

#2745 ~ Little Silver Village

**1 Sycamore Avenue
Little Silver, NJ 07739**

Commercial/Retail

**Block: 54
Lot: 37, 38, 42, 43**

Land Size: 1 Acre (Approx.)

Tax Information

Land Assessment:	\$ 1,216,400.
Improvement Assessment:	\$ 107,000.
Total Assessment:	\$ 1,323,400.

Taxes:	\$ 24,086.
Tax Year:	2022
Tax Rate:	1.889/\$100
Equalization Ratio:	97.39%
Updated:	08/09/2023

Zoning: B-2 ~ Business District

Remarks: Approximately One Acre of Vacant Land Located at the Little Silver Train Station. Great for Bank or Retail Site. Crossroads are Sycamore, Oceanport and Willow. Build to Suit Up to 9,800 Sq. Ft. Retail, Office or 20 Residential Units.

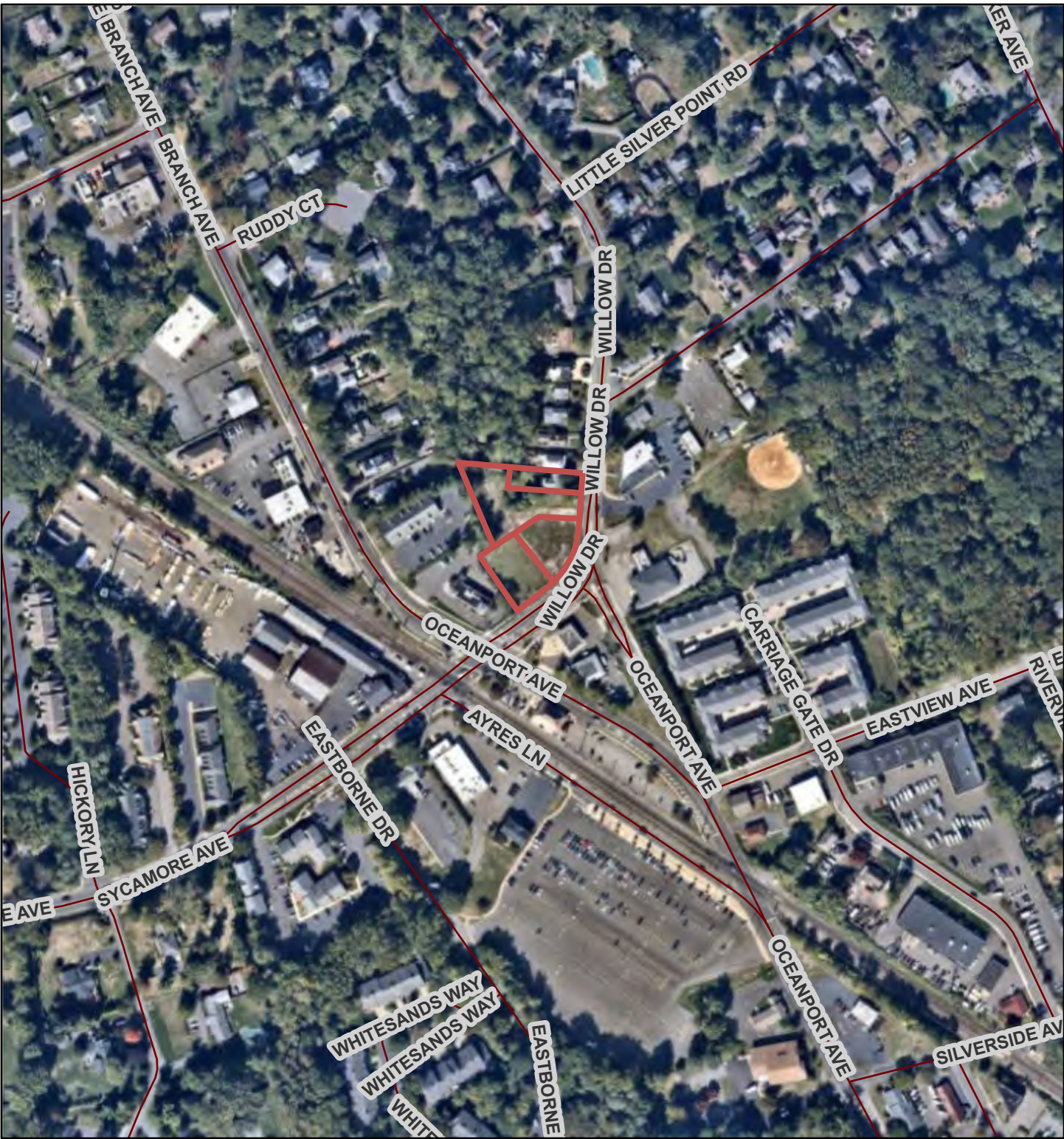
**Price: \$ 1,995,000. ~ Sale
\$ 120,000./Year ~ Land Lease
Build to Suit 4,000 Sq. Ft. - 9,800 Sq. Ft.**

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

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



- Road Centerlines
- ▭ Parcels (cadastral non-survey)



— Road Centerlines





MIXED USED BUILDING ZONING SUMMARY:

BUSINESS DISTRICT - B2
MINIMUM LOT AREA: 5,000 SF
MINIMUM LOT FRONTAGE: 50 FT
FRONT SETBACK: 25 FEET*
REAR YARD SETBACK: 50 FEET*
SIDE YARD SETBACK: 8 FEET*
MAXIMUM BUILDING HEIGHT: 2 1/2*
STORIES: 30 FEET*
MIN. OPEN SPACE: 40%
MAX F.A.R.: 0.30*
* VARIANCE REQUESTED

MIXED USE BUILDING PROJECT DATA:

LOT AREA: 47,578 SF
PROPOSED BUILDING FOOTPRINT: 13,128 SF
PROPOSED USE: R2 - RESIDENTIAL, B - BUSINESS
22 TOTAL DWELLING UNITS:
(16) 2 BEDROOM
(6) 3 BEDROOM
450 SF OFFICE/RETAIL

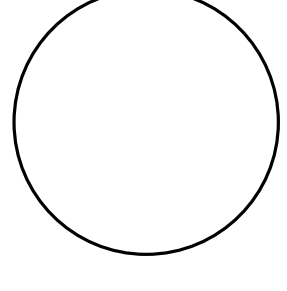
PROPOSED HEIGHT:
3 STORIES - 41 FEET AVERAGE

MIXED USED BUILDING PARKING REQUIREMENTS (RSIS):

