

## **#5024 ~ Commercial Land**

**2010 Highway 34  
Wall Township, NJ 07719**

**Land**

**Block: 805  
Lot: 92**

**Land Size: 17.5 Acres**

### **Tax Information**

**\*Farm Assessed\***

<b>Land Assessment:</b>	<b>\$ 3,300.</b>
<b>Improvement Assessment:</b>	<b>\$ 0.</b>
<b>Total Assessment:</b>	<b>\$ 3,300.</b>

<b>Taxes:</b>	<b>\$ 66.</b>
<b>Tax Year:</b>	<b>2022</b>
<b>Tax Rate:</b>	<b>1.635/\$100</b>
<b>Equalization Ratio:</b>	<b>76.00%</b>
<b>Updated:</b>	<b>05/15/2023</b>

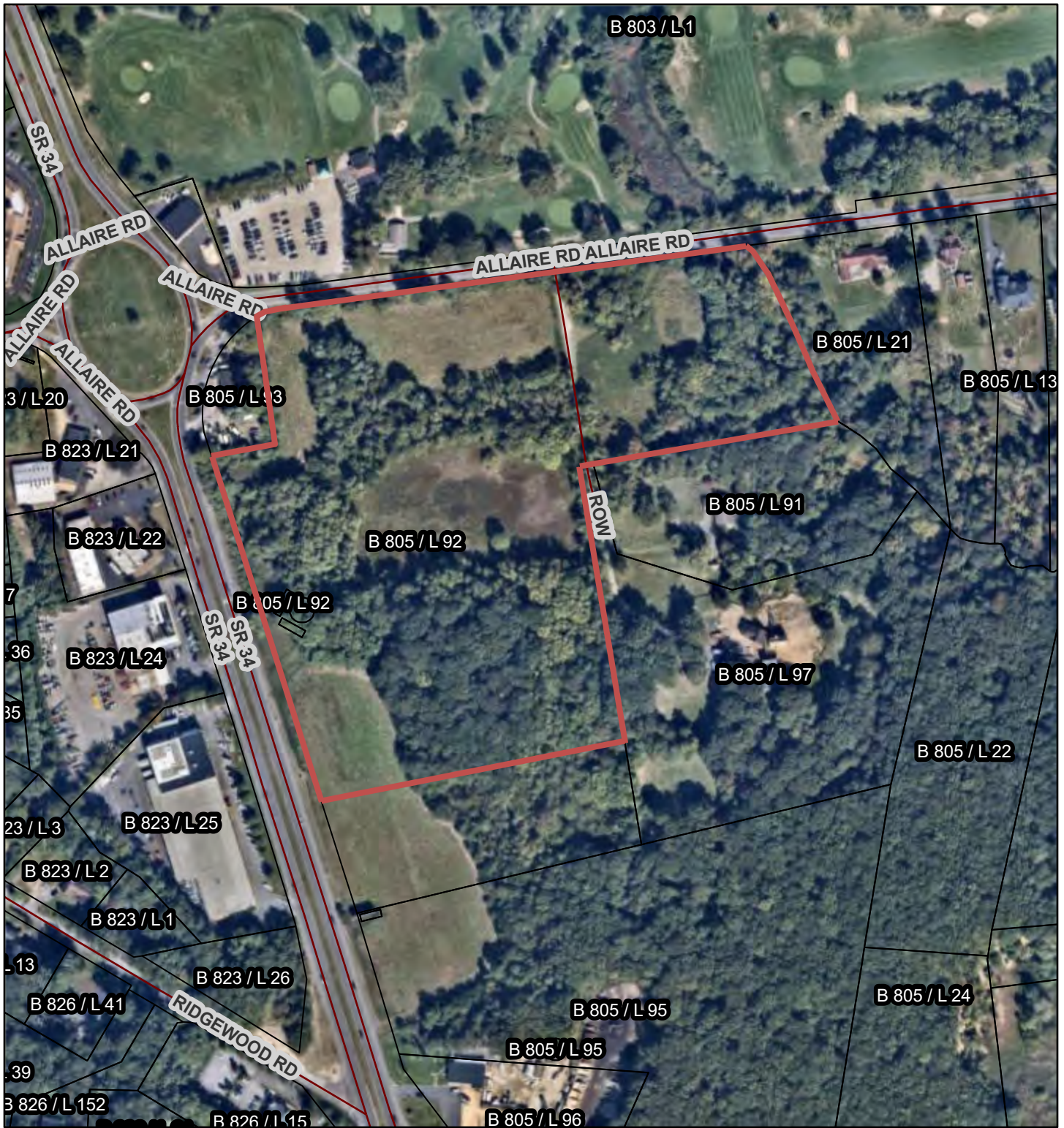
**Zoning: OP-10 ~ Office Park, RR ~ Rural Residential**

**Remarks: 17.5 Acres of Land at the Corner of Highway 34 and Allaire Road on the Allaire Circle. The Property is Across from the Bel-Air Country Club Public Golf Course. Two Existing Billboards on Site Generate Yearly Income. Sewer, Water and Gas Available. Easy Access to Highway 35, 138, Interstate 195 and the Garden State Parkway.**

**Price: \$ 6,000,000. ~ Sale**

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](mailto:Ray@SSRealty.com) • [www.SSRealty.com](http://www.SSRealty.com)



