

#5075 ~ Commercial Building

**555 Oak Glen Road
Howell, NJ 07731**

Commercial

**Block: 41
Lot: 2**

**Land Size: 8.3 Acres
Building Size: 5,000 Sq. Ft.**

Tax Information

Farm Assessed

**Land Assessment: \$ 156,100.
Improvement Assessment: \$ 78,000.
Total Assessment: \$ 234,100.**

**Taxes: \$ 4,732.
Tax Year: 2022
Tax Rate: 1.990/\$100
Equalization Ratio: 89.51%
Updated: 10/13/2023**

Zoning: SED ~ Special Economic Development Zone

Remarks: 5,000 Sq. Ft. One-Story Commercial Building on 8.3 Acres. Portion of the Property is Being Used as a Farm Which Can Be Converted to the SED Zone. Seven 10x10 Doors and 20 Ft. Dividers Inside. 90 Ft. Well Pump and Newer Skylights. Ideal Location with Endless Potential. Easy Access to Highway 9, 34, Interstate 195 and the Garden State Parkway.

Price: \$ 1,500,000. ~ Sale

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

530 Prospect Avenue, 2E, Little Silver, New Jersey 07739-1444
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com

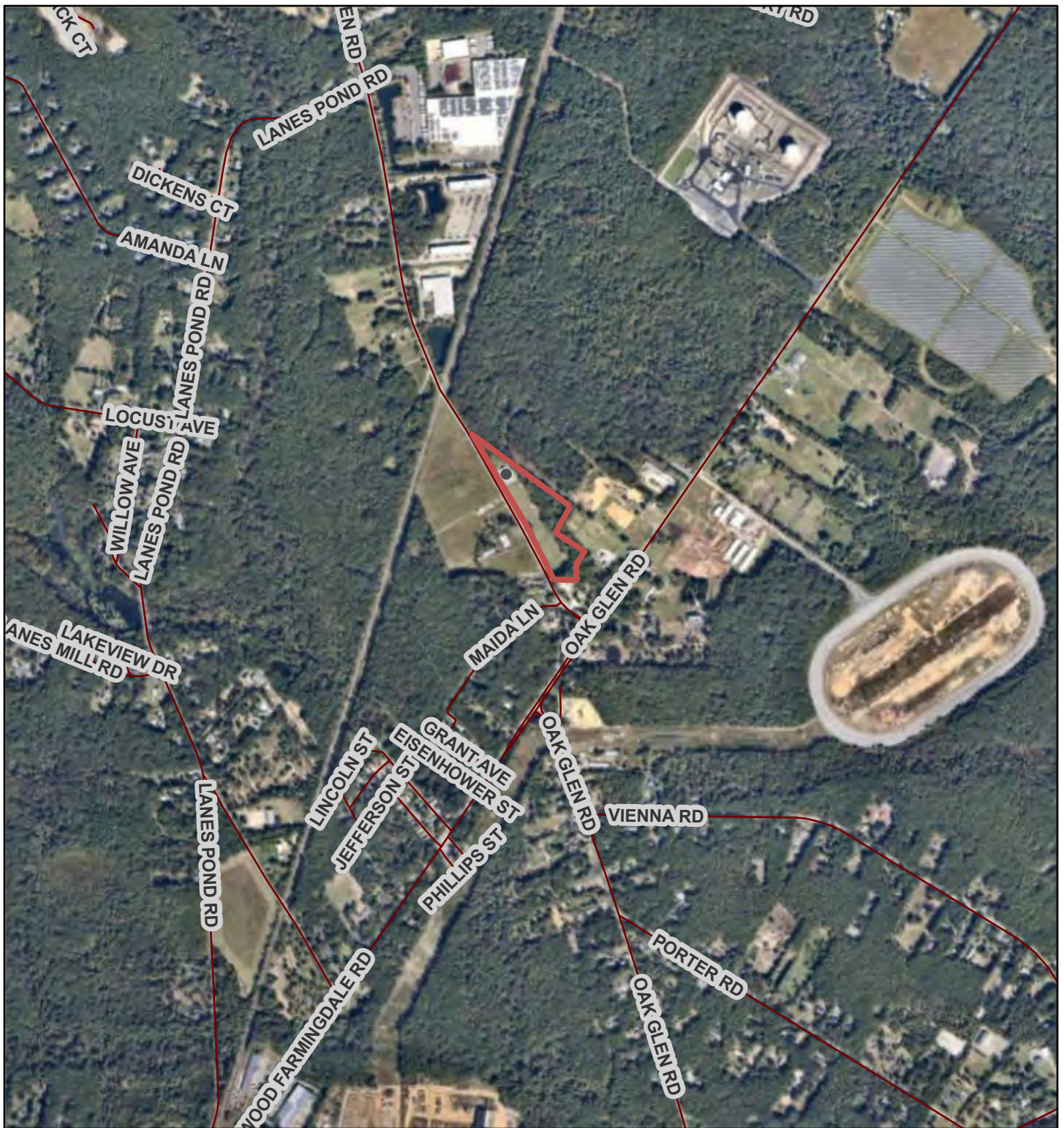




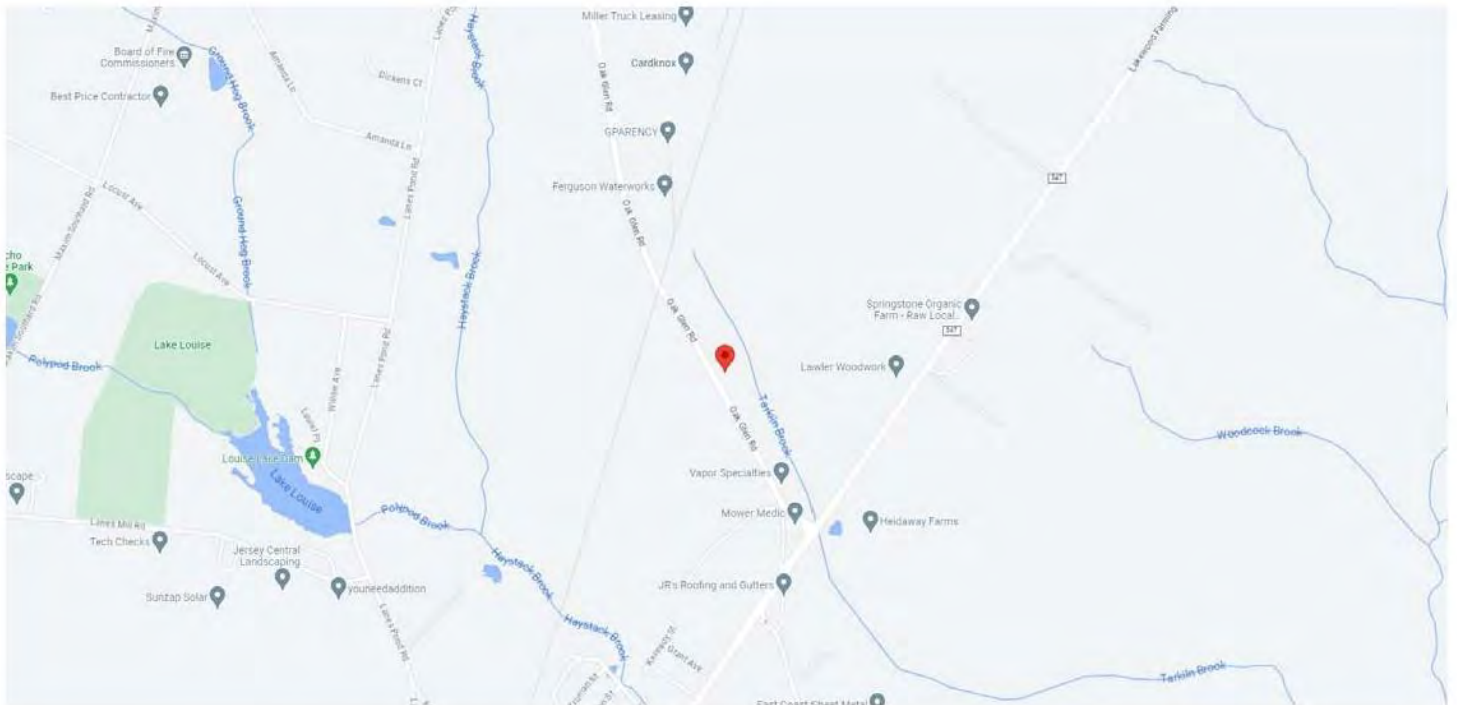
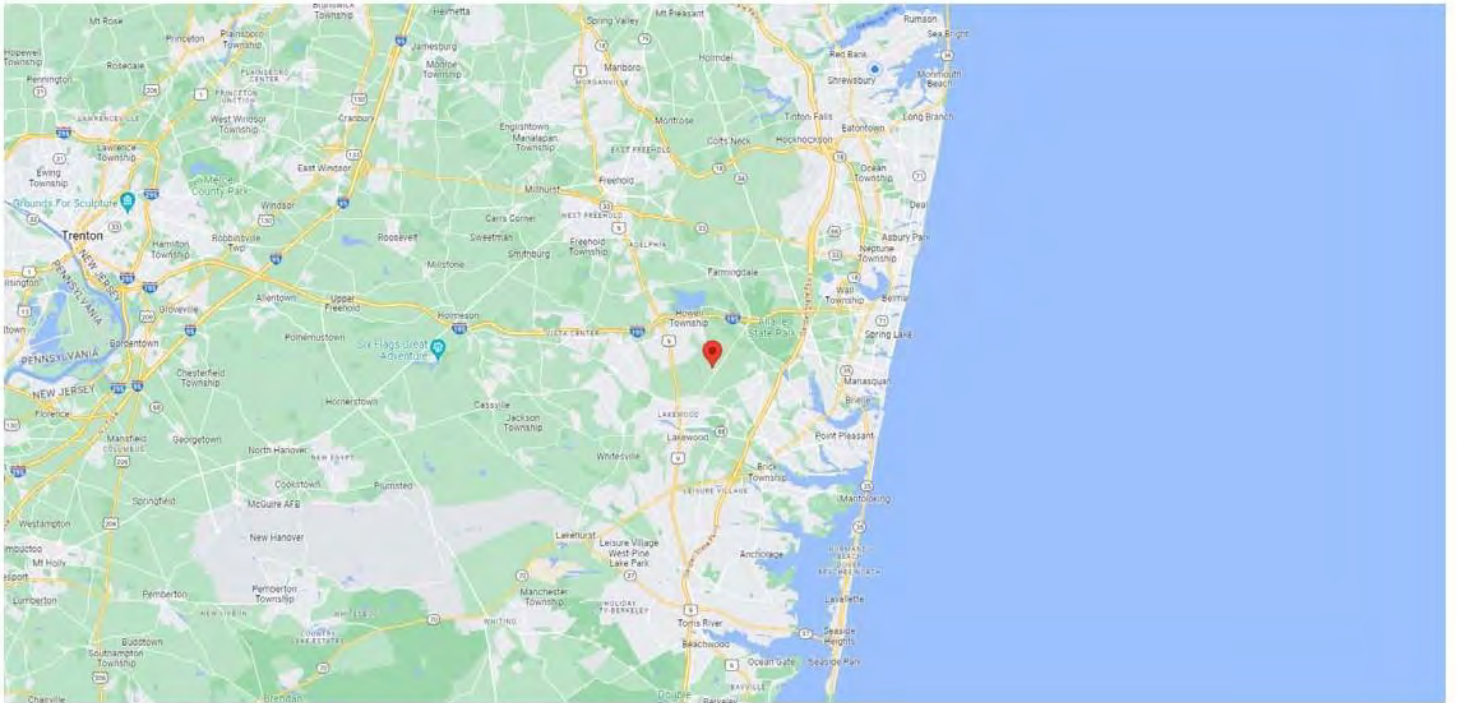




