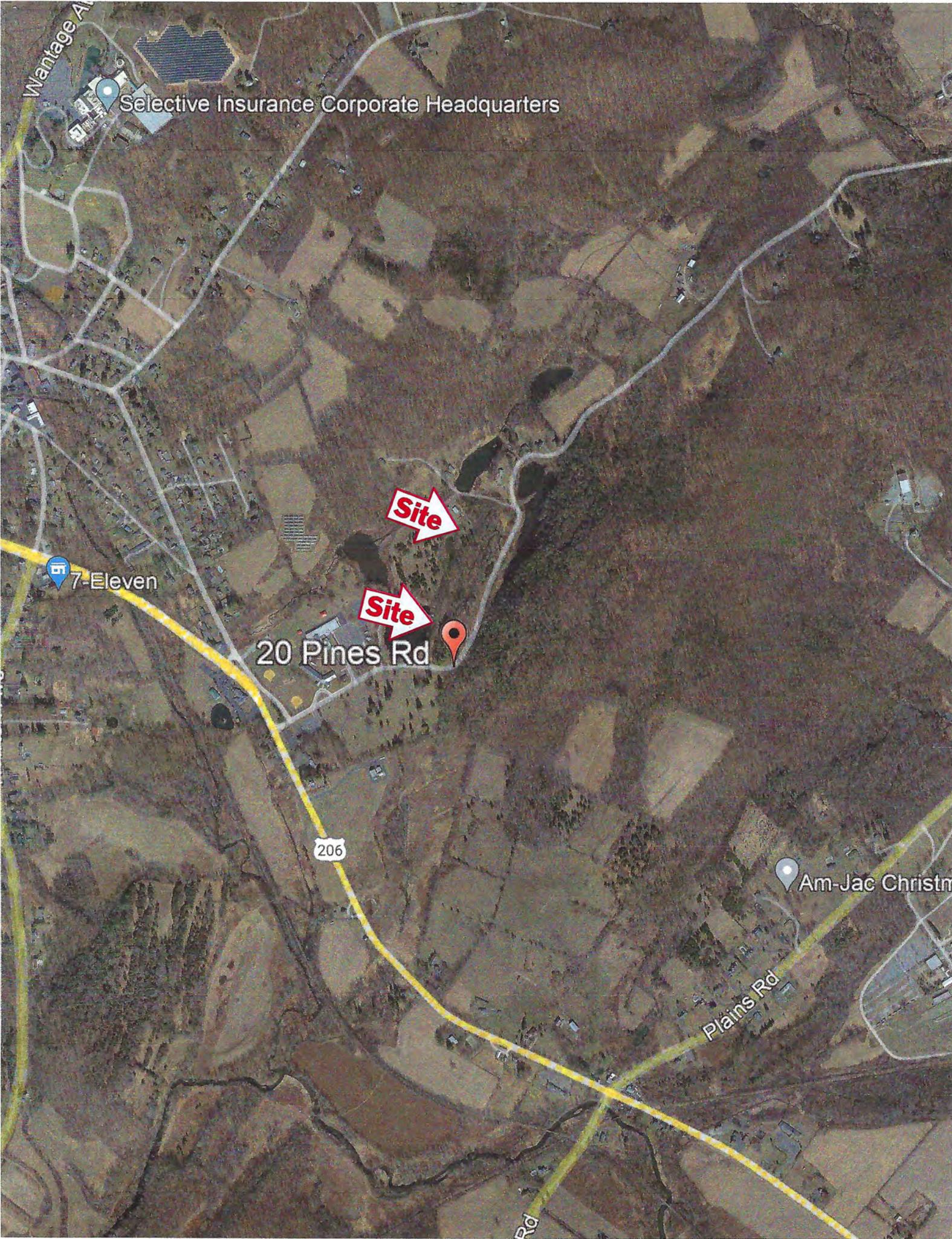
7-Eleven

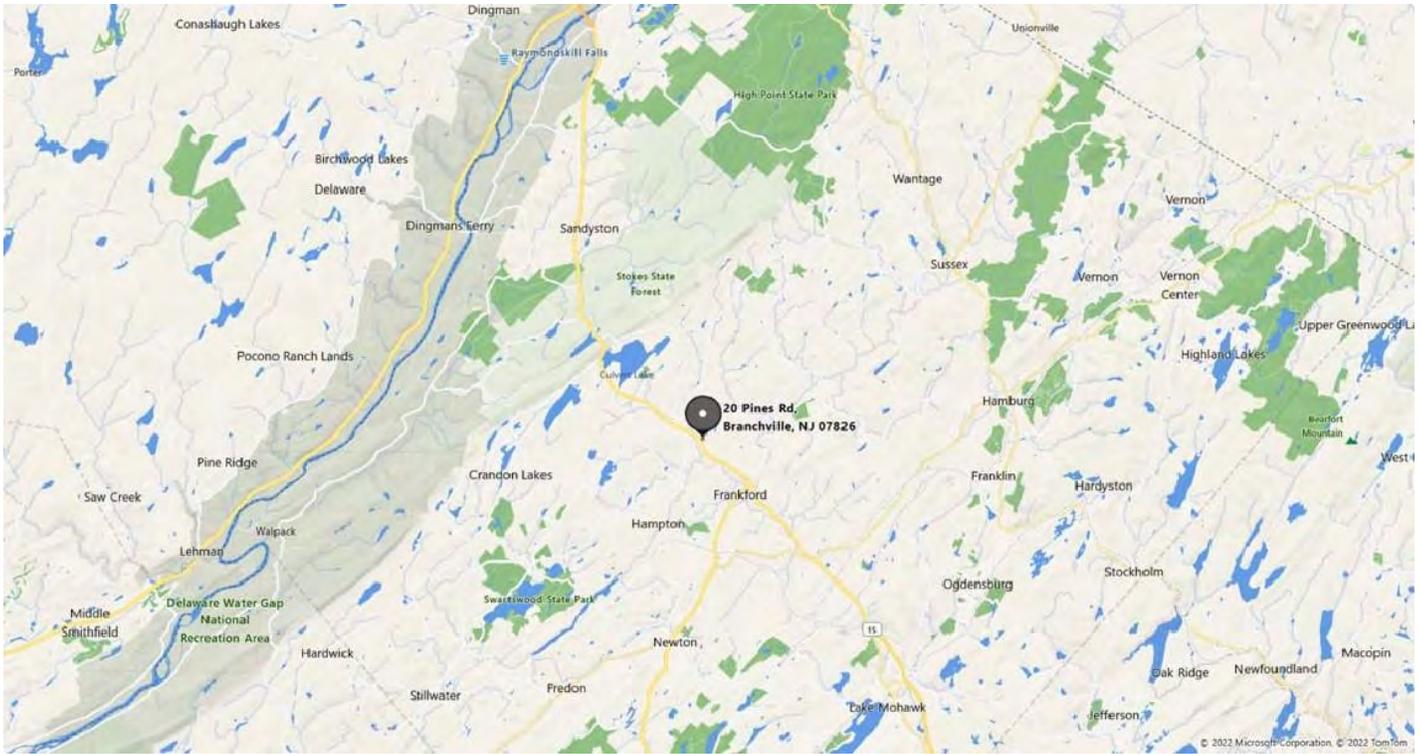
206

Am-Jac Christm

Plains Rd

Rd







U.S. Fish and Wildlife Service

National Wetlands Inventory

