



#5044 ~ Multi-Family Property

103 Monmouth Road
West Long Branch, NJ 07764

Residential

Block: 68
Lot: 8.01

Land Size: 0.9516 Acre (123 x 337)
Building Size: 3,434 Sq. Ft.

Tax Information

Land Assessment: \$ 329,000.
Improvement Assessment: \$ 421,300.
Total Assessment: \$ 750,300.

Taxes: \$ 11,712.
Tax Year: 2022
Tax Rate: 1.824/\$100
Equalization Ratio: 95.57%
Updated: 07/20/2023

Zoning: OP ~ Office Professional Zone

Remarks: 0.9516 Acre Parcel with Three Homes of 780, 1,006 and 1,248 Sq. Ft. and 400 Sq. Ft. Detached Garage. Two Homes Have Two Bedrooms/One Bathroom, and One Home Has Three Bedrooms/One Bathroom. Two Homes and Garage are Currently Rented and One Home is Vacant. Deep Backyard Area. All Utilities Except Sewer are Paid by Tenants. Homes Are Being Sold As Is. Easy Access to Highway 35, 36 and the Garden State Parkway.

Price: \$ 939,900. ~ 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 • www.SSRealty.com









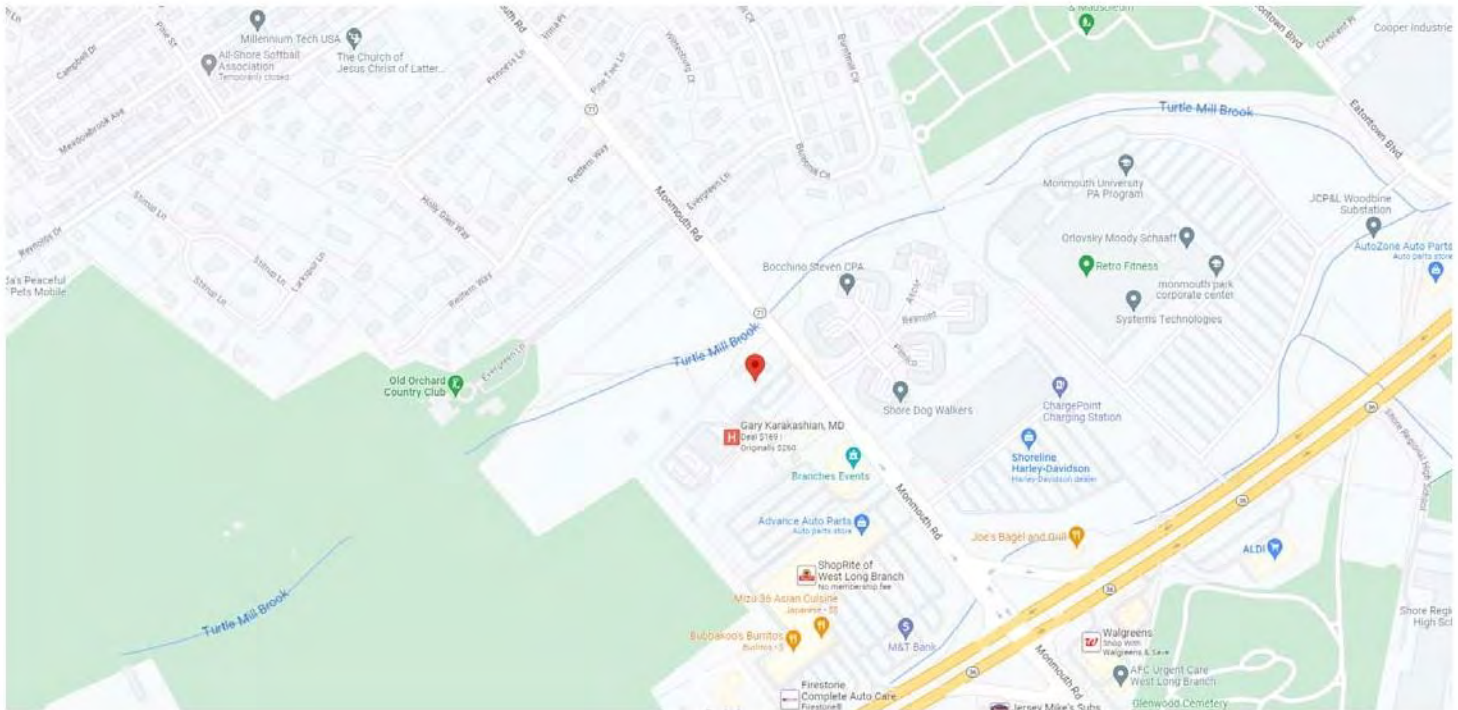
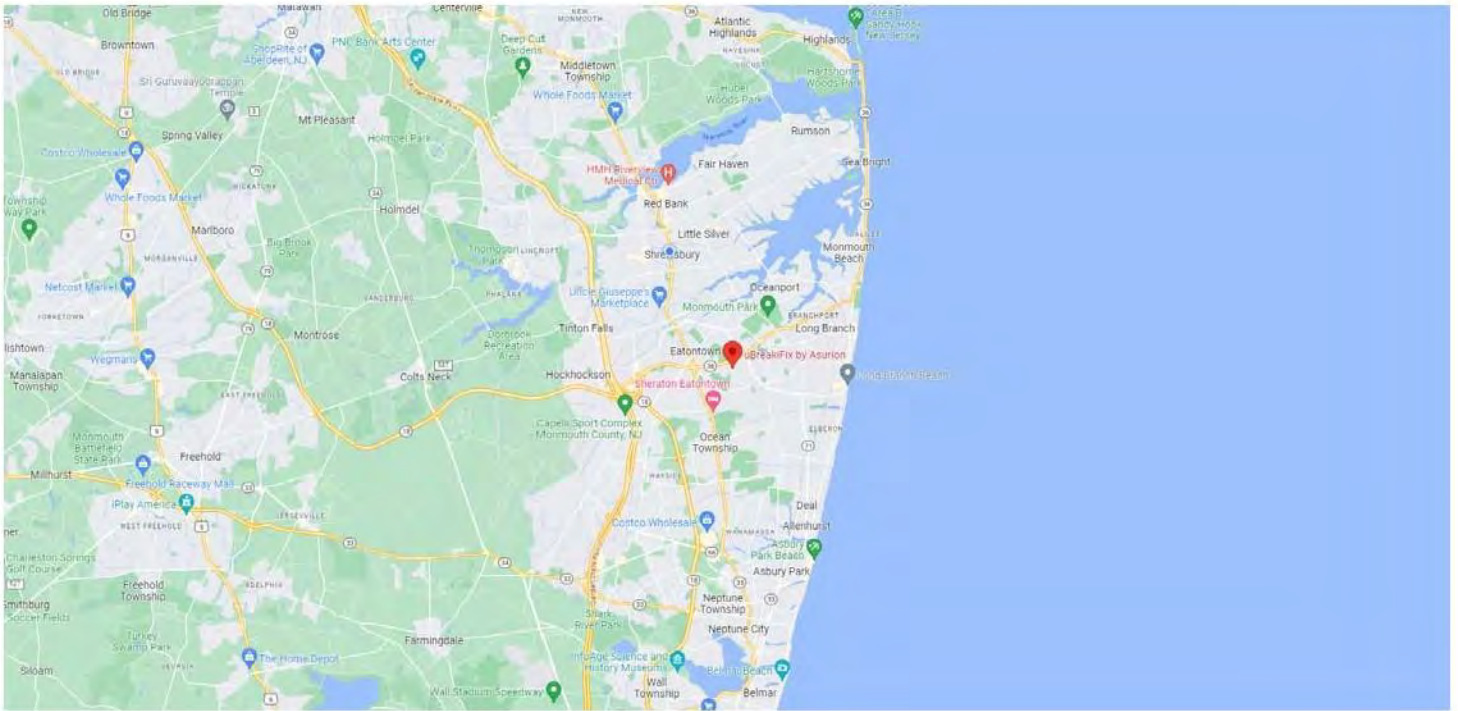