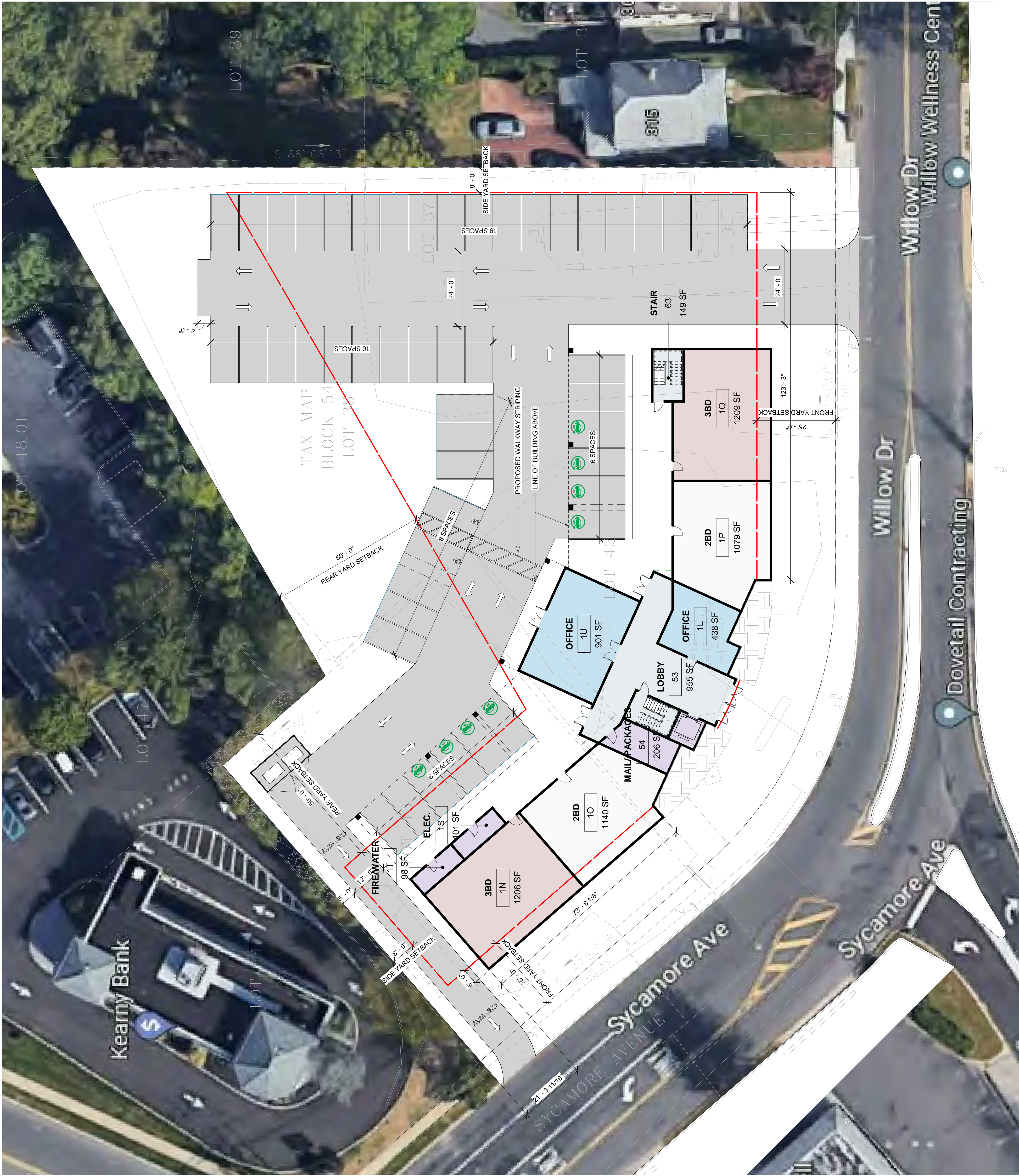
(16) 2 BEDROOM UNITS X 2.0 SPACES
(6) 3 BEDROOM UNITS X 2.1 SPACES
45 RESIDENTIAL SPACES REQUIRED

BUSINESS PARKING:

1,340SF X 1 SPACE PER 150 GSF
9 BUSINESS SPACES REQUIRED
54 SPACES TOTAL REQUIRED
15% EV SPACES REQUIRED: 8 EV SPACES
EV PARKING DEDUCTION: 10% OF TOTAL
49 SPACES REQUIRED W/ EV DEDUCTION
49 SPACES PROVIDED



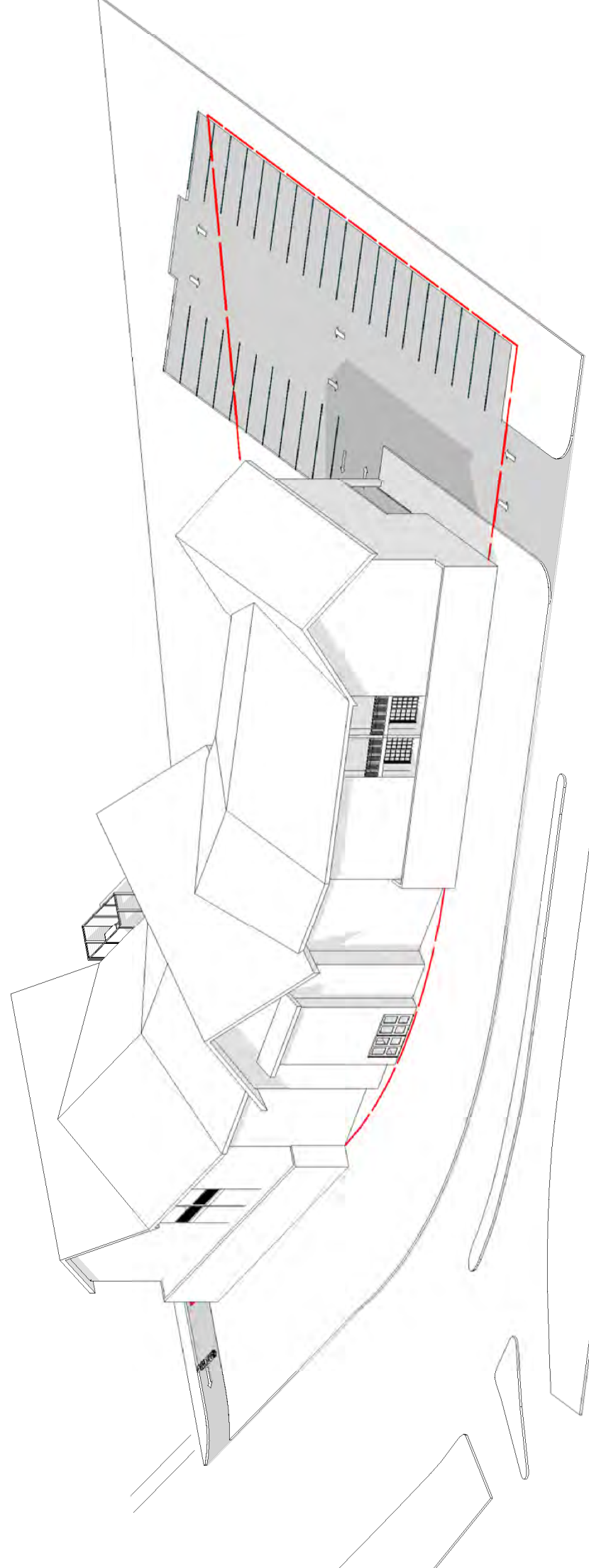
No.	Description	Date
1	REVISED CONCEPT	2/24/2023



① GROUND FLOOR - CONCEPTUAL PLAN
1/16" = 1'-0"

UNIT COUNTS:

22 RENTAL UNITS:
 (2) 2 BEDROOM
 (9) 3 BEDROOM
 TYPICAL FLOOR PLATE: 12,396 SF



② 3D MASSING



① TYPICAL FLOOR - CONCEPTUAL PLAN
 1" = 10'-0"

1 SYCAMORE LLC
 NEW MIXED USE DEVELOPMENT
 LITTLE SILVER, NJ

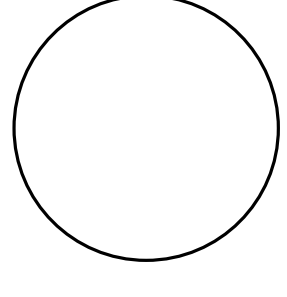
No.	Description	Date
1	REVISED CONCEPT	2/24/2023