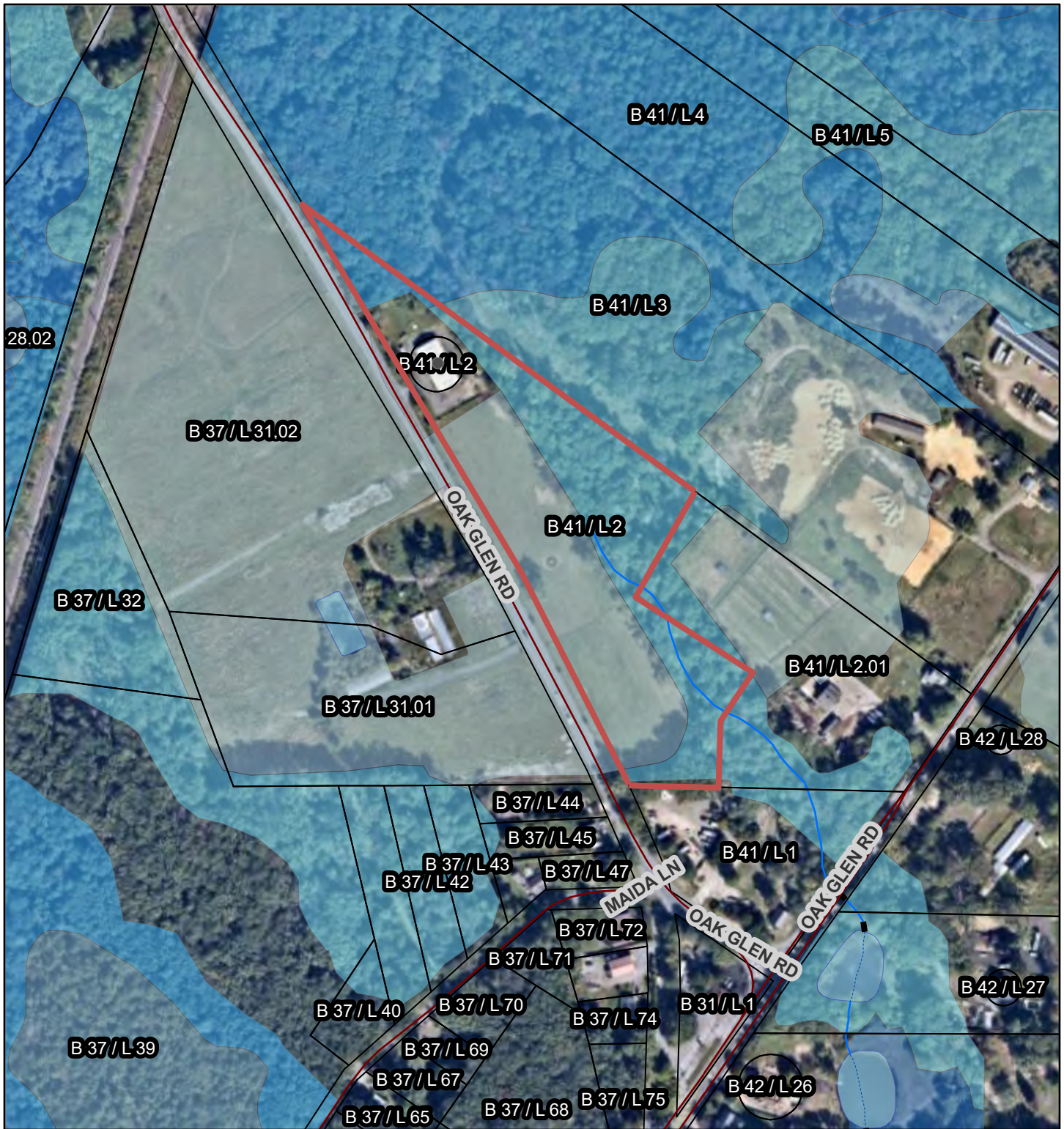
- Road Centerlines
- ▭ Parcels (cadastral non-survey)