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

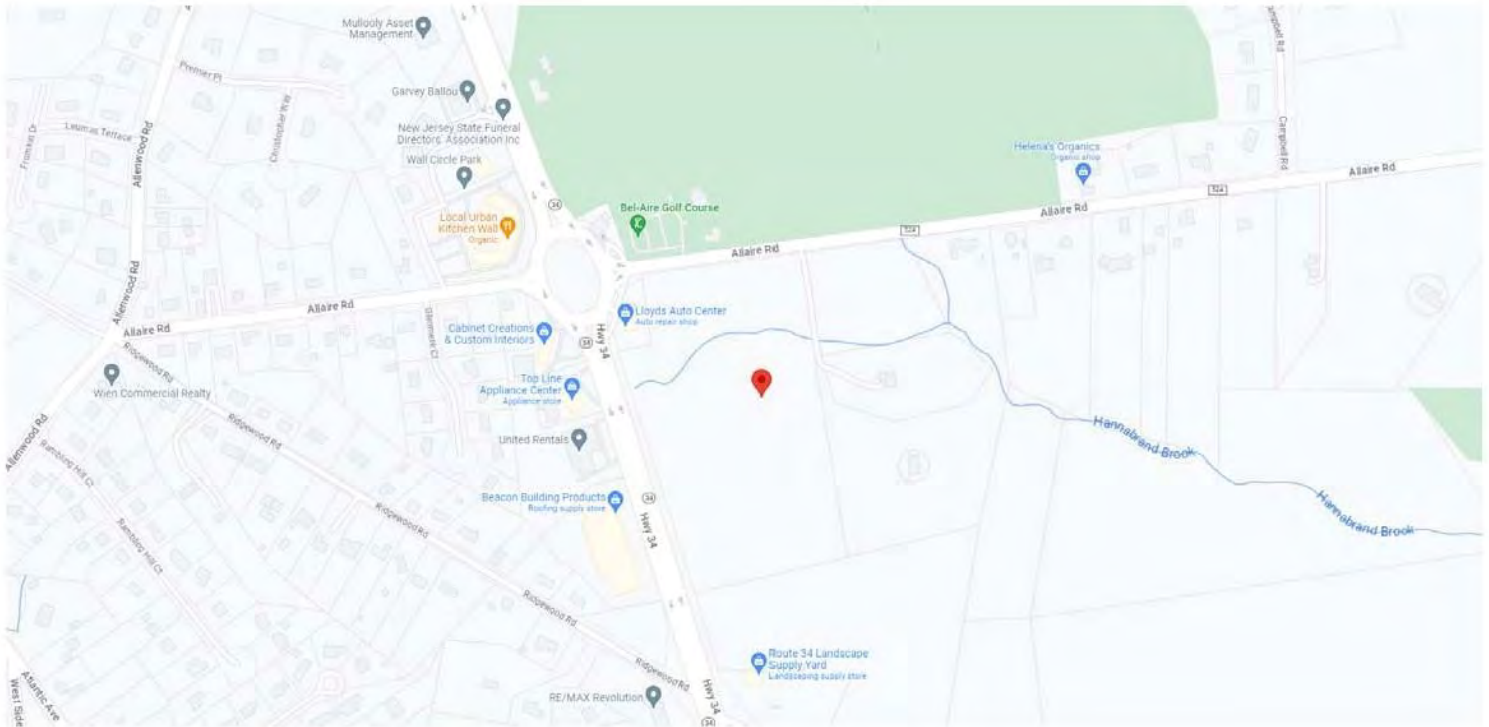
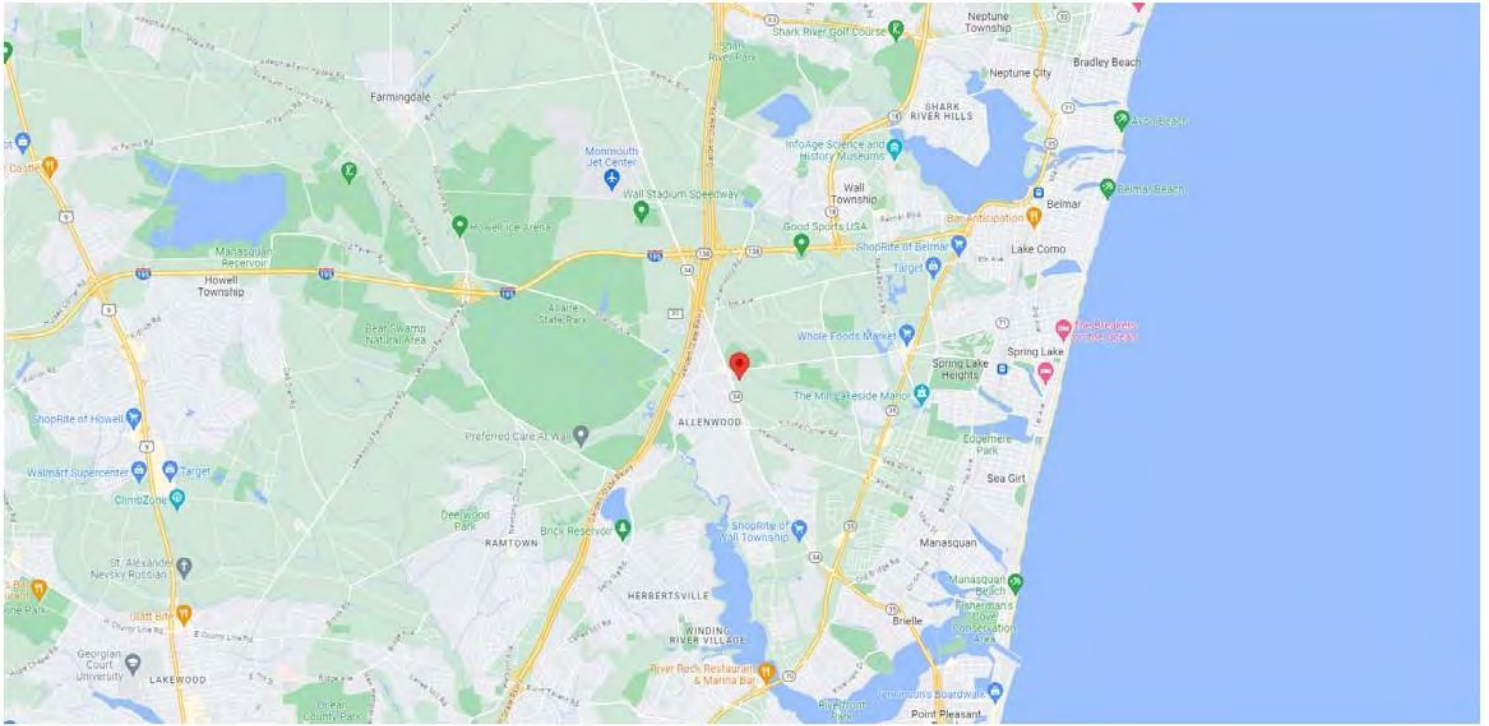