WETLANDS MAP



U.S. Fish and Wildlife Service - National Standards and Symbols Team
wetlands.fws.gov

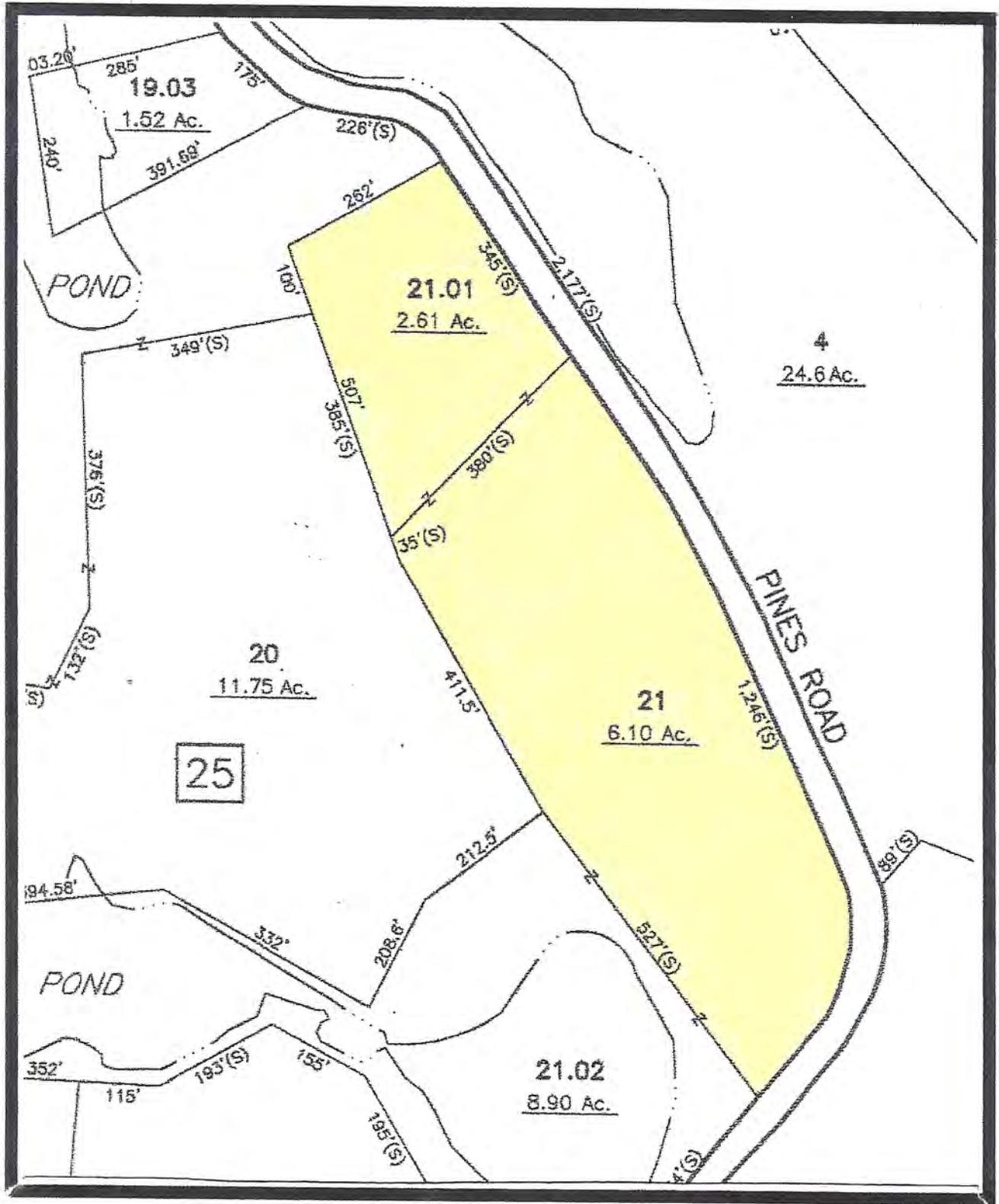
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

