

#5078 ~ Land For Development

**1122 Marlboro Road
Old Bridge, NJ 08857**

Land

**Block: 21000
Lot: 20.12**

Land Size: 1.72 Acres

Tax Information

Land Assessment:	\$ 55,600.
Improvement Assessment:	\$ 0.
Total Assessment:	\$ 55,600.

Taxes:	\$ 2,943.
Tax Year:	2022
Tax Rate:	2.040/\$100
Equalization Ratio:	35.30%
Updated:	10/26/2023

Zoning: EDO3 ~ Economic Development Opportunity Zone, Designated Area in Need of Development

Remarks: 1.72 Acres of Land for Development in Great Corner Location at the Signaled Intersection of Marlboro Road and Texas Road. Previously Approved for a 10,000 Sq. Ft. Two-Story Medical Building with 63 Parking Spaces. Easy Access to Highway 9 and 18.

Price: \$ 999,000. ~ Sale

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

As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental, commission or other conditions, prior sale, lease, financing or withdrawal without notice.

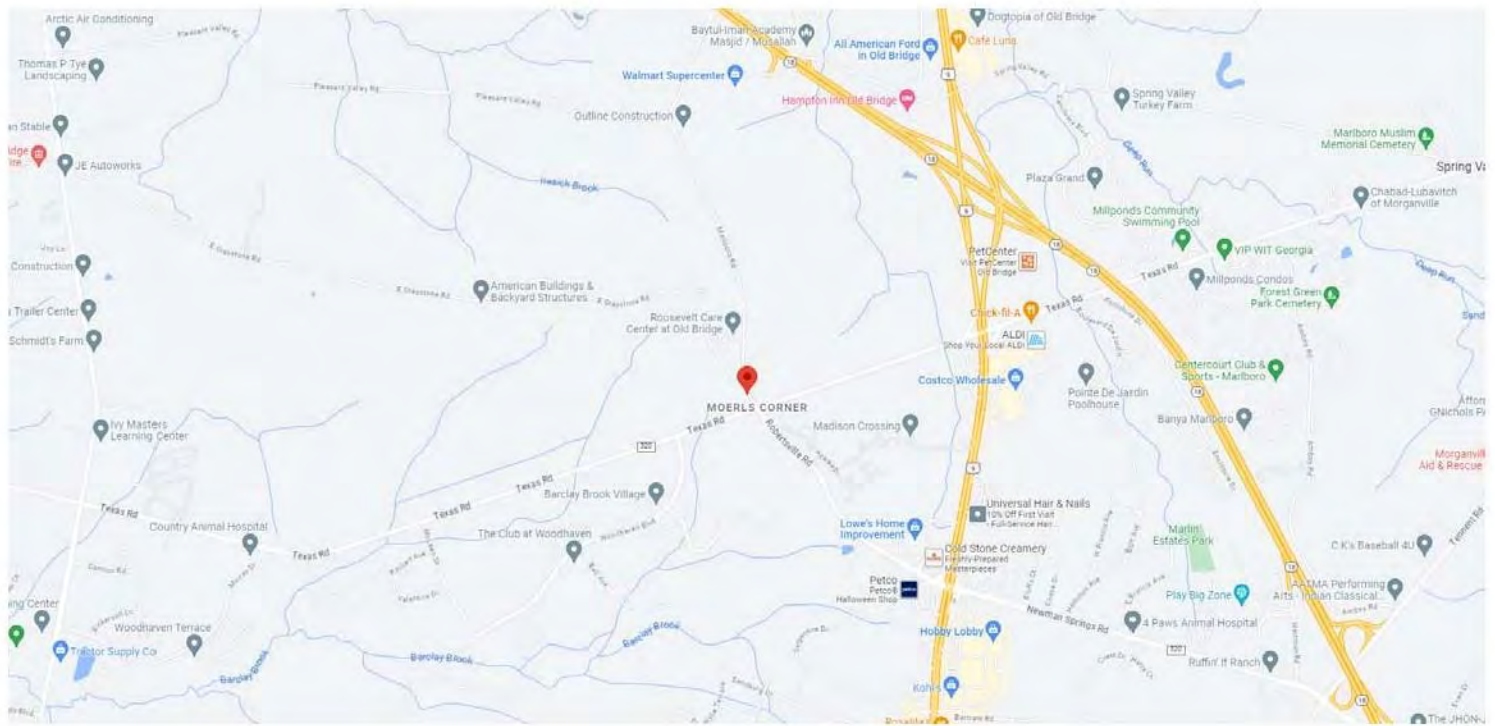
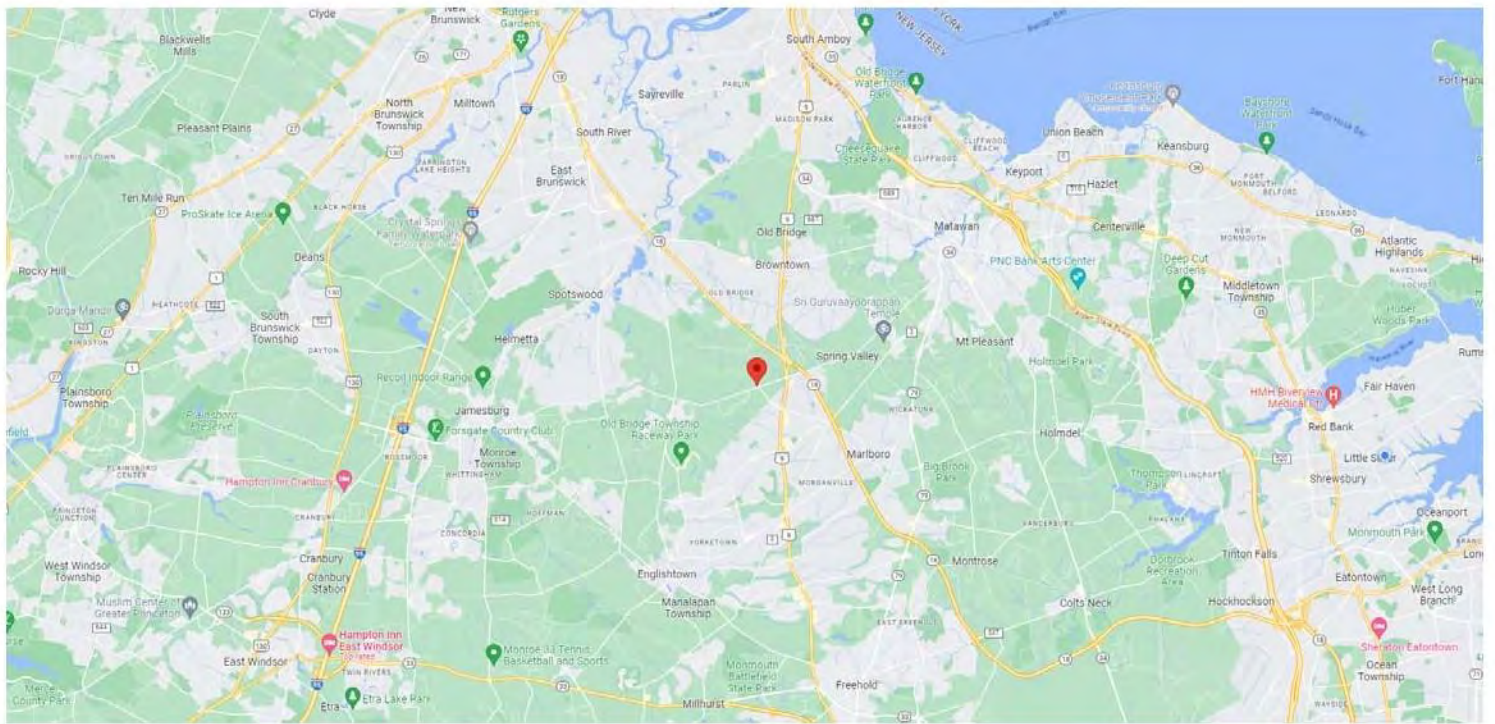
**530 Prospect Avenue, 2E, Little Silver, New Jersey 07739-1444
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com**













