Stafford Smith Realty

#4253 ~ Farmland/Nursery

92-96 Millhurst Road
Manalapan, NJ 07726

Land/Residence

Block: 64
Lot: 14.01, 14.02 & 14.03

Land Size: 14.01 Acres
Building Size: 1,088 Sq. Ft.

Tax Information

Land Assessment:	**$ 139,200.**
Improvement Assessment:	**$ 113,100.**
Total Assessment:	**$ 252,300.**

Taxes:	**$ 5,671.**
Tax Year:	**2018**
Tax Rate:	**1.996/$100**
Equalization Ratio:	**90.77%**

Zoning: **R-AG/4 ~ Rural Agriculture**

Remarks: **14.01 Acres Land/Nursery with 1,088 Sq. Ft. Residence in Manalapan Township. Easy Access to Highway 9 and 33.**

Price: $ 1,650,000. ~ Sale

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

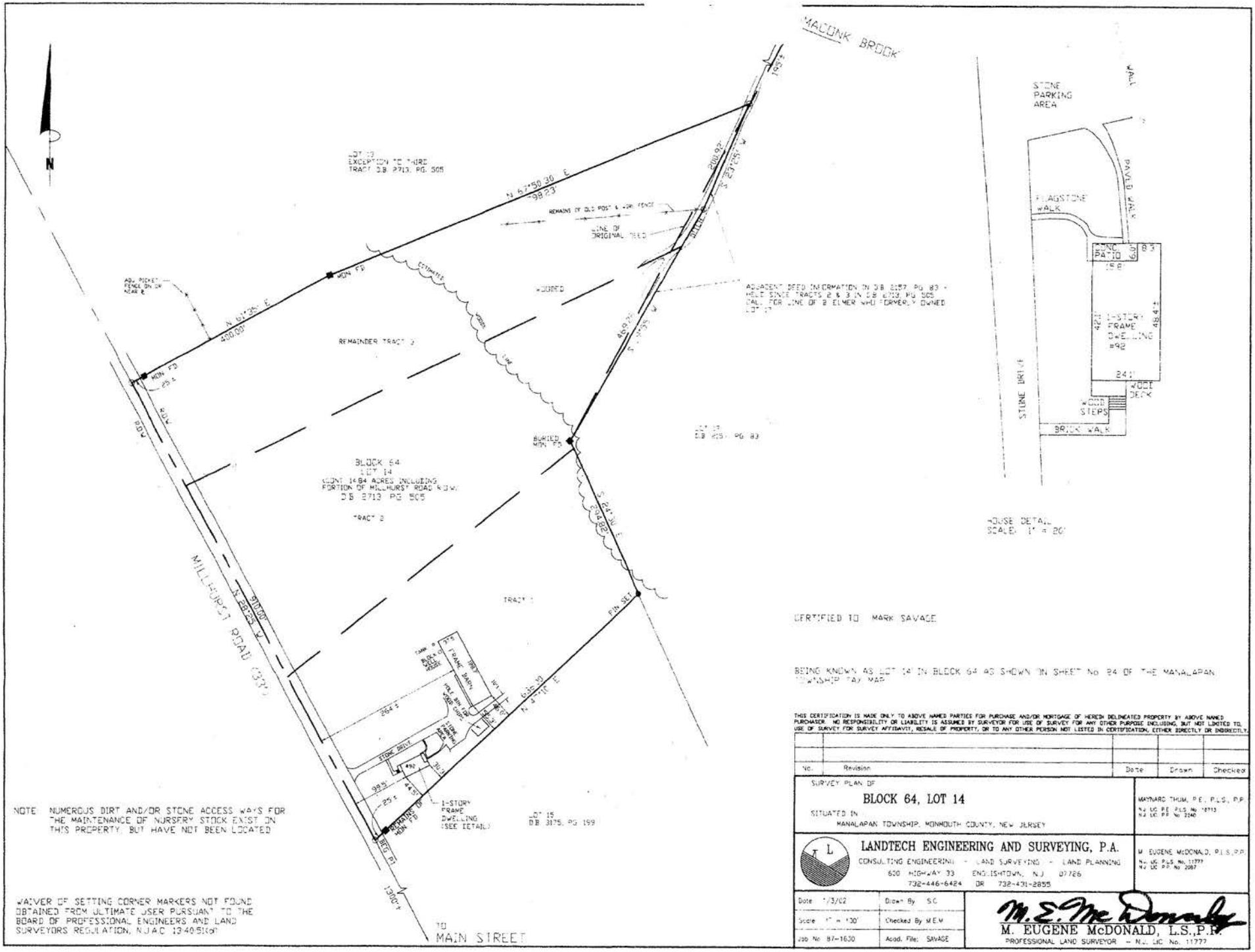
As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation 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.

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4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com






Site
Site
Site



NOTE NUMEROUS DIRT AND/OR STONE ACCESS WAYS FOR THE MAINTENANCE OF NURSERY STOCK EXIST ON THIS PROPERTY, BUT HAVE NOT BEEN LOCATED

WAIVER OF SETTING CORNER MARKERS NOT FOUND OBTAINED FROM ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.1(d)

CERTIFIED TO MARK SAVAGE

BEING KNOWN AS LOT 14 IN BLOCK 64 AS SHOWN ON SHEET No. 84 OF THE MANALAPAN TOWNSHIP TAX MAP

THIS CERTIFICATION IS MADE ONLY TO ABOVE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY ABOVE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

No.	Revision	Date	Drawn	Checked

SURVEY PLAN OF

BLOCK 64, LOT 14

SITUATED IN
MANALAPAN TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

MAYNARD THUM, P.E., P.L.S., P.P.
N.J. LIC. P.E. P.L.S. No. 19713
N.J. LIC. P.P. No. 2140

LANDTECH ENGINEERING AND SURVEYING, P.A.
CONSULTING ENGINEERING - LAND SURVEYING - LAND PLANNING
620 HIGHWAY 33 ENGLISHTOWN, N.J. 07726
732-446-6424 OR 732-431-2855

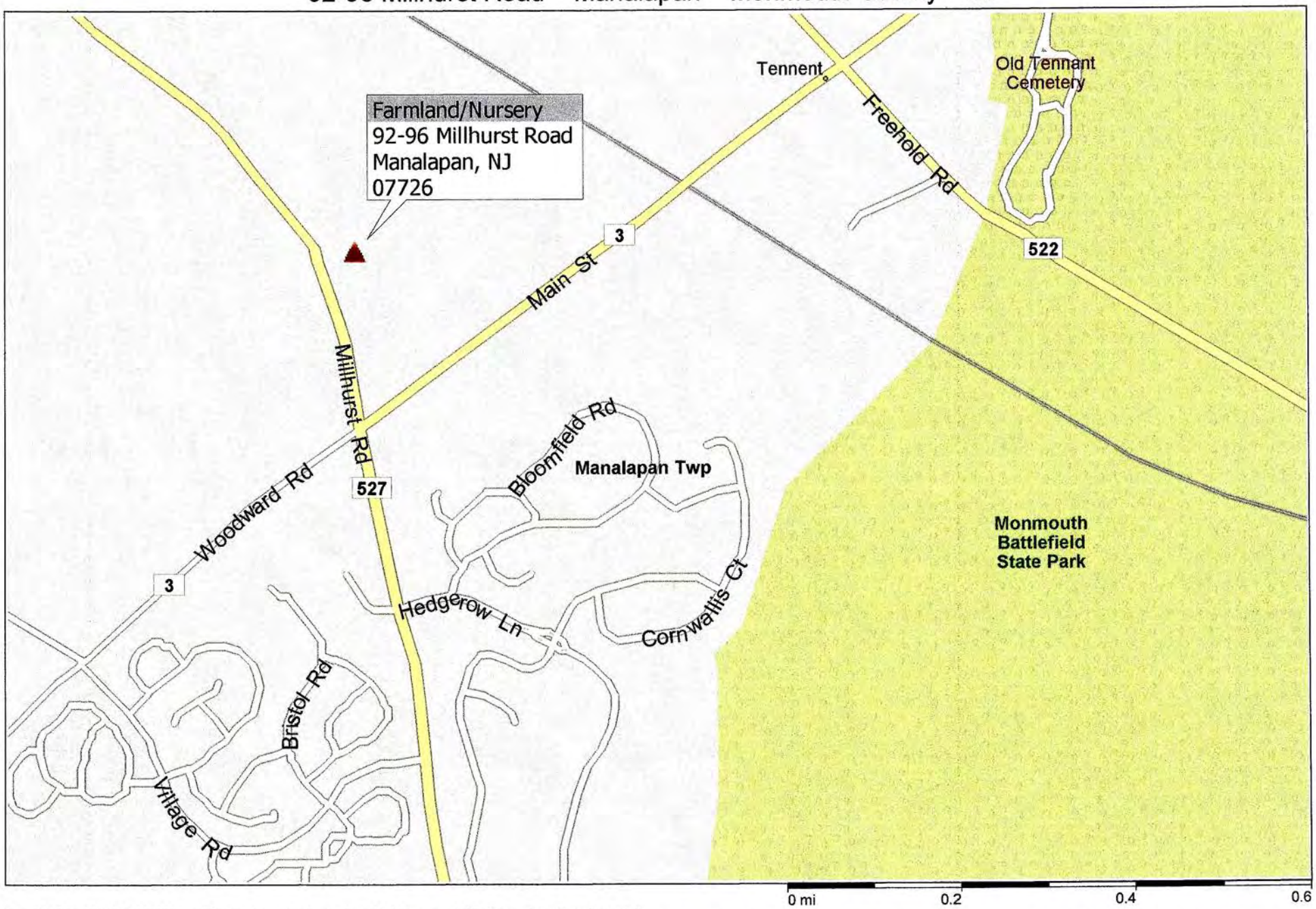
M. EUGENE McDONALD, P.L.S., P.P.
N.J. LIC. P.L.S. No. 11777
N.J. LIC. P.P. No. 2087