— Road Centerlines









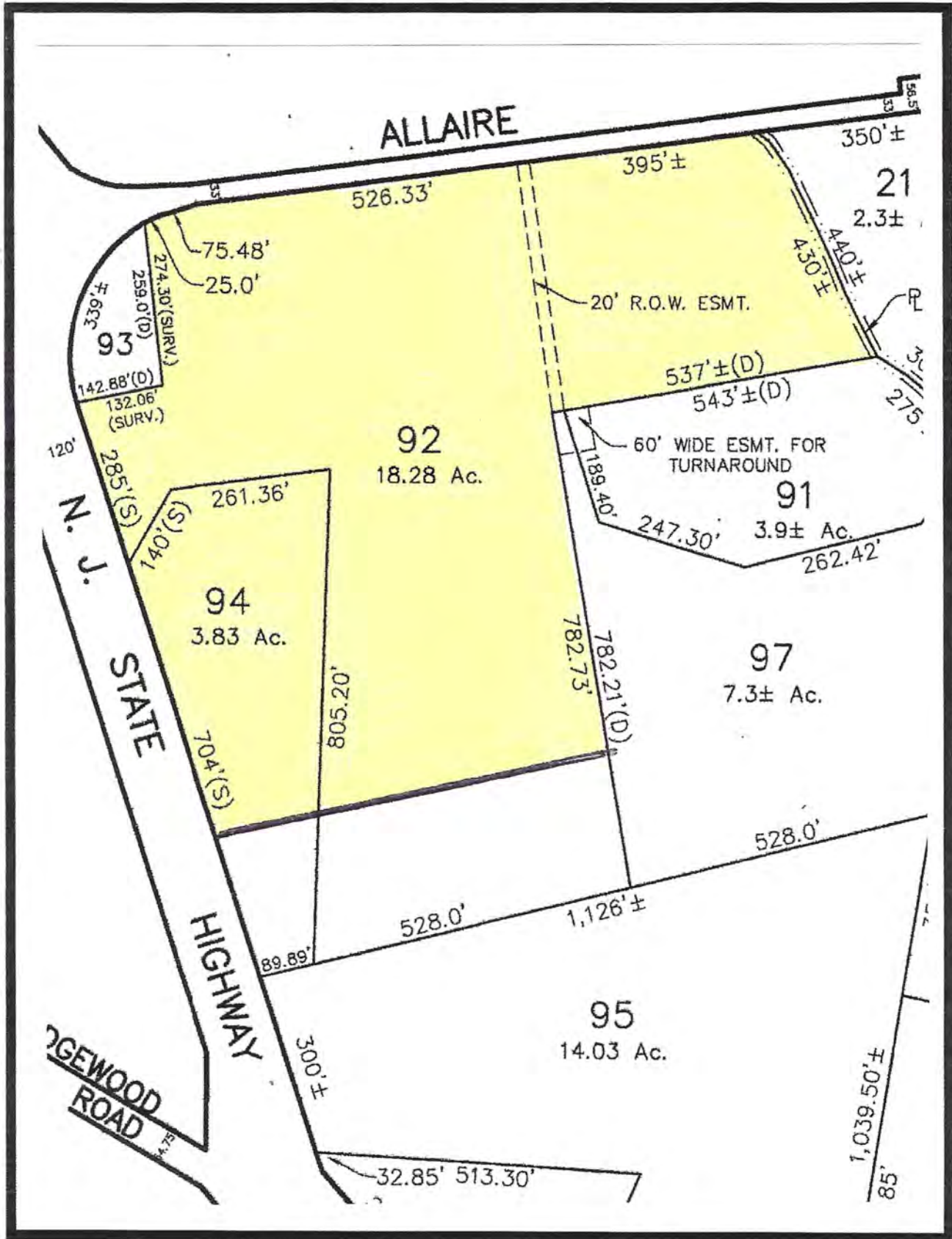
# WETLANDS MAP



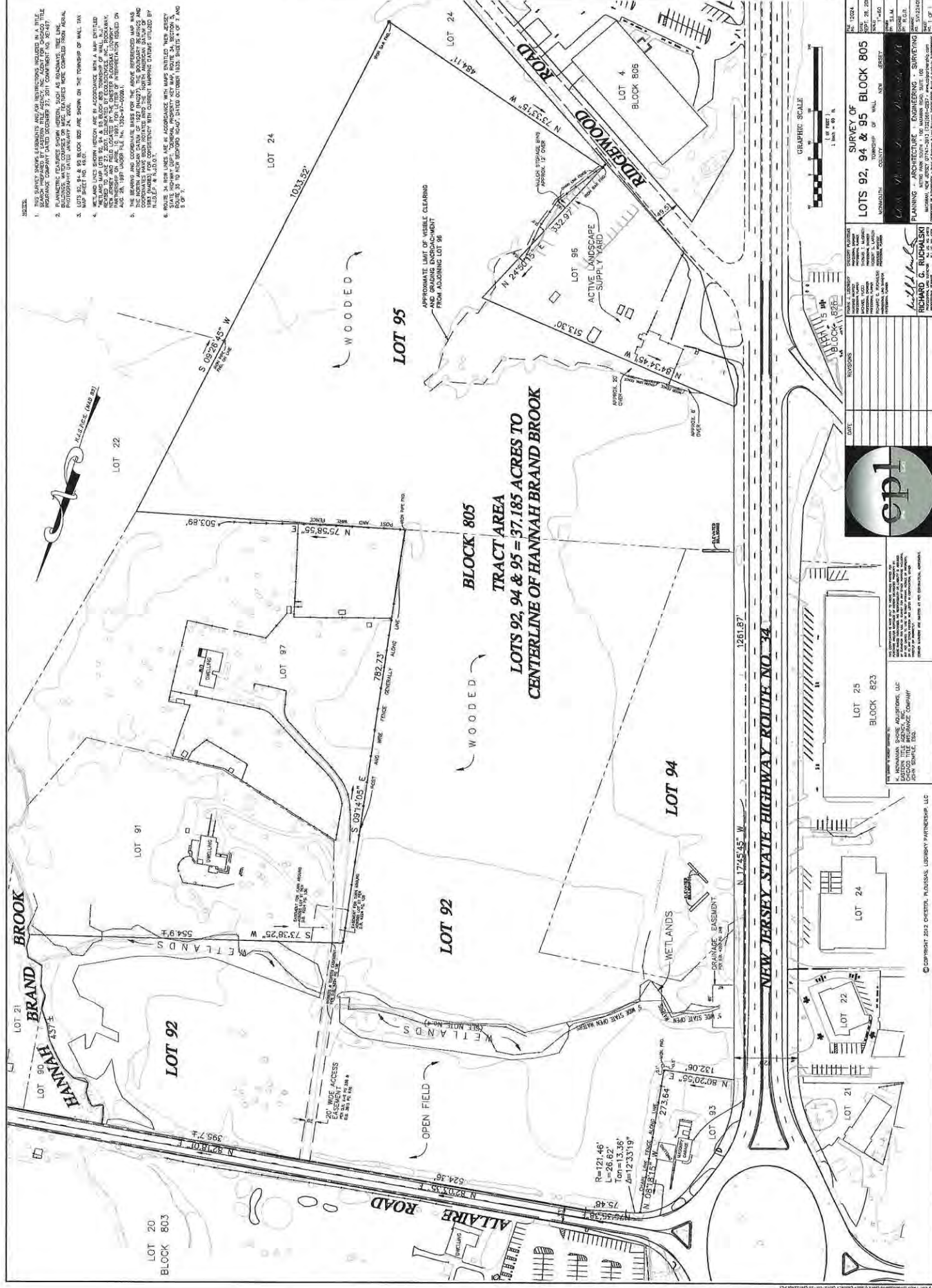
- Road Centerlines
- Parcels (cadastral non-survey)



# TAX MAP LOCATION



- INDEX:**
- THIS SURVEY SHOWS EASEMENTS AND/OR RESTRICTIONS INCLUDED IN A FILE WITH THE PLANNING AND SURVEYING DEPARTMENT OF THE COUNTY OF MIDDLESEX, NEW JERSEY, FILE NO. 150377, RECORDING DATE 09/22/10.
  - PLANNING FEATURES SHOWN HEREIN, SUCH AS ROADWAYS, TREE LINES, AND UTILITIES, ARE SHOWN AS THEY EXIST AT THE TIME OF SURVEY. PHOTOGRAPHIC DATA WAS OBTAINED FROM AERIAL PHOTOGRAPHS DATED JANUARY 14, 2010.
  - LOTS 92, 94 & 95 BLOCK 805 ARE SHOWN ON THE TOWNSHIP OF WALL 20X MAP SHEET NO. 1652.
  - THIS SURVEY IS A RECONSTRUCTION OF THE ORIGINAL UNDIVIDED PLOTTED MAP OF LOT 92, 94 & 95 BLOCK 805, TOWNSHIP OF WALL, COUNTY OF MIDDLESEX, NEW JERSEY, AS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF MIDDLESEX, NEW JERSEY, FILE NO. 150377, RECORDING DATE 09/22/10.
  - THE BEARINGS AND COORDINATE MEASURES FOR THE ABOVE REFERENCED MAP WAS OBTAINED FROM THE DATA OF THE SURVEY OF THE BOUNDARY BEARING AND COORDINATE DATA OF 1921 (P. 277).
  - THE BEARINGS AND COORDINATE MEASURES FOR THE BOUNDARY BEARING AND COORDINATE DATA OF 1921 (P. 277) WAS OBTAINED FROM THE DATA OF THE SURVEY OF THE BOUNDARY BEARING AND COORDINATE DATA OF 1921 (P. 277).
  - THE BEARINGS AND COORDINATE MEASURES FOR THE BOUNDARY BEARING AND COORDINATE DATA OF 1921 (P. 277) WAS OBTAINED FROM THE DATA OF THE SURVEY OF THE BOUNDARY BEARING AND COORDINATE DATA OF 1921 (P. 277).
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**TRACT AREA**  
**LOTS 92, 94 & 95 = 37.185 ACRES TO**  
**CENTERLINE OF HANNAH BRAND BROOK**