DuBois Environmental Consultants, LLC

D1089.009
January 30, 2017

Mr. Marc S. Leber
East Point Engineering, LLC
Eatontown, New Jersey 07724

**Re: Freshwater Wetland Investigation
Block 21000, Lot 20.12
Old Bridge Township, Middlesex County, New Jersey**

Dear Mr. Schwab:

As per your request, our office has inspected the aforementioned property for wetlands and environmental constraints due to the proximity of wetlands. The site consists one (1) tax lot encompassing approximately 1.7 acres and is located along Texas Road in Old Bridge Township, Middlesex County (*Figure 1: New Jersey Road Map*). It can be found on the NW Freehold NJ United States Geological Survey (USGS) Quadrangle with NAD 1983 state plane coordinates (feet) of E(x) 542,975 and N(y) 556,634 at the approximate center of the site (refer to *Figure 2: NW Freehold NJ U.S.G.S Quadrangle Map*).

Property boundaries were not observed, only estimated in the field. The New Jersey Department of Environmental Protection (NJDEP) Freshwater Wetland Geographic Information Systems (GIS) digital mappings do not depict freshwater wetlands on the subject property but within close proximity (refer to *Figure 3: NJDEP Freshwater Wetlands Map*). As the NJDEP GIS digital mappings are not ground-truthed, rather an approximation of the location and extent of wetlands, the property was investigated for the presence or absence of wetlands by our firm on January 27, 2017. Based upon the site inspection, it is concluded that wetland mappings presented by the NJDEP are accurate and the property is comprised of uplands; however, due to the close proximity of wetlands, wetland buffers may encroach onto the subject site.

The methodology utilized to determine the presence or absence of wetland areas was the Three Parameter Approach set forth in a manual entitled *Federal Manual for Identifying and Delineating Jurisdictional Wetlands*, published under the Federal Interagency Committee for Wetland Delineation (FICWD), 1989. This involves the evaluation of three parameters, which includes hydrology, vegetation, and soils, to determine the presence or absence, and extent if applicable, of freshwater wetlands.

Currently, the lot is undeveloped and is entirely comprised of deciduous brush/shrubland and deciduous forest. Deciduous wooded wetlands are located in close proximity to the east of the subject site. The surrounding land is comprised of low density and rural single-family residential west, east and northwest of the site. Deciduous wooded wetlands can be observed to the southwest of the subject site across the street of Marlboro Road. Please refer to *Figure 4: Aerial Map* for a depiction of the land coverage present on and in the vicinity of the subject site.