ENLARGED 2ND
 AND 3RD FLOOR
 PLAN

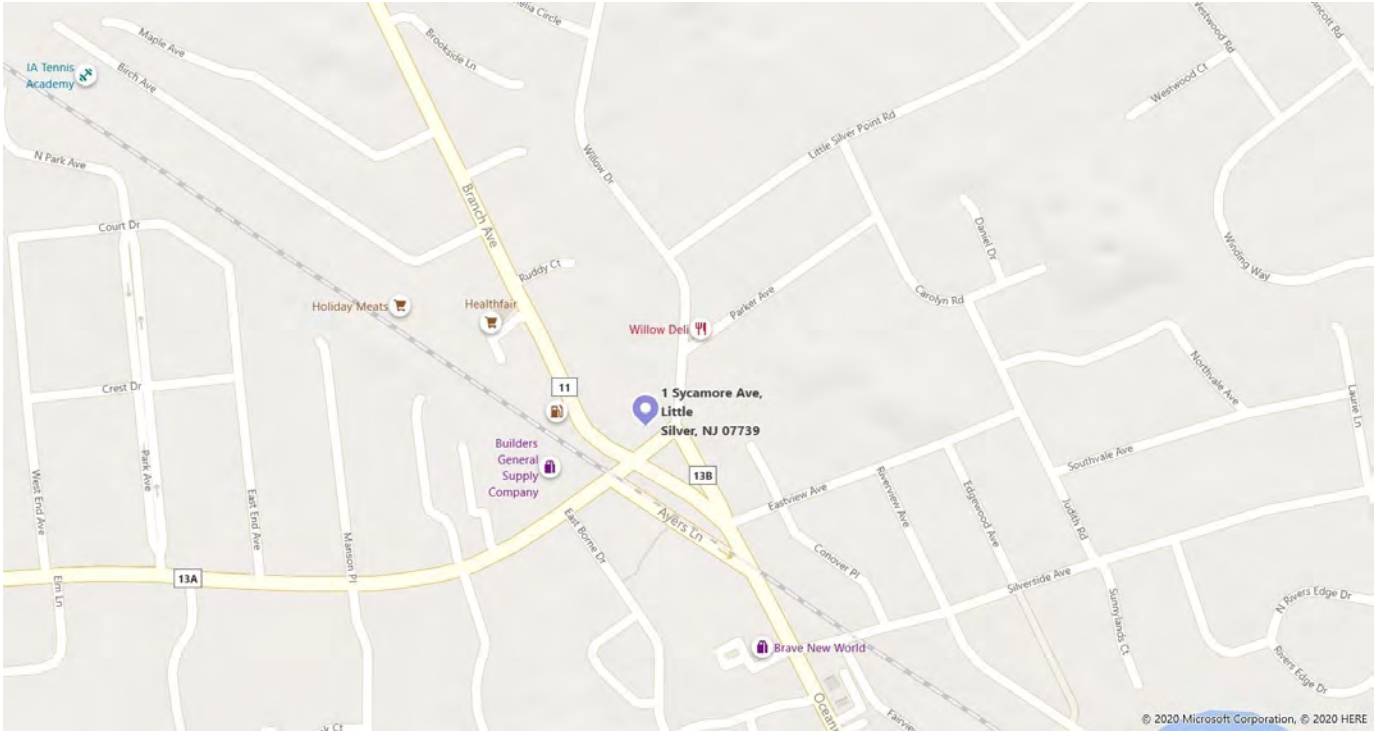
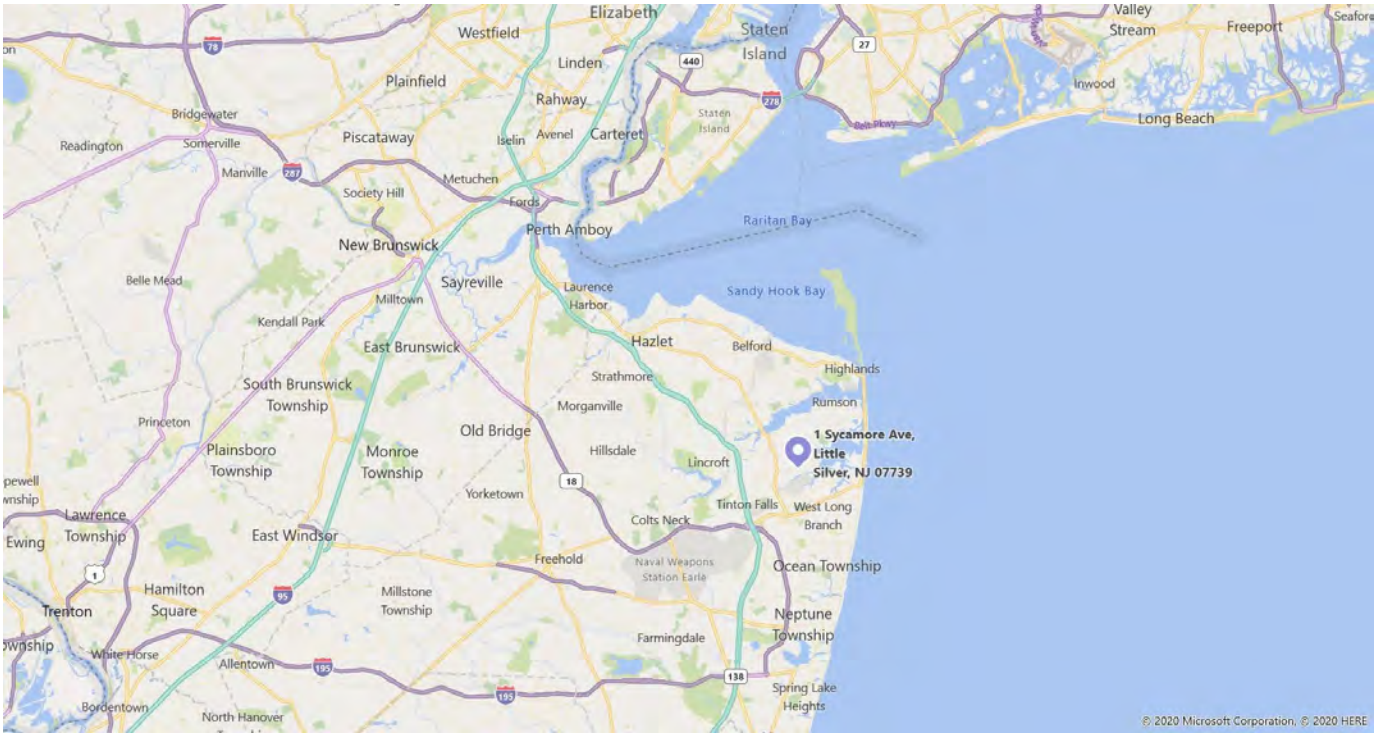
A2