**epi**  
 ENGINEERING & PLANNING  
 100 HANNAH BRAND BROOK, SUITE 100  
 MIDDLETOWN, NJ 07041  
 TEL: 908.261.1234  
 FAX: 908.261.1235  
 WWW.EPI-INC.COM

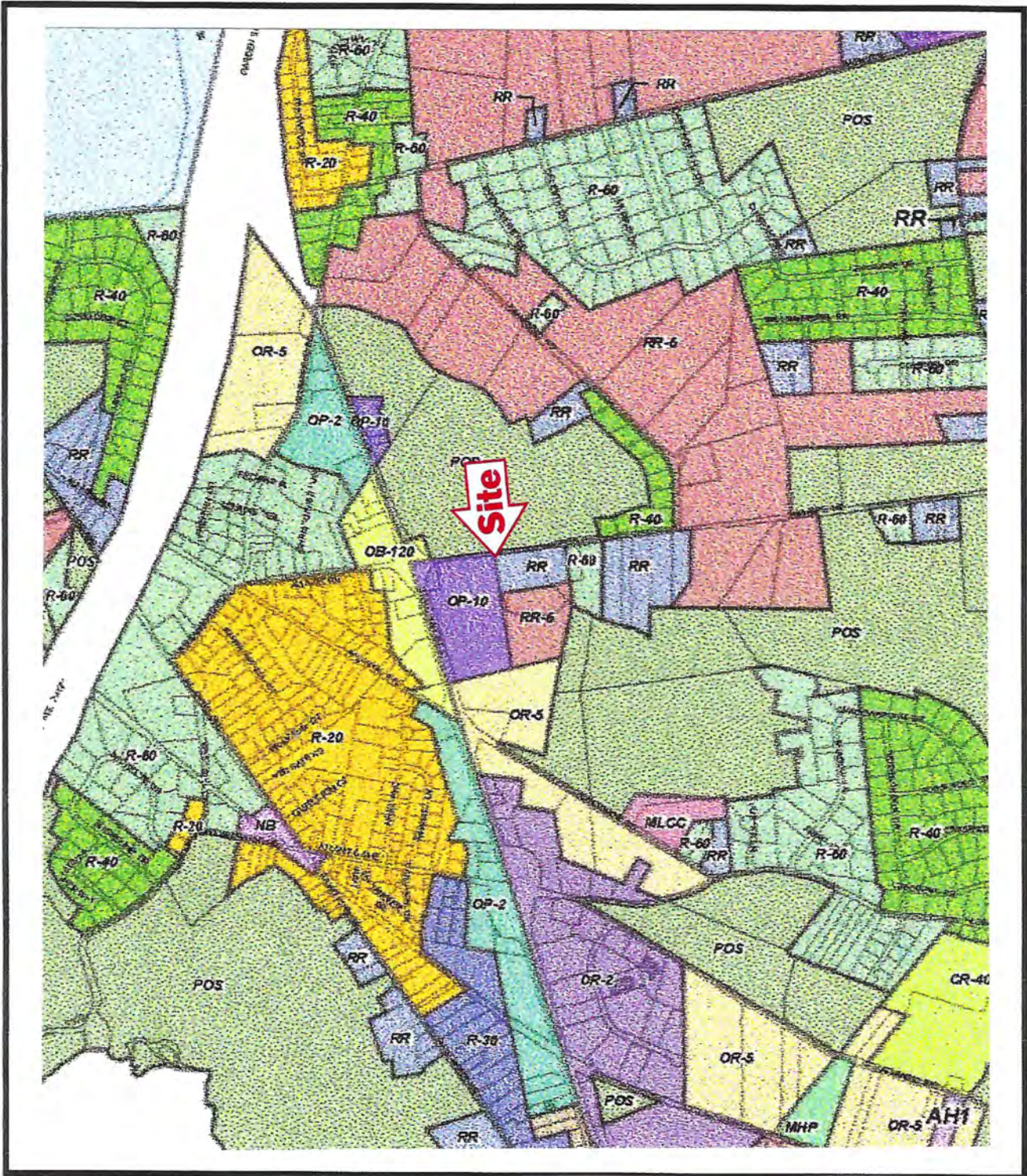
**RICHARD C. RICHALSKI**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 36150  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF NEW JERSEY

NO.	REVISIONS	DATE

**SURVEY OF**  
**LOTS 92, 94 & 95 BLOCK 805**  
 TOWNSHIP OF WALL  
 COUNTY OF MIDDLESEX  
 NEW JERSEY



# Zoning Map





LAND USE AND DEVELOPMENT REGULATIONS

140 Attachment I

Township of Wall  
 Schedule of Zone Requirements  
 January 2004  
 [Amended 5-12-2004 by Ord. No. 11-2004]

Zone	Maximum Gross Density for Major Subdivisions (dwelling units/ acres)	Minimum Lot Dimensions				Maximum Lot Coverage		Minimum Yard Depths Principal Buildings			Maximum Height	
		Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	All Buildings (percentage)	All Impervious Surfaces (percentage)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Stories	Feet
<b>Residential</b>												
RR-6	0.16	6 Ac	400	275	400	5	6	75	50	75	2.5	35
RR-5	0.2	5 Ac	400	275	400	6	7	75	50	75	2.5	35
R-R	0.5	2 Ac	300	165	200	9	15	50	30	50	2.5	35
R-60	0.6	60,000	200	145	200	10	20	50	20	50	2.5	35
R-40	0.9	40,000	150	125	150	12	20	40	20	30	2.5	35
R-30	1.2	30,000	125	100	150	14	25	40	20	25	2.5	35
R-25	1.5	25,000	125	80	150	15	30	35	20	25	2.5	35
R-20	1.7	20,000	100	80	150	17	30	30	15	15	2.5	35
R-15	2.9	15,000	75	75	150	19	35	30	10	15	2.5	35
R-15 corner lot	2.9	18,000	75	75	150	19	35	30	10	15	2.5	35
R-10	4.4	10,000	75	75	100	22	40	30	10	15	2.5	35
R-10 corner lot	4.4	12,000	75	75	100	22	40	30	10	15	2.5	35
R-7.5	5.8	7,500	65	65	100	25	40	25	7.5	15	2.5	35
R-7.5 corner lot	5.8	9,000	65	65	100	25	40	25	7.5	15	2.5	35
<b>Residential Multifamily</b>												
MH/MHP	7	10 Ac	400	300	500	30	50	50	40	40	1	15
HD-8	8 <sup>3</sup>	10 Ac	400	300	500	30	50	100	50	50	2	30
HD-12	12 <sup>3</sup>	10 Ac	400	300	500	30	60	75	50	50	2	30
<b>Highway Business</b>												
HB-200		200,000	350	350	350	20	60	125	50	75	2	40
HB-120		120,000	250	250	250	20	65	75	30	50	2	35
HB-80		80,000	200	150	200	20	65	50	20	25	2	35
HB-40		40,000	150	150	150	20	65	50	20	25	2	30
HB-20		20,000	100	100	100	20	65	50	20	25	2	30

NOTES:

- Individual site plans shall comply with GI-2 requirements, except sites fronting Route 34 or Hurley Pond Road shall have a one-hundred-foot front setback.
- Hangers and airport towers may have a height of 50 feet.
- The maximum gross density for townhouses shall be six units per acre.
- See § 140-192.1.
- See § 140-197I.