Hydrology

Within wetland areas, hydrologic indicators include, but are not limited to, the direct observation of surface waters, a high water table 12-inches or less below the surface, soil saturation 12-inches or less from the soil surface, iron deposits, water-stained leaves, and water-borne drift deposits. Positive hydrologic indicators indicative of wetlands are not present upon the subject site. Wetlands within close proximity to the site displayed hydrological characteristics that include surface water, topographical elevation changes, vegetative morphological characteristics such as shallow root systems and multi-trunk trees, and a high water table. Nevertheless, hydrology varies with the season and amount of recent precipitation. Therefore, the hydrology criteria cannot always be a major determining factor, but it assists in the final verification of a wetland limit.

Soils

The Middlesex County Soil Survey identifies one (1) soil type as underlying the subject property (*Figure 5: Middlesex County Soil Survey Map*). The Identified soil is mapped as Klej loamy sand, clayey substratum (KkgkB), 0 to 5 percent slopes. Hydric soils are those soils that are formed under conditions of saturation, ponding or flooding long enough during the growing season to develop anaerobic conditions in the upper part. According to the USDA 2014 New Jersey Hydric Soil List, KkgkB is not listed as a hydric soil. Hydric soils exhibit characteristic morphologies that result from repeated periods of saturation or inundation. Typical hydric soil indicators include low chroma colors (Munsell notations 1 and 2) combined with redoximorphic features (mottles), including iron concentrations within the soil matrix as well as along root linings. Soils within the wetland areas located in close proximity to the subject site exhibited Munsell notations of 10YR 4/2 and 10YR 5/1. Upland areas exhibited Munsell notations of 10YR 4/4 and 10YR 6/3.

Vegetation

A hydrophyte is macrophytic plant life growing in water, soil or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content. The vegetation on the project site was identified and classified in accordance with the interagency 2014 National Wetland Plant List which is the list that is currently utilized for all jurisdictional wetland determinations. Plants are assigned an indicator based on the associated physiographic region; the subject site is located in the Coastal Plain region. Plant classifications listed are as follows:

Obligatory (OBL)	Almost always is a hydrophyte, rarely in uplands
Facultative Wetland (FACW)	Usually is a hydrophyte but occasionally found in uplands
Facultative (FAC)	Commonly occurs as either a hydrophyte or non-hydrophyte
Facultative Upland (FACU)	Occasionally is a hydrophyte but usually occurs in uplands
Upland (UPL)	Rarely is a hydrophyte, almost always in uplands

Throughout the site dominate canopy species observed included black oak (*Quercus velutina*, NI), sweetgum (*Liquidambar styraciflua*, FAC), black cherry (*Prunus serotina*, FACU) and black locust (*Robinia pseudoacacia*, FACU). The understory consisted of species from the overstory in addition to sassafras (*Sassafras albidum*, FACU). The Herbaceous layer consisted of a dense leaf litter.



The assemblage of species located offsite within the wetland areas include species more inclined to wet conditions such as, red maple (*Acer rubrum*, FAC), sweetgum, red maple (*Acer rubrum*, FAC) and blackgum (*Nyssa sylvatica*, FAC). The shrub layer is primarily dominated by species of the overstory in addition to highbush blueberry (*Vaccinium corymbosum*, FACW) and sweetbay magnolia (*Magnolia virginiana*, FACW). The herbaceous layer was comprised of leaf litter with dense tangles of roundleaf greenbrier (*Smilax rotundifolia*, FAC) Overall, the vegetation assemblages in the wetland areas exceed the 50% hydrophytic vegetation dominance index of the *Federal Manual*.

Conclusion

Based on detailed field and background investigations, the site does not exhibit positive hydrological conditions, hydrophytic vegetation, and/or hydric soil characteristics. Due to the absence of these three (3) wetland parameters, it is the determination of DEC that the site does not contain wetlands; However, wetlands were observed within close proximity to the south and southeast of the subject site. Due to the proximity of wetlands, wetland buffers may encroach onto the subject site. It is likely that the wetlands located off-site will be afforded a 50-foot buffer.

The entire site was observed to be uplands. While the entire site was observed to be uplands, wetlands within close proximity to the site will be afforded buffers (most likely 50 feet). Buffers from the adjacent wetlands will encroach onto the subject site (approximately 0.08 acres of buffer area). With wetland buffers, it is anticipated that approximately 1.6 acre of useable upland will remain. Refer to *Figure 6: Field Observed Wetlands Map* for a depiction of the locations of observed wetlands and uplands.

A formal wetland Letter of Interpretation – Presence/Absence application may be submitted to the NJDEP for confirmation of the wetlands and resource value classification.

Attached please find figures depicting the site. Should you have any questions or require additional information, please do not hesitate to contact this office.

