

#5080 ~ Commercial Building

400 Morris Avenue
Long Branch, NJ 07740

Commercial

Block: 230
Lot: 13, 14

Land Size: 0.3444 Acre (100 x 150)
Building Size: 7,650 Sq. Ft.

Tax Information

Land Assessment: \$ 355,200.
Improvement Assessment: \$ 308,400.
Total Assessment: \$ 663,600.

Taxes: \$ 9,890.
Tax Year: 2022
Tax Rate: 1.749/\$100
Equalization Ratio: 83.63%
Updated: 11/9/2023

Zoning: R-4 ~ One-Family Residential Zone District

Remarks: 7,650 Sq. Ft. Building on 0.1722 Acre Lot Containing Vacant Office and Warehouse Space Plus Two Apartments, Both Two Bedroom and One Bathroom. Both Tenants are Currently Month to Month with No Leases. Rents are \$1,600 and \$1,470 Per Month. Sale Also Includes 0.1722 Acre Adjacent Lot Used for Parking. Office Rental, Warehouse Rental or Development Possibilities. Easy Access to Highway 18, 35, 36 and the Garden State Parkway.

Price: \$ 1,100,000. ~ 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



RESIDENTIAL TOWNHOUSES

400 Morris Avenue ~ Long Branch, New Jersey



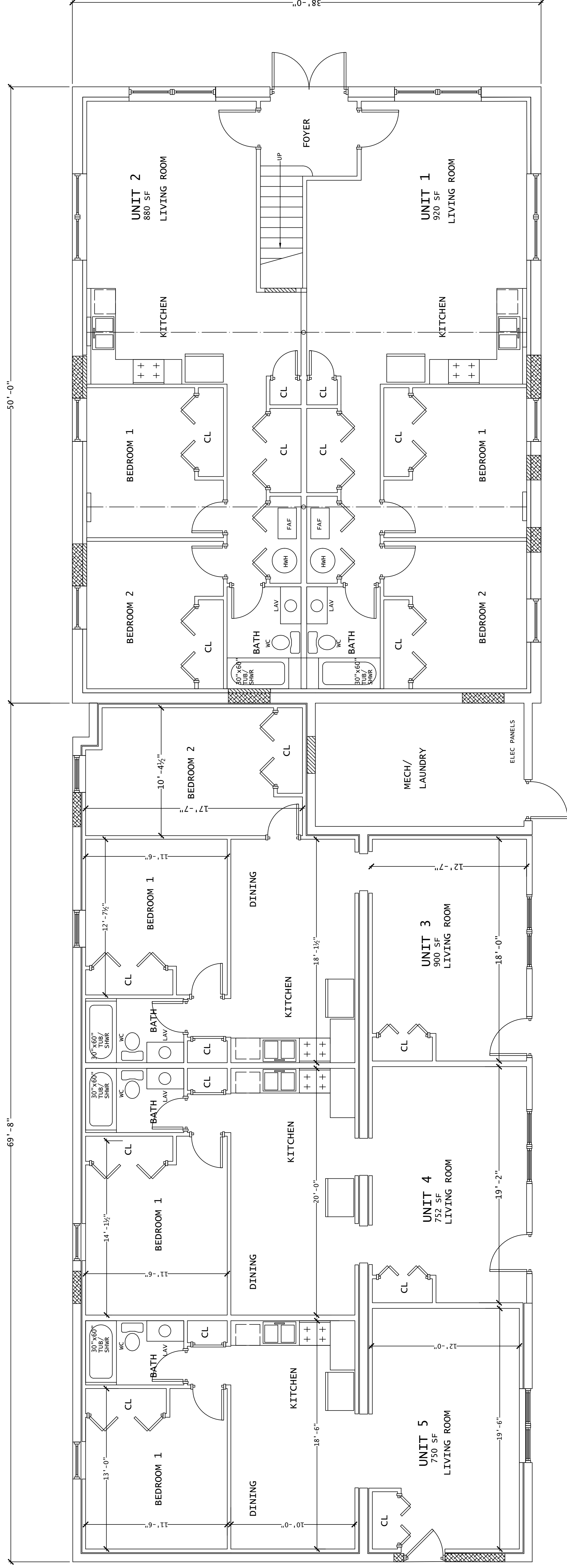
RESIDENTIAL TOWNHOUSES

400 Morris Avenue ~ Long Branch, New Jersey



RESIDENTIAL TOWNHOUSES

400 Morris Avenue ~ Long Branch, New Jersey



GROUND FLOOR - CONCEPTUAL PLAN B

GROUND FLOOR - CHANGE OF USE STORAGE/BUSINESS TO USE R-3 4,490 SF
 MULTIPLE SINGLE FAMILY TOWNHOUSES WITH SEPARATE ENTRIES
 SECOND FLOOR - EXISTING TWO RESIDENTIAL UNITS TO REMAIN 1,900 SF