Date 1/3/02	Drawn By S.C.
Scale 1" = 100'	Checked By M.E.M.
Job No. 87-1630	Acad. File: SAVAGE

M. E. McDonald

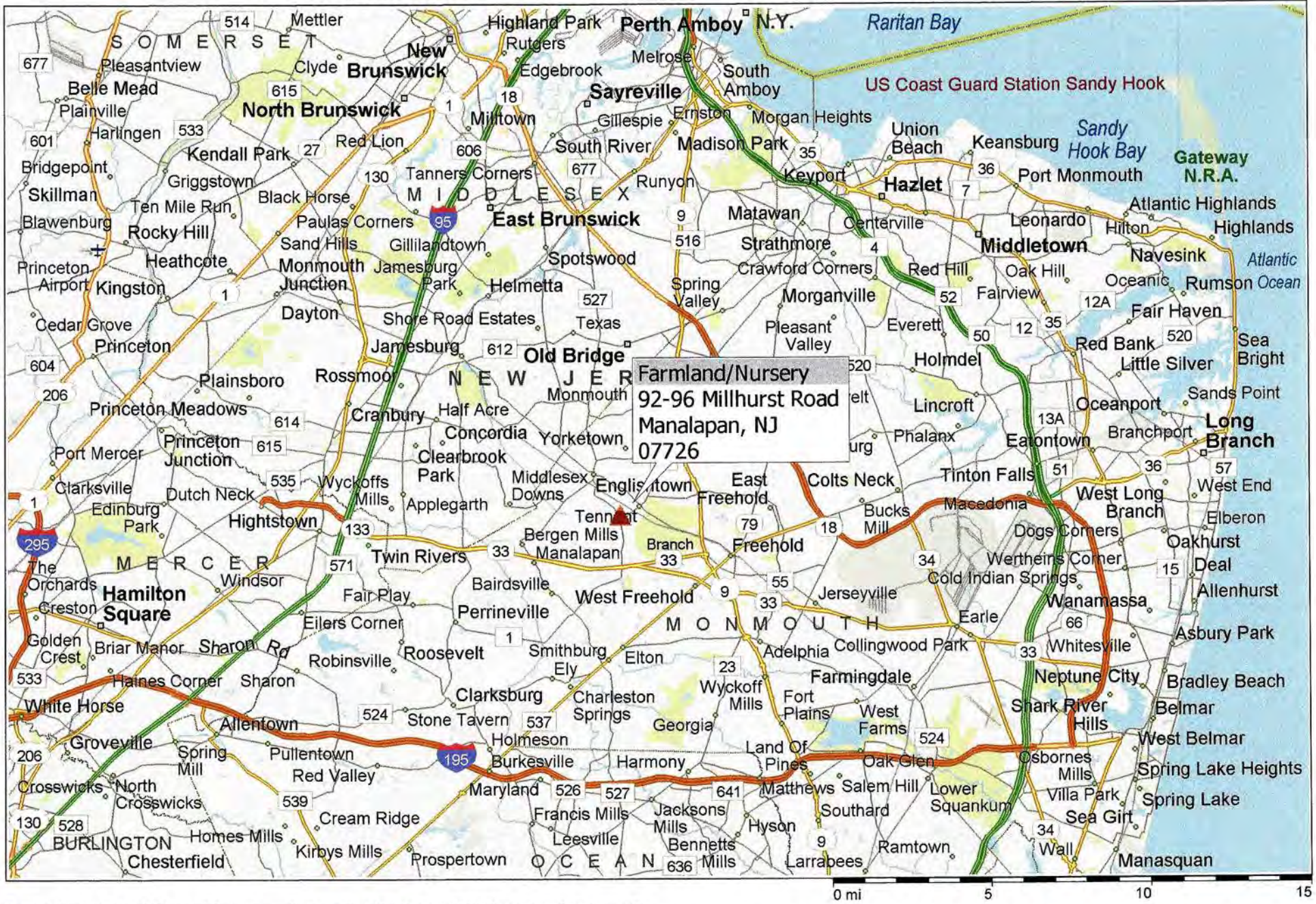
M. EUGENE McDONALD, L.S., P.P.
PROFESSIONAL LAND SURVEYOR - N.J. LIC. No. 11777

92-96 Millhurst Road ~ Manalapan ~ Monmouth County ~ NJ



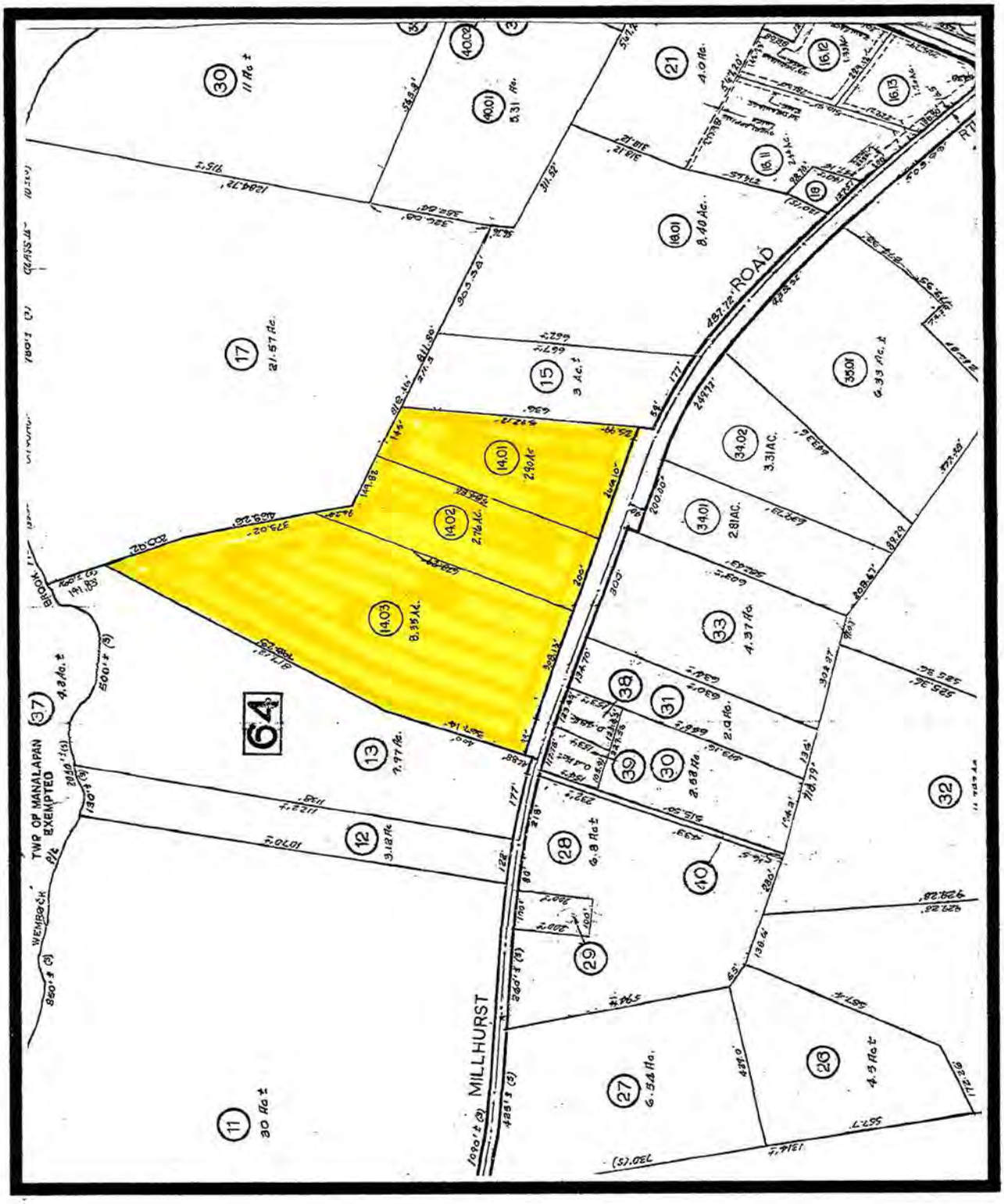
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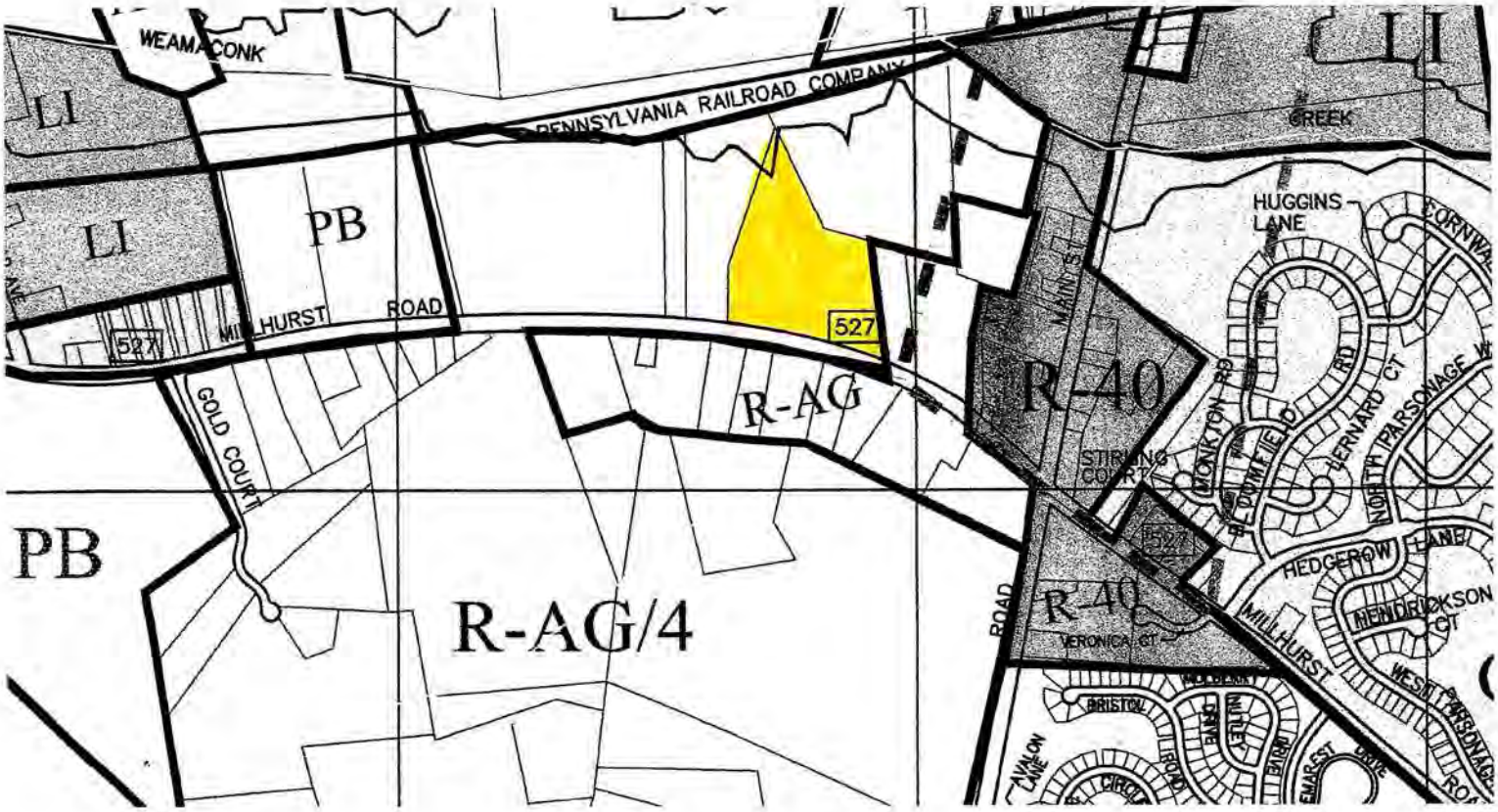
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Tax Map Location




WEAMACONK
PENNSYLVANIA RAILROAD COMPANY
LI
LI
PB
MILLHURST ROAD
527
527
GOLD COURT
R-AG
PB
R-AG/4
LI
CREEK
HUGGINS LANE
MAIN ST
R-40
STIRLING COURT
MONKTON RD
BLOOMFIELD RD
BERNARD CT
NORTH PARSONAGE
HEDGEROW LANE
R-40
VERONICA CT
MILLHURST
MENDRICKSON CT
WEST PARSONAGE
BRISTOL
AVALON LANE
EMARST DRIVE

95 Attachment 2

Manalapan Township Development Regulations
Exhibit 5-1 Residential Districts
Schedule of Area, Yard and Building Requirements
(§ 95-5.1)
[Amended 5-22-2002 by Ord. No. 2002-16; 12-19-2013 by Ord. No. 2013-11; 9-9-2015 by Ord. No. 2015-13]

Zone District	Area (acres or square feet)	Minimum Lot Requirements				Minimum Yard Requirements								Maximum Building Coverage	Maximum Height (feet)		Maximum Stories/ Principal Building	Minimum Gross Habitable Floor Area per Dwelling (total square feet)			Maximum Habitable Floor Area Ratio[2]	Improvable Area[10][14]			
		Interior Lots (feet)		Corner Lots (feet)		Principal Building or Structures (feet)				Detached Accessory Buildings or Structures[9] (feet)												Minimum Area (square feet		Minimum Diameter (feet)	
		Frontage and Width[4]	Lot Depth[4]	Frontage and Width	Lot Depth	Front	Interior Side	Street Side	Rear	Front	Interior Side	Street Side	Rear		Principal Building	Accessory Building		1-Story Building	1 ½ Story Buildings	2-Story Buildings		Interior Lot	Corner Lot	Interior Lot	Corner Lot
R-AG[5]	120,000	200	250	200	250	100[12]	35	90	50	100	30	90	50	7.5%	35	15	2 ½	--	--	--	.06	20,000	20,000	100	100
R-R[5]	80,000	200	250	200	250	100[12]	35	90	50	100	30	90	10	7.5%	35	15	2 ½	--	--	--	0.75	20,000	20,000	100	100