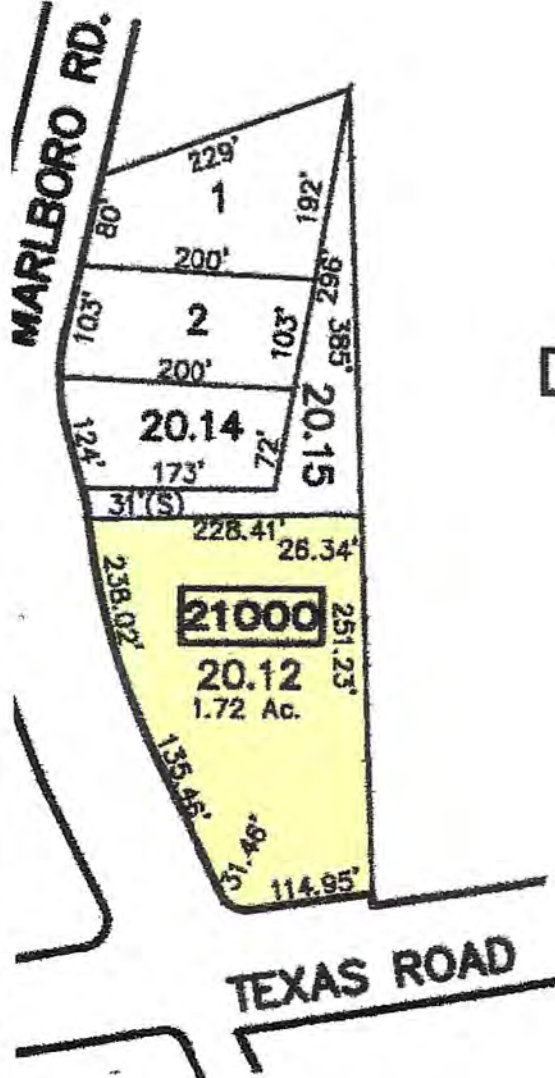
Sincerely,

Bryon DuBois
Principal Environmental Scientist

BD/ib
Doc: 01D089WETCK009

TAX MAP LOCATION

SCALE : 1" = 200'



DETAIL B

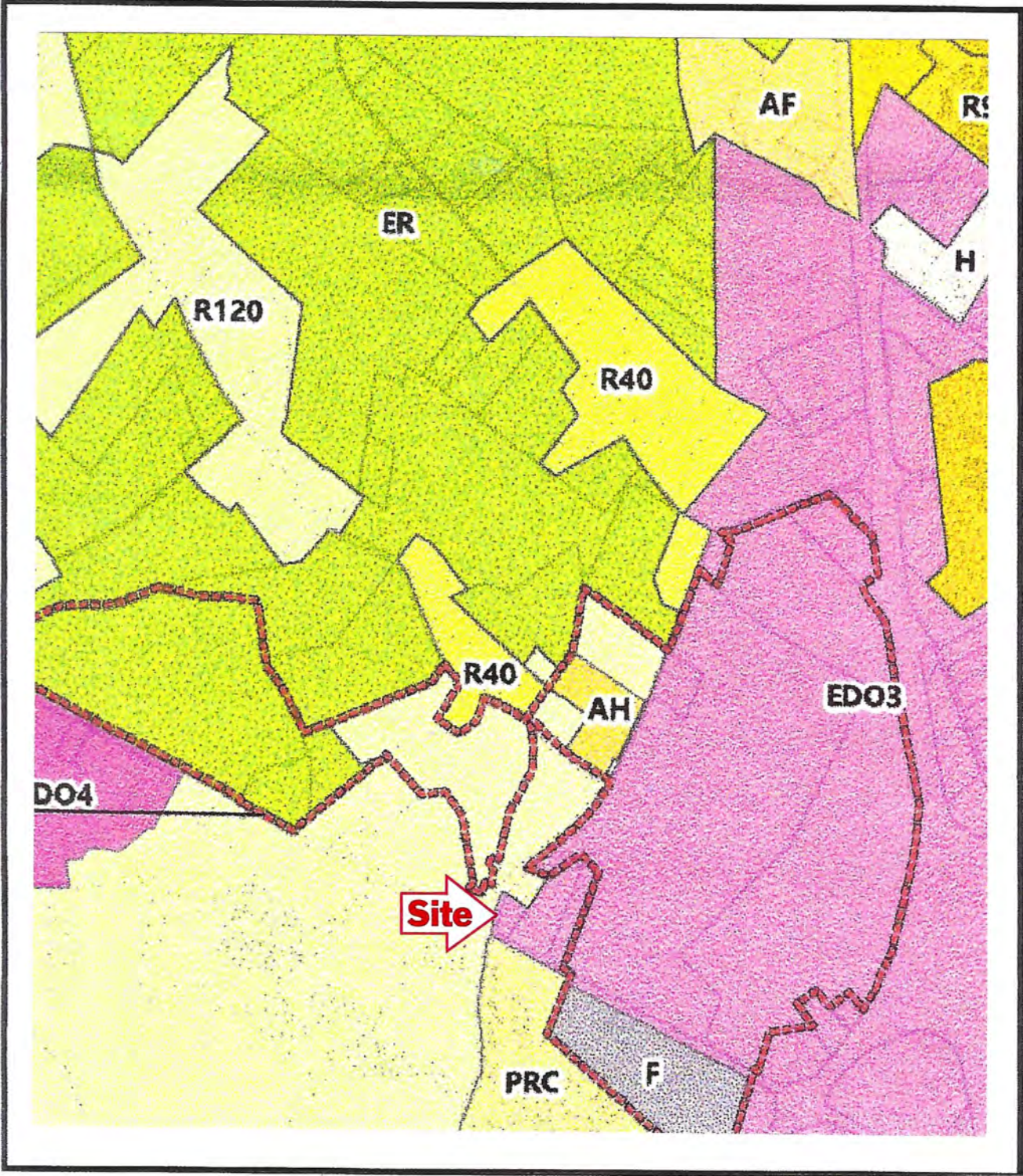
GREYSTONE

MARLBORO / GREYSTONE

DETAIL B

SCALE : 1" = 200'

Zoning Map



[2] Bicycle parking spaces for bicycle racks shall be provided at the following rates: minimum one space per 7,500 square feet of gross floor area for nonresidential uses.