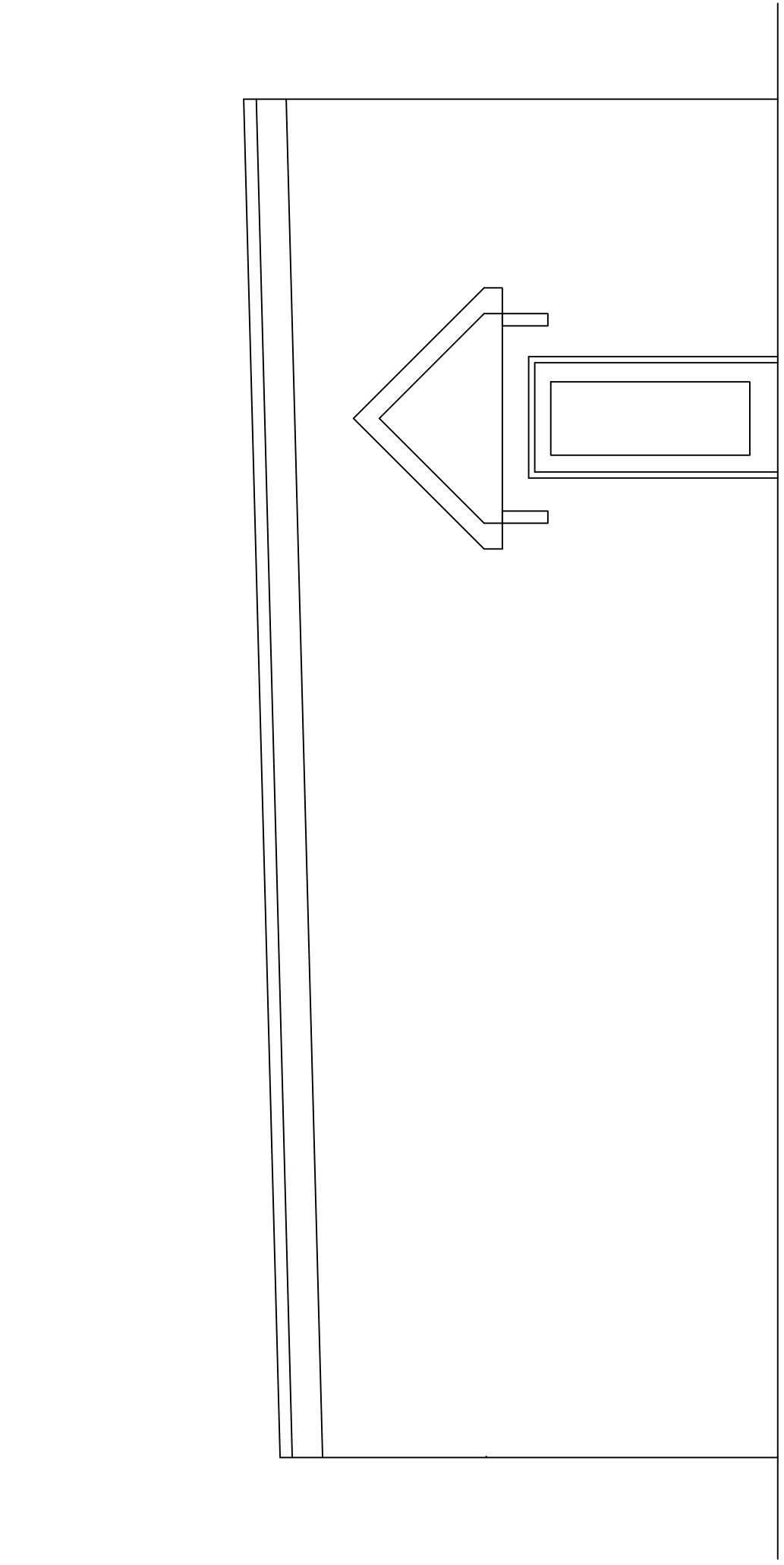
KEVIN C ROY ARCHITECT LLC

94 Main Street, Englishtown, NJ 07726
 732-620-8842
 kroy@cpimain.net