R-AG/4	4 acres	200	250	200	250	100[12]	35	90	50	100	30	90	50	10%	35	15	2 ½	--	--	--	0.06	20,000	20,000	100	100
R-40	40,000	200	180	220	220	60[1]	35	60	50	60	30	60	10	9.5%	35	15	2 ½	1,500	1,800	2,000	0.95	11,000	11,000	70	70
R-40/30	R-40 standards for conventional development. See § 95-5 and below for cluster development standards.																								
R-40/30 Cluster	30,000	150	180	160	180	60	25	60	50	60	25	60	50	11%	35	15	2 ½	1,400	1,600	1,800	.11	9,000	9,000	70	70
R-40/20	R-40 standards for conventional development. See § 95-5 and below for cluster development standards.																								
R-40/20 Cluster[11]	20,000	100	180	150	180	60[1]	15	60	50	60	15	60	10	15%	35	15	2 ½	1,200	1,400	1,600	.15	6,000	6,000	60	60
R-30	30,000	150	180	165	180	60[1]	25	60	50	60	25	60	10	11%	35	15	2 ½	1,400	1,600	1,800	.11	9,000	9,000	70	70
R-20[8][6][7]	20,000	100	180	150	180	60[1]	15	60	50	60	15	60	10	15%	35	15	2 ½	1,200	1,400	1,600	.15	6,000	6,000	60	60
R-20(PD)	R-20 standards for conventional development. See § 95-5 for cluster development standards.																								
R-20PRC	R-20 standards for conventional development. See § 95-5 for cluster development standards.																								
R-T Residential	20,000	100	170	150	170	60[1]	15	60	50	60	15	60	10	15%	35	15	2 ½	1,200	1,400	1,600	.15	6,000	6,000	60	60
Nonresidential	40,000	200	180	220	180	50	25	50	25	50	25	50	25	9.5%	35	15	2 ½	2,500	2,500	2,500	.095	20,000	20,000	100	100
R-4[15][16]	4,000	40	100	45	100	15[13]	5	15[13]	25	15	5	15	5	50%	18	15	1	800	--	--	.45	3,500	3,500	30	25
R-5[16]	5,000	50	100	70	100	25[13]	5	20[13]	25	25[13]	5	25[13]	5	50%	18	15	1	800	--	--	.40	4,000	4,000	40	40
R-TF/TH[8]	10,000	85	100	125	100	25	12	25[13]	30	25[13]	12	25[13]	10	20%	35	15	2 ½	800	1,000	1,200	.40	5,000	5,000	50	50
RE	3 acres	200	250	200	250	100[12]	35	90	50	100	30	60	50	7.5%	35	15	2 ½	--	--	--	0.06	20,000	20,000	100	100
CD	As per general development plans approved pursuant to court order.																								
GCRC	R-40/20 standards for conventional and cluster development. See § 95-5 for planned golf course residential community standards.																								
ML-TH	See § 95-5I for ML-TH requirements.																								