— Road Centerlines

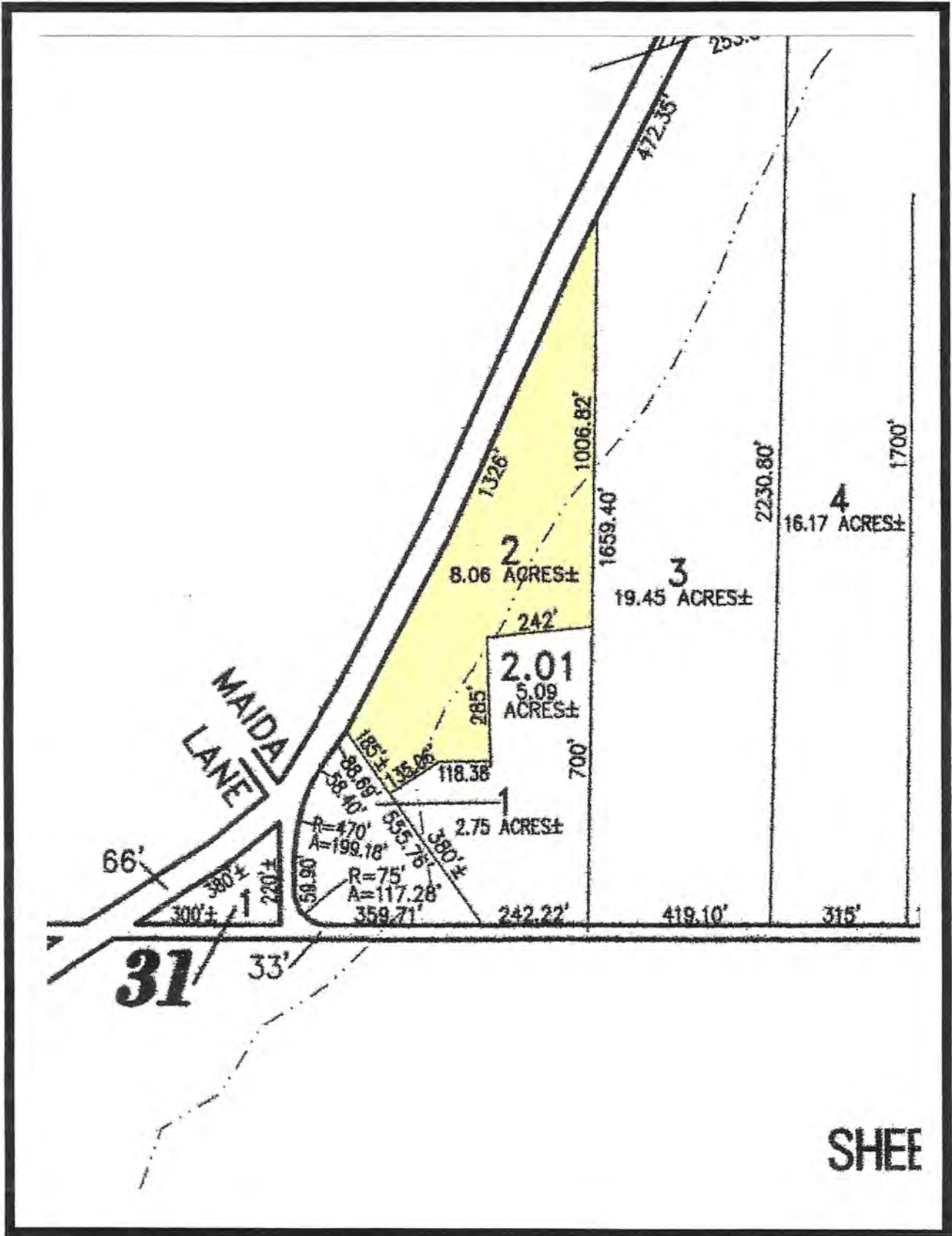


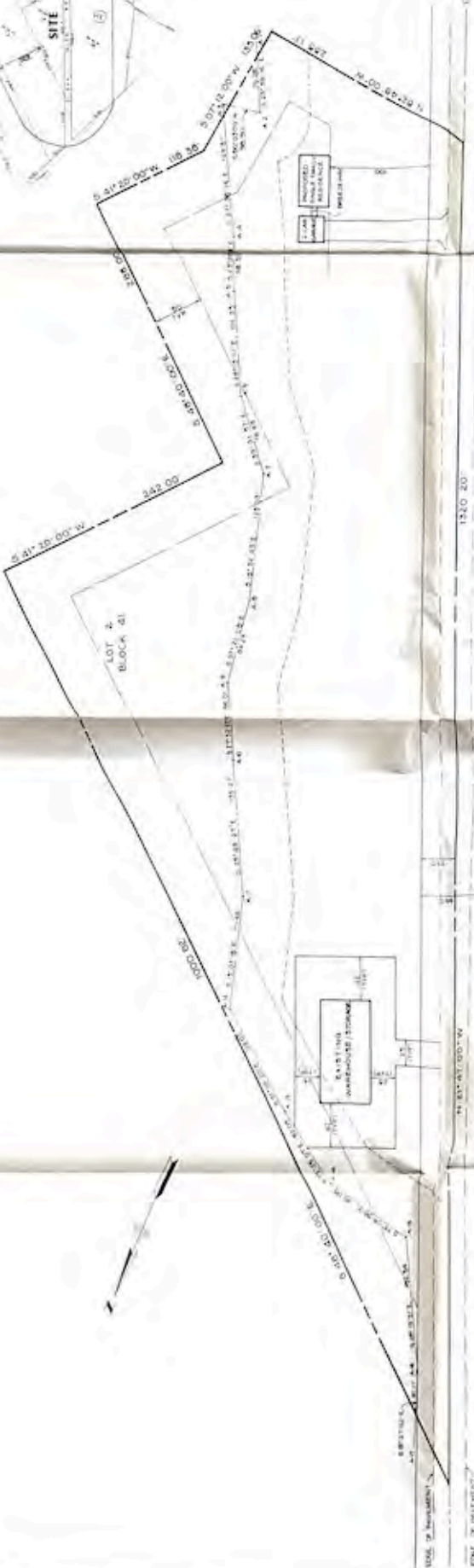
WETLANDS MAP



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

TAX MAP LOCATION





OAK GLEN ROAD

LOT 21
BLOCK 37

*Qualified List of Property Owners
within 500' of Subject Property*

Block	Lot	Owner	Block	Lot	Owner
41	1	Chloris Moore & Patricia Moore Block 41, Lot 1 Block 41, Lot 1	41	1	Adrian & Patricia Moore Block 41, Lot 1 Block 41, Lot 1
41	2	Michael Moore Block 41, Lot 2 Block 41, Lot 2	41	2	Michael Moore Block 41, Lot 2 Block 41, Lot 2
41	3	John & Linda Moore Block 41, Lot 3 Block 41, Lot 3	41	3	John & Linda Moore Block 41, Lot 3 Block 41, Lot 3
41	4	John & Linda Moore Block 41, Lot 4 Block 41, Lot 4	41	4	John & Linda Moore Block 41, Lot 4 Block 41, Lot 4
41	5	John & Linda Moore Block 41, Lot 5 Block 41, Lot 5	41	5	John & Linda Moore Block 41, Lot 5 Block 41, Lot 5
41	6	John & Linda Moore Block 41, Lot 6 Block 41, Lot 6	41	6	John & Linda Moore Block 41, Lot 6 Block 41, Lot 6
41	7	John & Linda Moore Block 41, Lot 7 Block 41, Lot 7	41	7	John & Linda Moore Block 41, Lot 7 Block 41, Lot 7
41	8	John & Linda Moore Block 41, Lot 8 Block 41, Lot 8	41	8	John & Linda Moore Block 41, Lot 8 Block 41, Lot 8
41	9	John & Linda Moore Block 41, Lot 9 Block 41, Lot 9	41	9	John & Linda Moore Block 41, Lot 9 Block 41, Lot 9
41	10	John & Linda Moore Block 41, Lot 10 Block 41, Lot 10	41	10	John & Linda Moore Block 41, Lot 10 Block 41, Lot 10
41	11	John & Linda Moore Block 41, Lot 11 Block 41, Lot 11	41	11	John & Linda Moore Block 41, Lot 11 Block 41, Lot 11
41	12	John & Linda Moore Block 41, Lot 12 Block 41, Lot 12	41	12	John & Linda Moore Block 41, Lot 12 Block 41, Lot 12
41	13	John & Linda Moore Block 41, Lot 13 Block 41, Lot 13	41	13	John & Linda Moore Block 41, Lot 13 Block 41, Lot 13
41	14	John & Linda Moore Block 41, Lot 14 Block 41, Lot 14	41	14	John & Linda Moore Block 41, Lot 14 Block 41, Lot 14
41	15	John & Linda Moore Block 41, Lot 15 Block 41, Lot 15	41	15	John & Linda Moore Block 41, Lot 15 Block 41, Lot 15
41	16	John & Linda Moore Block 41, Lot 16 Block 41, Lot 16	41	16	John & Linda Moore Block 41, Lot 16 Block 41, Lot 16
41	17	John & Linda Moore Block 41, Lot 17 Block 41, Lot 17	41	17	John & Linda Moore Block 41, Lot 17 Block 41, Lot 17
41	18	John & Linda Moore Block 41, Lot 18 Block 41, Lot 18	41	18	John & Linda Moore Block 41, Lot 18 Block 41, Lot 18
41	19	John & Linda Moore Block 41, Lot 19 Block 41, Lot 19	41	19	John & Linda Moore Block 41, Lot 19 Block 41, Lot 19
41	20	John & Linda Moore Block 41, Lot 20 Block 41, Lot 20	41	20	John & Linda Moore Block 41, Lot 20 Block 41, Lot 20

IN RESPONSE TO AN ENVIRONMENTAL IMPACT STATEMENT FOR THE PROPOSED VARIANCE MAP FOR LOT 2, BLOCK 41, SITUATED IN HOWELL TWP., MONMOUTH CO., N.J.