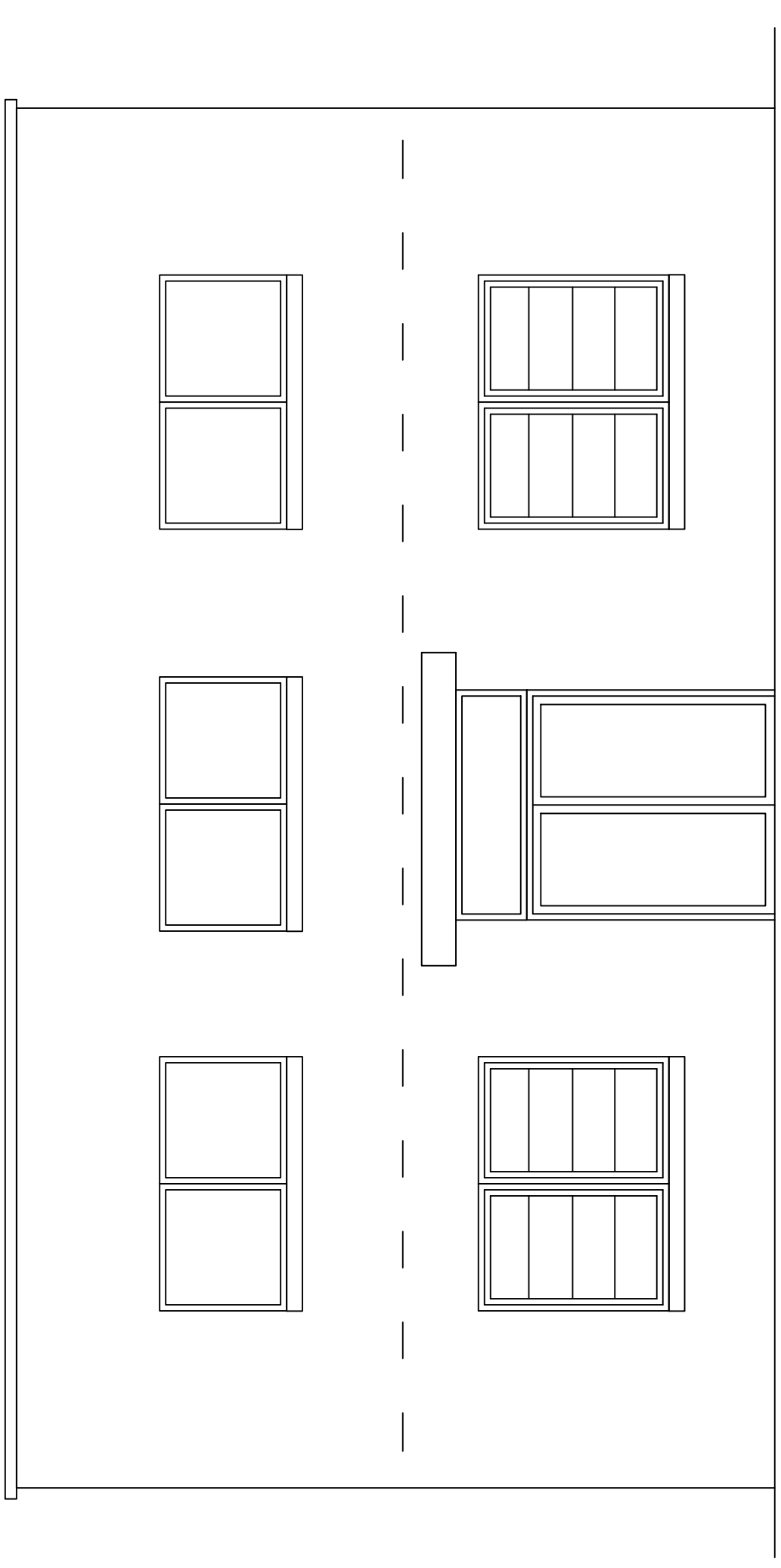
RESIDENTIAL TOWNHOUSES
 LOT 13 BLOCK 230
 400 MORRIS AVENUE, LONG BRANCH, NJ
 DATE OF ISSUE: FEBRUARY 1, 2022