August 30, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Tax Map Location





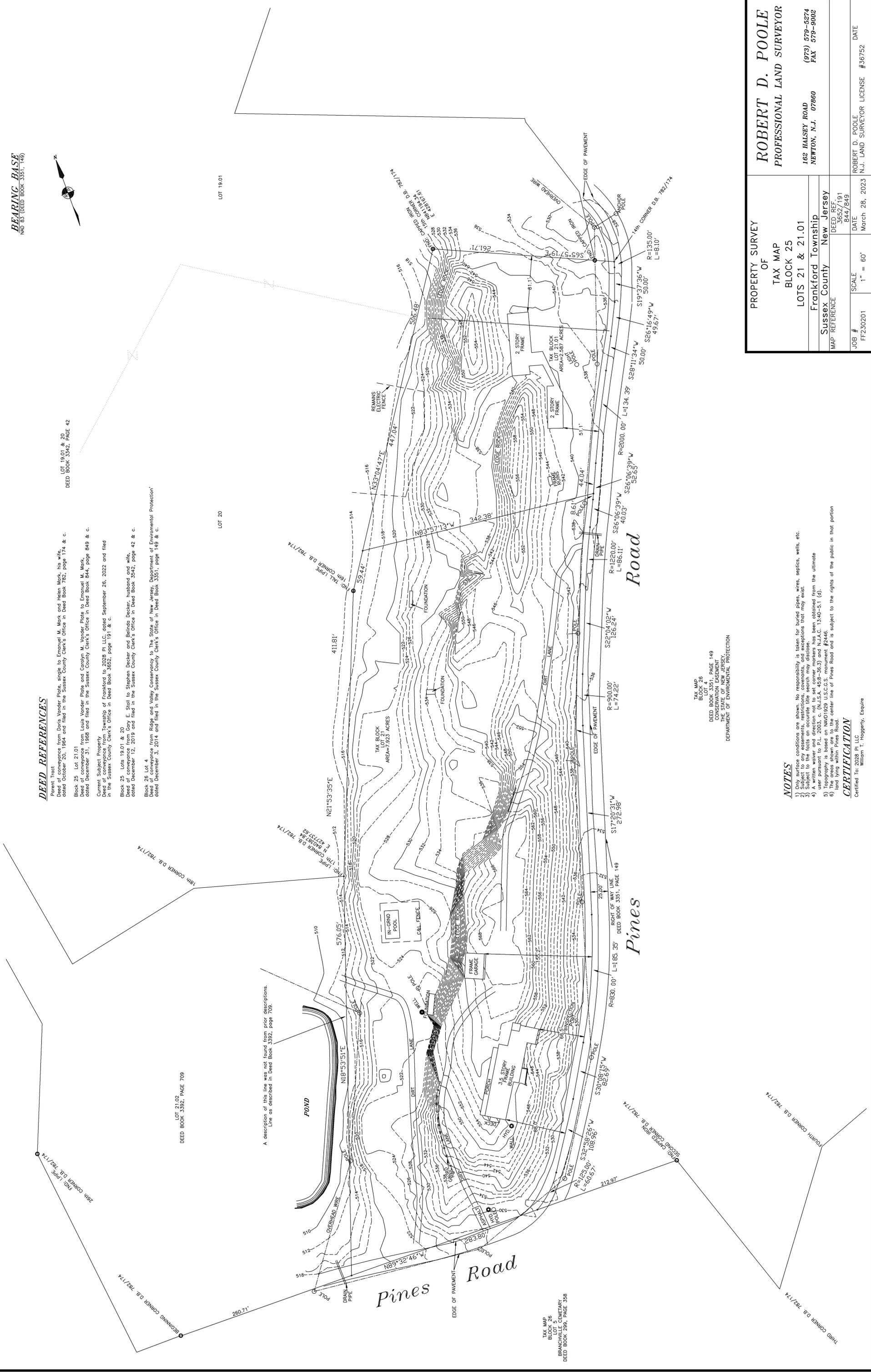
DEED REFERENCES

Parent Tract
 Deed of conveyance from Doris Vander Platte, single to Emanuel M. Merk and Helen Mark, his wife, dated October 25, 1994 and filed in the Sussex County Clerk's Office in Deed Book 752, page 174 & c.
 Block 25 Lot 21.01
 Deed of conveyance from Louis Vander Platte and Carolyn M. Vander Platte to Emanuel M. Merk, dated December 31, 1988 and filed in the Sussex County Clerk's Office in Deed Book 844, page 849 & c.
 Current Subject Property
 Deed of conveyance from Township of Frankford to 2028 PI LLC, dated September 26, 2022 and filed in the Sussex County Clerk's Office in Deed Book 3652, page 191 & c.
 Block 25 Lots 19.01 & 20
 Deed of conveyance from Gary E. Stall to Stephen Decker and Belinda Decker, husband and wife, dated December 12, 2019 and filed in the Sussex County Clerk's Office in Deed Book 3542, page 42 & c.
 Block 26 Lot 4
 Deed of conveyance from Ridge and Valley Conservancy to The State of New Jersey, Department of Environmental Protection dated December 3, 2014 and filed in the Sussex County Clerk's Office in Deed Book 3351, page 149 & c.

LOT 19.01 & 20
 DEED BOOK 3542, PAGE 42

LOT 21.02
 DEED BOOK 3352, PAGE 709

A description of this line was not found from prior descriptions.
 Line as described in Deed Book 3352, page 709.



TAX MAP
 BLOCK 26
 DEED BOOK 3351, PAGE 149
 CONSERVATION EASEMENT
 THE STATE OF NEW JERSEY,
 DEPARTMENT OF ENVIRONMENTAL PROTECTION