VARIANCE MAP

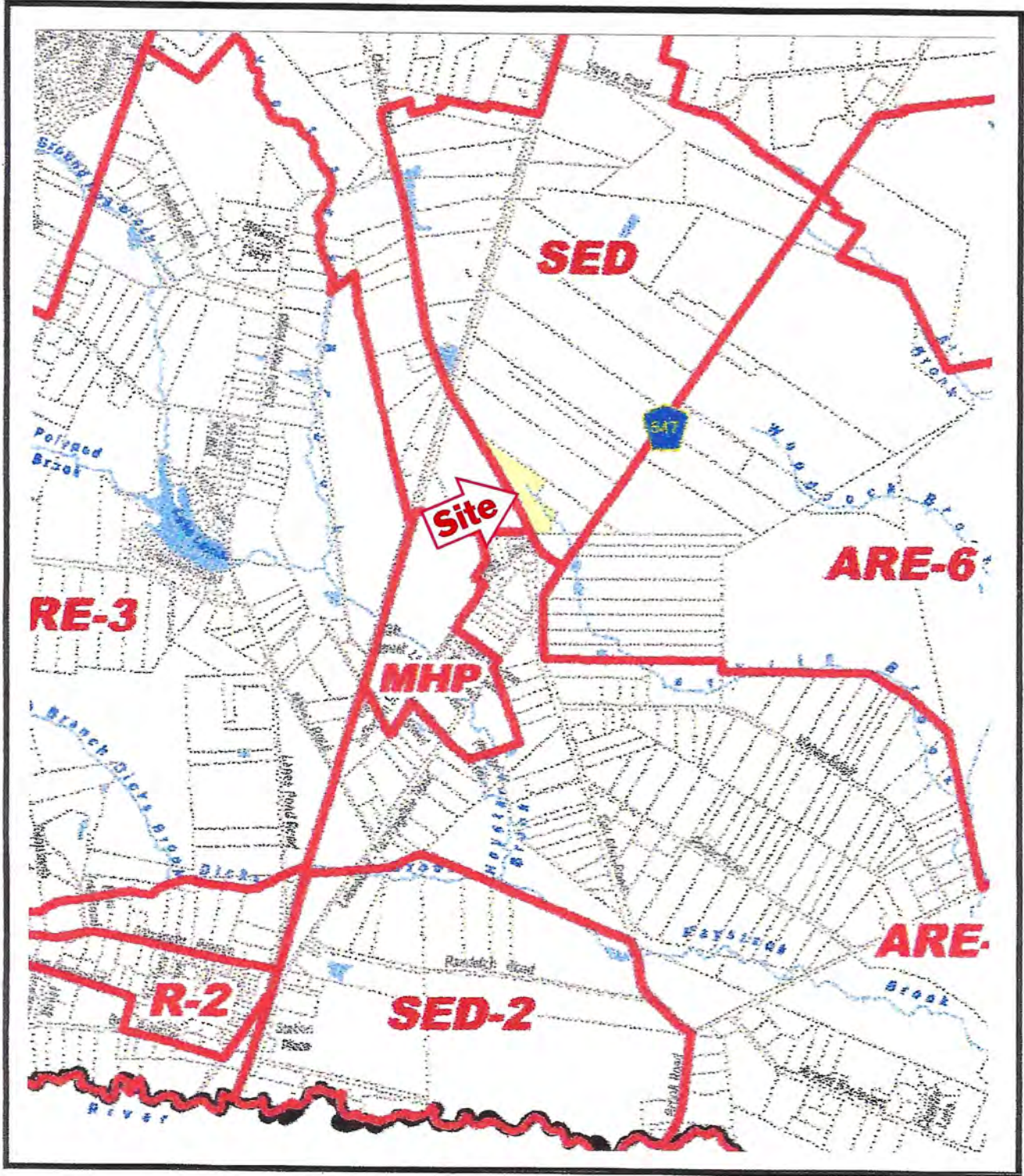
LOT 2 - BLOCK 41
SITUATED IN
HOWELL TWP., MONMOUTH CO., N.J.

FWH
FLANNERY, WEBB & HANSEN, P.A.
ATTORNEYS AT LAW
1000 MARKET STREET, SUITE 200
MORRISTOWN, NJ 07960
TEL: 908.584.1000
FAX: 908.584.1001

Brian S. Flannery
PROFESSIONAL ENGINEER AND SURVEYOR
N.J. LIC. # 24381

DATE	11/11/11
SCALE	AS SHOWN
PROJECT	LOT 2 - BLOCK 41
CLIENT	LOT 2 - BLOCK 41
PREPARED BY	B.S.F.
CHECKED BY	B.S.F.
DATE	11/11/11

Zoning Map



- (f) Sales and showrooms for used and new automobiles.
 - (g) Used automobile auction sales.
 - (h) Automobile repair services/auto body.
 - (i) Automobile service station.
 - (j) Car washes.
 - (k) Landscape business.
 - (l) Trade contractor business.
- (4) Prohibited uses.
- (a) Sexually oriented businesses such as adult book stores; tattoo and body piercing parlors; and pool/billiard halls.
- C. Bulk and dimensional requirements. Unless otherwise provided in this section, the bulk standards for commercial development shall be the same as § **188-78.2**, Highway Development 3 (HD-3), as listed in Chapter **188**, Schedule II, Bulk and Dimensional Requirements, Nonresidential Zones.^[1]
- [1] *Editor's Note: Schedule II is included as an attachment to this chapter.*
- D. Preexisting single-family residences. Unless otherwise provided in this section, all preexisting single-family dwelling units shall be grandfathered as a permitted use and shall be subject to the R4 bulk requirements identified in Chapter **188**, Schedule II, Bulk and Dimensional Requirements, Residential Zones.^[2]
- [2] *Editor's Note: Schedule II is included as an attachment to this chapter.*

§ 188-79. Special Economic Development (SED).

[Amended 4-22-2002 by Ord. No. O-02-08; 10-20-2009 by Ord. No. O-09-52]

- A. Purpose. The purpose of the SED Zone is to provide for a variety of economic development opportunities in areas of the Township where rail and highway infrastructure are readily available. (See Schedule II, Bulk and Dimensional Requirements, for the SED Zone.^[1])
- [Amended 5-24-2011 by Ord. No. O-11-13]
- [1] *Editor's Note: Schedule II is included as an attachment to this chapter.*
- B. Permitted uses.
- (1) Principal uses:
- (a) Offices.
 - (b) Financial institutions.
 - (c) Health-care facilities/medical centers.
[Amended 7-18-2017 by Ord. No. O-17-21]
 - (d) Warehousing and distribution.
 - (e) Assembly and packaging.
 - (f) Utility uses.
 - (g) Agriculture, forestry and agricultural services.
 - (h) Manufacturing food and kindred products.
 - (i) Manufacturing textile products.