1 OF 1

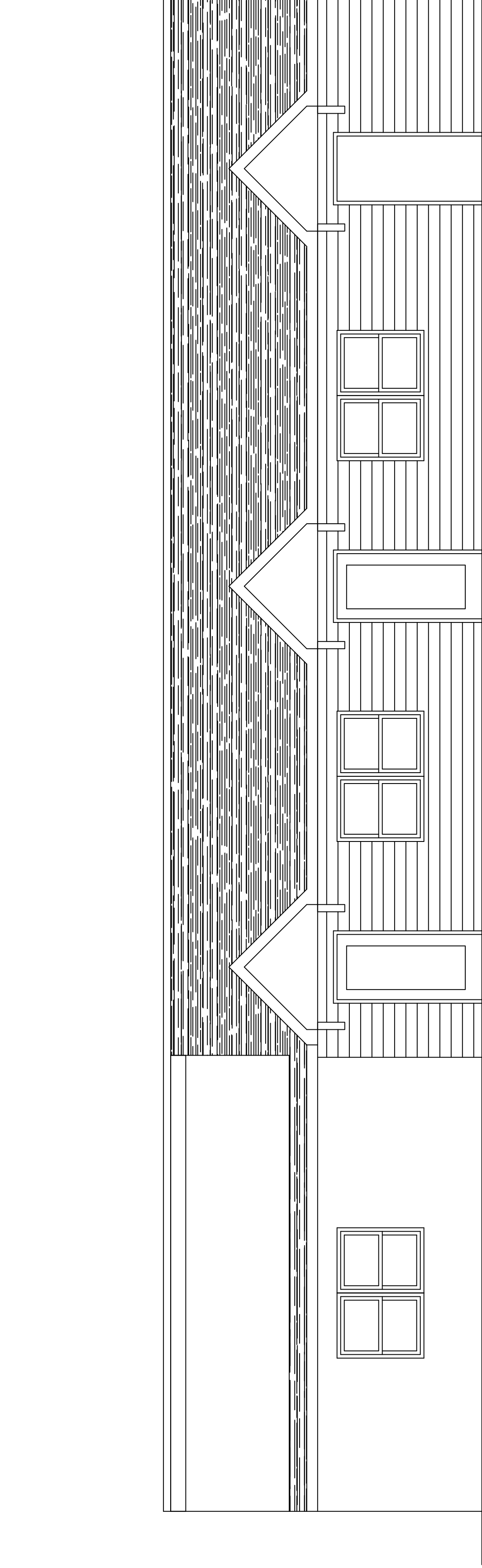
A-1



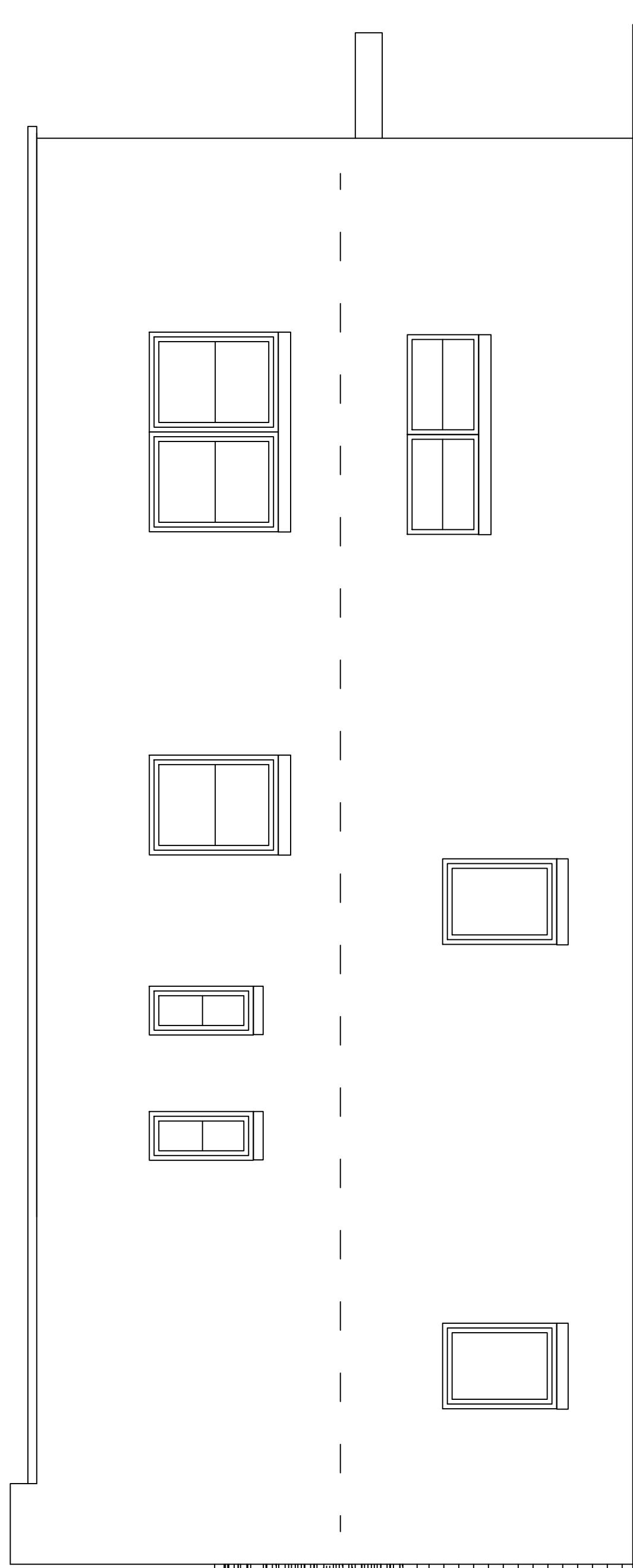
REAR ELEVATION 1/4"=1'-0"



MORRIS AVENUE ELEVATION 1/4"=1'-0"