DRAWN BY: DMC
 CHECKED BY: DMC

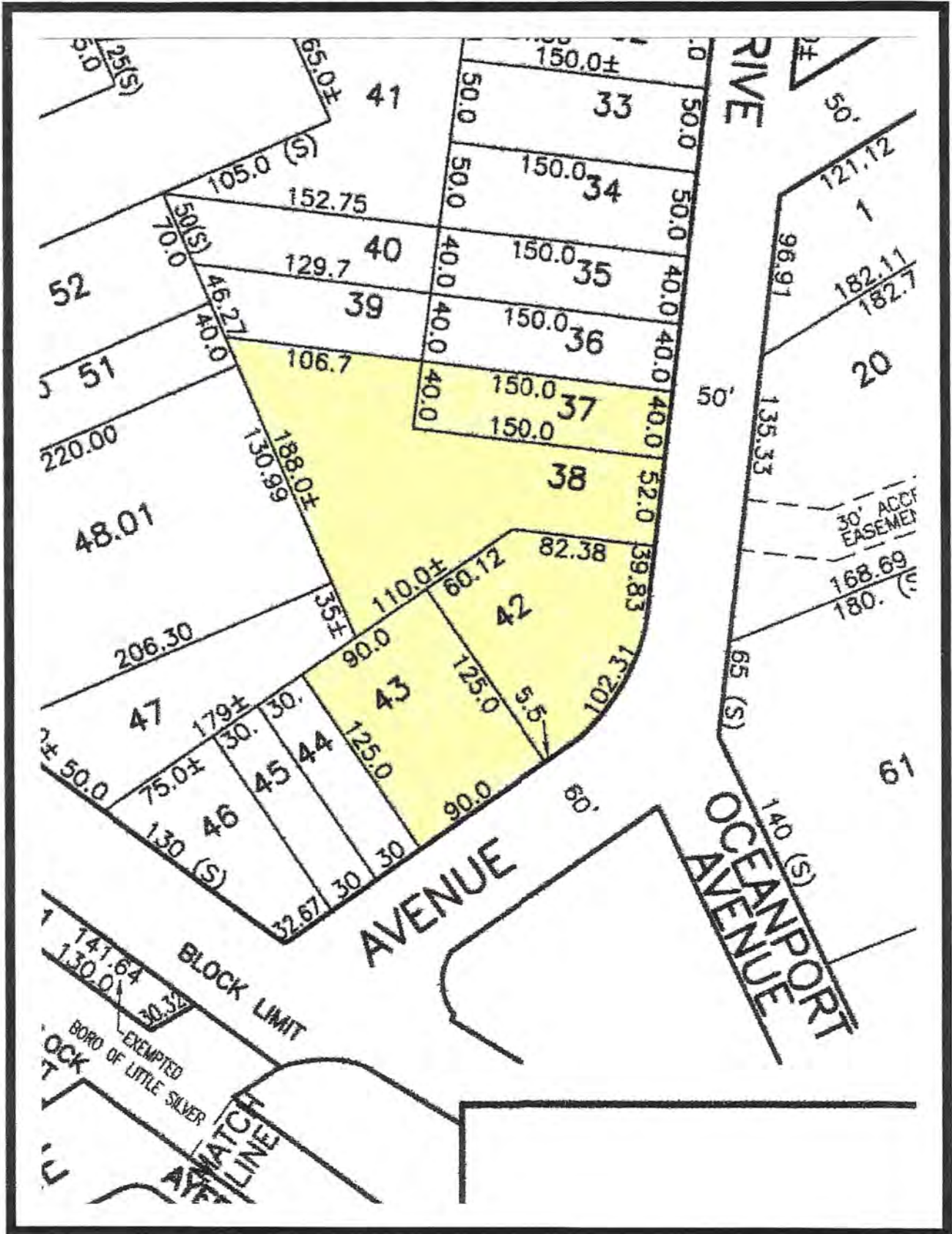
modie
 ARCHITECTS
 651 LAKE AVE. SUITE 300
 LITTLE SILVER, NJ 07643
 TEL: 201.279.4481
 WWW.MODIE-ARCH.COM



DANIEL M. CONDATORE, P.A.
 10 License # 000000000



TAX MAP LOCATION



GENERAL NOTES

1. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED.
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PROPERTY IS SUBJECT TO EASEMENTS OF RECORD.

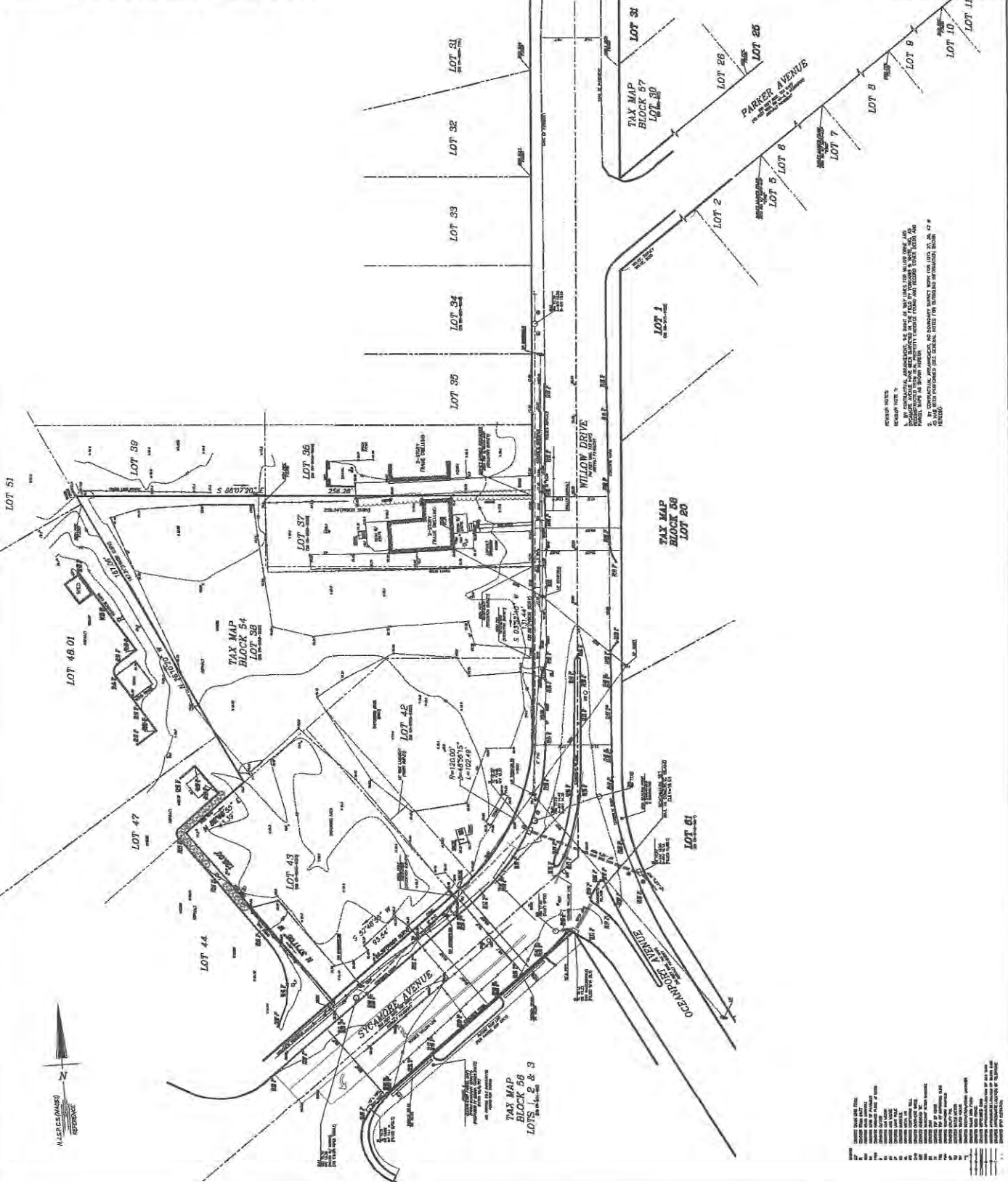
THESE EASEMENTS ARE SHOWN ON THE PLAT AND SHOULD BE REFERRED TO FOR A COMPLETE LISTING OF THE SAME.