- Road Centerlines
- ▭ Parcels (cadastral non-survey)



— Road Centerlines



WETLANDS MAP



— Road Centerlines

▭ Parcels (cadastral non-survey)

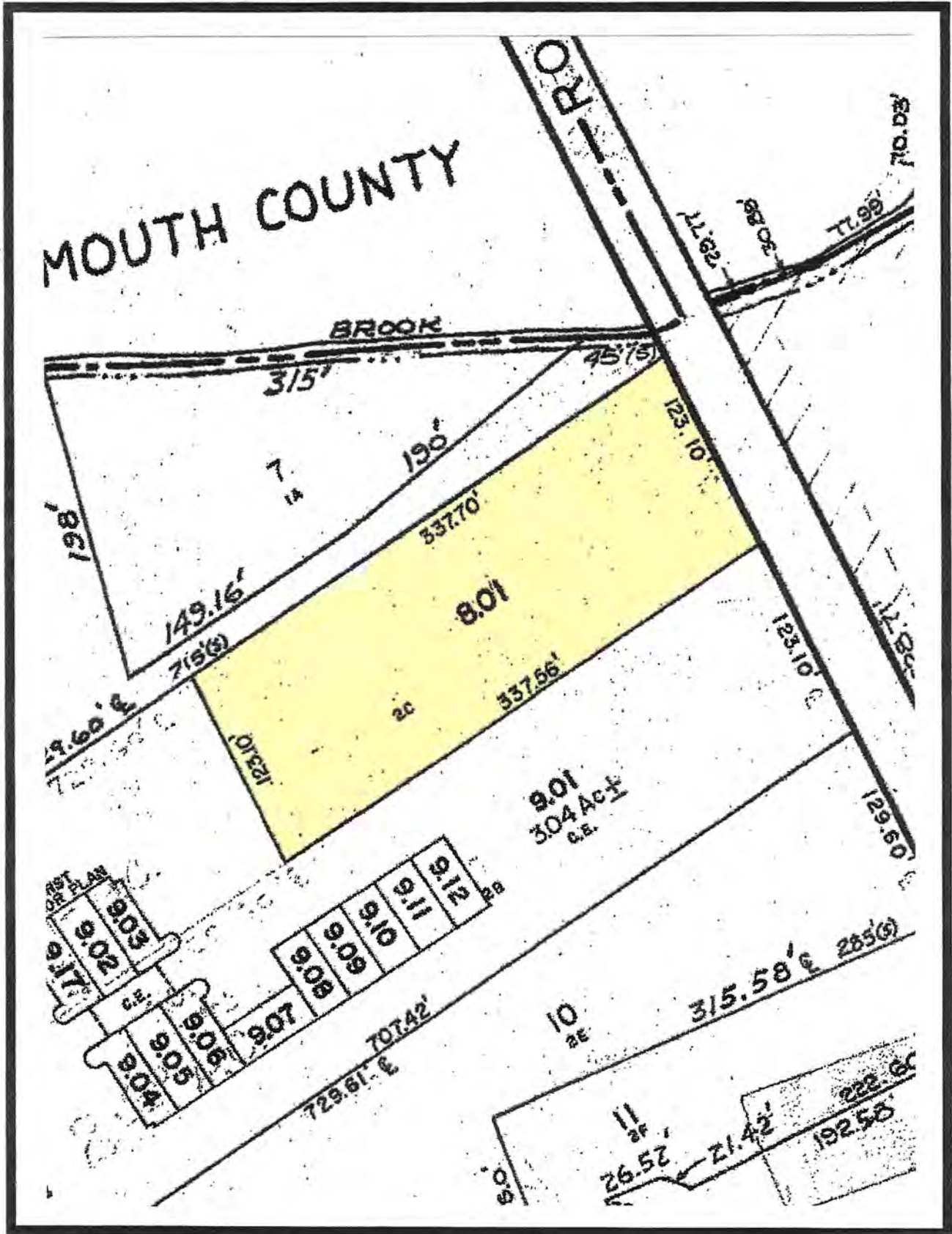
Wetlands of New Jersey (from Land Use/Land Cover 2012 Update) - Wetlands (2012)