- (j) Manufacturing apparel and similar finished products made from fabrics.
 - (k) Manufacturing lumber and wood products.
 - (l) Manufacturing furniture and fixtures.
 - (m) Manufacturing paper and allied products.
 - (n) Manufacturing printing and publishing.
 - (o) Manufacturing leather products.
 - (p) Manufacturing stone, glass and clay.
[Amended 7-18-2017 by Ord. No. O-17-21]
 - (q) Manufacturing fabricated metal products.
 - (r) Manufacturing electronic and electrical equipment.
 - (s) Manufacturing photographic equipment, medical, optical goods, watches, clocks.
 - (t) Construction.
 - (u) Multipurpose recreation and sports complex in accordance with § **188-86.3**.
 - (v) Solar energy generation facilities.
[Added 5-24-2011 by Ord. No. O-11-13]
 - (w) Microbrewery.
[Added 7-18-2017 by Ord. No. O-17-21]
 - (x) Health club facility/fitness centers.
[Added 12-11-2018 by Ord. No. O-18-35]
- (2) Design standards for solar energy generation facilities.
[Added 5-24-2011 by Ord. No. O-11-13^[2]]
- (a) Ground-mounted systems shall provide emergency vehicle access to all components as per the New Jersey State Fire Code, Section 305, "Fire Apparatus Access Roads."
 - (b) Except pursuant to a permit issued by the New Jersey Department of Environmental Protection, ("NJDEP"), no portion of a solar energy generation facility shall occupy areas of land designated and regulated by NJDEP as floodplains, flood hazard areas, wetlands, wetland transition areas or riparian corridors. An applicability determination from the NJDEP shall be provided to document the presence and/or absence of these regulated areas. Except pursuant to a permit issued by NJDEP, a three-hundred-foot buffer shall be maintained between NJDEP-designated Category One waters, as defined in the existing Surface Water Quality Standards rules at N.J.A.C. 7:9B-1.4, and any portion of proposed solar energy generation facility. Category One waters include, and may not be limited to, the Metedeconk River and the Manasquan Reservoir.
 - (c) Solar energy generation facilities shall be screened from the public traveled way (public roads, trails, navigable waterways, scenic highways and by ways), publicly owned properties, open space, preserved farmland and historic resources, including sites and buildings listed or eligible for listing on the State and National Registers of Historic Places.
- [1] Installations shall be sited behind existing vegetation, which shall be supplemented with landscaping to shield the installation from public view.
- [2] To the extent achievable, solar energy facilities shall be sited using the natural topography to screen the energy project from public view and the view of any adjoining residences.

- [3] Decommissioning plan. All applications for a solar energy generation facility shall be accompanied by a decommissioning plan to be implemented upon abandonment, or cessation of activity, or in conjunction with removal of solar energy systems. The decommissioning plan shall be submitted in accordance with the requirements of this Subsection B(5)(c)[3]. Prior to removal of solar energy systems, a demolition permit for removal activities shall be obtained from the Howell Township construction official. Prior to issuance of a demolition permit, the owner or operator of the facility shall post a performance bond, cash or letter of credit to ensure removal of the facility or systems in accordance with the decommissioning plan. Removal of solar energy systems shall be conducted by an electrician licensed in the State of New Jersey.
- [a] Solar and photovoltaic energy facilities and structures (roof or ground) which have not been in active and continuous service for a period of one year shall be removed from the property to a place of safe and legal disposal in accordance with a decommissioning plan.
- [b] If the applicant ceases operation of the energy project for one year; or begins, but does not complete, construction of the project within 180 days of receipt of final site plan approval, the applicant shall restore the site according to a decommissioning plan prepared by the applicant and approved by the Board. The applicant shall submit a decommissioning plan that ensures that the site will be restored to a useful, nonhazardous condition without significant delay, including but not limited to the following:
- [i] Removal of aboveground and underground equipment, structures and foundations to a depth of at least three feet below grade. Underground equipment, structures and foundations need not be removed if they are at least three feet below grade and do not constitute a hazard or interfere with agricultural use or other resource uses of the land. The plan shall describe the means by which all equipment and components of the system(s) shall be disposed of in an environmentally responsible manner and in accordance with prevailing federal, state and/or local regulations.
- [ii] Restoration of the surface grade and soil after removal of aboveground structures and equipment.
- [iii] Restoration of surface grade and soil.
- [iv] Revegetation of restored soil areas with native seed mixes and plant species suitable to the area, which shall not include any invasive species. In farmland areas, the revegetation component of the decommissioning plan should include provisions to resume agricultural use of the site.
- [v] The plan may provide for the retention of access roads, fences, gates or buildings in place or regarding restoration of agricultural crops or forest resource land.
- [vi] The plan must provide for the protection of public health and safety and for protection of the environment and natural resources during site restoration.
- [vii] The plan must include a schedule for completion of site restoration work.
- [c] A cost estimate shall be provided for the cost of fully implementing the decommissioning plan prior to the issuance of a demolition permit. The cost estimate shall be subject to review and approval by the Township Engineer.
- [d] Before beginning any decommissioning activities, the applicant must submit a performance bond, cash or letter of credit in a form and amount satisfactory to the Township Attorney, which shall be based upon an estimate approved by the

Board Engineer, assuring the availability of adequate funds to restore the site to a useful, nonhazardous condition in accordance with the decommissioning plan.

- [e] Upon cessation of activity for a cumulative period of 180 days of construction or installation activities of an approved solar energy system, the Township may notify the owner and/or the operator of the facility to complete construction and installation of the facility. If the owner and/or operator fails to complete construction and installation activities within 180 additional days, the Township may order the owner and/or operator of the facility to implement the decommissioning plan. Within six months of notice being served, the owner and/or operator shall substantially complete all activities in the decommissioning plan.
- [f] Upon cessation of activity of a fully constructed solar energy system for a cumulative period of one year, the Township may notify the owner and/or the operator of the facility to implement the decommissioning plan. Within 180 days of notice being served, the owner and/or operator shall either resume energy generation to at least eighty-percent capacity of the facility or system as established at the time of approval, or fully implement the decommissioning plan. If, within 180 days of receipt of notice, the owner and/or operator of the facility or system fail to resume energy generation to at least 80% of capacity of the facility or system as established at the time of approval, the Township may order the owner and/or operator of the facility to implement the decommissioning plan.
- [g] If the operator fails to fully implement the decommissioning plan subject to the procedures and timeliness set forth in Subsection B(5)(c)[3][e] and [f] above, or is otherwise unable to restore the site as required within 180 days of the Township's service of notice in accordance with this Subsection B(5)(c)[3], the Township may, at its own expense, provide for the restoration of the site in accordance with the decommissioning plan and may in accordance with the law recover all expenses incurred for such activities.