NOTES:

[1] Seventy-five feet where the property fronts on an existing or proposed state or county road or on a collector or subcollector street identified in the Township Master Plan.

[2] See the definition of "habitable floor area ratio" for the method of calculation.

[3] Maximum 60% lot coverage by buildings and pavement combined.

[4] In the case of lots fronting on the turnaround of a cul-de-sac street or fronting on any other curved street with an alignment whose outside radius is less than 500 feet, the lot frontage only, as distinguished from lot width, may be equal to no less than 70% of the lot frontage as set forth above, provided that no lot shall have a frontage of less than 75 feet except in the R-5 District where no lot shall have a frontage less than 50 feet, and in the R-4 Zone where no lot will have a frontage less than 40 feet. Where frontage is so permitted to be reduced, the lot width at the building setback line shall not be less than the required minimum lot frontage.

[5] See § 95-6 for RR and R-AG cluster standards. See § 95-5 for R-AG, R-AG/4 and RE cluster standards.

[6] See § 95-5 for R-20 variable lot size.

[7] (Reserved)

[8] These standards apply to two-family dwellings. Townhouse development in the R-TF/TH District shall adhere to the following:

a. Density shall not exceed five units per gross acre or seven units per acre exclusive of areas of special flood hazard, wetlands, or public street right-of-way.
b. The minimum tract area for a townhouse development shall be 15 acres.
c. Common open space shall be provided in accordance with the open space design requirements of § 95-8 of this chapter.
d. The minimum setback around the townhouse tract boundaries shall be 50 feet. Townhouse building spacing and design shall conform to § 95-8 of this chapter for attached residential design.
e. For accessory structures located on properties that share a common side lot line, the setback shall be zero.

[9] See § 95-7 for setback standards for specific accessory structures such as signs, patios, driveways, and fences.

[10] See § 95-7.40.

[11] Corner lots: minimum 30,000 square feet.

[12] On corner lots, the setback from the street to the side elevation of the house may be reduced to 90 feet. The minimum setback from the front lot line shall be maintained at 100 feet.

[13] Fifty feet where the property fronts on a major road.

[14] In the R-5 District, up to 2,000 square feet on the minimum required improvable area may be located in a required yard. In the R-4 District, up to 2,200 square feet of the minimum required improvable area may be located in a required yard. In the R-TF/TH District, up to 1,500 square feet of the minimum required improvable area may be located in a required yard.

[15] In the R-4 District, the following standards apply to fences, sheds and swimming pools:

a. Private swimming pools may be located within five feet of a side or rear property line.
b. Sheds or storage buildings shall not exceed 100 square feet in area or 10 feet in height and shall be located in the rear yard area only.
c. Fences shall not be permitted in the front yard area. Fence height shall not exceed four feet except at the boundary of the zone district where a fence height of six feet is permitted provided that the zone boundary is not along a public road.

[16] In the R-4 and R-5 Districts, a fence height of six feet shall be permitted on the side and rear yard areas.

Manalapan Township Development Regulations
Exhibit 5-I.1 Knob Hill Consent District
Schedule of Area, Yard, and Building Requirements
[Added 5-23-2001 by Ord. No. 2001-09]

Single-Family Residential (S.F.)
Town Homes (T.H.)
Multifamily Condominiums (M.F.)

Zone District	Minimum Lot Requirement							Minimum Yard Requirement								Maximum Impervious Surface	Maximum Building Coverage	Maximum Height (feet)		Maximum Stories		Maximum Gross Habitable Floor Area per Dwelling (total square feet)				Maximum Habitable Floor Area Ratio[7]	Improvable Area				Parking (spaces)	Maximum Density (units/acre)
		Interior Lot (feet)			Corner Lot (feet)			Principal Building Structure[4] (feet)				Detached Accessory Structure (feet)															Minimum Area (square feet)		Minimum Diameter (feet)			
	Area (square feet)	Frontage	Width	Lot Depth	Frontage	Width	Lot Depth	Front	Interior Side	Street Side (corner lot)	Rear	Front	Interior Side	Street Side (corner lot)	Rear			Principal Structure	Accessory Structure	Principal Structure	Accessory Structure	1-Story Building	1 ½ Story Buildings	2-Story Buildings	3-Story Buildings		Interior Lot	Corner Lot	Interior Lot	Corner Lot		
Knob Hill CD S.F.[1][2][3][13][14]	5,000	40	50	90	40	50	90	28[15][17]	8[16][17]	25	25[17]	*	8[16]	25	10[17]	50%	35	25[17]	10[18]	2	1	N/A	N/A	2,800	*	0.5	N/A	N/A	N/A	N/A	3/unit min. plus parking on one street side	5.6
Knob Hill CD T.H.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25	25[17]	N/A	50[17]	*	*	*	See Note 22.	N/A	N/A	24[17]	*	2	*	*	*	1,650	*	N/A	N/A	N/A	N/A	N/A	2.69/unit avg.[23]	7.3
Knob Hill CD M.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25/ 50[19]	15/30[20]	N/A	60[21]	*	*	*	*	N/A	N/A	45[17]	*	3	*	*	*	2,500	N/A	N/A	N/A	N/A	N/A	N/A	1.9/unit	16.3

* - Not Permitted
N/A – Not Applicable

Explanatory notes and requirements for setbacks, projections, and placement of decks, porches, driveways, and fences.

(1) As measured from the face of the curb to the principal building structure.
(2) For garages, the minimum front setback is 20 feet as measured from the nearest edge of the sidewalk to the garage.
(3) One zero lot line setback is permitted. Minimum combined aggregate setback for both sides must be a minimum of eight feet. Accessory buildings shall maintain the same side yard as the principal building.
(4) Ten-foot minimum distance between principal structures.
(5) As measured at the building's front to the roof cornice or eaves.
(6) As measured to the highest point of the structure.
(7) See definition of habitable floor area ratio for the method of calculation.
(8) Each single family dwelling shall have a two car garage. Garages shall not be converted into other use(s).
(9) Buildings will have one blank wall and will have no side window walls facing one another. Projections of chimneys and special window constructions, such as bay windows, into a side yard opposite the zero lot line are permitted. Projection of stairs is not permitted.
(10) Excludes standard roof overhangs.
(11) Any specific accessory setback structures not addressed in this schedule shall conform to Article VII.
(12) Patios or decks shall be constructed in the rear yard only. No patio or deck shall be constructed which is wider than the house or such that it extends past the footprint of the house on either side. No patio or deck shall extend more than 15 feet from the rear of the principal structure. Decks shall not be constructed above the first living floor.
(13) Front porches included in the integral design of the home and provided by the builder are permitted, but shall not extend beyond the side of the building or into the front building setback line. Front porches shall not be added by individual homeowners.
(14) No driveway shall be installed beyond the side of the existing principal structure.
(15) Sheds shall be a maximum of 100 square feet.
(16) The minimum distance from any rear property line to any deck, patio, or home shall not exceed the minimum yard requirement for a principal building structure (25 feet). However, upon approval by the Homeowner Associates Board of Trustees, those home owners with lots which cannot support the twenty-five-foot setback may be permitted to install a patio with a ten-foot setback.
(17) Average distance between buildings with adjacent windows.
(18) Average distance between the rear of each building.
(19) Minimum front yard setback is 25 feet; average distance between the front of buildings is 50 feet.
(20) Average distance between buildings without adjacent windows is 15 feet; average distance between buildings with adjacent windows is 30 feet.
(21) Average distance between the rear of each building.
(22) Townhouse patios are limited to a thirteen-foot depth from the dwelling unit; patio width shall not exceed the width of the dwelling unit.
(23) Fences shall conform to the uniform detail as approved by the homeowners' association and are subject to Township Building Code, Zoning Code and permit requirements.
(24) Private swimming pools are not permitted.
(25) Garages provided for townhouse units shall not be converted into other use(s).