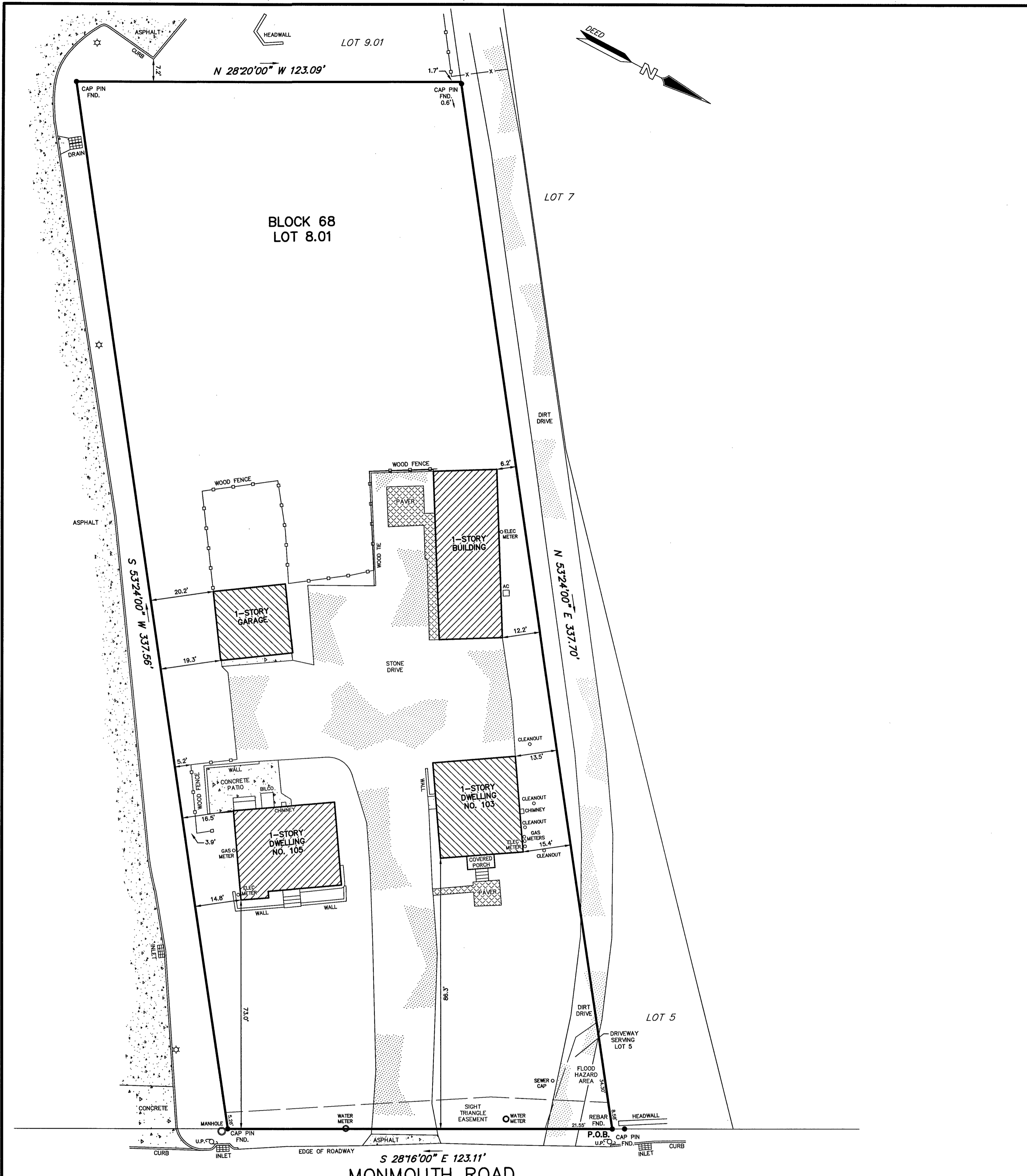
■ DECIDUOUS SCRUB/SHRUB WETLANDS

■ DECIDUOUS WOODED WETLANDS

■ HERBACEOUS WETLANDS

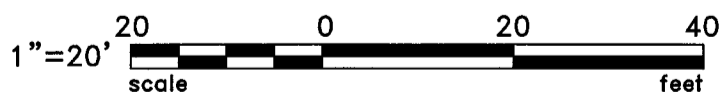
TAX MAP LOCATION





THIS SURVEY IS CERTIFIED TO:

- FER PROPERTIES LLC
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- TRIDENT ABSTRACT TITLE AGENCY, LLC (TA-150446)
- DEITCH & PERONE, P.C.
- TANIS DEITCH, ESQUIRE



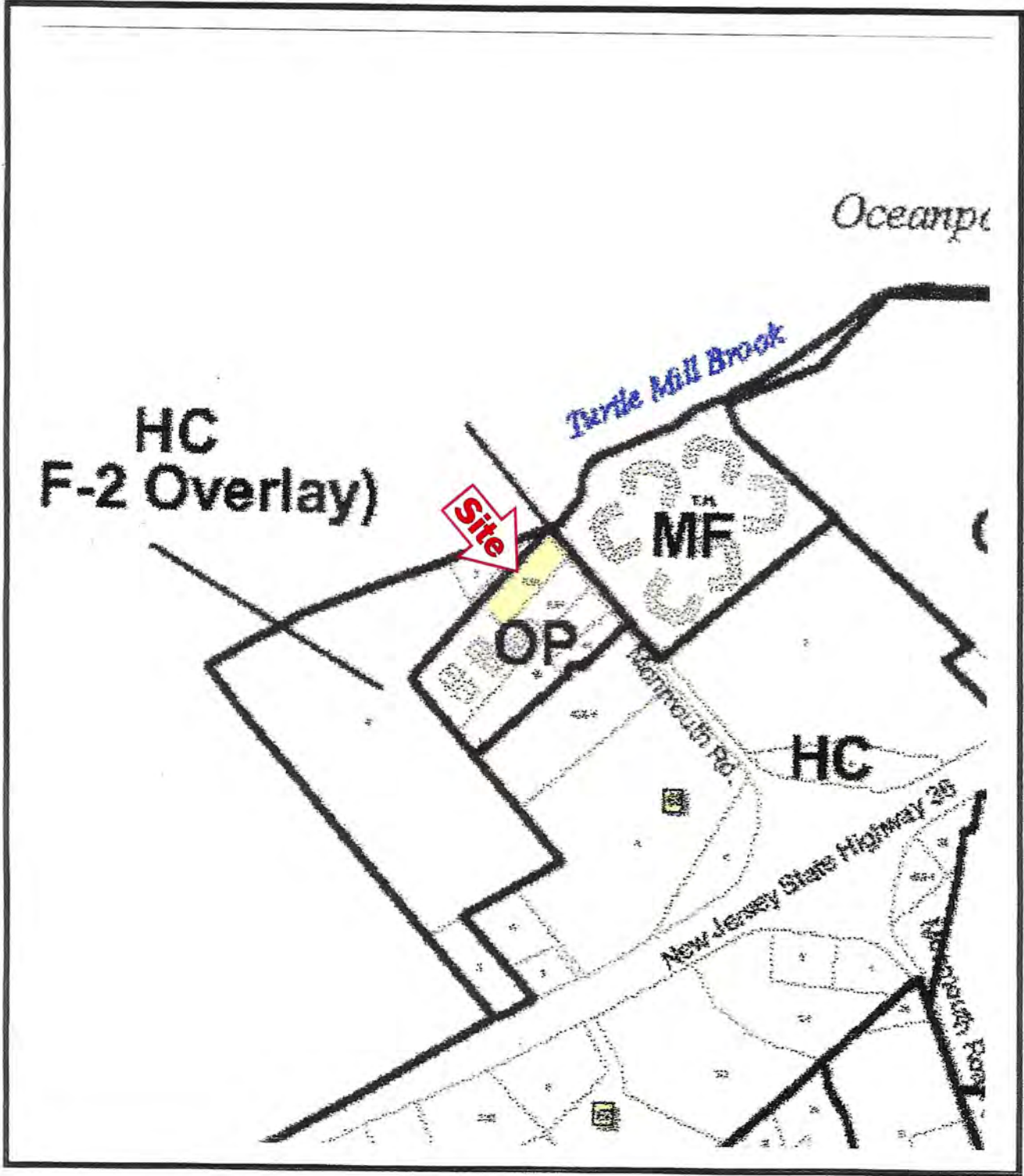
- DEED REFERENCES:
- DEED BOOK 9310, PAGE 32 et seq. (Lot 8.01)
 - DEED BOOK 9044, PAGE 5693 et seq. (Flood Hazard Area)
 - DEED BOOK 8882, PAGE 9175 et seq. (Shared Driveway Easement & Maintenance Agreement)
 - DEED BOOK 9086, PAGE 9005 et seq. (Sight Triangle Easement)

- NOTES:
1. KNOWN AS LOT 8.01 IN BLOCK 68 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF WEST LONG BRANCH, MONMOUTH COUNTY, NEW JERSEY, SHEET No. 1.
 2. EXCEPT AS SHOWN, UNDERGROUND UTILITIES NOT LOCATED BY THIS SURVEY.

NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY. THIS SURVEY IS SUBJECT TO CONDITIONS WHICH MIGHT BE DISCLOSED BY AN ACCURATE TITLE SEARCH. OFFSETS AS SHOWN HEREON ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES.