CONTRACTUAL AGREEMENTS. THE VERTICAL CURVES FOR THE EASEMENTS ON THE PLAT ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTUAL AGREEMENTS FROM THE APPLICABLE AGENCIES AND FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.

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THIS SURVEY MAP IS CERTIFIED TO:
 J. CHAMBERS, LLC
 AGENDY CONSULTING ENGINEERS, LLC



1. DATE	08/11/2014
2. DRAWN BY	J. CHAMBERS, LLC
3. CHECKED BY	J. CHAMBERS, LLC
4. APPROVED BY	J. CHAMBERS, LLC
5. DATE	08/11/2014
6. DRAWN BY	J. CHAMBERS, LLC
7. CHECKED BY	J. CHAMBERS, LLC
8. APPROVED BY	J. CHAMBERS, LLC
9. DATE	08/11/2014
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11. CHECKED BY	J. CHAMBERS, LLC
12. APPROVED BY	J. CHAMBERS, LLC
13. DATE	08/11/2014
14. DRAWN BY	J. CHAMBERS, LLC
15. CHECKED BY	J. CHAMBERS, LLC
16. APPROVED BY	J. CHAMBERS, LLC
17. DATE	08/11/2014
18. DRAWN BY	J. CHAMBERS, LLC
19. CHECKED BY	J. CHAMBERS, LLC
20. APPROVED BY	J. CHAMBERS, LLC

BOROUGH OF LITTLE SILVER
MONMOUTH COUNTY - NEW JERSEY

YORKNAN & WHITE, INC.
 2000 W. 11th Street
 Little Silver, NJ 07643
 Phone: 732-261-1111
 Fax: 732-261-1112
 www.yorknanwhite.com

JOHN J. LUTS
 PROFESSIONAL LAND SURVEYOR
 No. 1015

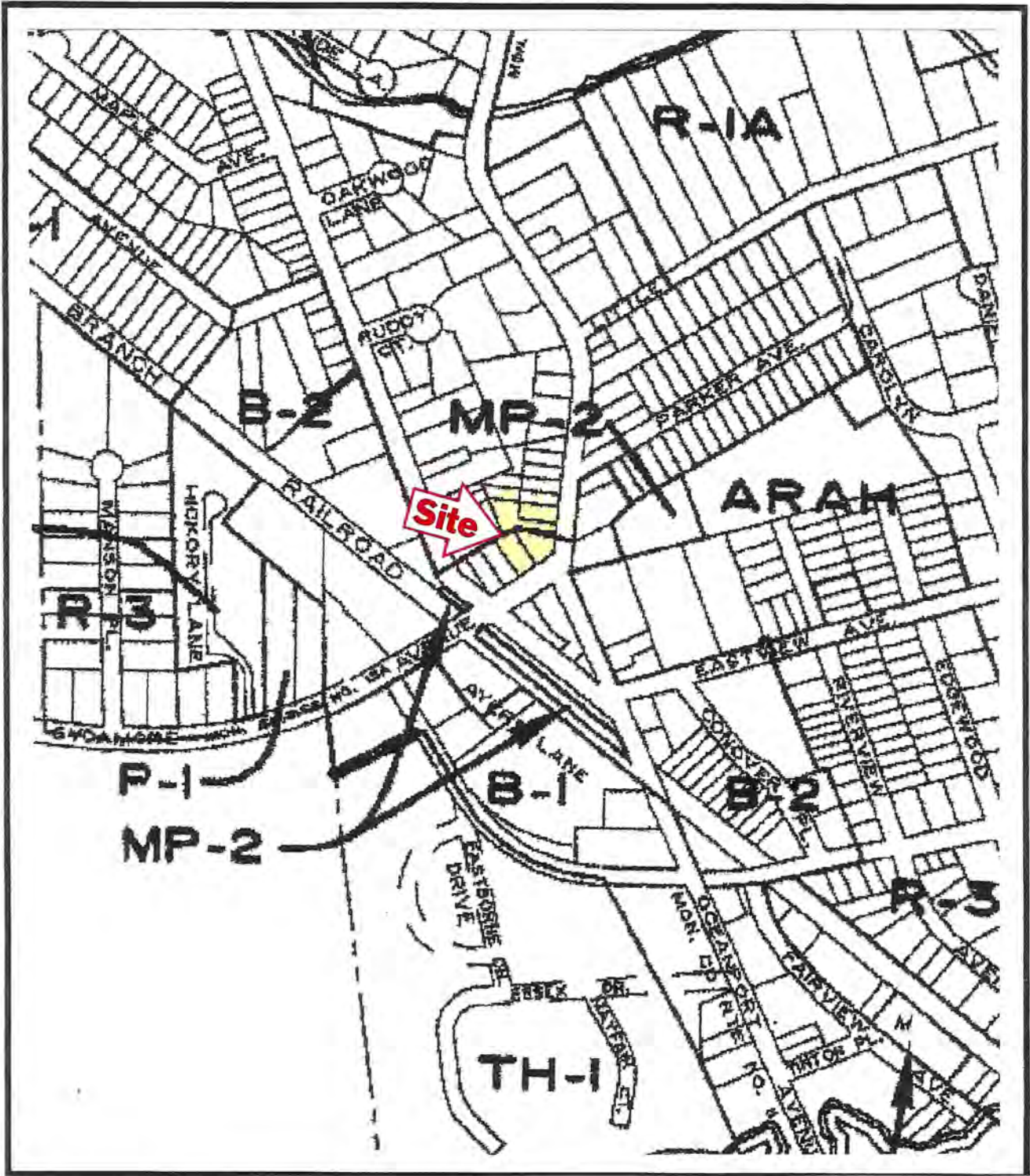
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Zoning Map



- j. The number of bar stools shall be calculated as no more than one bar stool per four seats of dining, but in any event no more than one bar stool for every two feet of bar counter. For purposes of calculating the number of permitted bar stools, "dining seats" shall include the actual number of seats used at tables in the bar/lounge area, out of the 50 seats permitted.
- k. The maximum capacity of the bar/lounge area shall not exceed 100 people having a maximum capacity of not more than 50 seats, not more than 25 bar stools and a standing capacity of not more than 25.
- l. Such bar/lounge area shall offer a dining menu during all hours of operation.
- m. The bar/lounge area should be delineated by a knee wall, railing or architectural feature to designate the limits of the bar/lounge area.
- n. The tables in the bar/lounge area shall be at least 42 inches high. Each seat at such tables in the bar/lounge area shall be included in computing the floor space required by this section and shall also be included in the total seating capacity required by any provision in this section to meet the requirement for obtaining such license.

§ 16A-10.9. B-2 Business Zone.