(c) Site lighting:

[1] Site lighting shall comply with § **250-75** of the Land Development Ordinance.

[2] Light fixtures attached to the exterior of the building shall be architecturally compatible with the style, materials, colors and details of the building.

[3] Streetlights shall be decorative and blend with the overall characteristics of the development. Box-type and cobra-head-type shall be prohibited.

(d) Landscaping: Landscaping shall comply with § **250-74** of the Land Development Ordinance.

(e) Sidewalks:

[1] Sidewalks which are at least five feet wide shall be integrated connecting all parking areas throughout the site.

[2] Sidewalks which are at least five feet wide shall be provided along both sides of all other streets.

[3] Sidewalks which are at least five feet wide shall be provided along the frontage of the site.

[4] Where buildings are set back at 15 feet, outdoor dining may occupy the yard space between the front facade and property line. If outdoor dining is proposed on a building that is set back at more than 15 feet and less than 50 feet, there shall be a sidewalk of a minimum 10 feet and maximum 15 feet. In any instance, there shall be a minimum five-foot-wide sidewalk abutting a commercial building.

[5] The requirements contained herein enumerate general sidewalk requirements. Sidewalks and bikeways along county roads or state highways shall be held to Middlesex County and NJDOT requirements, respectively.

B. Economic Development Opportunity Zone-3 (EDO-3).

(1) Purpose. The purpose of the EDO-3 Zone (areas having a three-acre minimum lot size) is to permit a mix of office, retail, and light industrial uses to allow the Township to attain the goals of accommodating market forces, increasing the local ratable base, expanding the local and regional jobs base, providing a more diverse mix of goods and services to residents and businesses within the municipality and region, and utilizing suitable land for development in a more efficient, functional and aesthetic manner, while controlling and managing highway access and traffic congestion, minimizing impacts on adjacent and nearby residential development, and protecting environmentally sensitive areas.

(2) Application of Land Development Ordinance. The provisions and requirements of the Old Bridge Township Land Development Ordinance shall apply to the EDO-3 Zoning District, except as otherwise modified herein. Anything not covered under this section shall be governed by applicable regulations elsewhere in the Land Development Ordinance.

(3) Regulation of uses. Any use not specifically listed as a permitted use, an accessory use or a conditional use shall be deemed a prohibited use. This provision shall be liberally construed as protective of the Township's zoning scheme and the public health, safety, morals and general welfare. Any doubt as to the permitted nature of any use shall be resolved in interpreting the doubtful use as prohibited.

(4) Permitted uses. The land uses permitted in the EDO-3 District are set forth herein below, except as otherwise indicated:

(a) Retail sales and services.

(b) Retail food establishment.

(c) Banquet facilities.

(d) Bank and financial institutions.

(e) Studio of a teacher of art, music and dance.

(f) Art galleries.

(g) Professional photography studio.

(h) Business offices.

(i) Medical offices.

(j) Personal services.

(k) Recreational facilities.

(l) Public and private parking areas/structured parking.

(m) Educational services: tutoring classes, training facilities, cosmetology and barber schools, fine arts schools, language schools, exam preparation and tutoring limited to 10,000 square feet.

(n) Restaurants: full-service restaurants, limited-service eating places.

(o) Cafes.

- (p) Taverns and micro-breweries.
- (q) Wholesale trade including:
 - [1] Wholesale stores and showrooms involving sale in bulk or quantity to retailers or others for resale to the ultimate consumer;
 - [2] Wholesale distribution centers;
 - [3] Warehouse clubs and supercenters.
- (r) Light industrial use.
- (s) Services/recreation/entertainment:
 - [1] Printing and duplicating;
 - [2] Postal, parcel and courier mailing, shipping and delivery services;
 - [3] Health and fitness centers, indoor tennis, racquetball, swimming, skating, bowling and similar uses; [Amended 10-21-2019 by Ord. No. 2019-15]
 - [4] Theaters for the performing arts, sports, etc.; movie theaters and similar events (excluding adult entertainment);
 - [5] Amusement parks;
 - [6] Funeral homes;
 - [7] Day-care facilities, including child-care and adult-care centers;
 - [8] Animal day cares, kennels, hospitals and clinics, but not including the outdoor keeping of animals or outdoor play areas;
 - [9] Catering facilities.
- (t) Warehousing:
 - [1] Mini-warehousing/self-storage facilities;
 - [2] Building and construction contractor equipment storage buildings;
 - [3] Warehouse and office for electricians, carpenters, plumbers, woodworking and cabinet makers and similar trades.
- (5) Conditional uses. The land uses that are conditionally permitted in the EDO-3 District are listed below. For conditions related to each use, refer to § 250-41:
 - (a) Retail gasoline stations, including gasoline station with convenience store or mini mart.
 - (b) Retail convenience with fueling services.
 - (c) Drive-through facilities related to banks or financial institutions, pharmacy or fast-food restaurants.
 - (d) Banks and restaurants on pad sites with or without drive-through.
 - (e) New car dealers, used car dealers and recreational vehicle dealers.
 - (f) Educational services greater than 10,000 square feet. [Amended 10-21-2019 by Ord. No. 2019-15]
 - (g) Accommodations and food services: hotels (except casino hotels) lodging facilities and motels.
 - (h) Other services:
 - [1] Automotive repair and maintenance.
 - [2] Religious organizations, grantmaking and giving services, social advocacy organizations, civic and social organizations and business, professional, labor, political and similar organizations.
- (6) Required conditions.
 - (a) Yard area and bulk requirements. With regard to bulk and yard requirements for principal and accessory buildings associated with principal permitted and conditional uses in the EDO-3 District, the following requirements shall apply. Anything not covered under this section shall be governed by applicable regulations elsewhere in the Land Development Ordinance. [Amended 6-22-2021 by Ord. No. 2021-13]