NOTES

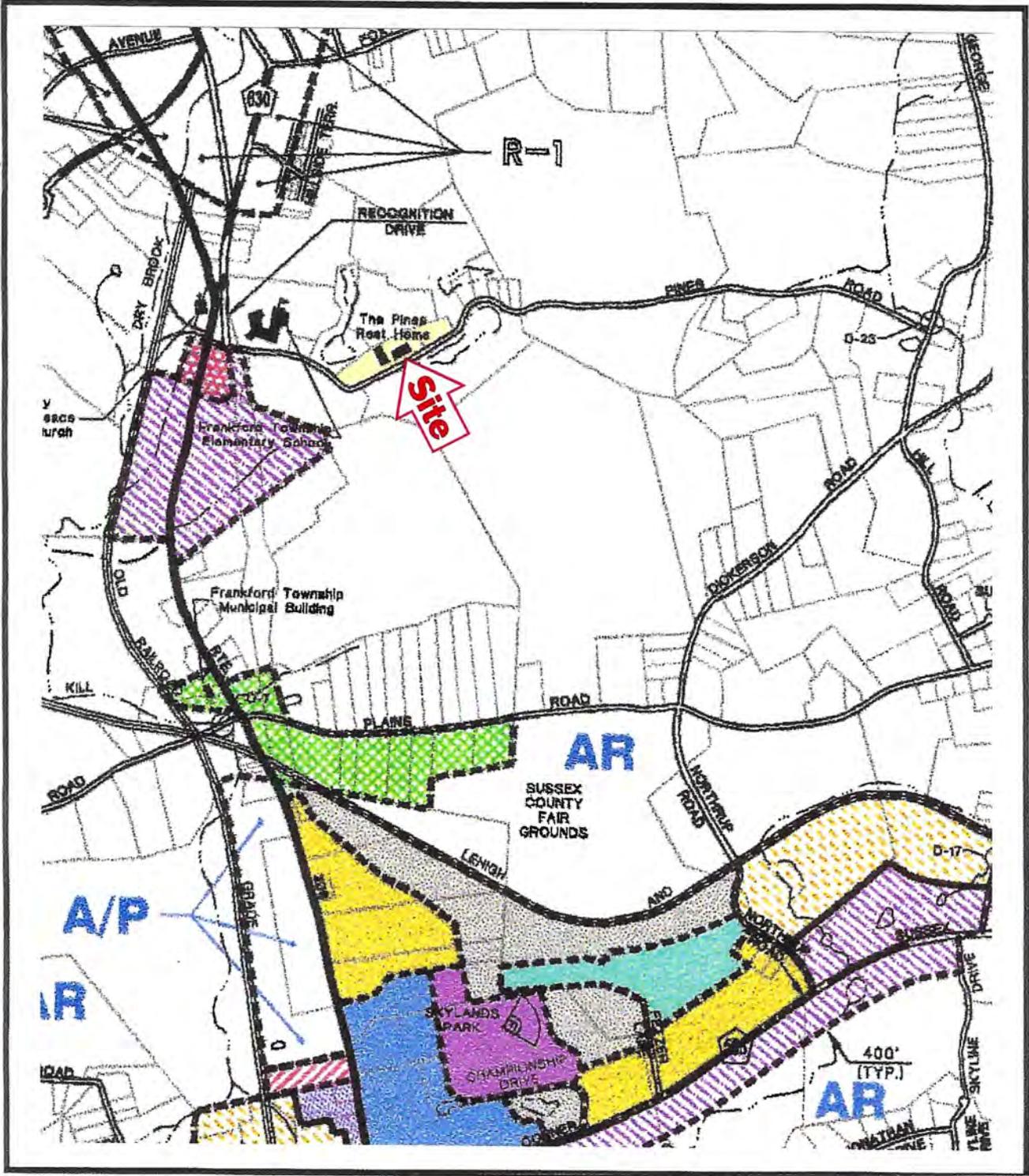
- 1) Only surface conditions are shown. No responsibility is taken for buried pipes, wires, septic, wells, etc.
- 2) Subject to any easements, restrictions, covenants, and exceptions that may exist.
- 3) Subject to the facts on accurate title search may disclose.
- 4) User pursuant to P.L. 2003, c. (N.J.S.A. 45:8-36.3) and N.J.A.C. 13:40-5.1 (d).
- 5) Topography is based on NAD1929 U.S.C.G.S. monument #2446.
- 6) The areas shown are to the center line of Pines Road and is subject to the rights of the public in that portion land lying within Pines Road.

CERTIFICATION

Certified To: 2028 PI, LLC
 William T. Haggerty, Esquire

PROPERTY SURVEY OF TAX MAP BLOCK 26 LOTS 21 & 21.01 Frankford Township Sussex County New Jersey		ROBERT D. POOLE PROFESSIONAL LAND SURVEYOR	
MAP REFERENCE DEED REF. 3652/191 844/849	DATE March 28, 2023	162 HALSEY ROAD NEWTON, N.J. 07860	(973) 579-5274 FAX 579-0002
JOB # FF230201	SCALE 1" = 60'	ROBERT D. POOLE N.J. LAND SURVEYOR LICENSE #36752	DATE #36752

Zoning Map



CED-2	Center Enhancement District 2
CR	Commercial Recreation
LI	Light Industry
FCED	Frankford Center Economic Development
AP	Agricultural/Park
RRU	Rural Reserved Areas/Utility Areas
FCR	Frankford Center Recreation

§ 30-1003.2. Schedule of Limitations.

[Ord. No. 2007-04; Ord. No. 2008-06 § 2; Ord. No. 2010-08 § 4; Ord. No. 2011-07 § 17; Ord. No. 2011-08; Ord. No. 2011-09; Ord. No. 2014-01 § 5; Ord. No. 2017-01; Ord. No. 2017-05]

The restrictions and controls intended to regulate land use and the construction and use of buildings in each zoning district are set forth below consistent with the Municipal Land Use Law and the Frankford Township Master Plan. The purpose of each Zoning District is established and referenced to the attached Schedules of Limitations which set forth the requirements in the Zoning Districts: Schedule A - Permitted, Conditional and Accessory Uses and Structures; Schedule B - Bulk, Yard Requirements and Floor Ratio; Schedule C - Setback and Height Restrictions for Accessory Structures; Schedule D - Minimum Parking Requirements. Special requirements for specific Zone Districts will follow the purpose statement. (All Schedules are **included as attachments to this chapter.**)^[1]

[1] *Editor's Note: Schedule A - see also Section 30-1006; Schedule B - see also Section 30-1007; Schedule C - see also Section 30-1015; Schedule D - See also Section 30-608.*

§ 30-1003.3. Agricultural/Residential District (AR).

[Ord. No. 2007-04; Ord. No. 2008-12; Ord. No. 2011-07 § 8]

The purpose of the Agricultural Residential District is to protect the rural character and conserve environmentally sensitive land or critical wildlife habitat, while permitting a harmoniously integrated residential development.