[Amended 7-11-2016 by Ord. No. 784-16]

A. Permitted Uses.

1. The retail sale of goods which may include the following:
 - a. Grocery Stores and food markets.
 - b. Drug stores.
 - c. Dry goods stores.
 - d. Baked goods stores.
 - e. Packaged liquor stores.
 - f. Flower shops.
 - g. Confectionery stores.
 - h. Household supplies stores.
 - i. Stationery supplies, tobacco and periodical stores.
 - j. Haberdashery, dress goods and notions.
 - k. Hardware, plumbing supplies and electrical supplies.
 - l. Boat supplies and automobile supplies.
 - m. Shops of artisans and craftsmen.
 - n. Furniture and appliance stores.
 - o. Gift shops.
2. Personal service establishments which may include the following:
 - a. Barber shops and beauty shops.
 - b. Tailoring and dressmaking shops.
 - c. Dry cleaning and laundry collection shops.
 - d. Shoe repair shops.
 - e. Appliance repair shops.
 - f. Radio and television repair shops.
 - g. Art/dancing, music, gymnastics and other similar instructional schools.
 - h. Nursery schools and day nurseries.
3. Private clubs and fraternal organizations.
4. Business and professional offices.
5. Restaurants, lunchrooms, and other eating and dining establishments (except that lunch wagons, diners, refreshment or eating places where patrons are served outside of the building and restaurants, eating places or refreshment places of the type known as drive-ins or fast food restaurants, whether patron are served outside or inside of the building shall not be permitted).
6. Shops of a plumber, carpenter, boat builder, painter, mason or electrician.
7. Warehouses.
8. Lumber yards.
9. Federal, State, County and Municipal buildings and grounds.
10. Essential services.

- B. Required Accessory Uses.
 - 1. Off street parking subject to the provisions of Section **16A-8.20**.
 - 2. Off street loading subject to the provisions of Section **16A-8.19**.
- C. Permitted Accessory Uses.
 - 1. Fences and walls subject to the provisions of Section **16A-8.14**.
 - 2. Signs subject to the provisions of Section **16A-8.26**.
 - 3. Bulk storage subject to the provisions of Section **16A-8.6**.
 - 4. Other customary accessory uses and buildings which are clearly incidental to the principal use and building.
- D. Conditional Uses: Subject to the provisions of Article **IX** of this chapter.
 - 1. Public Utilities: Section **16A-9.3**.
 - 2. Motor vehicle service stations: Section **16A-9.4**.
 - 3. Motor vehicle repair garage: Section **16A-9.5**.
- E. Prohibited Uses: Other principal, accessory or conditional uses not expressly permitted in this section are prohibited, including the cultivation, manufacture, warehousing, distribution and sale of recreational marijuana, accessories and/or the paraphernalia that facilitates the use of such. [Amended 6-14-2021 by Ord. No. 846-21]
- F. Area, Yard and Building Requirements.
 - 1. Minimum lot area: 5,000 square feet.
 - 2. Minimum lot frontage: 50 feet.
 - 3. Minimum front setback:
 - a. Twenty-five feet.
 - b. No parking areas shall be permitted in front yards.
 - 4. Minimum rear yard setback:
 - a. Principal building: 50 feet.
 - b. Accessory building: eight feet.
 - 5. Minimum side yard setback:
 - a. Principal and accessory building: eight feet.
 - 6. Maximum building and/or structure height: 30 feet and not exceeding 2 1/2 stories.
 - 7. (Reserved)
 - 8. Minimum unoccupied open space: 40%.
 - 9. Minimum floor area of any building: 2,000 square feet.
 - 10. (Reserved)
 - 11. Minimum floor area of any use contained in a multi-use building: 1,000 square feet.
 - 12. Maximum floor area of any use contained in a multi-use building: 3,000 square feet.
 - 13. Maximum Floor Area Ratio (FAH): 0.30.
- G. Additional Regulations and Standards.
 - 1. No building, structure, improvement and/or development, which increases the footprint of any existing structure or building or which enlarges the ground area of development currently existing on the subject property or which is new development, shall be permitted in the Coastal Flood Zone, as defined in XIX of the Revised General Ordinances of the Borough of Little Silver. For purposes of this paragraph, the following shall not be considered buildings, structures, improvements and/or development regulated hereby: fences.
 - 2. Any bona fide restaurant, as defined herein in Chapter 7 of the Ordinances of the Borough of Little Silver, that operates with a Restaurant Conditional Liquor License, as defined in Chapter 7, Alcoholic Beverage Control, will require a side yard setback of 20 feet on any side or rear of subject property that abuts a residential zone. A six-foot high solid fence must be constructed in accordance with Section **16A-8.14** of this chapter along any property line that abuts a residential zone. In addition a shrub line minimum six foot in height is required along the fence line when property abuts a residential zone. Any proposed parking lot lighting shall not exceed 15 feet in height along any property line that abuts a residential zone. The common entrance and outside public gathering (including smoking area) is prohibited on any side of the property that abuts a residential zone. [Added 7-11-2016 by Ord. No. 784-16]
 - 3. To qualify as a bona fide restaurant under this section, the premises must comply with the following requirements: [Added 7-11-2016 by Ord. No. 784-16]
 - a. There shall be no food or beverages consumed at counters in any part of the licensed premises that is available to the public. For purposes of this section, a counter shall be any linear footage of wood or other material exceeding one foot in length and that is connected to a wall at the perimeter of a room or between posts or other fixtures in such a manner as to provide a horizontal space

upon which food and/or drink is permitted or encouraged to be placed. The definition of counter shall not include the bar counter of the bar/lounge area, behind which a bartender or bartenders are located; food and beverages may be consumed at the bar.

- b. The dining area of the licensed premises shall be devoted to the purposes of dining and shall not contain fewer than 300 square feet of floor space. The computation of said dining area shall not include any space used for kitchen, pantry, storage, rest rooms, bar/lounge area or any other purpose than dining.
- c. Men's lavatory. For the first 75 seats or fraction thereof in the dining room area, the men's lavatory shall contain one water closet, one urinal and one wash basin. For each additional 75 or fraction thereof in dining capacity over 75, there shall be one additional water closet and one additional urinal required in the men's lavatory.
- d. Women's lavatory. For the first 150 seats or fraction thereof in the dining room area, the women's lavatory shall contain two water closets and one wash basin. For each additional 75 or fraction thereof in dining seating capacity over 150 there shall be one additional water closet required in the women's lavatory.
- e. Both lavatories. There shall be an additional wash basin in each lavatory for each 75 seats or fraction thereof above 150.
- f. Miscellaneous. The entrances to such lavatories shall be screened from public view.
- g. There shall be suitable facilities on the licensed premises for temporary storage of coats, hats, umbrellas, overshoes and other items of clothing outside the dining area.
- h. There shall be no service of food or beverages of any kind on any patio, deck, or other area available to the public that is located outside the foundation line of the licensed premises. For purposes of Chapter 7, Section 7-3.8, any patio, deck, or other area available to the public that is located inside the foundation line of the licensed premises shall be considered part of the dining area, and must provide a dining menu at all times it is open.
- i. A premises licensed under this section may provide tables and a bar/lounge area at which alcoholic beverages may be served without meals for the use or patrons.
- j. The number of bar stools shall be calculated as no more than one bar stool per four seats of dining, but in any event no more than one bar stool for every two feet of bar counter. For purposes of calculating the number of permitted bar stools, "dining seats" shall include the actual number of seats used at tables in the bar/lounge area, out of the 50 seats permitted.
- k. The maximum capacity of the bar/lounge area shall not exceed 100 people having a maximum capacity of not more than 50 seats, not more than 25 bar stools and a standing capacity of not more than 25.
- l. Such bar/lounge area shall offer a dining menu during all hours of operation.
- m. The bar/lounge area should be delineated by a knee wall, railing or architectural feature to designate the limits of the bar/lounge area.
- n. The tables in the bar/lounge area shall be at least 42 inches high. Each seat at such tables in the bar/lounge area shall be included in computing the floor space required by this section and shall also be included in the total seating capacity required by any provision in this section to meet the requirement for obtaining such license.