SURVEY OF PROPERTY		NEW JERSEY	
103 & 105 MONMOUTH ROAD LOT 8.01 BLOCK 68			
BOROUGH OF WEST LONG BRANCH MONMOUTH COUNTY			
Charles Surmonte P.E. & P.L.S. New Jersey Professional Engineer and Land Surveyor License No. 35885		301 Main Street, 2nd Floor Allenhurst, New Jersey, 07711 Phone 732-660-0606 Fax 732-660-0404	
PROJECT No. 21-271	DATE 03-16-21	SCALE: 1"=20'	SHEET: 1 OF 1

Zoning Map



- (a) Phasing of affordable units. Affordable housing units shall be built, occupied and receive Certificates of Occupancy in accordance with the following schedule.

Percentage of Low and Moderate Income Units Completed	Percentage of Market Housing Units Completed
0	25
10	25 + 1 unit
50	50
75	75
100	90
	100

- (b) No initial occupancy of a low or moderate income housing sales unit shall be permitted prior to issuance of a Certificate of Occupancy and no Certificate of Occupancy for initial occupancy of a low or moderate income housing sales unit shall issue unless there is a written determination by the Authority that the unit is to be controlled by a deed restriction and mortgage lien as adopted by COAH.
- (c) A Certificate of Reoccupancy for any occupancy of a low or moderate income housing sales unit resulting from a resale shall be required, and the Borough shall not issue such certificate unless there is a written determination by the Authority that the unit is to be controlled by the deed restriction and mortgage lien required by the COAH.
- (d) An Affordable Housing Agreement between the owner of the property and the Borough of West Long Branch shall be required for all rental units in accordance with N.J.A.C. 5:93-9.1 et seq. and N.J.A.C. 5:80-26.1 et seq.
- (e) The Certificate of Reoccupancy shall not be required where there is a written determination by the Authority that controls are allowed to expire or in that the repayment option is being exercised pursuant to N.J.A.C. 5:93-9.4.

§ 18-4.10. OP Office Professional Zone.

[Ord. #O-09-10; Ord. No. O-2015-4 § 7]

Office Professional Zone shall be subject to the following regulations:

- a. Permitted Uses. See Schedule of Permitted and Conditional Uses — For Non-Residential Zones, subsection **18-4.13**.
[Ord. No. O-2015-4 § 7]
- b. Permitted Accessory Uses.
1. Private garage space for the storage of vehicles used in conjunction with a permitted use.
 2. Signs which relate to the activity being conducted on the premises and which are in accordance with subsection **18-7.1c** of this Chapter.
 3. No more than one detached accessory building shall be permitted in this zone. Detached building shall be a minimum of 2,500 square feet, providing that parking requirements for the entire use are not exceeded said site plan for detached building must be submitted and approved by the Planning Board prior to a building permit being issued.
- c. Other Uses Permitted Upon Application to the Planning Board for a Conditional Use Permit. See Schedule of Permitted and Conditional Uses — For Non-Residential Zones, subsection **18-4.13**.
[Ord. No. O-2015-4 § 7]
- d. Area, Yard, Building (Bulk) and Unit Requirements.

1. As specified in subsection **18-5.1** of this Chapter, excepting that where any Professional Office Zone abuts a Residential Zone, the setbacks for rear and side yards shall be seventy-five (75') feet.
- e. Other Provisions and Requirements.
1. As specified in Section **18-6** of this Chapter.
 2. As specified in Section **18-7** of this Chapter.
 3. As specified in Section **18-8** of this Chapter.
 4. As specified in Section **18-9** of this Chapter.
 5. As specified in Section **18-13** of this Chapter.
 6. Ingress and egress to each use shall be subject to the following standards and conditions.
 - (a) Points of ingress and egress shall be provided for each automobile-oriented use.
 - (b) Ingress and egress driveways shall be not less than the minimum required by State or County regulations. These driveways shall be not less than twenty (20') feet or more than thirty (30') feet in width.
 - (c) If points of ingress and egress are separated, a suitable planting (landscape) strip not less than five (5') feet in width shall be provided from the curb line to the paved surface area.

§ 18-4.11. MF-3 Multi-Family-3 Residential Overlay Zone.

[Ord. #O-12-20, S 3]

MF-3 Multi-Family-3 Residential Overlay Zone shall be subject to the following regulations:

- a. Permitted Uses.
 1. Multi-family dwellings including an inclusionary component of low and moderate income housing units in accordance with Subsection **18-4.9**, Affordable Housing Inclusionary Development Regulations.
 2. Uses permitted in accordance with the HC Highway/Commercial Zone.
- b. Permitted Accessory Uses.
 1. Private garages for the storage of automobiles.
 2. Signs in accordance with Subsection **18-7.1** of this Chapter.
 3. Swimming pools, as defined in this Chapter.
 4. Clubhouse and maintenance buildings in a multi-family housing development for use by residents of the development and their guests.
 5. Recreation facilities including swimming pools, tot-lots, picnic areas, shuffle board courts and other facilities in multi-family residential developments for the use of residents and their guests.
- c. Area, Yard, Building (Bulk) and Unit Requirements. As specified in subsection **18-5.1** of this Chapter.
- d. Other Provisions and Requirements.
 1. As specified in Section **18-6**, General Regulations, of this Chapter.
 2. As specified in Section **18-7**, Special Regulations, of this Chapter.
 3. As specified in Section **18-8**, Nonconforming Uses, of this Chapter.

ZONING

18 Attachment 1

**SCHEDULE OF PERMITTED AND CONDITIONAL USES
FOR NON-RESIDENTIAL ZONES (*)**

Borough of West Long Branch

[Ord. No. O-2015-4 § 11; Ord. No. O-2016-2]

NAICS CODE**	2012 NAICS TITLE	ZONE					Use Group
		N C	HC	OP	RP	I	
22	Utilities						
221118	Other Electric Power Generation		C ¹	C ¹			
221121	Electric Bulk Power Transmission and Control		C ¹	C ¹			
221122	Electric Power Distribution		C ¹	C ¹			
221210	Natural Gas Distribution		C ¹	C ¹			
221310	Water Supply and Irrigation Systems		C ¹	C ¹			
221320	Sewage Treatment Facilities		C ¹	C ¹			
221330	Steam and Air-Conditioning Supply		C ¹	C ¹			
¹ Public utility installations in accordance with subsection 18-6.6c of this Chapter.							
33	Manufacturing			P ¹			
¹ Light, non-nuisance manufacturing processing, fabricating, assemblage, packaging and warehousing of materials.							
44-45	Retail Trade						
441110	New Car Dealers		C ¹				
441310	Automotive Parts and Accessories Stores	P	P	P			A
441320	Tire Dealers		P	P			A
442110	Furniture Stores	P	P	P			A
442210	Floor Covering Stores	P	P	P			A
442291	Window Treatment Stores	P	P	P			A
442299	All Other Home Furnishings Stores	P	P	P			A
443141	Household Appliance Stores	P	P	P			A
443112	Electronics Stores	P	P	P			A
444120	Paint and Wallpaper Stores	P	P	P			A
444130	Hardware Stores	P	P	P			A
444190	Other Building Material Dealers	P	P	P			A
444210	Outdoor Power Equipment Stores	P	P	P			A
445210	Meat Markets	P					
445220	Fish and Seafood Markets	P					
445230	Fruit and Vegetable Markets	P					
445291	Baked Goods Stores	P					
445292	Confectionery and Nut Stores	P					
445299	All Other Specialty Food Stores	P					
445310	Beer, Wine, and Liquor Stores	P					