WALL CODE

**Township of Wall  
Schedule of Zone Requirements  
January 2004**

Zone	Maximum Gross Density for Major Subdivisions (dwelling units/acres)	Minimum Lot Dimensions				Maximum Lot Coverage		Minimum Yard Depths			Maximum Height	
		Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	All Buildings (percentage)	All Impervious Surfaces (percentage)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Stories	Feet
<b>Office Business</b>												
OB-120		120,000	250	250	350	20	65	100	30	50	3	40
OB-40		40,000	150	150	200	20	65	100	20	25	2	30
OB-20		20,000	100	100	150	20	65	50	20	25	2	30
<b>Neighborhood Business</b>												
NB		20,000	100	100	100	20	65	50	20	25	1.5	50
<b>Commercial Recreation</b>												
CR-40		40 Ac	1,000	1,000	1,000	15	40	100	100	100	3	35
CR-10		10 Ac	500	500	500	20	55	100	100	100	3	35
<b>Office Research</b>												
OR-10		10 Ac	500	500	500	20	55	150	50	50	3 <sup>5</sup>	40 <sup>5</sup>
OR-5		5 Ac	350	350	350	20	60	100	40	40	3 <sup>5</sup>	40 <sup>5</sup>
OR-2		2 Ac	200	200	200	20	65	100	25	25	3 <sup>5</sup>	60 <sup>5</sup>
<b>Office Park</b>												
OP-10 <sup>4</sup>		10 Ac	500	500	500	20	50	150	65	75	3	40
OP-2 <sup>4</sup>		2 Ac	200	200	200	20	60	75	50	75	3	40
<b>General Industrial</b>												
GI-10		10 Ac	500	350	500	25	55	100	50	75	3	40
GI-5		5 Ac	350	300	350	25	65	100	40	50	3	40
GI-2		2 Ac	200	200	200	20	65	75	25	25	3	40
<b>Airport Industrial</b>												
AI <sup>1</sup>		10 Ac	1,600	1,600	1,600	5	15	150	150	150	2	35 <sup>2</sup>

NOTES:

- Individual site plans shall comply with GI-2 requirements, except sites fronting Route 34 or Hurley Pond Road shall have a one-hundred-foot front setback.
- Hangers and airport towers may have a height of 50 feet.
- The maximum gross density for townhouses shall be six units per acre.
- See § 140-192.1.
- See § 140-197I.



LAND USE AND DEVELOPMENT REGULATIONS

140 Attachment 3

Township of Wall

Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts<sup>1</sup>  
January 2004

[Amended 3-10-2004 by Ord. No. 3-2004; 6-23-2004 by Ord. No. 14-2004; 7-14-2004 by Ord. No. 15-2004; 12-8-2004 by Ord. No. 32-2004; 12-8-2004 by Ord. No. 38-2004; 3-9-2005 by Ord. No. 9-2005; 4-13-2005 by Ord. No. 12-2005; 6-8-2005 by Ord. No. 18-2005; 4-12-2006 by Ord. No. 9-2006; 7-18-2007 by Ord. No. 19-2007; 4-8-2009 by Ord. No. 5-2009; 4-8-2009 by Ord. No. 6-2009; 4-8-2009 by Ord. No. 7-2009; 7-14-2010 by Ord. No. 9-2010; 2-9-2011 by Ord. No. 5-2011; 3-9-2011 by Ord. No. 8-2011; 7-13-2011 by Ord. No. 18-2011; 9-14-2011 by Ord. No. 22-2011; 4-4-2012 by Ord. No. 7-2012; 8-8-2012 by Ord. No. 11-2012; 11-20-2012 by Ord. No. 18-2012; 2-27-2013 by Ord. No. 2-2013; 5-22-2013 by Ord. No. 14-2013; 6-26-2013 by Ord. No. 15-2013; 4-23-2014 by Ord. No. 9-2014; 2-25-2015 by Ord. No. 2-2015; 4-27-2016 by Ord. No. 2-2016; 11-22-2016 by Ord. No. 13-2016; 6-28-2017 by Ord. No. 5-2017; 7-26-2017 by Ord. No. 6-2017; 7-24-2019 by Ord. No. 7-2019; 9-25-2019 by Ord. No. 14-2019]

NAICS Code <sup>2</sup>	Use	Highway Business						Office Business		Commercial Recreation		Office Park	Office Research	General Industrial	Airport	
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10
	<b>Agriculture, Forestry and Finishing<sup>3</sup></b>															
111	Agriculture - crops		P	P	P	P		P	P		P	P	P	P	P	P
11211	Beef cattle										P	P	P	P	P	P
1124	Sheep and goats										P	P	P	P	P	P
11212	Dairy farms										P	P	P	P	P	P
11299	General livestock		P	P	P	P					P	P	P	P	P	P
11293	Fur-bearing animals		P	P	P	P					P	P	P	P	P	P
11292	Horses and other equines		P	P	P	P					P	P	P	P	P	P
113	Forestry										P	P	P	P	P	P
115112	Crop planting cultivating		P	P	P	P					P	P	P	P	P	P
115113	Crop harvesting		P	P	P	P					P	P	P	P	P	P
	<b>Utilities</b>															
22112	Electric utilities												P	P	P	
221210	Gas utilities												P	P	P	
22131	Water supply - irrigation															
<sup>4</sup>	Solar energy systems												P	P (OR-5 and OR-10 only)	P (GI-5 and GI-10 only)	P
	<b>Construction</b>															
233	Building construction - general contractors and operative builders														P	P

LAND USE AND DEVELOPMENT REGULATIONS

Township of Wall  
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts<sup>1</sup>  
 January 2004

NAICS Code <sup>2</sup>	Use	Highway Business				Office Business			Commercial Recreation		Office Park		Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40			
333	Machinery manufacturing													P	
334	Computer and electronic product													P	
333924	Industrial trucks and equipment														
3344	Electronic equipment and components													P	
3345	Measuring, analyzing and control instruments; photo, medical and optical goods; watches and clocks													P	
3353	Electrical equipment and components														
33621	Motor vehicle body and trailer manufacturing (limited to emergency vehicles)												P		
339116	Dental lab							P					P		P
33916	Surgical appliance and supplies manufacturing												P		
3399	Miscellaneous manufacturing												P		
42	<b>Wholesale Trade</b>														
42	Durable goods													P	
42113	Tire distribution													P	
42121	Furniture													P (OR-2 only)	
4214	Professional and commercial equipment													P	P
4216	Electrical goods													P	P
4217	Hardware, heating and plumbing													P	P
4219	Miscellaneous (except 42193)													P	P
42199	Musical instruments, musical supplies and musical recordings wholesale/distribution													P	
4221	Paper and paper products													P	P
4222	Drugs, drug proprietaries and druggists' sundries													P	P
4223	Apparel, piece goods and notions													P	P
42241	General line groceries													P	P
42242	Frozen foods													P	P
42245	Confectionery													P	P



LAND USE AND DEVELOPMENT REGULATIONS

Township of Wall  
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts<sup>1</sup>  
 January 2004