§ 16A-10.10. TH-1 Townhouse Zone.

A. Permitted Uses.

- 1. Townhouse residential units.
- 2. Municipal parks, playgrounds, and other municipal buildings.
- 3. Open space for active and passive recreation.

B. Permitted Accessory Uses.

- 1. Community swimming pools designed for the exclusive use of the residents of the development, subject to the provisions of Section **16A-8.21**.
- 2. Clubhouses and other recreational facilities, provided such facilities are for the exclusive use of the residents of the development. The nature of said uses shall be limited to facilities which are accessory and appurtenant to the principal townhouse use.
- 3. Signs subject to the provision of Section **16A-8.26**.
- 4. Fences, walls, and hedges subject to Section **16A-8.14**.
- 5. Off-street parking subject to the provisions of Section **16A-8.20**.
- 6. Decks and patios.
- 7. Trailers of contractors actively engaged in work provided that said trailers are located on the tract, completion of said construction.

C. Prohibited Uses. Other principal, accessory or conditional uses not expressly permitted in this section are prohibited, including the cultivation, manufacture, warehousing, distribution and sale of recreational marijuana, accessories and/or the paraphernalia that facilitates the use of such. [Amended 6-14-2021 by Ord. No. 846-21]

D. Area, Yard and Building Requirements.

- 1. Minimum tract size: 25 acres.
- 2. Maximum density: 5.5 (5 1/2) units per buildable acre. Net buildable acre shall mean that portion of the tract not classified as "wetlands".
- 3. Minimum tract frontage: 250 feet.

LAND USE AND DEVELOPMENT REGULATIONS

16A Attachment 3

**Bulk Zoning Schedule
Little Silver, New Jersey**

Zone District	Min. Lot Area (square feet)	Min. Lot Frontage (feet)	Min. Front Setback (feet)	Min. Side Yard (feet)	Min. Rear Yard (feet)	Max Building Height (feet)	Min. Floor Area (square feet)	Max. Lot Coverage (%)	Max. Impervious Surface (%)	Max. Number of Bedrooms	Max Far	Max Floor Area (square feet)
R-1	60,000	160 (1)	50	25 (2)	50	35	1,600	25	25	7	N/A	
R-1A	40,000	150 (1)	50	25 (2)	50	35	1,600	25	25	7	N/A	
R-2	25,000	100 (3)	50	15	50	30	1,200	18	35	7	0.18	
R-3	20,000	100 (3)	30	15	50	30	900	18	35	7	0.18	
R-3A	7 AC	40	40	25	25	30	750	15	55	4	N/A	
B-1	5,000	50	25	8	50	30	2,000 (4)	—	60	—	0.30	3,000
B-2	5,000	50	25	8	50	30	2,000 (4)	—	60	—	0.30	3,000
TH-1	25 AC	250	50	50	50	30	—	15	—	7	—	—
TH-2	5 AC	100	25	12	30	30	—	25	60	3	.30	—
P-1	40,000	225	25	12	30	30	—	60	—	—	.30	—
P-2	10,000	100	20	8	30	30	—	60	—	—	.30	—
PRD	40 AC	N/A	50	50	50	35	—	30	75	4	—	—
I-1	20,000	100	25	0	0	25	—	40	90	—	—	—
ARAH	14-AC	N/A	35	25	25	40	N/A	N/A	N/A	N/A	N/A	N/A

(1) Corner lot requires minimum frontage along both streets

(2) Side yard increases one foot for every foot the principal building exceeds 16 feet

(3) Minimum lot frontage for a corner lot is 150 feet on both streets

(4) Minimum floor area of any uses in a multi-use building is 1,000 square feet

1 Sycamore Ave, Little Silver, NJ 07739, Monmouth County

APN: 25-00054-0000-00043 CLIP: 3627870918

POPULATION

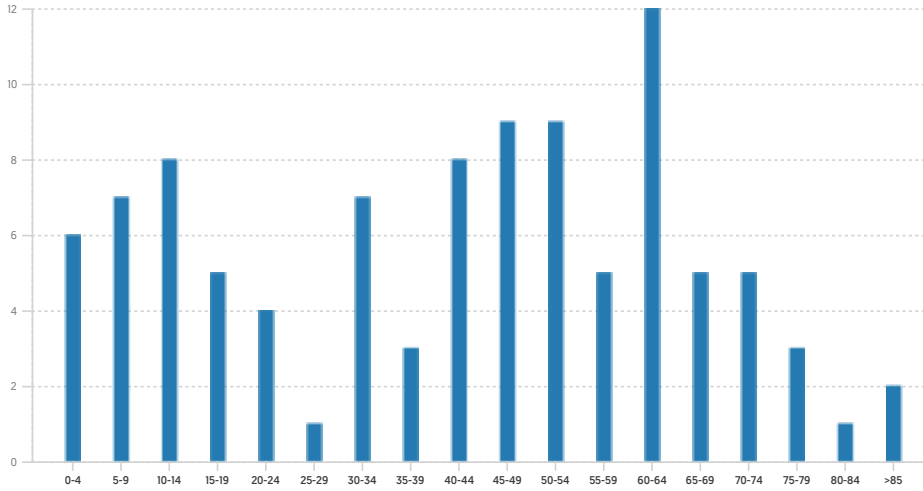
SUMMARY

Estimated Population	6,103
Population Growth (since 2010)	-20.4%
Population Density (ppl / mile)	1,845
Median Age	47

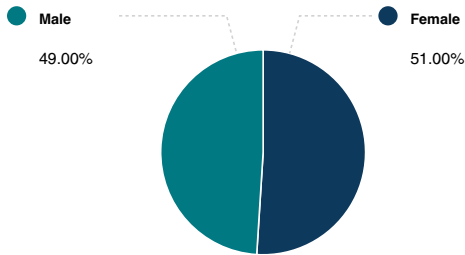
HOUSEHOLD

Number of Households	2,224
Household Size (ppl)	3
Households w/ Children	1,524

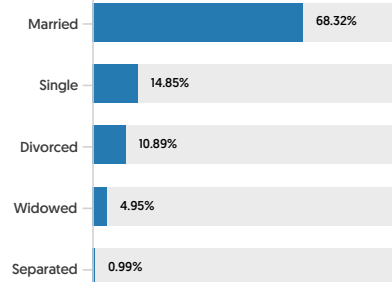
AGE



GENDER



MARITAL STATUS



HOUSING

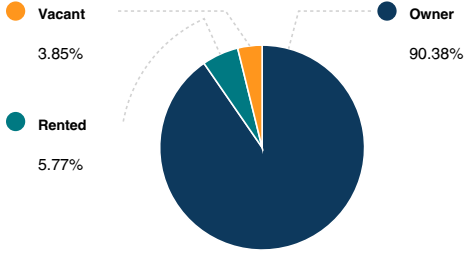
SUMMARY

Median Home Sale Price	\$709,100
Median Year Built	1960

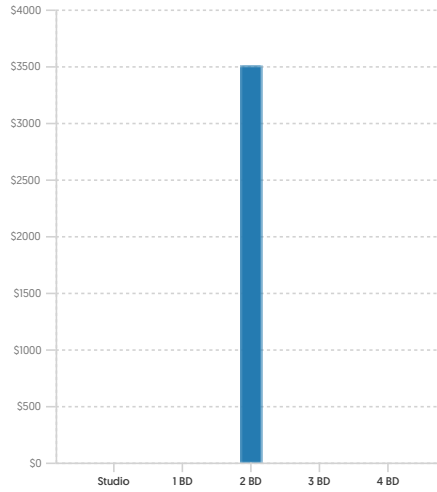
STABILITY

Annual Residential Turnover	7.44%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