WEST LONG BRANCH CODE

NAICS CODE**	2012 NAICS TITLE	ZONE					Use Group
		N C	HC	OP	RP	I	
446110	Pharmacies and Drug Stores	P	P	P			A
446120	Cosmetics, Beauty Supplies, and Perfume Stores	P	P	P			A
446130	Optical Goods Stores	P	P	P			A
446191	Food (Health) Supplement Stores	P	P	P			A
446199	All Other Health and Personal Care Stores	P	P	P			A
448110	Men's Clothing Stores	P	P	P			A
448120	Women's Clothing Stores	P	P	P			A
448130	Children's and Infants' Clothing Stores	P	P	P			A
448140	Family Clothing Stores	P	P	P			A
448150	Clothing Accessories Stores	P	P	P			A
448190	Other Clothing Stores	P	P	P			A
448210	Shoe Stores	P	P	P			A
448310	Jewelry Stores	P	P	P			A
448320	Luggage and Leather Goods Stores	P	P	P			A
451110	Sporting Goods Stores	P	P	P			A
451120	Hobby, Toy, and Game Stores	P	P	P			A
451130	Sewing, Needlework, and Piece Goods Stores	P	P	P			A
451140	Musical Instrument and Supplies Stores	P	P	P			A
451211	Book Stores	P	P	P			A
451212	News Dealers and Newsstands	P	P	P			A
452111	Department Stores (except Discount Department Stores)	P	P	P			A
452112	Discount Department Stores	P	P	P			A
452990	All Other General Merchandise Stores	P	P	P			A
453110	Florists	P	P	P			A
453210	Office Supplies and Stationery Stores	P	P	P			A
453220	Gift, Novelty, and Souvenir Stores	P	P	P			A
453310	Used Merchandise Stores	P	P	P			A
453910	Pet and Pet Supplies Stores	P	P	P			A
453920	Art Dealers	P	P	P			A
453991	Tobacco Stores	P	P	P			A
453998	All Other Miscellaneous Store Retailers (except Tobacco Stores)	P	P	P			A
454111	Electronic Shopping	P	P	P			A
454112	Electronic Auctions	P	P	P			A
454113	Mail-Order Houses	P	P	P			A
454210	Vending Machine Operators	P	P	P			A
¹ New automobile sales agencies, associated repair shops and new car lot, including incidental outdoor display of used cars taken in trade on new cars.							
48-49	Transportation and Warehousing						
493110	General Warehousing			P			

ZONING

NAICS CODE**	2012 NAICS TITLE	ZONE					Use Group
		N C	HC	OP	RP	I	
51	Information						
512131	Motion Picture Theaters (except Drive-Ins)		P				
52	Finance and Insurance						
522110	Commercial Banking	P	P	P			B
522120	Savings Institutions	P	P	P			B
522130	Credit Unions	P	P	P			B
522190	Other Depository Credit Intermediation	P	P	P			B
53	Real Estate and Rental and Leasing						
531210	Offices of Real Estate Agents and Brokers	P	P	P	P		C
531311	Residential Property Managers	P	P	P			C
531312	Nonresidential Property Managers	P	P	P			C
532210	Consumer Electronics and Appliances Rental	P	P	P			A
532220	Formal Wear and Costume Rental	P	P	P			A
532230	Video Tape and Disc Rental	P	P	P			A
532291	Home Health Equipment Rental	P	P	P			A
532292	Recreational Goods Rental	P	P	P			A
532299	All Other Consumer Goods Rental	P	P	P			A
54	Professional, Scientific, and Technical Services and Offices						
	This category includes for example: offices of Lawyers, CPA's, Payroll Services, Architectural, Landscape Architect, Engineering, Drafting, Surveying, Interior Design, Computer Systems, Human Resources, Marketing, Environmental Consulting, Advertising, Photography Studios, Research and Development Offices. (Does Not Include - Veterinary Services and Offices (NAICS 541940)	P	P	P	P		C
55	Management of Companies and Enterprises						
	This category includes offices of bank holding companies, and corporate, subsidiary and regional managing offices	P	P	P			B
56	Administrative and Support and Waste Management and Remediation Services						
561110	Office Administrative Services	P	P	P			C
561210	Facilities Support Services	P	P	P			C
561311	Employment Placement Agencies	P	P	P	P		C
561312	Executive Search Services	P	P	P	P		C
561320	Temporary Help Services	P	P	P	P		C

WEST LONG BRANCH CODE

NAICS CODE**	2012 NAICS TITLE	ZONE					Use Group
		N C	HC	OP	RP	I	
561330	Professional Employer Organizations	P	P	P	P		C
561410	Document Preparation Services	P	P	P	P		C
561421	Telephone Answering Services	P	P	P			C
561422	Telemarketing Bureaus and Other Contact Centers	P	P	P			C
561431	Private Mail Centers	P	P	P			C
561439	Other Business Service Centers (including Copy Shops)	P	P	P			C
561440	Collection Agencies	P	P	P	P		C
561450	Credit Bureaus	P	P	P	P		C
561491	Repossession Services	P	P	P			C
561492	Court Reporting and Stenotype Services	P	P	P	P		C
561499	All Other Business Support Services	P	P	P			C
561510	Travel Agencies	P	P	P			C
561591	Convention and Visitors Bureaus	P	P	P			C
561611	Investigation Services	P	P	P	P		C
561612	Security Guards and Patrol Services	P	P	P			C
561613	Armored Car Services	P	P	P			C
561621	Security Systems Services (except Locksmiths)	P	P	P			C
561622	Locksmiths	P	P	P			C
561710	Exterminating and Pest Control Services	P	P	P			C
561720	Janitorial Services	P	P	P			C
561730	Landscaping Services	P	P	P			C
561740	Carpet and Upholstery Cleaning Services	P	P	P			C
561790	Other Services to Buildings and Dwellings	P	P	P			C
561910	Packaging and Labeling Services	P	P	P			C
561920	Convention and Trade Show Organizers	P	P	P			C
561990	All Other Support Services	P	P	P			C
61	Educational Services						
611110	Elementary and Secondary Schools	C				P	
611310	Colleges, Universities, and Professional Schools	C		C		P	
611410	Business and Secretarial Schools			C			
611420	Computer Training			C			
611430	Professional and Management Development Training			C			
611511	Cosmetology and Barber Schools			C			
611513	Apprenticeship Training			C			
611519	Other Technical and Trade Schools			C			
611620	Sports and Recreation Instruction			C			
611630	Language Schools			C			