Exhibit 5-1.2
Manalapan Township
Schedule of Area, Yard, and Building Requirements
CD-FS Four Seasons Planned Development[9][10] - Consent District
[Added 12-15-2004 by Ord. No. 2004-32]

Single-Family Residential (S.F.)
Multifamily Residential (M.F.)

	Minimum Lot Requirements								Minimum Yard Requirements											
	Interior Lot (feet)				Corner Lot (feet)				Principal Building Structure (feet)				Detached Accessory Structures (feet)			Maximum Impervious Surface (percentage)	Maximum Building coverage (percentage)	Maximum Building Height (feet)	Maximum Number of Stories	Buffers	Parking (spaces per dwelling)
Dwelling Type	Area (square feet)	Frontage	Width	Lot Depth	Area (square feet)	Frontage	Width	Lot Depth	Front	One Side	Both Sides	Rear	Front	Side	Rear			Principal Structure	Principal Structure	Minimum Required (feet)	
Single family (S.F.)	5,000	50[2]	50	110	6,000	50	60	110	20 - garage[3] 10 - dwelling	6.5	13	20[4]	Not permitted	5	5	60%	50%	30	1.5	See note 5	3.5[6]
Multifamily (M.F.)	7.5 acres	See note 8	See note 8	See note 8	See note 8	See note 8	See note 8	See note 8	75	75	150	75	Not permitted	N/A	N/A	35%	15%	50	3.5	See note 5	See note 7

N/A - Not Applicable

Explanatory notes and additional requirements:

[1] Housing in the CD-FS District shall be age restricted to qualify as "55 and over housing within the meaning of the U.S. Fair Housing Act."
[2] A frontage of 35 feet is permitted along a street line with a curved alignment having an outside radius of less than 500 feet. The minimum frontage will be maintained along the front setback line.
[3] Measured from the garage door to the street right-of-way.
[4] Patios or decks with a surface no higher than the elevation of the first floor may encroach up to 10 feet into the rear yard setback.
[5] The planned development shall provide and maintain the following minimum buffers widths:
50 feet between the tract boundary to the lot line of single family dwellings.
30 feet between interior streets and the lot line of reverse frontage single family dwellings.
[6] Each single family dwelling shall have a two-car attached garage. Garages shall not be converted to other uses. A single family dwelling with combination two-car attached garage with driveway at least 20 feet in width and a length of 20 feet to the right-of-way shall qualify as 3.5 parking spaces.
[7] The multifamily building shall limit tenants to one car. The number and location of off-street parking spaces provided by the multifamily building shall be established by the Planning Board approval, taking into consideration the projected parking demand for an age restricted, lower-income multifamily residential dwelling, but not less th 1.2 spaces per dwelling unit shall be provided.
[8] The required frontage, width and depth of the multifamily lot shall be established by the Planning Board, taking into consideration the proposed location of the multifamily building within the planned development.
[9] See § 95-5.7G, CD-FS, Four Seasons Consent District, for other provisions related to the planned development requirements for the clubhouse/community center building and signage.
[10] Specific accessory structures not addressed by this schedule or in § 95-5.7G, Four Seasons Consent District, or by the terms and conditions of the planned development approval, shall be subject to § 95-7.

Exhibit 5-1.3
Manalapan Township
CD-M Meadows - Consent District
Schedule of Area, Yard, and Building Requirements
[Added 12-15-2004 by Ord. No. 2004-32]

Low-Density Area - Single Family Residential (S.F.)
Medium-Density Area - Town Houses (T.H.) and Low and Moderate Income Dwellings

	Minimum Lot Requirement								Minimum Yard Requirement																				
	Interior Lot (feet)				Corner Lot (feet)				Principal Building Structure[9][10] (feet)				Distance Between Buildings (feet)					Detached Accessory Structure[14] (feet)			Maximum Building Coverage (percentage)	Maximum Height (feet)		Maximum Stories (feet)	Maximum Habitable Floor area Ratio[7] (percentage)	Parking (spaces per dwelling)	Maximum Net Density (units/acre)	Fence Setback (inches)	Patios/ Decks/ Swimming Pools	Required Tract Buffer
CD-M Area	Area (square feet)	Frontage	Width	Lot Depth	Area (square feet)	Frontage	Width	Lot Depth	Front	Side (one)	Side (both)	Rear	End -to- End	Angled Build- ings	Rear- to- Rear	Side- to- Rear	Building- to- Parking	Front	Side	Rear		Principal Structure	Accessory Structure	Principal Structure						
S.F. low density single family	6,000	60[1]	60	100	8,000	60 Regular	80	100	20	5	15	25	N/A	N/A	N/A	N/A	N/A	*	5	5	35%	35[13]	15	2.5	0.45%	3.5[15]	4**	6	See notes 11 and 14	See notes 15 and 16
T.H. medium density townhouses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30[2] 25[6]	N/A	N/A	N/A	30	25[5]	40	30	10	30[8] 25[6]	N/A	N/A	N/A	35[5]	15	2.5	N/A	3.4[16]	6.4***	6	See notes 12 and 13	See notes 15 and 16

* Not permitted.
** Net density for single family dwelling area of the CD-M Zone excludes open space and basin areas, includes residential rights-of-way.
*** Net density for townhouses and low and moderate income dwelling area excludes open space and basin areas.
N/A Not Applicable.

Explanatory notes and requirements for setbacks, projections and placement of decks, porches, driveways and fences:

(1) A frontage of 40 feet is permitted along the street line with a curved alignment having an outside radius of less than 500 feet.
(2) Reserved.
(3) 30 feet to the public right-of-way.
(4) 25 feet to the curbline of a private road.
(5) Measured from the average elevation of finished grade at the front of the building to the highest point for flat roofs and to the mean height between eave and ridge for gable, hip and grambrel roofs.
(6) Angled buildings greater than 30[] shall not have any point closer than 25 feet.
(7) See definition of habitable floor area ratio for the method of calculation.
(8) Each single family dwelling shall have a two-car attached garage. Garages shall not be converted into other use(s).
(9) Each market rate townhouse shall have at least a one-car attached garage. Garages shall not be converted to other uses.
(10) Any specific accessory setback structures not addressed in this schedule shall conform to § 95.7.
(11) Patios or decks constructed no higher than the elevation of the first floor can encroach up to 10 feet into the rear yard setback.
(12) Patio/deck to patio/deck on different buildings shall maintain a minimum distance of 15 feet and include landscape buffering.
(13) Shadow box board on board wood privacy fences shall be permitted at a height of six feet above the surface level of the deck or patio and a projection of not more than eight feet from the rear wall of the dwelling unit. Only one privacy fence shall be permitted between adjoining dwelling units.
(14) Private swimming pools are permitted as an accessory structure to single family dwellings. Pools and associated facilities shall be located a minimum of 10 feet from property lines. A minimum of 20% of the lot area located beyond the rear of the principal structure and lying within the principal building setback limits shall be open space.
(15) The planned development shall provide and maintain the following-buffers:
50 feet wide along Woodward and Millhurst Roads.
30 feet wide along any proposed interior collector road.
50 feet wide along other perimeter property lines, except that between the low-density single family dwelling area and the R-40 District area, the rear of the CD-M single family dwellings shall be set back at least 50 feet and a landscaped easement of at least 25 feet shall be provided and maintained along the property line with the adjacent R-40 District. No structures, other than fencing, are permitted in the easement. No patios or decks are permitted in the easement.
(16) Stormwater management basins may encroach into the buffers.
(17) Includes driveway and garage spaces.
(18) Includes garage and driveway spaces and common parking areas.
(19) The clubhouse building shall comply with the principal building standards for the townhouse medium-density area.