- a. Traditional Development Option ("TDO").
 1. Permitted Uses: Single-Family Residential.
 2. Gross Density: one housing unit per five acres.
 - (a) Minimum lot size: five acres without environmental sensitive area calculations.
 - (b) Lot frontage: 300 feet.
 - (c) Front yard setback: 75 feet.
 - (d) Side yard setback: 60 feet.
 - (e) Rear yard setback: 75 feet.
 - (f) Minimum lot depth: 300 feet.
 - (g) Minimum contiguous developable land: 20,000 square feet.
 - (h) Maximum impervious coverage: 10% of lot area.
 - (i) Maximum building height (feet): 35.
 - (j) Minimum lot width at setback line: 300 feet.
Example: 100 acre tract of land: 20 housing units.

3. Accessory Uses: Small wind energy systems, as defined in Section **30-201**, as accessory uses, in accordance with the standards set forth in Section **30-1024**.
- b. Environmental Conservation Option ("EPCO").
 1. Permitted Uses: Single-Family Residential.
 2. Gross Density: One unit per five acres as shown on a qualifying map as defined herein and prepared by the applicant.
 - (a) Minimum lot size: two acres, with environmental sensitive areas calculations (see Section **30-616**).
 - (b) Lot frontage: 225 feet.
 - (c) Front yard setback: 75 feet.
 - (d) Side yard setback: 40 feet.
 - (e) Rear yard setback: 75 feet.
 - (f) Minimum lot depth: 250 feet.
 - (g) Minimum contiguous developable land: 20,000 square feet.
 - (h) Maximum impervious coverage: 10% of lot area.
 - (i) Maximum building height (feet): 35.
 - (j) Minimum lot width at setback line: 225 feet.
 - c. Open Space/Agricultural Preservation Option (Clustering/Lot Averaging) "Open Space."
 1. Permitted Uses: Single-Family Residential.
 2. Gross Density: One unit per five acres as shown on a qualifying map as defined herein and prepared by the applicant. Minimum Tract Size - 40 acres.
 - (a) Minimum lot size: 1 1/2 acres and no greater than 2 1/2 acres with an overall average of two acres per lot with environmental sensitive area calculations.
 - (b) Lot frontage: 175 feet.
 - (c) Front yard setback: 75 feet.
 - (d) Side yard setback: 40 feet.
 - (e) Rear yard setback: 75 feet.
 - (f) Minimum lot depth: 250 feet.
 - (g) Minimum contiguous developable land: 20,000 square feet.
 - (h) Maximum impervious coverage: 15% of lot area.
 - (i) Maximum building height (feet): 35.
 - (j) Minimum lot width at setback line: 175 feet.
 - (k) A minimum of 45% of the tract shall be deed restricted as open space under a homeowners' association or preserved farmland under the clustering option only. Preserved farmland under the lot averaging option may have one or two of the permitted dwelling units consisting of the main and farmland related tenant residences.

- (l) 80% of lots must be adjacent to or directly across the street from open space. None of the open space shall be isolated from or noncontiguous with the majority open space (clustering option).
 - (m) 25% of open space land must be nonenvironmentally sensitive area (clustering option).
 - (n) The design must first identify the portions of the tract to be preserved including open spaces, treed areas, steep slopes, floodplains, wetlands, and scenic vistas. Residential lots shall be located secondarily in the consideration of the portions of the tract to be preserved.
 - (o) Raised septic systems shall be appropriately tapered and shall not have any exposed wall enclosures.
- d. See existing nonconforming lots with structures relating to the AR Zone.

§ 30-1003.4. Agricultural/Park B (AP).

[Ord. No. 2007-04]

The purpose of the AP Zone is to establish an Agriculture/Park District to promote agriculture and planned recreation facilities.

§ 30-1003.5. Commercial (C-1).

[Ord. No. 2007-04]

The purpose of the C-1 District is to provide opportunities for smaller scale retail, business and office uses on smaller existing lots at the outer core of the proposed Town Center and at other crossroad locations on Route 206.

§ 30-1003.6. Commercial (C-2).

[Ord. No. 2007-04]

The purpose of the C-2 District is to provide opportunities for larger scale planned commercial and office development in the outer core of the proposed Town Center and at other crossroad locations on Route 206.

§ 30-1003.7. Commercial/Professional (C-3).

[Ord. No. 2007-04]

The purpose of the C-3 District is to encourage smaller scale office uses and office parks in a residential character in the outer core of the proposed Town Center and in areas of transition between commercial and single family residential.

§ 30-1003.8. Commercial Recreation Resort (C-R).

[Ord. No. 2007-04]

The purpose of the Commercial Recreation Resort District is to promote planned resort and hotel conference centers in a rural setting. This district is consistent with the emphasis in the State Plan to promote tourism and recreation in rural and environmental planning areas. The physical design shall blend into the natural landscape to maintain the rural character of the Township.

§ 30-1003.9. Light Industrial (LI).

COMPREHENSIVE LAND USE

30 Attachment 1

Schedule A Permitted, Conditional and Accessory Uses and Structures

(Subsection 30-1003.2 and Section 30-1006)

[Ord. No. 2007-04; Ord. No. 2010-08; Ord. No. 2011-07 § 17; Ord. No. 2011-08; Ord. No. 2011-09 § 2; Ord. No. 2014-01 § 5; Ord. No. 2017-01; Ord. No. 2017-05; 9-14-2021 by Ord. No. 2021-016]

Permitted (P), Conditional (C) and Accessory (A) Uses and Structures
Township of Frankford, Sussex County, New Jersey

USES	AR	C-1	C-2	FCC	FCNS	C-3	* CR	† FCR	LI	FCED	AP	*** CED-1	*** CED-2	RRU
Accessory uses; customary	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Agriculture/Farm****	P	P	P	P	P	P	P		P	P	P	P	P	
Antique Shop		P	P	P	P		P					P	P	
Athletic Events (Typical school athletic field and similar activities are permitted in all zones)	C							P						
Automobile Service Station		C							P			C	C	
Banks, Savings and Financial Offices		P	P	P	P	P						P	P	
Bed and Breakfast	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Boarding Stable	P		P				C				C		P	
Business Services		P	P	P	P	P			P	P		P	P	
Campgrounds	C													
Cannabis Cultivation Center	P	P	P	P	P	P	P		P	P		P	P	
Cannabis Manufacturing Facility	P	P	P	P	P	P	P		P	P		P	P	
Cannabis Microbusiness	P	P	P	P	P	P	P		P	P		P	P	
Child Care Center	P	P	P	P	P	P		P	P	P		P	P	
Church	C	C	C	C	C	C	C		C	C	C	C	C	
Clubhouse	C			P	P		P		C	C			P	