[2] *Editor's Note: Pursuant to this ordinance, former Subsection B(2), (3) and (4) were redesignated as Subsection B(3), (4) and (6), respectively.*

(3) Accessory uses:

- (a) Accessory uses customarily incidental and ancillary to a permitted use.
- (b) Outdoor storage shall be permitted in a screened rear yard only. No outdoor storage shall be permitted in association with a multipurpose recreation and sports complex.
- (c) Retail use shall be permitted as an accessory use to a permitted warehousing/distribution facility, provided the percent of floor area devoted to retail use shall be limited to 1,000 square feet or 5% of the gross floor area, whichever is less.
[Amended 11-1-2011 by Ord. No. O-11-42]

(4) Conditional uses:

- (a) Telecommunications facilities.
- (b) Commercial breeders, dog kennels, shelters, pounds, dog training facilities and pet shops.
[3]
[Added 12-15-2009 by Ord. No. O-09-59]
[3] *Editor's Note: Former Subsection B(4)(c), Billboards, added 9-21-2010 by Ord. No. O-10-20, was repealed 11-1-2011 by Ord. No. O-11-42.*

(5) Prohibited uses:

[Added 5-24-2011 by Ord. No. O-11-13]

- (a) Sexually oriented business as defined in § 188-4.

- (b) Tattoo, body piercing or branding establishments.
 - (c) Manufacturing of asphalt and concrete shall be prohibited.
[Added 7-18-2017 by Ord. No. O-17-21]
- (6) Multitenant structures in the SED Zone. All structures shall be devoted to a single user; provided, however, that in buildings with a gross floor area in excess of 40,000 square feet, multiple tenants shall be permitted, provided that the minimum tenant space shall not be less than 5,000 square feet.

§ 188-79.1. Special Economic Development Zone-1 (SED-1)

[Added 3-19-2013 by Ord. No. O-13-06; amended 6-14-2022 by Ord. No. O-22-23]

- A. Applicability. The Special Economic Development Zone-1 shall be applied to various properties throughout the Township as deemed appropriate in the Master Plan and by the governing body of the Township of Howell.
- B. Permitted uses.
 - (1) Principal uses:
 - (a) (Reserved)
 - (b) Active and passive recreation uses.
 - (c) Offices.
 - (d) Financial institutions.
 - (e) (Reserved)
 - (f) Healthcare facilities/medical centers.
 - (g) Assembly and packaging.
 - (h) Utility uses.
 - (i) Agriculture, forestry and agricultural services.
 - (j) Manufacturing food and kindred products.
 - (k) Manufacturing textile products.
 - (l) Manufacturing apparel and similar finished products made from fabrics.
 - (m) Manufacturing lumber and wood products.
 - (n) Manufacturing furniture and fixtures.
 - (o) Manufacturing paper and allied products.
 - (p) Manufacturing printing and publishing.
 - (q) Manufacturing leather products.
 - (r) Manufacturing stone, glass and clay.
 - (s) Manufacturing fabricated metal products.
 - (t) Manufacturing electronic and electrical equipment.
 - (u) Manufacturing photographic equipment, medical, optical goods, watches, clocks.

HOWELL CODE

**Township of Howell
Schedule II Bulk and Dimensional Requirements
Nonresidential Zones**

[Amended 7-25-2006 by Ord. No. O-06-30; 7-14-2009 by Ord. No. O-09-35; 5-24-2011 by Ord. No. O-11-13; 12-13-2022 by Ord. No. O-22-73]

	MHP	LC/OS	NC	HC	HD-1	HD-2	HD-3	HD-4	SED	SED-1	SED-2	
Minimum lot area	See specific section for requirements		15,000 sf	40,000 sf	80,000 sf	80,000 sf	40,000 sf	40,000 sf	120,000 sf	120,000 sf	120,000 sf	
Minimum lot frontage			100 ft	150 ft	200 ft	200 ft	150 ft	150 ft	200 ft	200 ft	200 ft	
Minimum side yard			15 ft	25 ft	25 ft or height of principal building, whichever is greater	25 ft	25 ft	25 ft	25 ft	50 ft or height of building, whichever is greater	50 ft or height of building, whichever is greater	50 ft or height of building, whichever is greater
Minimum front yard setback			35 ft	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft
Minimum rear yard			35 ft	25 ft	25 ft or height of principal building, whichever is greater	25 ft or height of principal building, whichever is greater	25 ft	25 ft	25 ft	50 ft	50 ft	50 ft
Maximum impervious coverage			70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
Maximum height			35 ft	45 ft	45 ft	45 ft	45 ft	45 ft	45 ft	45 ft*	45 ft*	45 ft*
Location of accessory buildings			In side or rear yards only, accessory buildings shall be set back at least twice their height.									

NOTES:

* Maximum height for solar farms in the SED Zone shall be 15 feet.

POPULATION

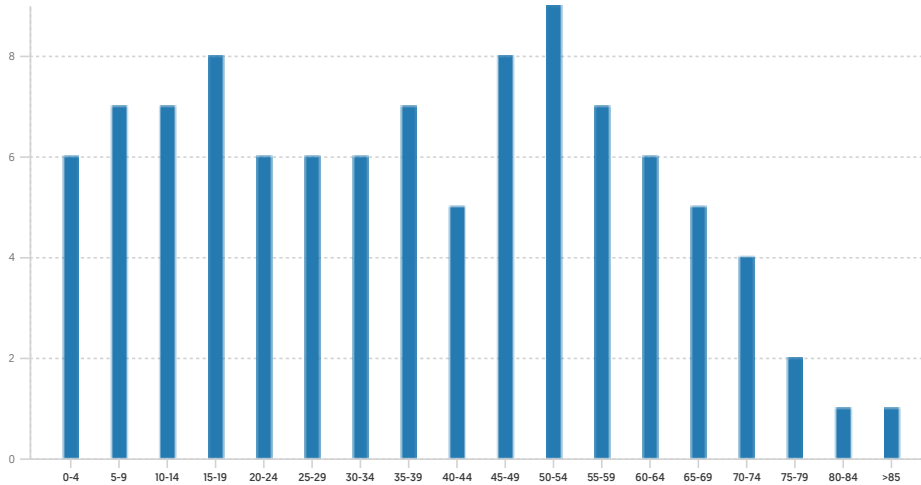
SUMMARY

Estimated Population	39,457
Population Growth (since 2010)	-11.6%
Population Density (ppl / mile)	1,215
Median Age	38.6