Manalapan Township Development Regulations
Exhibit 5-2 Commercial, Industrial and Office Districts
Schedule of Area, Yard and Building Requirements
(§ 95-5.1)

Zone District	Minimum Lot Requirements					Minimum Yard Requirements[13]								Maximum Lot Coverage		Maximum Height (feet)		Minimum Gross Floor Area (square feet)	Maximum Floor Area Ratio[9] (F.A.R.)	Improvable Area[11]		
						Principal Building or Structures				Detached Accessory Buildings or Structures[10]												
		Interior Lots (feet)		Corner Lots (feet)		Interior Street (feet)				Interior Street (feet)										Minimum Area (acres)	Minimum Diameter (feet)	
	Area (acres or square feet)	Frontage	Depth	Frontage	Depth	Front	Interior Side	Street Side	Rear	Front	Side	Side	Rear	Buildings	Buildings and Structures	Principal Building	Accessory Building or Structure				Interior Lot	Corner Lot
C-1	15 acres	800	800	800	800	100	100	100	100	100	100	100	50	20%	75%	50	30	20,000	0.75	10.0	650	650
C-2, C-2M[1]	4 acres	200	250	200	250	75	50	75	50	75	50	75	25	18%	75%	50	30	5,000	0.75[1]	1.0	150	150
C-3	40,000	200	200	220	200	50	25	50	25	50	25	50	25	18%	75%	35	15	2,500	0.75	0.7	150	150
OP	20,000	100	160	150	160	60[4]	15	60	50	60	15	60	10	18%	60%	50	15	2,500	0.60	(Same as R-20)		
OP-3[5]	3 acres	300	250	300	250	75	50	50	50	75	50	50	25	20%	65%	50	30	2,500	0.65	1.0	150	150
OP-10 & 10A[5], OP-10/ PRC-MLC[13]	10 acres	500	800	200	800	100	100	100	100	100	100	100	50	20%	65%	50	30	10,000	0.65	4.0	290	290
LI	3 acres	200	300	200	300	100	50	100	50	100	50	100	50	25%	70%	35	25	10,000	0.70	1.0	150	150
SED-5[6]	5 acres	400	400	400	400	75	50	50	50	75	50	50	25	20%	60%	50	30	5,000	0.60	2.0	300	300
SED-20[6]	20 acres	800	800	800	800	100[2]	100	100	100	100[2]	100	100	50	15%	60%	50	30	10,000	0.60	10.0	650	650
SED-20W[10]	20 acres	800	800	800	800	100[2]	100	100	100	100[2]	100	100	50	15%[8]	60%	50	30	10,000	0.50	10.0	650	650
PB[9]	3 acres	200	300	200	300	60	50	50	50	60	50	50	50	20%	50%	50	30	--	0.50	--	--	--
LB-MILLHURST	3 acres	300	250	300	250	75	50	50	50	75	50	50	25	15%	50%	35	30	2,500	0.50	1.0	150	150
LB-SMITHBURG	3 acres	300	250	300	250	75	50	50	50	75	50	50	25	15%	50%	50	30	2,500	0.50	1.0	150	150
LB-TENNENT	40,000	200	200	220	200	50	25	50	25	50	25	50	25	18%	50%	35	15	2,500	0.50	0.7	150	150
LB-WILSON AV.	4 acres	200	200	200	200	75	50	75	50	75	50	75	25	18%	75%	50	30	5,000	0.75	1.0	150	150

NOTES:

[1] For attached housing in the C-2M Zone, the density shall be no more than eight dwelling units per acre.

[2] Any lot fronting on Route 33 shall have a minimum of 200 feet of front yard depth.

[3] The floor area ratio is calculated by summing the gross area of all building floors with the area of all parking lots, detention basins, loading areas, sidewalks and other structures and dividing the sum by the total area of the site.

[4] Seventy-five feet where the property fronts on an existing or proposed state or county road or on a subcollector or collector street identified in the Township Master Plan.

[5] See Article V of this chapter for standards governing the creation of planned office parks.

[6] 0.25 for a warehouse use which is exclusively a warehouse facility.

[7] (Reserved)

[8] See Article V of this chapter for standards governing the creation of planned office industrial parks.

[9] The minimum lot size required for a public school is five acres.

[10] See Exhibit 5-2A for parking and loading areas.

[11] See § 95-7.40.

[12] See Exhibit 5-2B for the minimum buffer requirements

[13] See § 95-5.4J for standards for development of any planned retirement community in the OP-10/PRC-MLC Zone District.

95 Attachment 5

Manalapan Township Development Regulations
Exhibit 5-3 Residential Districts
Schedule of Permitted Uses
(§ 95-5.1)
[Amended 5-22-2002 by Ord. No. 2002-16; 9-12-2012 by Ord. No. 2012-11; 12-19-2012 by Ord. No. 2012-18; 12-19-2013 by Ord. No. 2013-11]

Key:
P – Permitted use
C – Conditional use
A – Accessory use

Type of Use	R-AG	R-R	R-AG/4	R-40	R-40/20	R-30	R-20	R-20/PD	R-20-PRC	R-5[5]	R-4[5]	R-T	R-TF/TH	RE	GCRC	CD[4]	ML-TH
Residential																	
Single-family detached dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Two-family detached dwellings													P				
Townhouse dwellings													P				
Planned retirement community									P								
Planned residential development								P		P					P		P
Nursing home												P					
Community residences for the developmentally disabled pursuant to N.J.S.A. 40:55D-66.1			P											P			
Golf course residential community															P		
Single-family detached residential clusters	C	C	P		P		P							P	P		
Retail/Service/Office																	
Professional offices												P					
Business offices												P					
Private swim clubs	C	C	C	C	C	C	C	C	C			C		C	C		
Funeral homes												P					
Educational																	
Elementary and secondary schools	C	C	C	C	C	C	C	C	C			C		C	C		
Public/Quasi-Public																	
Municipal facilities operated by Manalapan Township, volunteer fire house, first aid station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Township parks, playground and swimming areas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Places of worship	C	C	C	C	C	C	C	C	C			C	C	C	C		
Public utilities/local utilities					C		C	C									

Key:
P – Permitted use
C – Conditional use
A – Accessory use

Type of Use	R-AG	R-R	R-AG/4	R-40	R-40/20	R-30	R-20	R-20/PD	R-20-PRC	R-5[5]	R-4[5]	R-T	R-TF/TH	RE	GCRC	CD[4]	ML-TH
Agricultural																	
Farms	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Farm stands (See § 95-7.35.)	A	A		A	A	A	A	A	A	A	A	A	A		A		
Horses, horse shelters and exercise areas[1]	A	A	A	A	A									A	A		
Other																	
Essential services	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A
Private garages (See § 95-7.25)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A
Signs (See § 8.7)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A
Fences and walls	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A
Private swimming pools	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Toolsheds and storage buildings (maximum size 12' x 18' x 10', except on farms)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Animal shelters for domestic pets (maximum size 10 square feet, except on farms)[2]	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Private parks and playgrounds	C	C	C	C	C	C	C	C	C			C	C	C	C		
Off-street parking[3]	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A
Clubhouse and uses related to golf course															A		
Banquet facilities															A		
Recreational facilities and maintenance buildings															A		
Commuter parking															P	P	
Private tennis courts (accessory, see § 95-7.46; conditional, see § 95-6.2.)	A	A	A	C	C	C	C					C		A			
Private residential sports courts (See § 95-7.47.)	A	A	A	A	A	A	A					A		A			

NOTES:
[1] Horses, horse shelters and exercise areas are permitted on lots of at least 80,000 square feet, provided that no more than one horse per 40,000 square feet of lot area on lots of 20 acres or smaller shall be permitted. Any horse shelter shall be set back at least 50 feet from any lot line. A fence, four feet in height, shall be provided around all areas used for keeping horses.
[2] All animals shelters for domestic pets shall be set back at least 30 feet from any lot line.
[3] Off-street parking is required accessory use in all zone districts for all permitted uses. See § 95-9.2B for the applicable standards.
[4] Development within the Consent District is permitted in accordance with the "Order of Final Judgement of Mount Laurel II – Compliance and Repose."
[5] Residential development within the R-5 District must provide affordability controls as specified in § 95-5.8.