ZONING

NAICS CODE**	2012 NAICS TITLE	ZONE					Use Group
		N C	HC	OP	RP	I	
611691	Exam Preparation and Tutoring			C			
611699	All Other Miscellaneous Schools and Instruction			C			
611710	Educational Support Services			C			
62	Health Care and Social Assistance						
621111	Offices of Physicians (except Mental Health Specialists)	P	P	P	P		B
621112	Offices of Physicians, Mental Health Specialists	P	P	P	P		B
621210	Offices of Dentists	P	P	P	P		B
621310	Offices of Chiropractors	P	P	P	P		B
621320	Offices of Optometrists	P	P	P	P		B
621330	Offices of Mental Health Practitioners (except Physicians)	P	P	P	P		B
621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists	P	P	P	P		B
621391	Offices of Podiatrists	P	P	P	P		B
621399	Offices of All Other Miscellaneous Health Practitioners	P	P	P	P		B
621511	Medical Laboratories			P			B
621512	Diagnostic Imaging Centers			P			
621610	Home Health Care Services			P			
71	Arts, Entertainment, and Recreation						
713940	Fitness and Recreational Sports Centers	P	P				
72	Accommodation and Food Services						
721110	Hotels and Motels (not less than 100 sleeping units)		P				
722320	Caterers	C ¹	P ¹	P ²			
722410	Drinking Places (Alcoholic Beverages)	C ¹	P ¹	P ²			
722511	Full-Service Restaurants	C ¹	P ¹	P ²			
722513	Limited-Service Restaurants	C ¹	P ¹	P ²			
722514	Cafeterias, Grill Buffets, and Buffets	C ¹	P ¹	P ²			
722515	Snack and Nonalcoholic Beverage Bars	C ¹	P ¹	P ²			
¹ Indoor eating and drinking establishments providing that when the same are in a strip shopping center or other shopping center, that they be physically annexed to the shopping center or strip shopping center use.							
² Indoor eating establishments such as cafes, coffee shops, cafeterias, restaurants providing that such uses are ancillary to and contained in the same building as a principal use.							
81	Other Services (except Public Administration)						
811212	Computer and Office Machine Repair and Maintenance	P	P	P			A
811213	Communication Equipment Repair and Maintenance	P	P	P			A
811219	Other Electronic and Precision	P	P	P			A

WEST LONG BRANCH CODE

NAICS CODE**	2012 NAICS TITLE	ZONE					Use Group
		N C	HC	OP	RP	I	
	Equipment Repair and Maintenance						
811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	P	P	P			A
811411	Home and Garden Equipment Repair and Maintenance	P	P	P			A
811412	Appliance Repair and Maintenance	P	P	P			A
811420	Reupholstery and Furniture Repair	P	P	P			A
811430	Footwear and Leather Goods Repair	P	P	P			A
811490	Other Personal and Household Goods Repair and Maintenance	P	P	P			A
812111	Barber Shops	P	P	P			A
812112	Beauty Salons	P	P	P			A
812113	Nail Salons	P	P	P			A
812210	Funeral Homes and Funeral Services	P					
812310	Coin-Operated Laundries and Drycleaners	P	P	P			
812320	Dry Cleaning and Laundry Services (except Coin-Operated)	P	P	P			
813910	Business Associations			p			
813920	Professional Organizations			P			
92	Public Administration						
921110	Executive Offices	P	P	P	P		C
921130	Public Finance Activities	P	P	P	P		B
921140	Executive and Legislative Offices, Combined	P	P	P	P		C
926130	Regulation and Administration of Communications, Electric, Gas, and Other Utilities	P	P	P			
Other Permitted or Conditional Uses (non-NAICS)							
	Home professional offices occupied by the owner of a legal residence, excluding a clinic, in accordance with subsection 18-6.6e of the Chapter and other general provisions of this Chapter				C		
	Buildings and structures necessary for the use and operation of an institution of learning on the elementary or secondary school level conditioned upon the following listed in subsection 18-4.4c.2.	C					
	Retail shopping center consisting of a group of stores contained within a single building which shall be deemed as a single unit for the purpose of this Chapter.	P	P	P			

ZONING

NAICS CODE**	2012 NAICS TITLE	ZONE					Use Group
		N C	HC	OP	RP	I	
	Planned commercial developments shall be permitted on tracts of 30 acres or greater. Within such developments, more than one building may be permitted on the tract provided that such buildings within the tract are not less than 10,000 square feet in area, have access from a common internal roadway with cross access easements and such other covenants as may be required to provide for permanent access and parking for all uses on the tract and meet all other yard, buffer and setback requirements as set forth in accordance with the requirements of this Chapter.			P			

(*) Key:

P = Permitted use

C = Conditionally permitted use

Use Groups

A = General Retail and Services

B = Financial Institutions and Medical Offices

C = General Offices

** Definitions for the NAICS Code are located at <http://www.naics.com>

ZONING
18 Attachment 2

**BOROUGH OF WEST LONG BRANCH
SCHEDULE OF AREA, YARD, BUILDING (BULK) AND UNIT REQUIREMENTS
(Section 18-5.1)**

[Amended 12-1-2021 by Ord. No. O-21-17]

ZONE CATEGORY	PERMITTED USES	MAXIMUM DENSITY (1) DU per ACRE (1)	MINIMUM LOT SIZE				MINIMUM YARD REQUIREMENTS PRINCIPAL BUILDING				PERCENT OF MAXIMUM LOT COVERAGE OF BUILDINGS (2)	PERCENT OF MAXIMUM IMPERVIOUS SURFACE COVERAGE OF LOT (7)	MAXIMUM HEIGHT	
			AREA (square feet)	WIDTH (square feet)	FRONT (feet)	REAR (feet)	ONE SIDE (feet)	BOTH SIDES (feet)	Stories	PRINCIPAL BUILDING (feet)			ACCESSORY BUILDING (feet)	
														AREA (square feet)
RESIDENTIAL R-22	One-Family Dwellings		22,500	150	35	35	35	20	50	23%	30%	2 1/2	35	15
RESIDENTIAL R-15	One-Family Dwellings		15,000	100	35	25	10	30	25%	38%		2 1/2	30	15
RESIDENTIAL R-10	One-Family Dwellings	8	10,000	100	35	25	10	30	30%	40%		2 1/2	30	15
SENIOR HOUSING SH	Age Restricted Dwellings (3)	8	5 acres	300	75	100	50	100	100	25%	50%	3	35	15
MULTI-FAMILY MF	Multi-Family Dwellings	8	2 acres	250	75	75	75	75	150	25%	50%	2 1/2	35	15
MULTI-FAMILY MF-1	Multi-Family Dwellings	(4)	10 acres	500	50	(5)	(5)	(5)	(5)	30%	50%	3	2 stories - 37 (6) 3 stories - 48 (6)	30
RESIDENTIAL / PROFESSIONAL RP	Uses as set forth in Section 18-4.2.		22,500	150	35	35	20	50	50	30%	50%	2	30	15
INSTITUTIONAL I	Uses as set forth in Section 18-4.3		5 acres	300	70	70	40	100	100	30%	50%	2	35	15
NEIGHBORHOOD / COMMERCIAL N / C	Uses as set forth in Section 18-4.4		22,500	150	35	20	10	25	25	30%	65%	2	30	15
HIGHWAY / COMMERCIAL HC	Uses as set forth in Section 18-4.5		5 acres	300	150	70	25	50	50	30%	65%	2	30	15
OFFICE / PROFESSIONAL OP	Uses as set forth in Section 18-4.10		10 acres	500	100	70	75	150	150	30%	65%	3	40	15
SENIOR HOUSING OVERLAY SH - 1 (10)	Age Restricted Dwellings (3)	10	5 acres	300	75	100	50	100	100	25%	50%	3	35	15
MULTI-FAMILY-2 OVERLAY HC / MF-2 (10)	Highway Commercial / Multi-Family Dwellings	10	18 acres	500	100	50	50	100	100	30%	50%	2	30	25
MULTI-FAMILY-3 OVERLAY HC / MF-3 (8) (10)	Highway Commercial / Multi-Family Dwellings	10	10 acres	300	100	50	50	100	100	30%	50%	2	30	25
MULTI-FAMILY-4 OVERLAY RP / MF-4 (9) (10)	Residential Professional / Multi-Family Dwellings	8	3.5 acres	300	100	50	50 (11)	100 (11)	100 (11)	30%	50%	2	30	15