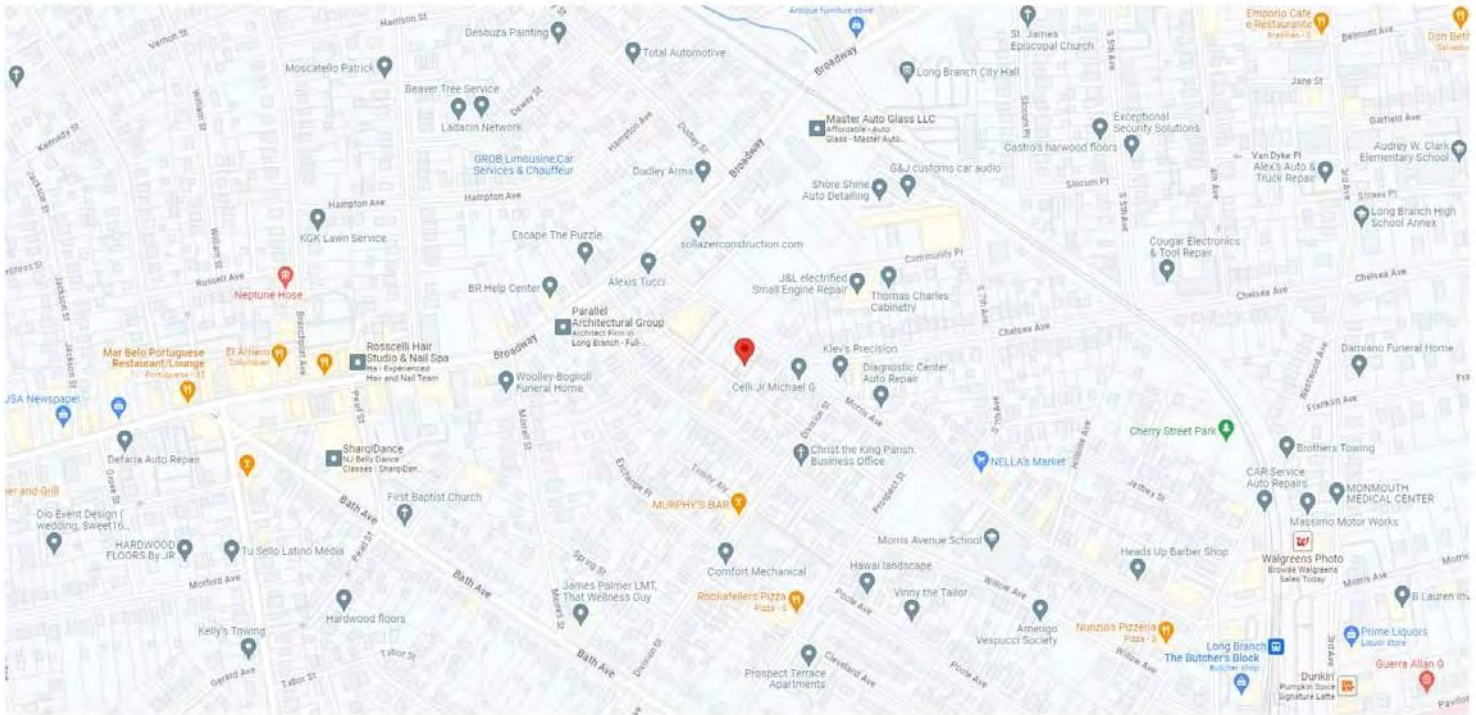
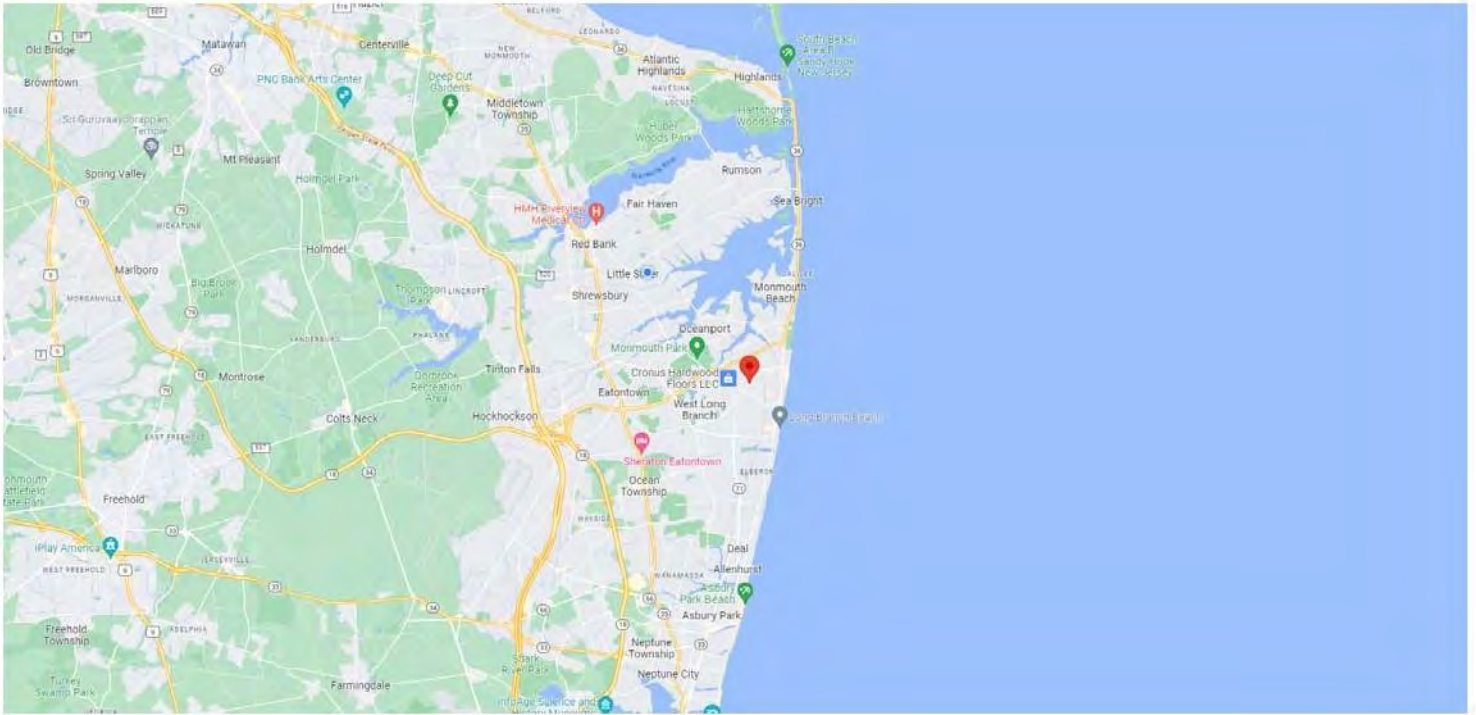
PARKING LOT ELEVATION 1/4"=1'-0"