Manalapan Township Development Regulations
Exhibit 5-4 Commercial, Industrial and Office Districts
Schedule of Permitted Uses
(§ 95-5.1)
[Amended 5-21-2014 by Ord. No. 2014-08; 2-25-2015 by Ord. No. 2015-05]

Key:
P – Permitted use
C – Conditional use
A – Accessory use

Type of Use	C-1	C-2	C-2M	C-3	LB[1]	LI	SED-5	SED-20	SED-20/W	OP	OP-3[2]	OP-10, OP-10A, OP-10/PRC-MLC[2],[8]	PB	CD[5]
Residential														
Multifamily development			C											
Adult multifamily development			C											
Single-family detached dwellings												C[6]		
Retail/Service/Office														
Restaurant, Category One[11]	P[7]	P	P	P			P	P	P					
Restaurant, Category Two[11]	P[7]	P	P	P			P	P	P					
Restaurant, Category Three[11]				P			P	P	P					
Bars		P	P	P										
Planned office parks							P	P	P		P	P		
Planned office-industrial parks								P	P					
Professional offices	P	P	P	P		P		P	P	P	P	P		
Business offices or clerical, research and services not related to goods and merchandise	P	P	P	P		P		P	P	P	P	P		
Banks	P	P	P	P						P	P	P		
Motels		P		P			P	P	P					
Convention centers							P	P	P		P	P		
Commercial shopping centers, consisting of the following uses or such other nonresidential uses permitted in the zone district: retail stores, shops and markets, but not including establishments engaged in the sale of lumber or building materials, or storing, displaying or selling materials outside a completely enclosed building and further provided that the use of forklifts to load a customer vehicle is prohibited	P													
Personal services	P	P	P	P										
Banking and fiduciary institutions	P	P	P	P										
Indoor athletic, exercise, or recreation facilities	P			P										

Key:
P – Permitted use
C – Conditional use
A – Accessory use

Type of Use	C-1	C-2	C-2M	C-3	LB[1]	LI	SED-5	SED-20	SED-20/W	OP	OP-3[2]	OP-10, OP-10A, OP-10/PRC-MLC[2],[8]	PB	CD[5]
Retail/Service/Office (cont'd)														
Neighborhood shopping centers, consisting of the following uses or such other nonresidential uses permitted in the zone district: retail stores, shops and markets, but not including establishments engaged in the sale of lumber or building materials, or storing, displaying or selling materials outside a completely enclosed building, unless otherwise permitted in the zone, and further provided that the use of forklifts to load a customer vehicle is prohibited		P	P	P										
Lumberyards				P										
Indoor recreation centers				P			C	P	P					
Motor vehicle service stations and public garage		C	C	C										
Motor vehicle repair garage						P								
Research establishments and laboratories						P	P	P	P		P	P		
Commercial recreation and leisure-time uses such as indoor and outdoor tennis courts, health spas and indoor movie theaters	P													
Hospitals, philanthropic and eleemosynary uses	C	C	C	C										
Funeral homes				P										
Child-care centers	P	P	P	P		P	P	P	P	P	P	P	P	
Garden supply and nursery centers				P										
Headquarters, mixed use							C	C	C					
Golf training centers							C							
Adult day-care facilities							P	P	P	P				
Business support services										P				
Data centers				P[12]			P	P	P	P				
Fitness/health clubs							P	P	P	P				
Flex space				P[12]			P	P	P					
Hotels, including extended-stay hotels							P	P	P					
Laboratory testing										P				
Laboratory, dental										P				
Media production							P	P	P	P				
Medical offices								P	P					
Supermarkets[11]							P	P	P					

Key:
P – Permitted use
C – Conditional use
A – Accessory use

Type of Use	C-1	C-2	C-2M	C-3	LB[1]	LI	SED-5	SED-20	SED-20/W	OP	OP-3[2]	OP-10, OP-10A, OP-10/PRC-MLC[2],[8]	PB	CD[5]
Industrial/Transportation/Communication														
Warehouse/distribution centers						P			P					
Wholesale trade						P								
Light manufacturing						P								
Helistops								A	A					
Wireless telecommunications towers and antennas (§ 95-7.20)								P	P					
Artisan/craft product manufacturing							P	P	P					
Educational														
Public elementary and secondary schools													P	
Commercial schools							P	P	P					
Training centers							P	P	P					
Institutional and vocational uses				P[12]			P	P	P	P				
Instructional, tutoring and vocational schools	P	P	P	P			P	P	P					
Public/Quasi-Public														
Municipal facilities operated by Manalapan Township, volunteer fire house, first aid station	P	P	P	P		P	P	P	P	P	P	P	P	
Municipal, county or state parks, playgrounds and swimming areas	P	P	P	P		P	P	P	P	P	P	P	P	
Public utilities/local utilities	C	C	C	C		C	C	C	C	C	C	C	P	
Post office	P	P	P	P		P	P	P	P	P	P	P	P	
Public library	P	P	P	P		P	P	P	P	P	P	P	P	
Commuter parking facilities	P		P	P				P		P			P	P
Agricultural														
Farms	P	P	P	P		P	P	P	P			P	P	
Farm stands (See § 95-7.35.)	A	A	A	A	A	A	A	A	A			A	A	
Breeding, training and boarding of horses							P	P	P		P	P		
Animal hospitals				P										
Kennels, animal boarding, animal day care							P							

Key:
P – Permitted use
C – Conditional use
A – Accessory use

Type of Use	C-1	C-2	C-2M	C-3	LB[1]	LI	SED-5	SED-20	SED-20/W	OP	OP-3[2]	OP-10, OP-10A, OP-10/PRC-MLC[2],[8]	PB	CD[5]
Other														
Private garages (See § 95-7.25.)										A				
Signs (See § 95-8.7.)	A	A	A	A		A	A	A	A	A	A	A	A	
Fences and walls	A	A	A	A		A	A	A	A	A	A	A	A	
Off-street parking[4]	A	A	A	A		A	A	A	A	A	A	A	A	
Temporary building for construction	P	P	P	P		P	P	P	P	P		P	P	
Loading and unloading areas[4]	A	A	A	A		A	A	A	A	A		A	A	
Workers' cafeteria							A	A	A			A		
Essential services	A	A	A	A	A	A	A	A	A	A		A	A	
Retail stack storage[7]	P													
Billboards (See § 95-6.22)		C		C							C	C[9]		
Renewable energy/small energy systems							P	P	P					
Planned commercial development												P[13]		

NOTES:

(1) See § 95-5.5 for uses permitted in the LB-T, LB-M, LB-W, and LB-S Limited Business Districts.

(2) A showroom for the limited sale of products to employees only shall be permitted in the OP-3 and OP-10 Districts, provided that it is limited to an area of not more than 5% of the total building area, but in no event shall the area exceed 1,500 square feet. The showroom shall be an integral part of the building. Sales of products to the general public may be permitted in accordance with Township ordinance.

(3) (Reserved)

(4) Off-street parking and loading and unloading areas shall be a required accessory use in all commercial, industrial and office districts for all permitted uses. See §§ 95-9.2B and C for the applicable requirements.

(5) Within the CD Consent District, shopping centers are permitted in accordance with the terms of the "Final Judgement of Mount Laurel II Compliance and Response."

(6) Single-family detached dwellings are a conditional use in the OP-10A Zone District only.

(7) Retail stack storage, Category One restaurants, and Category Two restaurants are each permitted by right in the C-1 Commercial Shopping Center district subject to the following limitations:
- (a) A retail stack storage use shall not exceed 65,000 square feet, provided that if more than one retail stack storage use exceeding 40,000 square feet of floor area is located within a commercial shopping center, then they shall be separated by a distance of at least 200 feet from each other.
- (b) Not more than two Category One restaurants are permitted to be constructed or located as a freestanding building or buildings as part of a commercial shopping center.
- (c) A Category Two restaurant shall not be freestanding but shall be attached and located "in line" with the main building or buildings of a commercial shopping center.

(8) See § 95-5.4J, for standards for planned retirement communities.

(9) Billboards are a permitted use in the OP-10 District only.

(10) (Reserved)

(11) Supermarkets and restaurants shall be permitted only on sites that front on Route 33.

(12) Flex space, data centers and institutional and vocational uses shall be permitted in the C-3 District only on sites that front on Route 33.

(13) Use is permitted subject to the requirements of § 95-5.4O, Planned commercial development in the OP-10 District.