Table 3	
Bulk Requirements for Principal Buildings	
Requirement	Size
Minimum lot area	3 acres

Table 3	
Bulk Requirements for Principal Buildings	
Requirement	Size
Minimum lot width	150 feet
Minimum front yard setback	
Along state highways	35 feet
Along all other streets	25 feet
Maximum front yard setback	
Along state highways	75 feet
Along all other streets	50 feet
Minimum side yard setback	25 feet
Minimum total two-side yard setbacks	50 feet
Minimum rear yard setback	100 feet
Maximum height	4 stories and 48 feet
Maximum floor area ratio (FAR)	0.35
Minimum landscape area ratio (LAR)	0.40

Table 4	
Yard and Bulk Requirements for Accessory Buildings	
Requirement	Size
Minimum side yard setback	25 feet
Minimum rear yard setback	25 feet
Maximum height	2 stories and 30 feet

- (b) Accessory uses: Shall include accessory uses customarily incidental and ancillary to a permitted or conditional use.
- (c) Outdoor storage and trash enclosure: Outdoor storage and trash enclosures shall be permitted in any of the yards except for the front yard. Such areas shall be screened by landscaping and a six-foot-high fence.
- (d) Signage: Signage shall comply with all sections of the Land Development Ordinance related to signage.
- (e) Buffers:
- [1] A twenty-five-foot landscaped buffer shall be required to shield adjacent roadways from parking lot illumination headlight glare and fumes.
 - [2] The requirements of § 250-54 of the LDO related to buffers shall be met, except for § 250-54B and C.
 - [3] Where the parking lot abuts a residential property or zone, the parking setback shall be increased by additional 25 feet which shall comprise of a planted buffer area containing evergreen trees.
- (f) Parking:
- [1] No parking area or off street loading space shall be located closer than 25 feet to any rear and side lot line.
 - [2] Off-street parking shall be provided as regulated in § 250-55 and Schedule F and G of the Land Development Ordinance.
 - [3] Parking areas and commercial buildings shall be separated by a minimum distance of 15 feet.
- (7) Design standards. In addition to the design standards otherwise set forth in Article X of the Land Development Ordinance, the following design standards shall apply to all developments in the EDO-3 Zoning District. Where standards contained herein conflict with the standards otherwise set forth in Article X, the standards herein shall govern.
- (a) Orientation and spacing of buildings:
- [1] The longer of the front facades of commercial buildings shall be oriented, as reasonably as possible, to be parallel to adjoining highways, roads and commercial streets.
 - [2] The front facades of commercial buildings shall be aligned, as reasonably as possible, to one another.
 - [3] Commercial buildings shall be oriented toward adjoining public rights-of-way of highways and roads.
- (b) Street furniture:
- [1] Benches, trash receptacles and planters shall be provided in common sitting areas and, when provided, at bus stops.

[2] Bicycle parking spaces for bicycle racks shall be provided at the following rates: minimum one space per 7,500 square feet of gross floor area for nonresidential uses.

- (c) Site lighting: Site lighting shall comply with § **250-75** of the Land Development Ordinance.
- (d) Landscaping: Landscaping shall comply with § **250-74** of the Land Development Ordinance.
- (e) Sidewalks:*

[Amended 10-21-2019 by Ord. No. 2019-15]

[1] Sidewalks which are at least five feet wide shall be integrated connecting all parking areas throughout the site.

[2] Sidewalks which are at least five feet wide shall be provided along both sides of all commercial streets.

[3] Sidewalks which are at least five feet wide shall be provided along the frontage of the site.

[4] Sidewalks which are at least 12 feet wide shall be provided along the front access areas to commercial buildings.

*NOTE: The requirements contained herein enumerate general sidewalk requirements. Sidewalks and bikeways along county roads or state highways shall be held to Middlesex County and NJDOT requirements, respectively.

C. Economic Development Opportunity Zone-4 (EDO-4).

[Added 9-13-2022 by Ord. No. 2022-24]

- (1) Purpose. The purpose of EDO-4 Zone is to establish areas that will provide new development opportunities for mid-sized, commercial, service-oriented businesses and flex spaces that directly and indirectly serve the needs of neighboring residential uses and Old Bridge residents in general.
- (2) Application of Land Development Ordinance. The provisions and requirements of the Old Bridge Township Land Development Ordinance shall apply to the EDO-4 Zoning District, except as otherwise modified herein. Anything not covered under this section shall be governed by applicable regulations elsewhere in the Land Development Ordinance.
- (3) Regulation of uses. Any use not specifically listed as a permitted use, an accessory use or a conditional use shall be deemed a prohibited use. This provision shall be liberally construed as protective of the Township's zoning scheme and the public health, safety, morals and general welfare. Any doubt as to the permitted nature of any use shall be resolved in interpreting the doubtful use as prohibited.
- (4) Permitted uses. The land uses permitted in the EDO-4 District are set forth herein below, except as otherwise indicated:
 - (a) Retail sales and services;
 - (b) Retail food establishment;
 - (c) Banquet facilities;
 - (d) Bank and financial institutions;
 - (e) Studio of a teacher of art, music and dance;
 - (f) Art galleries;
 - (g) Professional photography studio;
 - (h) Business offices;
 - (i) Medical offices;
 - (j) Personal services;
 - (k) Recreational facilities;
 - (l) Public and private parking areas/structured parking;
 - (m) Educational services: tutoring classes, training facilities, cosmetology and barber schools, fine arts schools, language schools, exam preparation and tutoring limited to 10,000 square feet;
 - (n) Restaurants: full-service restaurants, limited-service eating places;
 - (o) Cafes;
 - (p) Taverns and microbreweries;
 - (q) Light industrial use;
 - (r) Mini-warehousing;
 - (s) Flex space;
 - (t) Wholesale stores and showrooms;
 - (u) Self-storage facilities;