*Standards Apply to Professional Uses Only Appearing Immediately Above this Statement
For Residential Uses, see Subsection 18-4.2a2.*

WEST LONG BRANCH CODE

NOTES:

- (1) D.U. = Dwelling Units. Density is Dwelling Units per gross acre for the development tract.
- (2) Building coverage shall include principal buildings, garages and accessory buildings.
- (3) All residential development shall be age restricted. Multi-family dwellings shall have a maximum density of ten (10) dwelling unit per gross acre. One family dwellings shall comply with the R-15 Zoning District regulations.
- (4) The number of dwelling units shall not exceed 180 of which 15 percent shall be low and moderate income housing units per Settlement Agreement in the matter of WLBP v. West Long Branch.
- (5) Yard Setbacks for the Court Approved Inclusionary Multi-Family Housing site on Lot 28 in Block 70 on Monmouth Road: Building setbacks shall be 50 feet adjacent to residential development on Parker Road (Block 70 Lots 28-30); 50 feet adjacent to Shore Regional High School (Block 70 Lot 27); and 25 feet adjacent to Glenwood Cemetery (Block 70 Lot 16).
- (6) Lofts shall be permitted per WLBP vs. West Long Branch Settlement Agreement and shall not be deemed to be a "story" provided that maximum permitted building heights are not exceeded.
- (7) Impervious Coverage shall include all buildings, accessory buildings and all impervious surfaces as defined in Section 18-3.
- (8) In the Highway Commercial / Multi-Family-3 Overlay Zone (HC/MF-3) highway commercial uses shall utilize the minimum lot size, minimum yard requirements, percent of maximum lot coverage, percent of maximum impervious surface coverage and maximum height as indicated in the Highway Commercial (HC) Zone.
- (9) In the Residential / Professional / Multi-Family-4 Overlay Zone (RP / MF-4) highway commercial uses shall utilize the minimum lot size, minimum yard requirements, percent of maximum lot coverage, percent of maximum impervious surface coverage and maximum height as indicated in the Residential / Professional (RP) Zone.
- (10) Approved September 25, 2012 by Superior Court, Law Division, Monmouth County; WLBP, LLC vs Borough of West Long Branch and Planning Board of West Long Branch.
- (11) The side yard for buildings shall be developed in accordance with the RP / MF-4 Multi-Family Overlay Zone regulations above adjacent to residential zones, provided, however, that the sideyard may be reduced to a distance not be less than the setback of the structure existing as of November 1, 2012.

103 Monmouth Rd, West Long Branch, NJ 07764-1005, Monmouth County

APN: 53-00068-0000-00008-01 CLIP: 9936964817

POPULATION

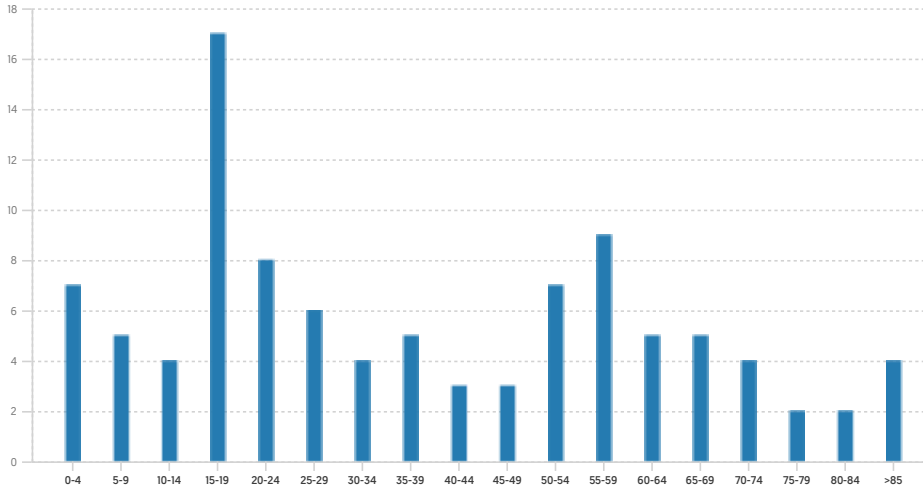
SUMMARY

Estimated Population	8,470
Population Growth (since 2010)	-11.2%
Population Density (ppl / mile)	2,929
Median Age	34.3

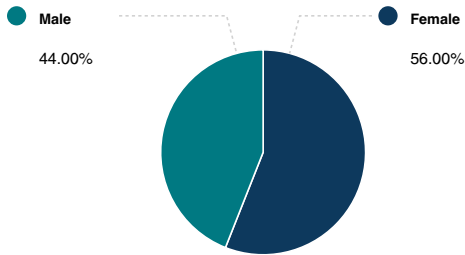
HOUSEHOLD

Number of Households	2,858
Household Size (ppl)	3
Households w/ Children	1,609

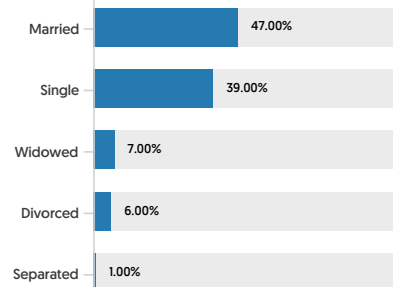
AGE



GENDER



MARITAL STATUS



HOUSING

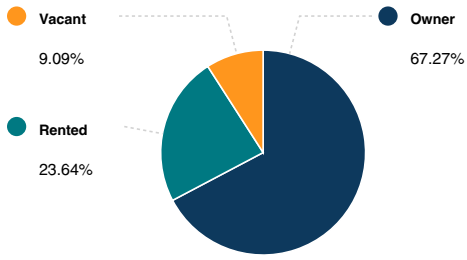
SUMMARY

Median Home Sale Price	\$483,300
Median Year Built	1962

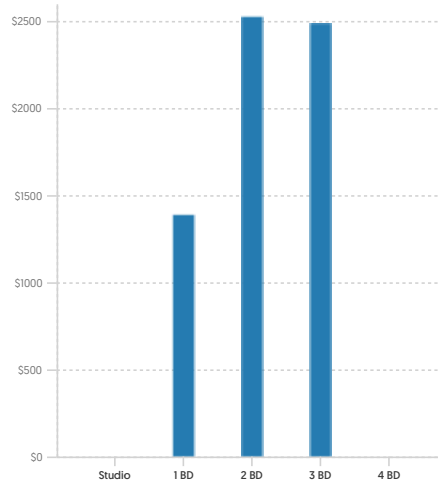
STABILITY

Annual Residential Turnover	13.42%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