FRANKFORD CODE

USES	AR	C-1	C-2	FCC	FCNS	C-3	* CR	† FCR	LI	FCED	AP	*** CED-1	*** CED-2	RRU
Colleges and Private Schools for Academic Instruction	C			P	P			P						
Community Residences for the Developmentally Disabled Over 15 persons	P C			P	P			P						
Community Shelters for Victims of Domestic Violence	P			P	P									
Concerts and Entertainment								P						
Country Club	C			C	C		P		C		P		P	
Craft and Hobby	C			P	P							P	P	
Demolition Derbies	C													
Docks	A													
Drive-thru facilities		P	P	P	P							P	P	
Dwellings, Single Family	P	A	A	P	P		P		A			A	A	
Dwellings, Attached Townhouses				P	P									
Duplexes, Triplexes, Quadrplexes Live Work Units & Mixed with Office & Retail Use				P	P									
ECHO Housing	A			P	P									
Essential Services/Public Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Festivals such as Music, Arts and Crafts, and Food, and Seasonal Events				P				P						
Family Day Care Home	P			P	P		P							
Farmstand/Produce	A	P	P	P	P	A	P	P	A	A	A	P	P	
Funeral Home		P	P	P	P	P						P	P	
Galleries		P	P	P	P	P	P					P	P	

COMPREHENSIVE LAND USE

USES	AR	C-1	C-2	FCC	FCNS	C-3	* CR	† FCR	LI	FCED	AP	*** CED-1	*** CED-2	RRU
Garage, Repair		C							C	C		C	C	
General Development Plan														
Golf Courses	C						C		C		C		C	
Health Care Facility		P	P	P	P				P	P		P	P	
Health Club		P	P	P	P		P	P	P	P	P	P	P	
Health Services		P	P	P	P	P			P	P		P	P	
Home Occupation	C	C	C	C	C	C	C					C	C	
Home Professional Office	C	C	C	C	C	C						C	C	
Horse Shows/Farm Shows (See Section 1027.2.1.)	C													
Hotel/Motel			P	P	P		C		C	C			P	
Incentive Zoning and Mandatory Set-Asides	P	C	C	C	C	C	C		C	C	C	C	C	
Institutional Uses (hospitals, etc.), excluding Places of Worship	C	C	C	C	C	C	C		C	C	C	C	C	
Light Industry									P	P				
Lodge							P							
Motor Vehicles Facilities/Car Wash		P	P	P	P							P	P	
Multi-family units & mixed with office & retail uses			P	P	P									
Nursery (agricultural)	P	P	P	P	P	P						P	P	
Office		P	P	P	P	P			P	P		P	P	
Open Air Cinema in Stadium								P						
Outdoor Recreation	P						P	P			P			
Personal Service Estab.		P	P	P	P		P					P	P	
Places of Worship	C	C	C	C	C	C	C		C	C	C	C	C	
Planned Adult Community	P				P									
Private Lake	P													

FRANKFORD CODE

USES	AR	C-1	C-2	FCC	FCNS	C-3	* CR	† FCR	LI	FCED	AP	*** CED-1	*** CED-2	RRU
Community														
Professional Office		P	P	P	P	P			P	P		P	P	
Public Parks	P				P	P				P				
Public Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	P
Recreation Facility, commercial		P	P	P	P		C	P	P	P	P	P	P	
Recreation Facility, private		P	P	P	P				P	P	P	P	P	
Research Labs									P	P				
Residential, Single Family	P	A	A	P	P		P		A			A	A	
Restaurant		P	P	P	P	C	C	P	C	C		P	P	
Resort Oriented Housing							C							
Retail Sales and Service		P	P	P	P		A	A				P	P	
Retail/Shopping Center			P	P	P							P**	P**	
Riding Academy/ Stables	P		P				C				C		P	
Rodeos (in the Stadium in the FCR zone)	C							P						
Shows and Expos such as Motor and Recreational Vehicles, Outdoor, Pets, and Boats, Hunting, Fishing, Sports, Collectors, Car/Truck/Motorcycle, Trade, Fireworks Displays	C							P						
Stadium				P				P						
Studio		P	P	P	P		A					P	P	
Supermarket		P	P	P	P							P	P	
Swimming Pools – Private	A							C						
Swimming Pools – Public	C	C	C	C	C	C	C	C	C	C		C	C	

COMPREHENSIVE LAND USE

USES	AR	C-1	C-2	FCC	FCNS	C-3	* CR	† FCR	LI	FCED	AP	*** CED-1	*** CED-2	RRU
Telecommunications Towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Theater		P	P	P	P	P	C	P	C	C		P	P	
Veterinary Hospital		P	P	P	P	P						P	P	
Wedding Receptions	C		P	P	P			P					P	

*All uses permitted in the AR zone are likewise permitted in the CR zone.

**In this zone, shopping centers shall not be larger than 16,000 square feet on any individual lot and as otherwise permitted by law. [Ord. No. 2010-08]

***The following uses are specifically prohibited uses in the CED-1 and CED-2: Any retail establishments selling publications, paraphernalia and other materials of a sexual nature, fortune telling, tattoo parlors, card reading, adult movie theaters, strip clubs, juice bars, palm reading and crystal therapy shops. [Ord. No. 2010-08]

****Lots with two (2) or more acres with or without a residence may maintain horses as part of their agricultural use.

†Subject to Site Plan review and approval and demonstration of compliance with and compliance with the New Jersey Department of Environmental Protection (NJDEP) Noise Control Regulations, NJAC 7:29-1.1 et seq.