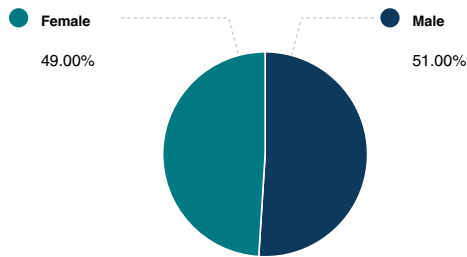
HOUSEHOLD

Number of Households	12,958
Household Size (ppl)	3
Households w/ Children	9,440

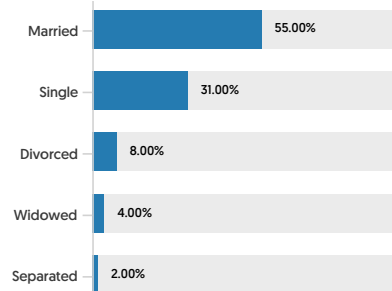
AGE



GENDER



MARITAL STATUS



HOUSING

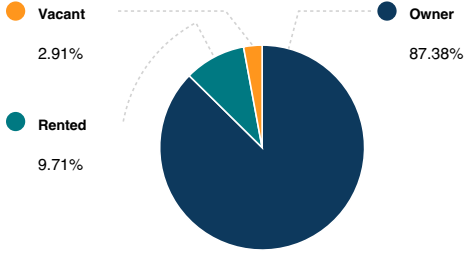
SUMMARY

Median Home Sale Price	\$362,400
Median Year Built	1983

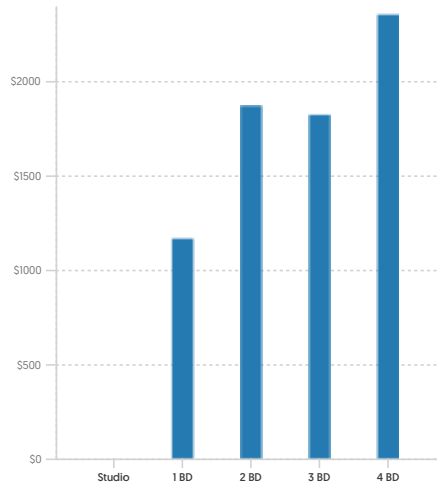
STABILITY

Annual Residential Turnover	9.46%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

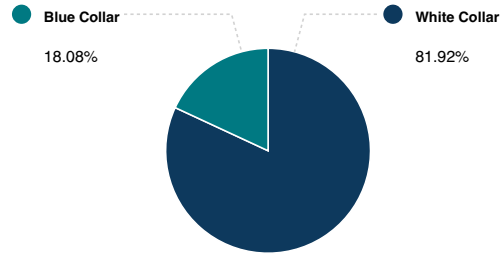


QUALITY OF LIFE

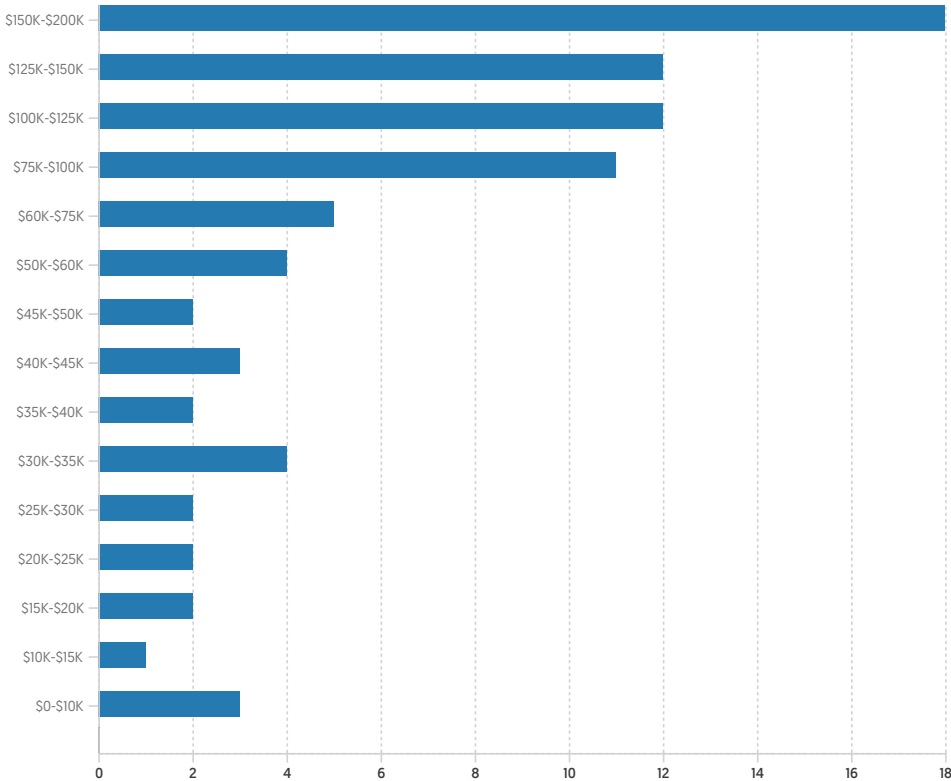
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	75
Mining	
Construction	1,610
Manufacturing	1,515
Transportation and Communications	1,255
Wholesale Trade	489
Retail Trade	2,548
Finance, Insurance and Real Estate	1,362
Services	8,430
Public Administration	1,055
Unclassified	

WORKFORCE



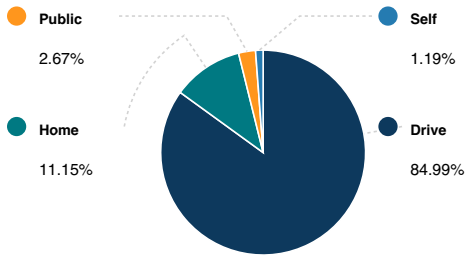
HOUSEHOLD INCOME



Average Household Income **\$122,239**

Average Per Capita Income **\$45,545**

COMMUTE METHOD



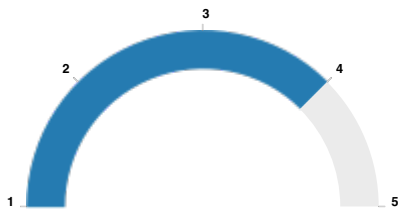
Median Travel Time **35 min**

WEATHER

January High Temp (avg °F)	40
January Low Temp (avg °F)	22.4
July High Temp (avg °F)	85.3
July Low Temp (avg °F)	65.9
Annual Precipitation (inches)	46.87

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	370
Some High School	1,398
High School Graduate	7,349
Some College	4,551
Associate Degree	2,181
Bachelor's Degree	9,335
Graduate Degree	3,638

(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)

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Linda Shields The Jersey Shore Medium LI	6 Taft St	(732) 886-1313	0.49	Eating Places

SHOPPING

	Address	Phone #	Distance	Description
Garden State Wildlife Center	909 Lkwood Farmingdale Rd	(917) 733-7201	0.38	Retail Nurseries