Old Bridge, NJ 08857, Middlesex County

POPULATION

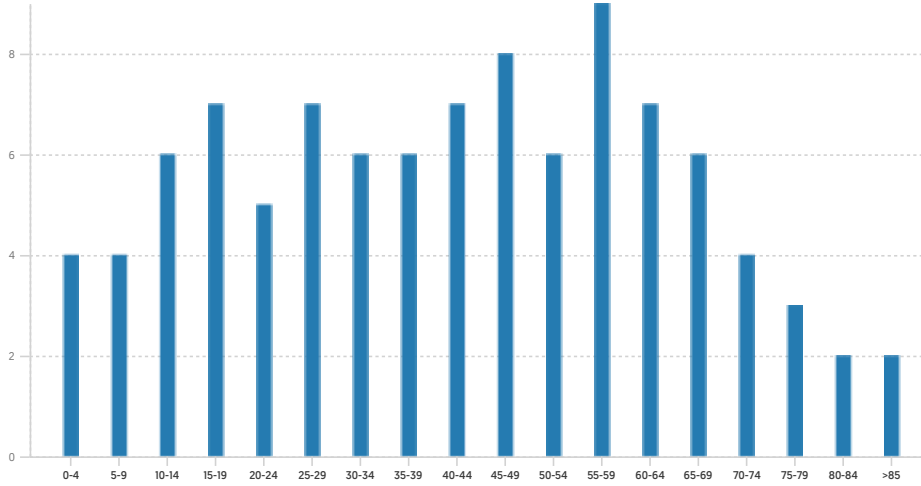
SUMMARY

Estimated Population	40,725
Population Growth (since 2010)	-10.1%
Population Density (ppl / mile)	1,669
Median Age	43.1

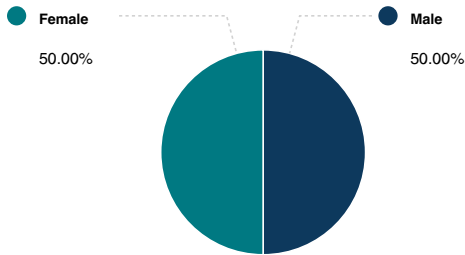
HOUSEHOLD

Number of Households	15,753
Household Size (ppl)	3
Households w/ Children	7,757

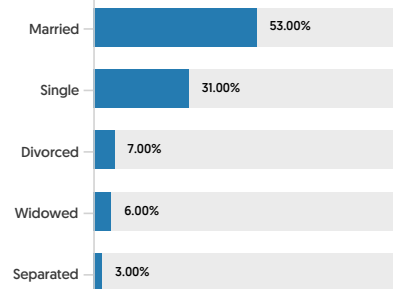
AGE



GENDER



MARITAL STATUS



HOUSING

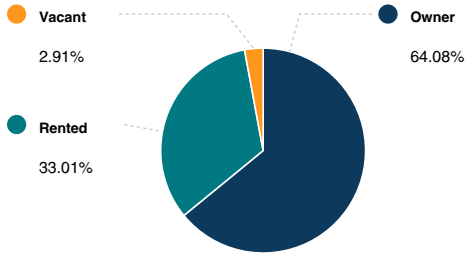
SUMMARY

Median Home Sale Price	\$376,100
Median Year Built	1974

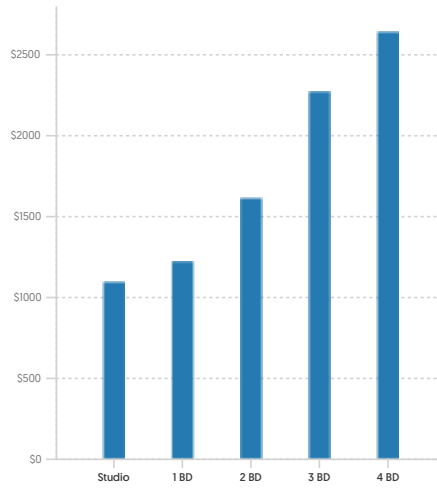
STABILITY

Annual Residential Turnover	5.97%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