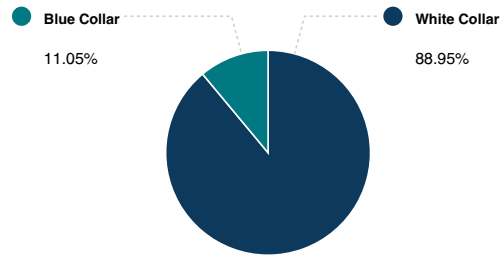


QUALITY OF LIFE

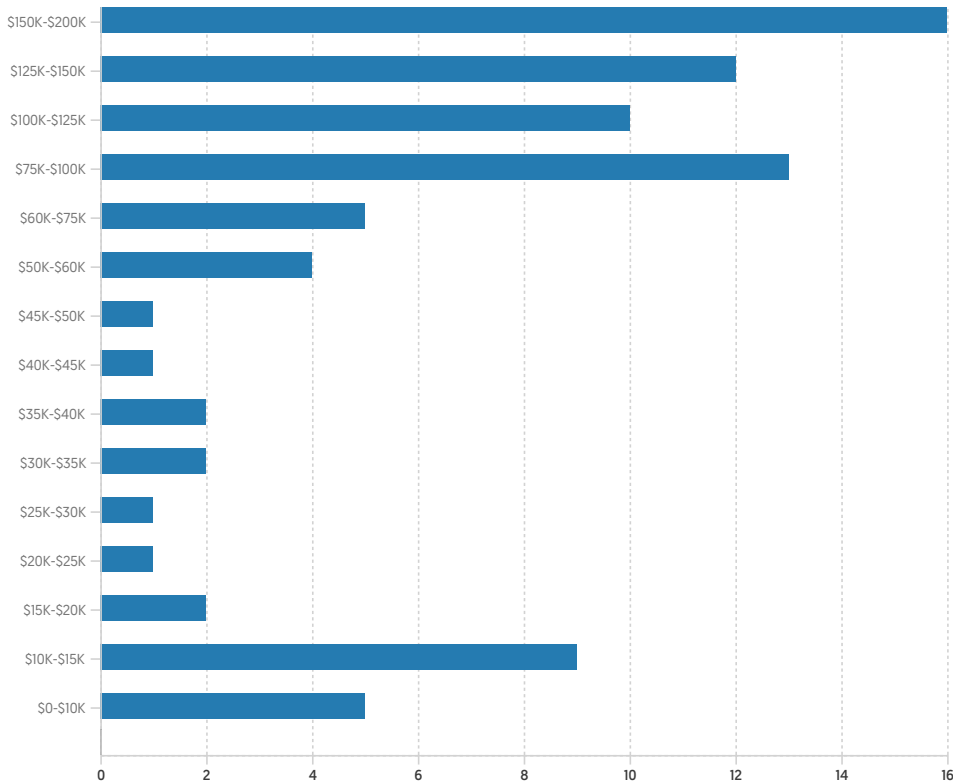
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	292
Manufacturing	275
Transportation and Communications	106
Wholesale Trade	148
Retail Trade	526
Finance, Insurance and Real Estate	306
Services	1,387
Public Administration	316
Unclassified	

WORKFORCE



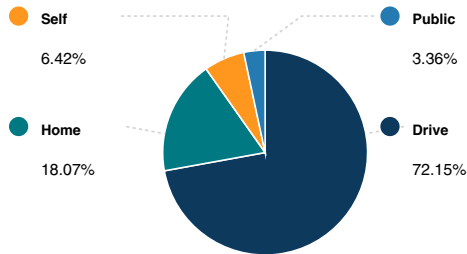
HOUSEHOLD INCOME



Average Household Income **\$107,059**

Average Per Capita Income **\$45,916**

COMMUTE METHOD



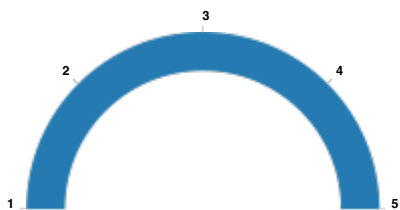
Median Travel Time **29 min**

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	33
Some High School	442
High School Graduate	1,090
Some College	972
Associate Degree	280
Bachelor's Degree	1,792
Graduate Degree	754

(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)
Wolf Hill School	0.64	Pre-K-4th	285	9	5
Meadowbrook	0.72	K-2nd	307	13	
Betty Mcelmon Elementary School	0.91	Pre-K-4th	319	9	4
Frank Antonides School	0.93	5th-8th	243	8	4

Community Rating (2)

Wolf Hill School	
Meadowbrook	
Betty Mcelmon Elementary School	5
Frank Antonides School	

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Shore Regional High School	0.55	9th-12th	609	11	3
Frank Antonides School	0.93	5th-8th	243	8	4

Community Rating (2)

Shore Regional High School	
Frank Antonides School	

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

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

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

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
West Long Branch Restaurant Inc	145 Monmouth Rd	(732) 542-7377	0.08	Pizzeria, Independent
Branches Catering	123 Monmouth Rd	(732) 542-5050	0.09	Caterers
Carvel 1724 Inc	175 Monmouth Rd Ste 9	(732) 483-6130	0.14	Ice Cream Stands Or Dairy Bars
Dunkin' Donuts	271 State Route 36	(732) 542-0605	0.28	Doughnuts
Eulica Inc	175 Monmouth Rd	(732) 870-3040	0.35	Ice Cream Stands Or Dairy Bars
Lupo Pizzeria	175 Monmouth Rd Ste 13	(732) 795-3233	0.35	Pizza Restaurants
Muy Brands, LLC	306 State Route 36	(732) 935-1122	0.36	Fast-Food Restaurant, Chain
Liberty Restaurant Group	5307 Avalon Ct	(732) 494-4300	0.58	Fast-Food Restaurant, Chain
Ruby Tuesday, Inc.	35 Wyckoff Rd	(732) 542-4141	0.7	Restaurant, Family: Chain
Nikkys Ocean Port Pizza	18 Wolfhill Ave	(732) 667-1178	0.71	Pizza Restaurants

SHOPPING

	Address	Phone #	Distance	Description
Kmart Corporation	108 Monmouth Rd Ste B	(732) 542-5747	0.03	Department Stores, Discount
Saker Shoprites, Inc.	State Route 36 & Route 71	(732) 542-5222	0.27	Grocery Stores
Pop's Butcher Shop	175 Monmouth Rd Ste 7	(732) 571-7677	0.35	Meat Markets, Including Freezer Provisioners
Dollar Tree Stores, Inc.	310 State Route 36 # 702	(732) 544-1680	0.37	Variety Stores
Home Depot U.s.a., Inc.	310 Hwy 36 Ste 100	(732) 935-0100	0.37	Home Centers
Central Purchasing, LLC	94 State Route 36	(732) 389-0314	0.87	Tools
Marmaxx Operating Corp.	70 Hwy 36	(732) 389-3511	0.9	Department Stores, Discount
Vitamin Shoppe Industries Inc	41 Highway Rte 36	(732) 389-7523	0.95	Vitamin Food Stores
Stellar Supplements LLC	1000 Sanger Ave	(732) 460-1313	0.96	Vitamin Food Stores