92 Millhurst Rd, Manalapan, NJ 07726-4015, Monmouth County

Demographics

Based on ZIP Code: **07726**

Population

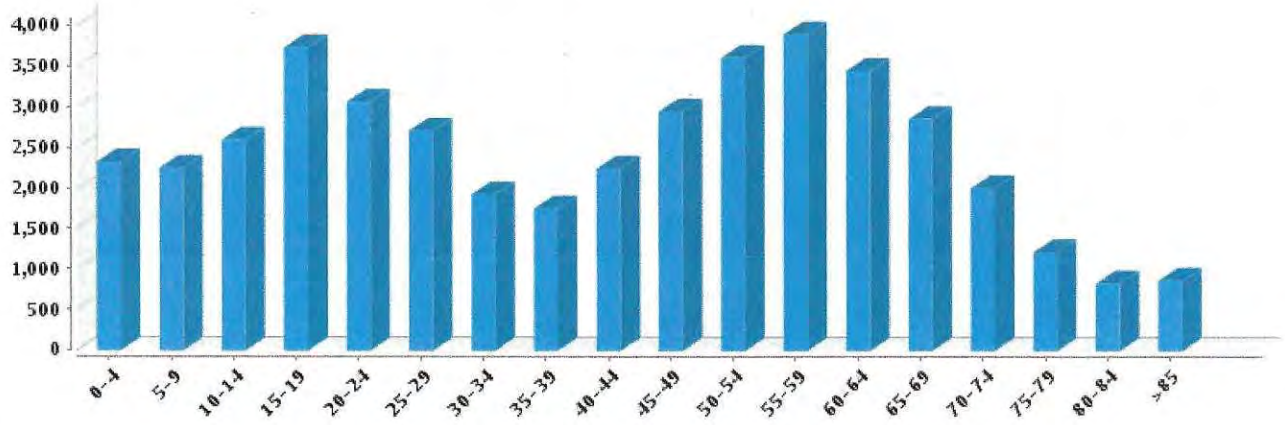
Summary

Estimated Population:	**44,216**
Population Growth (since 2010):	**4%**
Population Density (ppl / mile):	**1,366**
Median Age:	**43.98**

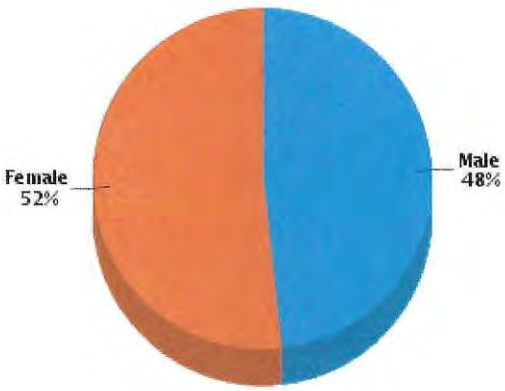
Household

Number of Households:	**15,314**
Household Size (ppl):	**3**
Households w/ Children:	**5,510**

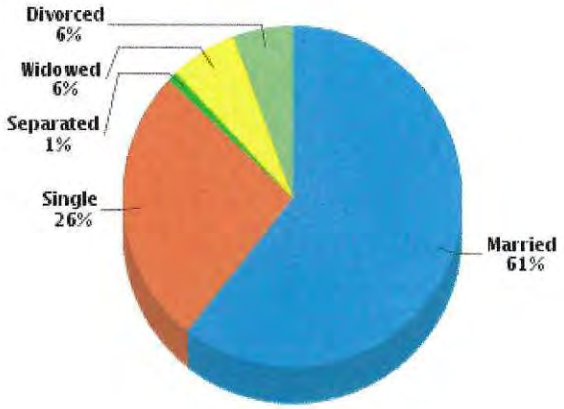
Age



Gender



Marital Status



Housing

Summary

Median Home Sale Price:	**$367,500**
Median Year Built:	**1976**

Stability

Data not available

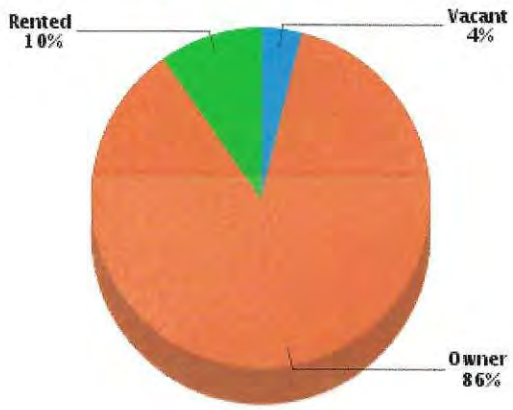
Courtesy of Raymond Smith, Monmouth Ocean Regional REALTORS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

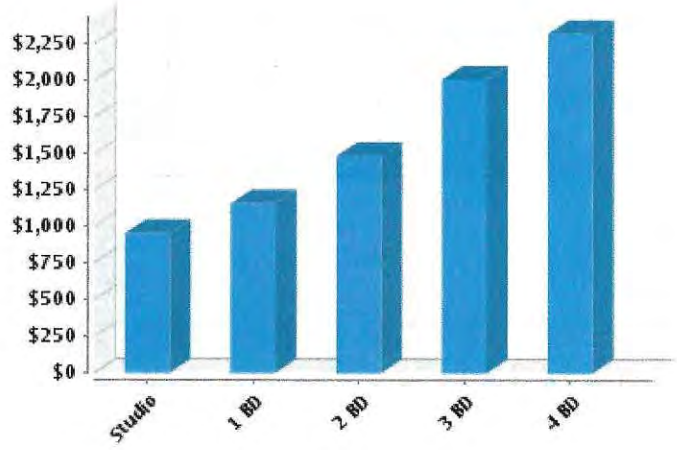
Neighborhood Profile

Generated on 12/18/2019

Occupancy



Fair Market Rents (County)

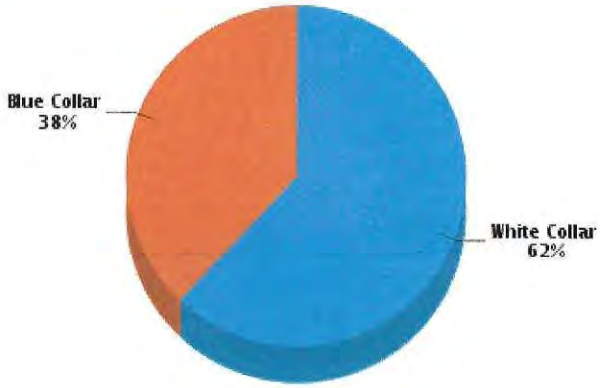


Quality of Life

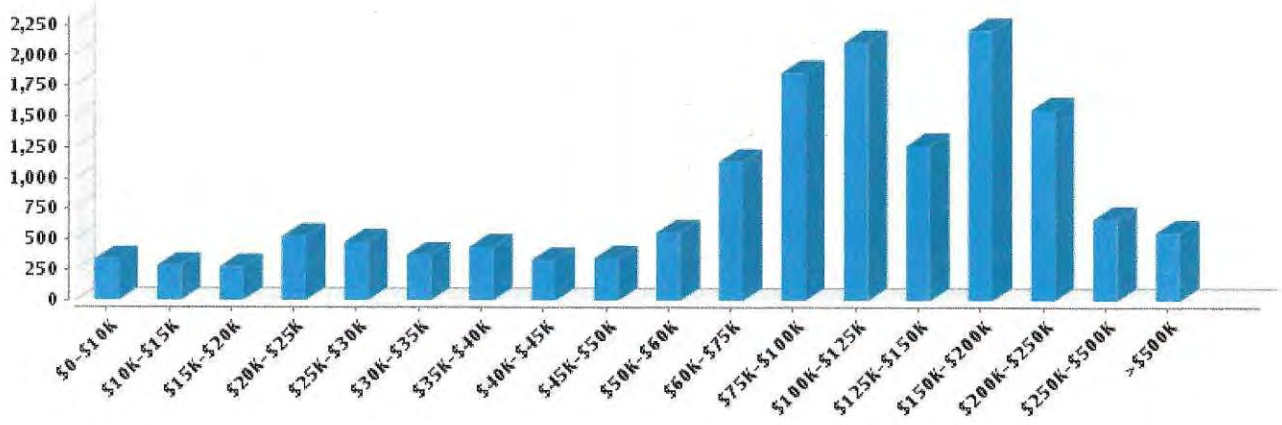
Workers by Industry

Agricultural, Forestry, Fishing:	**19**
Construction:	**526**
Manufacturing:	**1,149**
Transportation and Communications:	**164**
Wholesale Trade:	**140**
Retail Trade:	**1,898**
Finance, Insurance and Real Estate:	**392**
Services:	**698**
Public Administration:	**787**
Unclassified:	**64**

Workforce



Household Income



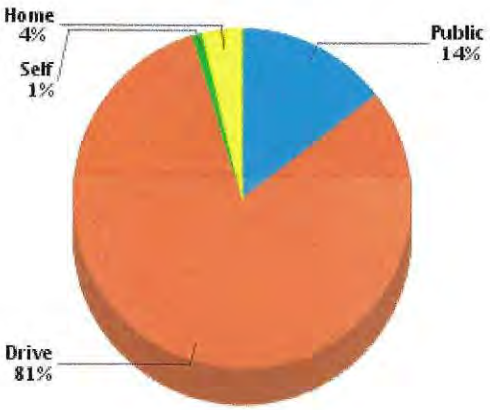
Average Household Income: **$136,532**

Average Per Capita Income: **$47,555**

Courtesy of Raymond Smith, Monmouth Ocean Regional REALTORS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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:	**575**
Some High School:	**1,254**
High School Graduate:	**6,908**
Some College:	**5,269**
Associate Degree:	**1,990**
Bachelor's Degree:	**8,785**
Graduate Degree:	**5,485**

(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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