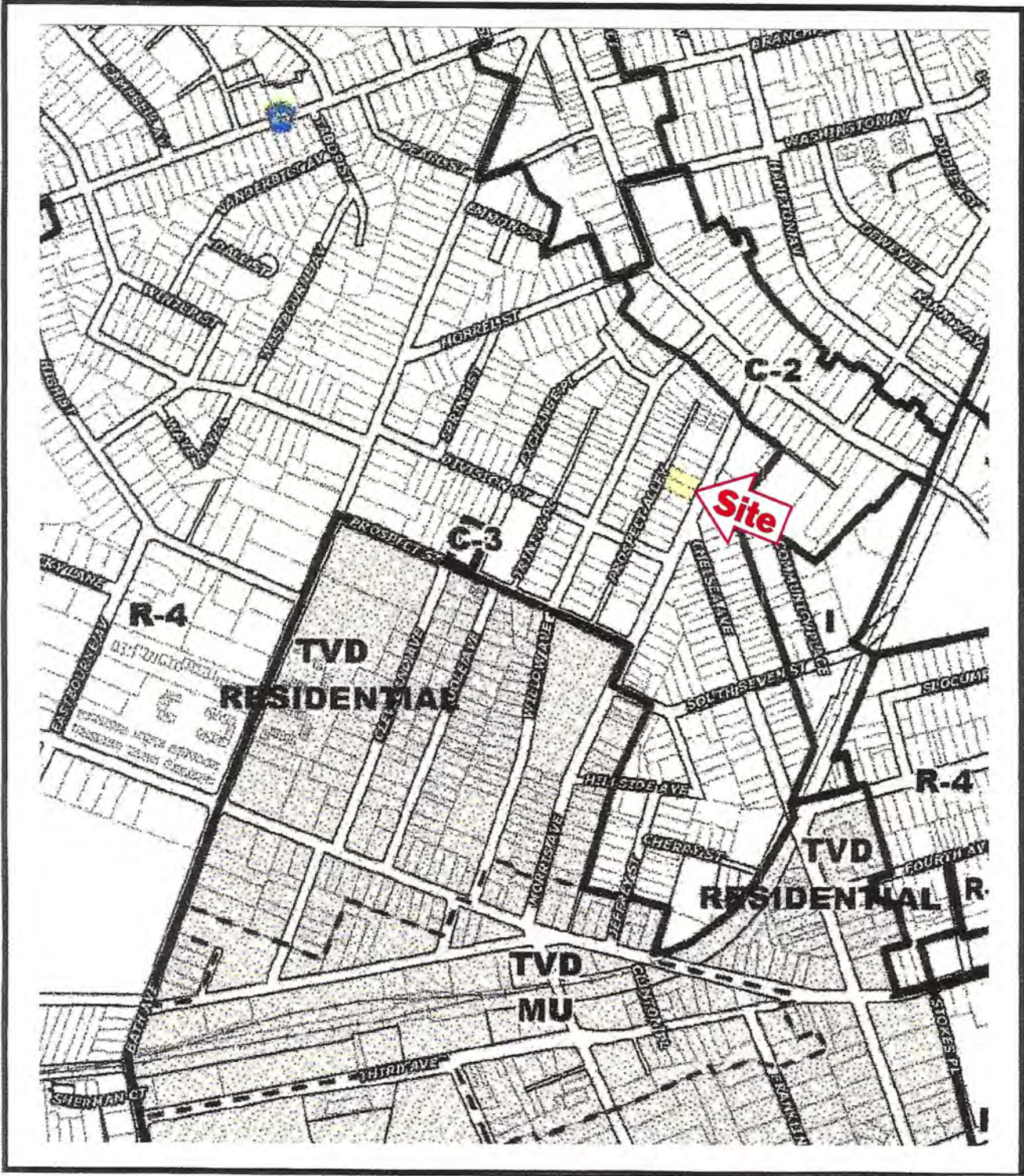
DATE	REVISION

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KEVIN C ROY ARCHITECT LLC <small>34 Main Street, Englishtown, NJ 07726 732-650-8642 kcroty@optimum.net</small>	STATE OF NJ ARCHITECT STATE OF PENNSYLVANIA
	RESIDENTIAL TOWNHOUSES LOT 13 BLOCK 230 400 MORRIS AVENUE, LONG BRANCH, NJ <small>DATE OF ISSUE : FEBRUARY 1, 2022</small>



Zoning Map



Chapter 345. Zoning

Article IV. Zone District Use Regulations

§ 345-20. R-1 Residential District.

A. Permitted uses. Permitted uses shall be as follows:

- (1) One-family dwellings.
- (2) Municipal buildings, community centers and public parks and playgrounds, exclusive of schools.
- (3) Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of the construction work.
- (4) Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill and community residences for persons with head injuries shall be a permitted use in all residential districts. The requirements for such residences shall be the same as for single-family dwelling units located within such districts.
[Added 2-23-1999 by Ord. No. 15-99]

B. Permitted accessory uses. Permitted accessory uses shall be as follows:

[Amended 6-22-1993 by Ord. No. 19-93]

- (1) Private garages and carports.
- (2) Essential services.
- (3) Signs, subject to the provisions of Chapter 284, Signs.
- (4) Fences, subject to the provisions of § 345-41.
- (5) Off-street parking facilities, subject to the provisions of § 345-42.
- (6) Television antenna not exceeding 35 feet in height.
- (7) Other customary accessory uses and buildings which are clearly incidental to the principal use and building.
- (8) In Residential Zones R-1 through R-8, or with regard to any single-family property in any other zone, any accessory building such as, but not limited to, detached garages, cabanas, outbuildings, sheds, workshops, greenhouses, pool houses, animal shelters, etc., shall conform to the following:
[Added 7-28-2009 by Ord. No. 14-09]
 - (a) Shall not be greater in floor area than 50% of the footprint of the principal structure or use located on the property;
 - (b) Shall not exceed a total combined size of 700 square feet;
 - (c) Shall comply with § 345-11P(6).

C. Area and bulk requirements. As specified in § 345-7.

D. Uses requiring a conditional use permit. These uses shall be subject to Article VII, Conditional Uses:

- (1) Churches and places of worship.
- (2) Beach clubs.^[1]

[1] *Editor's Note: Former Subsection D(3), Community residences for the developmentally disabled and community shelters for victims of domestic violence, which immediately followed this subsection, was repealed 11-10-1998 by Ord. No. 39-98 and 2-23-1999 by Ord. No. 15-99.*

§ 345-21. R-2 Residential District.

A. Permitted uses. Permitted uses shall be all uses permitted in the R-1 Residential District, § 345-20A.

B. Permitted accessory uses. Permitted accessory uses shall be as specified in the R-1 Residential District, § 345-20B.

- C. Area and bulk requirements. Area and bulk requirements shall be as specified in § 345-7.
- D. Uses requiring a conditional use permit. These uses shall be subject to Article VII, Conditional Uses:
 - (1) Public, parochial and private schools.
 - (2) Churches and places of worship.^[1]

[1] *Editor's Note: Former Subsection D(3), Community residences for the developmentally disabled and community shelters for victims of domestic violence, which immediately followed this subsection, was repealed 11-10-1998 by Ord. No. 39-98 and 2-23-1999 by Ord. No. 15-99.*

§ 345-22. R-3 Residential District.

- A. Permitted uses. Permitted uses shall be as follows:
 - (1) All uses permitted in the R-1 Residential District, § 345-20A.
 - (2) Home occupation.
 - (3) Home professional office.
- B. Permitted accessory uses. Permitted accessory uses shall be as specified in the R-1 Residential District, § 345-20B.
- C. Area and bulk requirements. Area and bulk requirements shall be as specified in § 345-7.
- D. Uses requiring a conditional use permit. These uses shall be subject to Article VII, Conditional Uses:
 - (1) As specified in the R-2 Residential District, § 345-21D.

§ 345-23. R-4 Residential District.

- A. Permitted uses. Permitted uses shall be as follows:
 - (1) All uses permitted in the R-3 Residential District, § 345-22A.
- B. Permitted accessory uses. Permitted accessory uses shall be as specified in the R-1 Residential District, § 345-20B.
- C. Area and bulk requirements. Area and bulk requirements shall be as specified in § 345-7.
- D. Uses requiring a conditional use permit. These uses shall be subject to Article VII, Conditional Uses:
 - (1) As specified in the R-2 Residential District, § 345-21D.
 - (2) Philanthropic or eleemosynary uses.