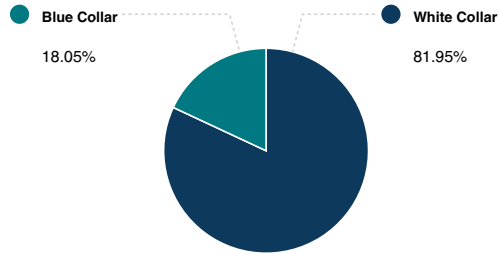


QUALITY OF LIFE

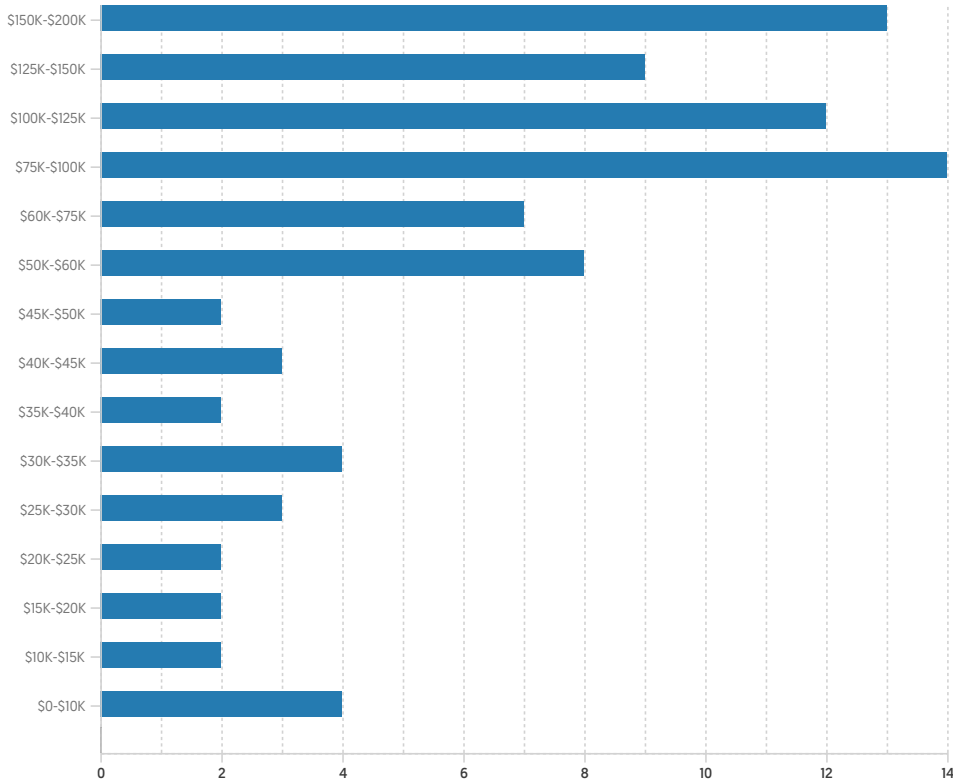
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	23
Mining	
Construction	1,466
Manufacturing	1,167
Transportation and Communications	1,847
Wholesale Trade	656
Retail Trade	2,728
Finance, Insurance and Real Estate	2,418
Services	7,697
Public Administration	794
Unclassified	

WORKFORCE



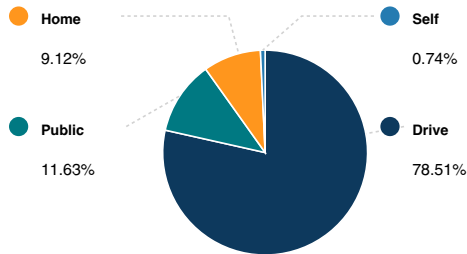
HOUSEHOLD INCOME



Average Household Income **\$95,968**

Average Per Capita Income **\$46,614**

COMMUTE METHOD



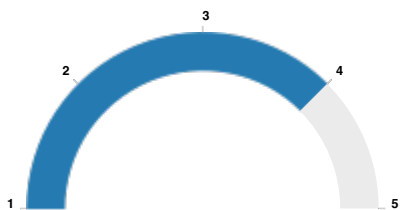
Median Travel Time **41 min**

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	353
Some High School	2,032
High School Graduate	8,911
Some College	5,228
Associate Degree	2,292
Bachelor's Degree	10,069
Graduate Degree	3,874

(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)

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Yeshiva Tiferes Naftoli Of Central Nj	0.91	9th-12th	22		

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Angelottis Pizza & Trattoria	4018 US Highway 9	(732) 591-2100	0.56	Pizza Restaurants
Marlwick Inc	12 US Highway 9 Ste 6	(732) 617-9024	0.58	Restaurant, Family: Chain
Masala Kitchen Express	14 US Highway 9	(732) 617-7860	0.59	Indian/Pakistan Restaurant
Tandoor Restaurant	14 US Highway 9	(732) 617-7860	0.59	Eating Places
Urban Tacos	3843 US Highway 9	(732) 762-7002	0.63	Mexican Restaurant
Panera Bread Company	3809 US Highway 9	(732) 591-7425	0.67	Cafe
Planet Of The Crepes LLC	462 Tivoli Ct	(732) 598-5139	0.91	French Restaurant
Lucky Ducky Deli & Convenience	667 Snowdrop Ct	(215) 756-1418	0.94	Delicatessen (Eating Places)

SHOPPING

	Address	Phone #	Distance	Description
Just Bathrooms Of Nj LLC	4036 US Highway 9	(732) 970-7345	0.56	Bathroom Fixtures, Equipment And Supplies
Costco Wholesale Corporation	18 Route 9 N	(732) 617-4340	0.59	Warehouse Club Stores
Lowe's Home Centers, LLC	57 US Highway 9	(732) 972-6257	0.73	Home Centers
Vitamin Shoppe Industries, Inc.	67 US Highway 9	(732) 972-1251	0.74	Vitamin Food Stores
Walmart Inc.	2825 State Route 18	(732) 955-0769	0.92	Department Stores