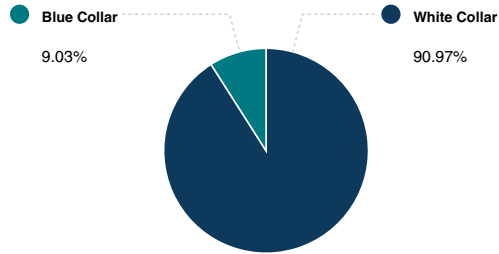


QUALITY OF LIFE

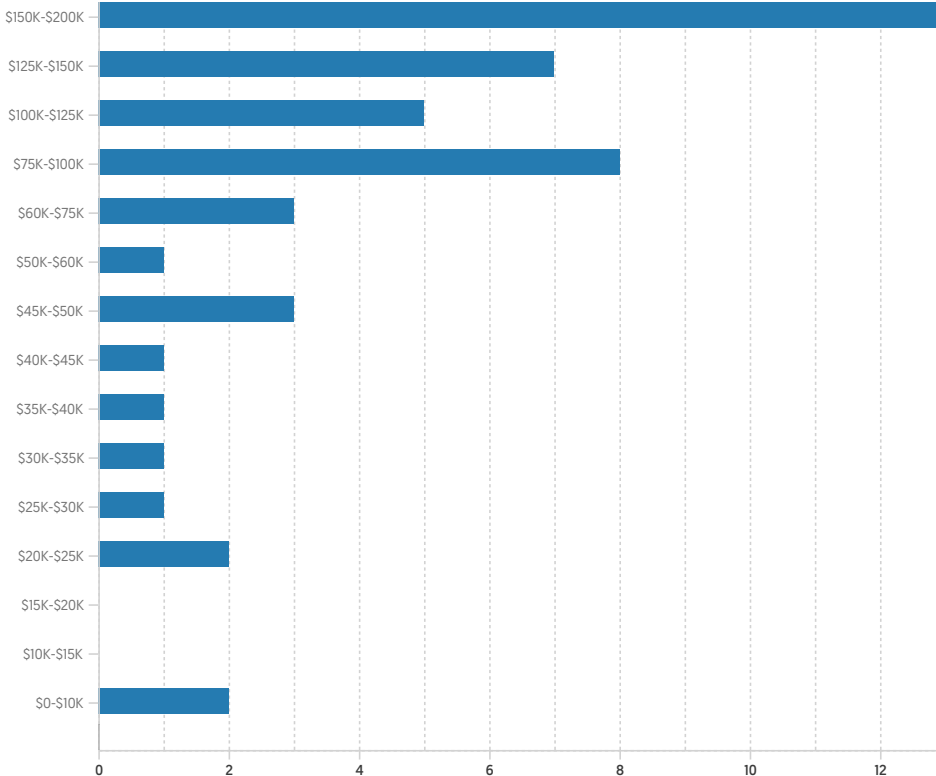
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	185
Manufacturing	108
Transportation and Communications	86
Wholesale Trade	178
Retail Trade	164
Finance, Insurance and Real Estate	671
Services	750
Public Administration	16
Unclassified	

WORKFORCE



HOUSEHOLD INCOME



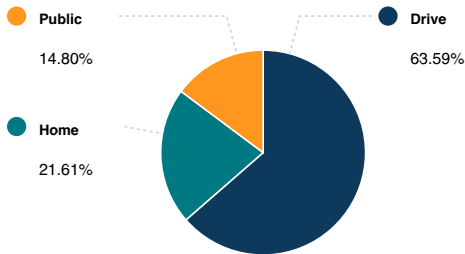
Average Household Income

\$212,069

Average Per Capita Income

\$102,440

COMMUTE METHOD



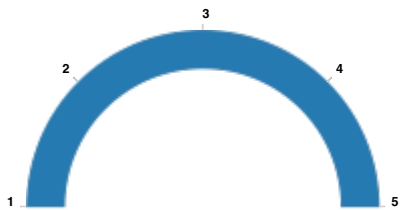
Median Travel Time **39 min**

WEATHER

January High Temp (avg °F)	41.2
January Low Temp (avg °F)	23.9
July High Temp (avg °F)	82.7
July Low Temp (avg °F)	66.1
Annual Precipitation (inches)	48.66

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	
Some High School	41
High School Graduate	447
Some College	476
Associate Degree	259
Bachelor's Degree	2,012
Graduate Degree	1,345

(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)
Markham Place School	0.72	5th-8th	383	9	5
Point Road School	0.78	Pre-K-4th	397	10	5

Community Rating (2)

- Markham Place School
- Point Road School

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Markham Place School	0.72	5th-8th	383	9	5

Community Rating (2)

- Markham Place School

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Jersey Shore Free School	0.21	Pre-K-Pre-K	25		

(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

EATING - DRINKING

	Address	Phone #	Distance	Description
Danny's Pizza	24 Ayers Ln	(732) 842-5505	0.07	Pizza Restaurants
Palumbos Pizza And Rest	24 Ayers Ln	(732) 842-5505	0.07	Fast Food Restaurants And Stands
Hoffman's Ice Cream	78 Oceanport Ave	(732) 530-3773	0.26	Ice Cream, Soft Drink And Soda Fountain Stands
Tinton Falls Deli Corporation	10 Mayfair Ct	(732) 741-3282	0.28	Delicatessen (Eating Place s)
Luigi's Famous Pizza	86 Oceanport Ave	(732) 758-0222	0.29	Pizzeria, Independent
Kintaro Inc	44 N Sunnycrest Dr	(732) 224-8888	0.61	Japanese Restaurant
Restaurant Diomede	125 Markham Pl	(732) 741-1900	0.71	Restaurant, Family: Independent
Felicia's Kitchen	129 Markham Pl	(732) 530-3211	0.71	Caterers
Carl Newman	523 Prospect Ave	(732) 842-8280	0.72	Ice Cream Stands Or Dairy Bars
Kissui Sushi Japanese Restaurant Inc	157 Markham Pl	(732) 224-8888	0.75	Japanese Restaurant

SHOPPING

	Address	Phone #	Distance	Description
Silver Little Building Supply Co	15 Sycamore Ave	(732) 747-0808	0.07	Door And Window Products
Willow Deli	290 Willow Dr	(732) 741-9224	0.1	Delicatessen Stores
7-Eleven, Inc.	647 Branch Ave	(732) 741-3373	0.1	Convenience Stores, Chain
Healthfair Vitamin Center Inc	625 Branch Ave	(732) 747-3140	0.15	Health Foods
Angelos Italian Market Inc	68 Oceanport Ave	(732) 383-5441	0.25	Grocery Stores
Little Silver Seafood Market	123 Markham Pl	(732) 530-1123	0.71	Seafood Markets
Acme Markets, Inc.	507 Prospect Ave	(732) 345-9910	0.77	Supermarkets, Chain