NAICS Code <sup>e</sup>	Use	Highway Business					Office Business		Commercial Recreation		Office Park	Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120				
44512	Fast-food convenience stores (single use only)				P	P								
446110	Pharmacies and drug stores		P	P	P	P								
4471	Gasoline service stations			C	C	C							C	
448	Apparel and accessory	P	P	P	P	P								
451	Sporting goods, hobby, book and music stores		P	P	P	P								
452	General merchandise stores	P	P	P	P	P								
453 (except 45393 and 453930, manufactured home dealers)	Miscellaneous store retailers		P	P	P	P								
453310	Antique shops only, no other use	P	P	P	P	P								
454	Nonstore retailers (except 45421)											P		P
	<b>Transportation/ Warehousing</b>													
481	Transportation by air													P
488	Arrangement of transportation of freight and cargo													P
48849	Motor freight terminals													P
4889	Miscellaneous service incidental to transportation (except 488999)													C
49311	Warehousing (except mini warehouses and self-storage)													P
	<b>Information/Insurance/ Finance</b>													
511	Printing, publishing and allied industries											P		P
511150	Book publishers	P												
512131	Motion-picture theaters (except drive-in)													
513	Communications (except 513322)		P	P	P	P	P	P	P					P
513322	Cellular telecommunications													C (10 only)

WALL CODE

Township of Wall  
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts<sup>1</sup>  
 January 2004

NAICS Code <sup>2</sup>	Use	Highway Business						Office Business				Commercial Recreation		Office Park		Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport	
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	P				P
522	Depository activities (except 522390 check-cashing facilities)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			AI <sup>2</sup>
522390	Check-cashing facilities																P (10 only)	P	P
523	Securities, commodity brokers																		
51412	Libraries		C	C	C	C	C	C	C	C	C	C	C	C	C	C			
524	Insurance carriers	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P
	<b>Real Estate/Rental/Leasing</b>																		
53	Real estate	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P
531	Real estate-related offices																	P	
53113	Mini warehousing and self-storage																	C	
532	Miscellaneous equipment rental and leasing									P	P	P	P	P	P	P		P	
5321	Auto rental lease w/o drivers							P	P	P	P	P	P	P	P	P		P	P
53223	Video tape rental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	<b>Security System Services (Except Locksmith)</b>																		
561621	Security system services (except locksmith)																P		
	<b>Professional/Scientific/Technical Services - Finance</b>																		
541	Engineering, accounting, research, etc. (except 5417, 56121)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
54111	Legal services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
541511	Computer program services																		
54194	Veterinary services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
5417	Research, development and testing																		
5611	Office administration services																		
56111	Management services office																		
56121	Management services facilities																		
56151	Travel agencies	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
5418	Business services (except 5617, 5324, 5616)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
54192	Photographic studios, portrait	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P



LAND USE AND DEVELOPMENT REGULATIONS

Township of Wall  
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts<sup>1</sup>  
 January 2004

NAICS Code <sup>2</sup>	Use	Highway Business						Office Business			Commercial Recreation		Office Park		Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10			
55	Holding and other investment offices	P	P	P	P	P	P	P	P	P		P	P	P			P
5613	Employment services																
56143	Business service centers: document scanning and copying only without printing services	P	P	P	P	P	P	P	P	P							
56173	Landscape and horticultural services																P
	<b>Services to Dwellings</b>																
5617	Services to dwellings and other buildings																P
56174	Carpet cleaners																P
	<b>Educational Services</b>																
61161	Dance studio and school (except dance halls and discos)	P	P	P	P	P	P	P	P	P							
61111	Elementary and secondary schools	C	C	C	C	C									P	C	C
61121	Junior college - technical institute																
6114	Vocational schools																
6115	Schools and educational services	P	P	P	P	P	P	P	P	P							P
61169	All other schools and instruction (indoor instruction only)	P	P	P	P	P	P	P	P	P							P
	<b>Health Services</b>																
4	Emergency care facilities																
4	Offices, executive or administrative	P	P	P	P	P	P	P	P	P							P
		P	P	P	P	P	P	P	P	P							P
61162	Sports and recreation instruction																
611620	Sports and recreation instruction																
611620	Indoor sports and recreation instruction (except camps; riding instruction academies or schools; and competitive or spectator sports, games, contests or events)																
6211	Offices and clinics - doctors of medicine	P	P	P	P	P	P	P	P	P							P

WALL CODE

Township of Wall  
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts<sup>1</sup>  
 January 2004

NAICS Code <sup>e</sup>	Use	Highway Business					Office Business					Commercial Recreation		Office Park		Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport AI <sup>f</sup>
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10				
621111	Offices and clinics - osteopaths	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
62121	Offices and clinics - dentists	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
621340	Offices of physical, occupational and speech therapists and audiologists		P	P	P	P												
6213	Offices (not including clinics) of other health practitioners		P	P	P	P	P	P	P									
621511	Medical lab																	
62161	Home health care services		P	P	P	P	P	P	P									P
621910	Ambulance services																	
62311	Nursing and personal care facilities					C												
621399	Offices and clinics of other health care	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
62412	Senior/elder day-care facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P
6243	Job training and vocational rehabilitation services		P	P	P	P	P	P	P									
62441	Child day-care services		P	P	P	P	P	P	P	P	P	P	P	P	P			P
621492	Kidney dialysis centers																	
	<b>Arts/Entertainment/Recreation Services</b>																	
712	Museums and art galleries		P	P	P	P	P	P	P	P	P	P	P	P	P			
711320	Promoters of performing arts																	
71211	Museums and art galleries aviation only																	P
71391	Public golf courses, private golf courses, country club									P								P
71394	Physical fitness facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P
713940	Ice skating rinks																	
71395	Bowling centers				P	P												
713990	Other amusement and recreation (except billiard/pool/dance hall)																	
	<b>Accommodation and Food Services</b>																	
7211	Hotels (excluding motels, cabins)					C	C											C
721214	Sports and recreational camps									P	P							C



LAND USE AND DEVELOPMENT REGULATIONS

Township of Wall  
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts<sup>1</sup>  
 January 2004

NAICS Code <sup>2</sup>	Use	Highway Business						Office Business			Commercial Recreation		Office Park		Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10			
7221	Eating places without liquor license, except fast food	P	P	P	P	P	P	P	P	P		P	P				P
72221	Fast-food restaurants only				C	C											
72211	Eating places with liquor license, except fast food		P	P	P	P	P	P	P	P		P	P				P
72241	Drinking places with live entertainment		C														
	<b>Other Services</b>																
811	Miscellaneous repair service				C	C	C	C									P
8111	Auto repair shop (except 81121)		C	C	C	C											C
811121	Body shops																C
81143	Shoe repair shops and shoeshine parlors	P	P	P	P	P											
81192	Car washes		P	P	P	P	P	P									
812	Laundry cleaning and garment services (except 56174, 812332)	P	P	P	P	P	P	P									P
81211	Beauty shops	P	P	P	P	P	P	P									
812111	Barber shops	P	P	P	P	P	P	P									
81219	Miscellaneous personal services		P	P	P	P	P	P									
8122	Funeral service (excluding crematories)		P	P	P	P	P	P									
812210	Funeral homes and funeral services (excluding crematories)															P	
81222	Cemeteries																
813	Membership organizations (except 8131)		P	P	P	P	P	P	P	P		P	P				P
8131	Religious organizations (6)		C	C	C	C	C	C	C	C							
812332	Industrial laundries																P

## LAND USE AND DEVELOPMENT REGULATIONS

- <sup>1</sup> P = permitted use. C = conditional use. Specific NAICS codes listed for a zone indicate the only permitted use within the applicable NAICS classification.
- <sup>2</sup> Air Hazard Zone supersedes uses in the underlying zones. (See § 140-163.)
- <sup>3</sup> NAICS code refers to the North American Industry Classification System Manual, prepared by the Executive Office of the President, Office of Management and Budget, 1997 Edition.
- <sup>4</sup> Uses not classified by NAICS code.
- <sup>5</sup> Agricultural uses are permitted only on lots larger than five acres, as per § 140-164B.
- <sup>6</sup> Churches and other places of worship must have a minimum lot size of five acres, as per § 140-156.
- <sup>7</sup> Solar system contractors only per § 140-155.
- <sup>8</sup> Except solar system contractors per § 140-155.
- <sup>9</sup> Except NAICS 72241 Drinking places with entertainment.
- <sup>10</sup> Gross floor area of a building or any part thereof is limited to a maximum of 55,000 square feet.
- <sup>11</sup> Conditions of § 140-158 shall apply.