COMPREHENSIVE LAND USE

30 Attachment 2

**Schedule B Bulk, Yard Requirement and Floor Area Ratio
(Subsection 30-1003.2 and Section 30-1007)
Township of Frankford, Sussex County, New Jersey
[Ord. No. 2007-4; Ord. No. 2014-01 § 6]**

Zoning District	Min. Lot Area (Square feet or Ac.)	Min. Lot Width (Feet)	Min. Front Yard Setback (Feet)**	Min. Side Yard Setback (Feet)	Min. Rear Yard Setback (Feet)	Max. Bldg. Height (Feet/Stores)	Max. Bldg. Coverage (Percent)	Max. Lot Coverage (Percent)	Floor Area Ratio	Min. Lot Frontage (Feet)	Min. Lot Depth (Feet)
AR-TDO	5 acres	300	75	60	75	35		10	See Sch. E	300	300
AR-EPCO	2.5 acres	225	75	40	75	35		10%		225	250
AR-Open Space	1.5-2.5	175	75	40	75	35		15%		175	250
FCC	8,000 feet	100	30***	10	10	35/2 1/2	60***	90***		60	80
C-1	2,000*	100	30	10	10	30/2	35	40		100	150
CED-1	40,000 s.f.	300	100	50	75	35/Hotel 50 feet	30	60	0.20	300	250
C-2	3 acres	300	100	75	75	35/Hotel 50 feet	30	50	0.20	300	400
CED-2	5 acres	360	100	75	75	35/Hotel 50 feet	30	50	0.20	300	400
C-3	40,000	150	75	25	25	35/	25	50			170
FCNS	8,000 feet	100	30	10	10	35/2 1/2	50***	80***		50	80
CR	100 acres	250	100	100	100	30/2	10	25			
FCR	10 acres	100	30	10	10	35/2 1/2	40***	60***		300	250
LI	130,680 s.f.	150	100	50	50	35/2	30	60	0.20	250	320
FCED	130,680 s.f.	150	100	50	50	35/2	40	70		250	320
AP	5 ac.	250	75	35	100	50	10	15			

* A lot which fronts on a municipal street, separate service road or a marginal access street which provides access to abutting properties, including lots fronting on a County route or State Highway with no direct access to the County route or State highway, shall be a minimum of 3 acres.

** See Chapter 30 for specific exceptions.

*** Provided usable public or quasi-public open space is provided in other parts of the center to the reasonable satisfaction of the Board in the overall Planned Development.

COMPREHENSIVE LAND USE

30 Attachment 3

**Schedule C Setback and Height Restrictions for Accessory Structures
(Subsection 30-1003.2 and Section 30-1015)
Township of Frankford, Sussex County, New Jersey
[Ord. No. 2007-04; Ord. No. 2014-01 § 7]**

(See Section 30-1015 for more specific setback requirements
for both residential and nonresidential structures)

Zone	Accessory Structures (other than pools and tennis courts)		Private Residential Swimming Pools		Private Tennis Courts		Height Limitations
	Rear Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Rear Yard (feet)	
AR	10	10	25	25			15 feet*
C-1 CED-1 FCC FCNS	10	10					the lesser of 15 feet or 1 story
C-2 CED-2	10	10					the lesser of 15 feet or 1 story
C-3	10	10					the lesser of 15 feet or 1 story
CR FCR	25	15					the lesser of 15 feet or 1 story
LI FCED & RRU	10	10					
AP	25	15					

*35 feet for farming operations

28 Pines Rd, Branchville, NJ 07826, Sussex County

APN: 05-00025-0000-00021-01 CLIP: 8842494390

POPULATION

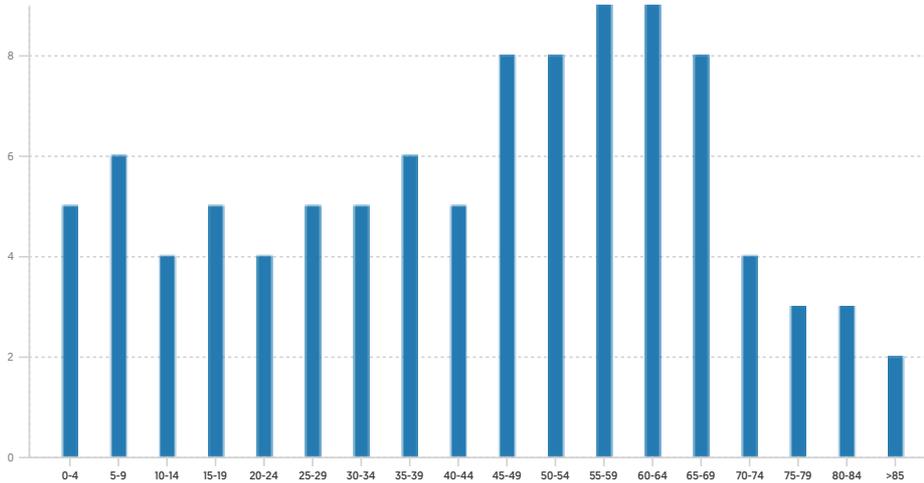
SUMMARY

Estimated Population	5,771
Population Growth (since 2010)	-28.3%
Population Density (ppl / mile)	108
Median Age	47.6