LAND USE AND DEVELOPMENT REGULATIONS

140 Attachment 2

Township of Wall  
 Schedule of Permitted and Conditional Uses for Residential Zone Districts<sup>1,2</sup>  
 January 2004

[Amended 5-9-2007 by Ord. No. 8-2007; 2-27-2013 by Ord. No. 2-2013; 12-28-2016 by Ord. No. 14-2016]

NAICS Code <sup>3</sup>	Use	Single-Family Residential										Multifamily Residential				
		RR-6	RR-5	R-R	R-60	R-40	R-30	R-25	R-20	R-15	R-10	R-7.5	R-5	MH/MHP	HD-12	HD-8
	<b>Residential<sup>1</sup></b>															
	Single-family attached dwellings															
	Single-family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P			
	Home professional offices	C	C	C	C	C	C	C	C	C	C	C				
	Multifamily dwellings													P	P	P
	Townhouses															P
	Quadplexes															
	Manufactured homes													P		
	<b>Agriculture, forestry and finishing<sup>5</sup></b>															
111	Agricultural production – crops	P	P	P	P	P	P	P	P	P	P	P	P			
11211	Beef cattle	P	P	P	P	P	P	P	P	P	P	P	P			
1124	Sheep and goats	P	P	P	P	P	P	P	P	P	P	P	P			
11299	General livestock	P	P	P	P	P	P	P	P	P	P	P	P			
11212	Dairy farms	P	P	P	P	P	P	P	P	P	P	P	P			
11293	Fur-bearing animals	P	P	P	P	P	P	P	P	P	P	P	P			
11292	Horses and other equines	P	P	P	P	P	P	P	P	P	P	P	P			
113	Forestry	P	P	P	P	P	P	P	P	P	P	P	P			
115112	Crop planting; cultivating	P	P	P	P	P	P	P	P	P	P	P	P			
115113	Crop harvesting	P	P	P	P	P	P	P	P	P	P	P	P			
	<b>Services</b>															
22112	Electric utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
221210	Gas utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
513	Communications (except 513322)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
623312	Assisted living facilities															
	Group homes <sup>4</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
71391	Public golf courses	C	C	C	C	C	C	C	C	C	C	C	C			
71391	Private golf courses and country clubs	C	C	C	C	C	C	C	C	C	C	C	C			
81311	Religious organizations <sup>6</sup>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

NOTES:

- P = permitted use. C = conditional use. Specific NAICS codes listed for a zone indicate the only permitted use within the applicable NAICS classification.
- Air Hazard Zone supersedes uses in the underlying zones. (See § 140-163.)
- NAICS code refers to the North American Industry Classification System Manual, prepared by the Executive Office of the President, Office of Management and Budget, 1997 Edition.
- Uses not classified by NAICS code.
- Agricultural uses are permitted only on lots larger than five acres, as per § 140-164B.
- Churches and other places of worship must have a minimum lot size of five acres, as per § 140-156.
- Solar system contractors only.
- Except solar system contractors.
- Except NAICS 72241 Drinking places with entertainment.
- Gross floor area of a building or any part thereof is limited to a maximum of 55,000 square feet.

# 2090 State Route 34, Wall Township, NJ 07719, Monmouth County

APN: 52-00805-0000-00095-0000-QFARM CLIP: 2036957712

## POPULATION

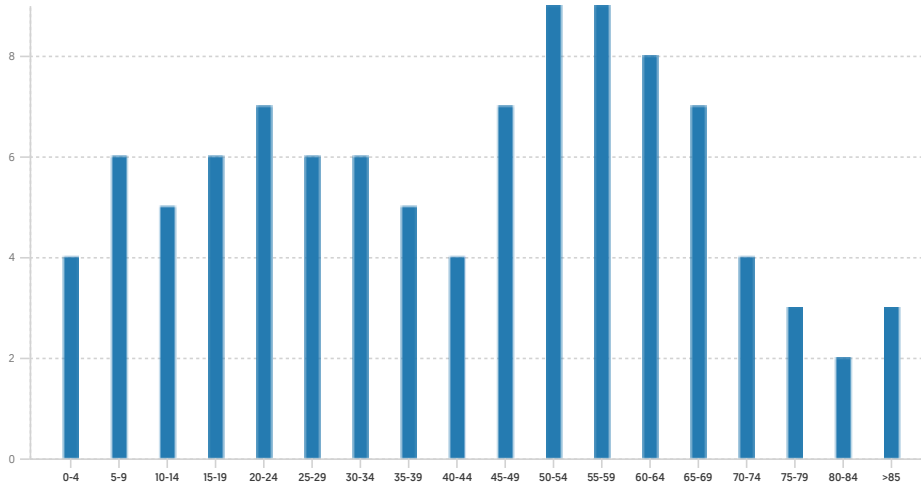
### SUMMARY

Estimated Population	<b>21,331</b>
Population Growth (since 2010)	<b>-4.7%</b>
Population Density (ppl / mile)	<b>1,529</b>
Median Age	<b>46.6</b>

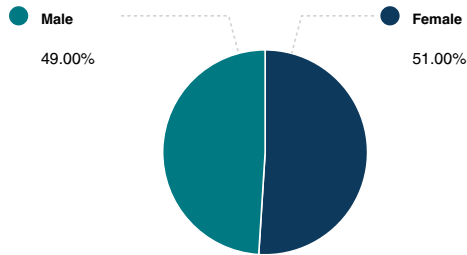
### HOUSEHOLD

Number of Households	<b>8,463</b>
Household Size (ppl)	<b>3</b>
Households w/ Children	<b>3,803</b>

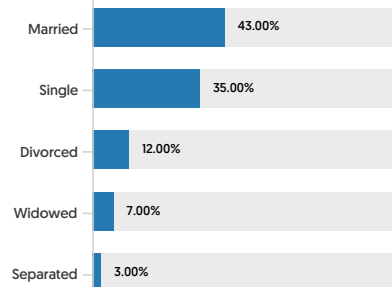
## AGE



## GENDER



## MARITAL STATUS



## HOUSING

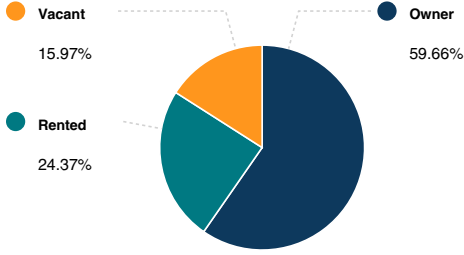
### SUMMARY

Median Home Sale Price	<b>\$453,900</b>
Median Year Built	<b>1967</b>

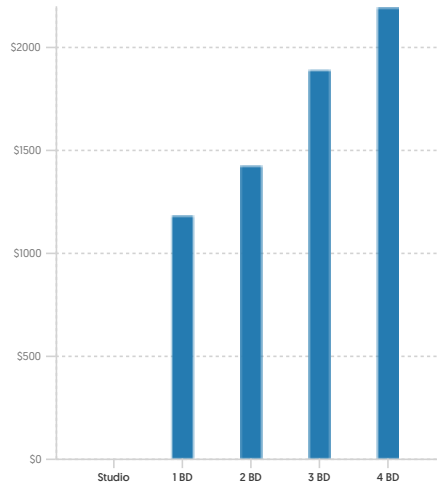
### STABILITY

Annual Residential Turnover	<b>9.2%</b>
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