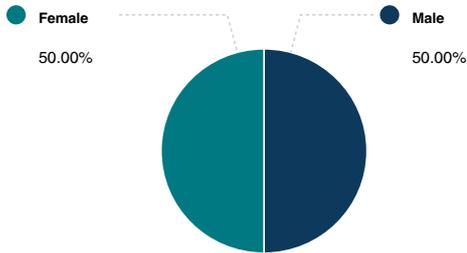
HOUSEHOLD

Number of Households	2,215
Household Size (ppl)	3
Households w/ Children	1,063

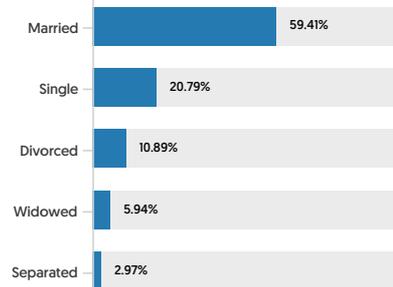
AGE



GENDER



MARITAL STATUS



HOUSING

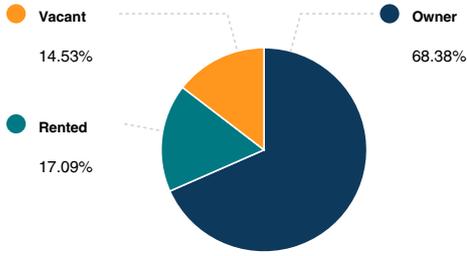
SUMMARY

Median Home Sale Price	\$294,600
Median Year Built	1963

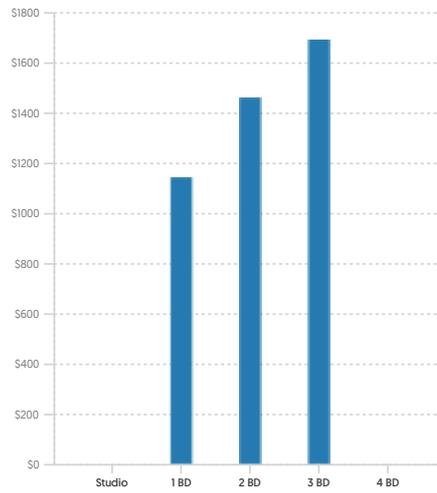
STABILITY

Annual Residential Turnover	4.92%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

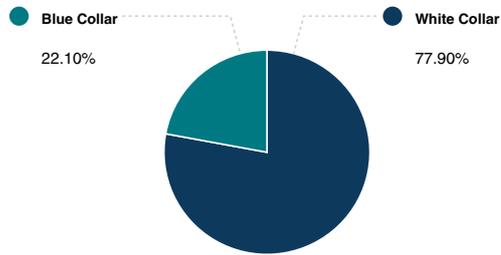


QUALITY OF LIFE

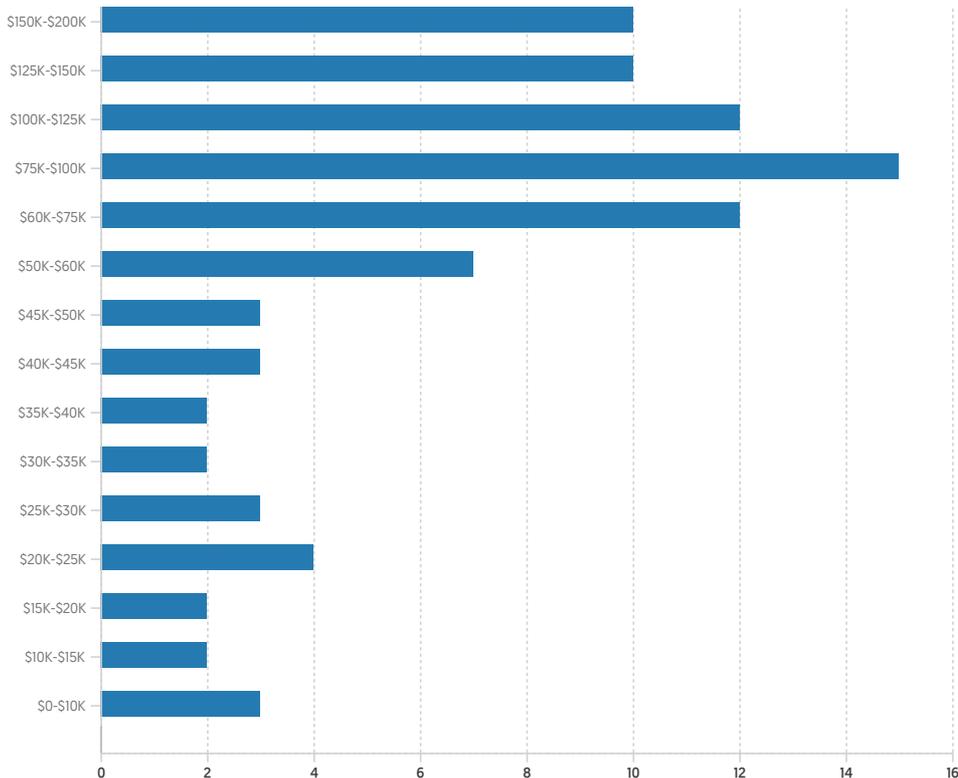
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	59
Mining	
Construction	294
Manufacturing	129
Transportation and Communications	111
Wholesale Trade	66
Retail Trade	305
Finance, Insurance and Real Estate	276
Services	962
Public Administration	74
Unclassified	

WORKFORCE



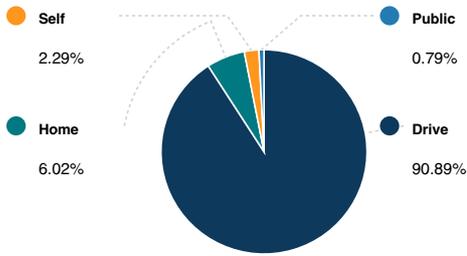
HOUSEHOLD INCOME



Average Household Income **\$82,469**

Average Per Capita Income **\$40,663**

COMMUTE METHOD



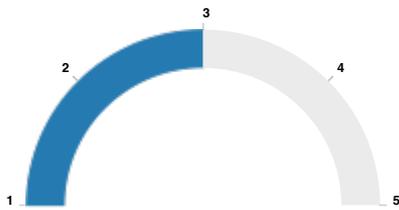
Median Travel Time **35 min**

WEATHER

January High Temp (avg °F)	34.1
January Low Temp (avg °F)	15.8
July High Temp (avg °F)	82.3
July Low Temp (avg °F)	60
Annual Precipitation (inches)	47.85

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	67
Some High School	269
High School Graduate	1,532
Some College	917
Associate Degree	278
Bachelor's Degree	1,237
Graduate Degree	375

(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.
 (2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Frankford Township School	0.32	Pre-K-8th	504	9	4

Community Rating (2)

Frankford Township School

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Frankford Township School	0.32	Pre-K-8th	504	9	4

Community Rating (2)

Frankford Township School

(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.
 (3) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

SHOPPING

	Address	Phone #	Distance	Description
Montague Tool & Supply Co Inc	42 Broad St	(973) 948-6400	0.73	Hardware Stores