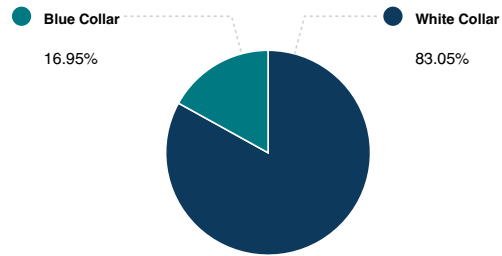


QUALITY OF LIFE

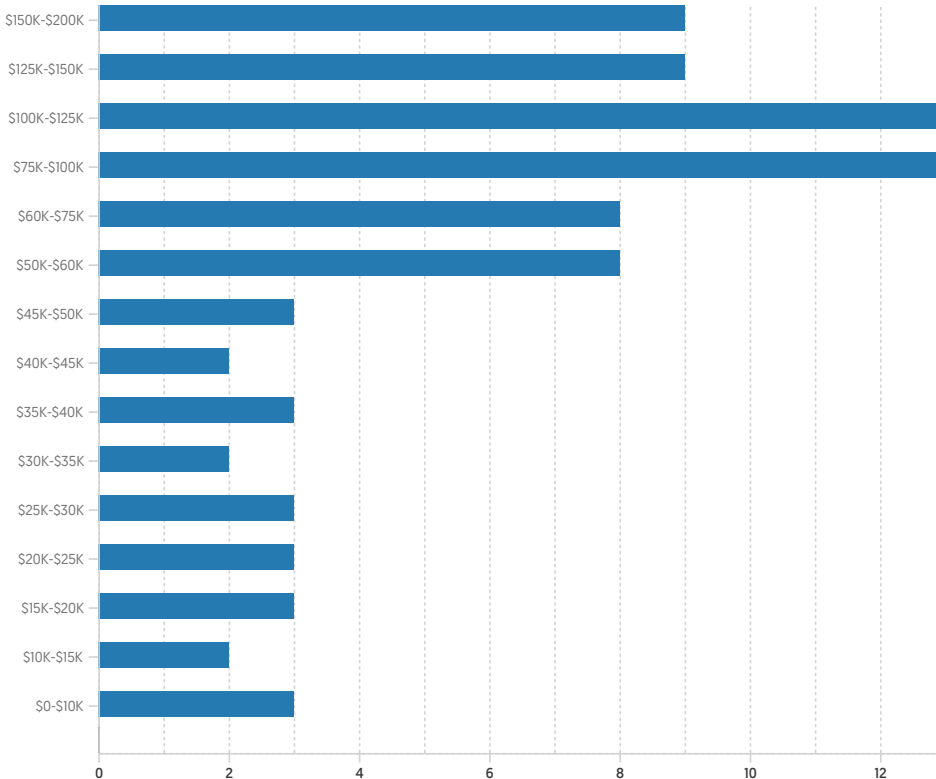
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	1,140
Manufacturing	571
Transportation and Communications	568
Wholesale Trade	317
Retail Trade	1,298
Finance, Insurance and Real Estate	1,119
Services	4,163
Public Administration	582
Unclassified	

WORKFORCE



HOUSEHOLD INCOME

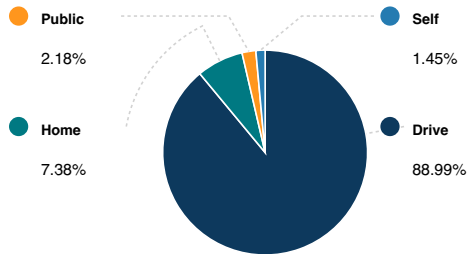


Average Household Income **\$95,206**

Average Per Capita Income **\$47,598**



COMMUTE METHOD



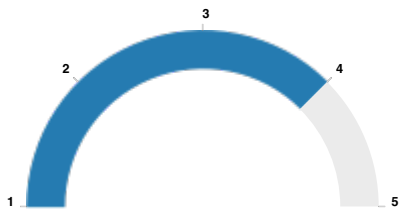
Median Travel Time **28 min**

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	139
Some High School	904
High School Graduate	3,617
Some College	2,749
Associate Degree	893
Bachelor's Degree	5,750
Graduate Degree	2,503

(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)
Allenwood Elementary School	0.67	K-5th	406	10	4

Community Rating (2)

Allenwood Elementary School

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
The Goddard School Of Wall	0.48	Pre-K-K	4		

(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)

EATING - DRINKING

	Address	Phone #	Distance	Description
Cocobella LLC	3118 Atlantic Ave	(732) 528-9580	0.48	Caterers
Manasquan River Brewing LLC	2222 Ramshorn Dr	(732) 773-3475	0.56	Bars And Lounges
Shogun Legends	1969 State Route 34	(732) 449-6696	0.58	Japanese Restaurant
Jersey Mike's 56th And 3rd LLC	2251 Landmark PI	(908) 839-5578	0.71	Sandwiches And Submarines Shop

2251 Landmark Place, LLC	2251 Landmark PI	(732) 223-1086	0.74	Sandwiches And Submarines Shop
Jm Blue Lake LLC	2251 Landmark PI	(732) 223-1086	0.74	Sandwiches And Submarines Shop
Jm Garner, LLC	2251 Landmark PI	(919) 661-0111	0.74	Sandwiches And Submarines Shop
Jm Jupiter LLC	2251 Landmark PI	(732) 295-8891	0.74	Sandwiches And Submarines Shop
Jm Kenwood LLC	2251 Landmark PI	(732) 223-4044	0.74	Sandwiches And Submarines Shop
Jm Woolbright, Inc.	2251 Landmark PI	(732) 223-1086	0.74	Sandwiches And Submarines Shop

#### SHOPPING

	Address	Phone #	Distance	Description
Kempton Wood Products	2800 Ridgewood Rd Ste 2	(732) 449-8673	0.12	Millwork And Lumber
Route 34 Landscape Supply Yard Inc	2800 Ridgewood Rd	(732) 449-4818	0.12	Retail Nurseries And Garden Stores
Closet Pros	2171 Hwy 34	(732) 292-9191	0.43	Closets, Interiors And Accessories
Jean Pierre's Fine Chocolate LLC	3203 Atlantic Ave	(732) 483-4647	0.52	Candy
Wolek's Garden Center	3217 Atlantic Ave	(732) 223-1233	0.54	Retail Nurseries
Allenwood General Store	3208 Allnwood Lakewood Rd	(732) 223-4747	0.56	Variety Stores
Jai Shree Vallabh Inc	1806 Celeste Dr	(732) 681-2258	0.99	Convenience Stores, Chain