§ 345-24. R-5 Residential District.

- A. Permitted uses. Permitted uses shall be as follows:
 - (1) All uses permitted in the R-3 Residential District, § 345-22A.
 - (2) Townhouses, subject to the provisions of § 345-53 and at a maximum density of 12 units per acre. [Amended 9-24-1996 by Ord. No. 31-96]
 - (3) Two- to four-family dwellings subject to § 345-49.
 - (4) Scattered site housing, subject to the provisions of § 345-56. [Added 2-23-1999 by Ord. No. 4-99]
- B. Permitted accessory uses. Permitted accessory uses shall be as specified in the R-1 Residential District, § 345-20B.
- C. Area and bulk requirements. Area and bulk requirements shall be as specified in §§ 345-7, 345-49, 345-53 and 345-56. [Amended 2-23-1999 by Ord. No. 4-99]
- D. Uses requiring a conditional use permit. These uses shall be subject to Article VII, Conditional Uses:
 - (1) As specified in the R-2 Residential District, § 345-21D.
 - (2) Garden apartment projects of 20 or more units, subject to the provisions of §§ 345-48 and 345-51.

§ 345-25. R-6 Residential District.

Side yard setback (feet)	Neither less than 10 feet, with sum width of both not less than 30% of lot width
Rear yard setback (feet)	35
Maximum building height, principal building	2 1/2 stories or 30 feet
Maximum building height, accessory building	1 1/2 stories or 15 feet
Minimum gross habitable floor area	1 story: 1,400 square feet 1 1/2 stories: 2,000 square feet, with not less than 1,200 square feet on first floor
	2 stories: 2,000 square feet, with not less than 1,000 square feet on first floor
Other requirements and supplementary notes	Side yard requirements as indicated, except where the side yard is adjacent to a public street, in which case such side yard shall meet the front yard requirements of the zone in which it is located
Accessory structures and uses [Amended 4-10-2007 by Ord. No. 16-07]	1 1/2 stories and/or fifteen-foot maximum, minimum setback 10 feet. See § 345-11P for other requirements. See § 312 for tennis court requirements.

§ 345-104. R-3 One-Family Residential Zone District.

See § 345-22.

Permitted uses	One-family residential
Conditional uses	Community residence, church, public/private school
Minimum lot area (square feet)	9,000
Minimum lot frontage (feet)	75
Minimum lot depth (feet)	120
Maximum lot coverage of all structures	35%
Front yard setback (feet)	35
Side yard setback (feet)	Neither less than 10 feet, with sum width of both not less than 30% of lot width
Rear yard setback (feet)	35
Maximum building height, principal building	2 1/2 stories or 30 feet
Maximum building height, accessory building	1 1/2 stories or 15 feet
Minimum gross habitable floor area	1 story: 1,200 square feet 1 1/2 stories: 1,600 square feet, with not less than 1,000 square feet on first floor
	2 stories: 1,600 square feet, with not less than 800 square feet on first floor
Other requirements and supplementary notes	Side yard requirements as indicated, except where the side yard is adjacent to a public street, in which case such side yard shall meet the front yard requirements of the zone in which it is located
Accessory structures and uses [Amended 4-10-2007 by Ord. No. 16-07]	1 1/2 stories and/or fifteen-foot maximum, minimum setback 10 feet. See § 345-11P for other requirements. See § 312 for tennis court requirements.

§ 345-105. R-4 One-Family Residential Zone District.

See § 345-23.

Permitted uses	One-family residential
Conditional uses	Community residence, church, public/private school, philanthropic/eleemosynary
Minimum lot area (square feet)	5,760
Minimum lot frontage (feet)	50
Minimum lot depth (feet)	115
Maximum lot coverage of all structures	40%
Front yard setback (feet)	25

Side yard setback (feet)	Neither less than 10 feet, with sum width of both no less than 20 feet
Rear yard setback (feet)	35
Maximum building height, principal building	2 1/2 stories or 30 feet
Maximum building height, accessory building	1 1/2 stories or 15 feet
Minimum gross habitable floor area	1 story: 1,200 square feet 1 1/2 stories: 1,600 square feet, with not less than 1,000 square feet on first floor
	2 stories: 1,600 square feet, with not less than 800 square feet on first floor
Other requirements and supplementary notes	Side yard requirement as indicated, except where the side yard is adjacent to a public street, in which case such side yard shall meet the front yard requirements of the zone in which it is located
Accessory structures and uses [Amended 4-10-2007 by Ord. No. 16-07]	1 1/2 stories and/or fifteen-foot maximum, minimum setback 10 feet. See § 345-11P for other requirements. See § 312 for tennis court requirements.

§ 345-106. R-5 One- to Four-Family Residential Zone District.

[Amended 9-24-1996 by Ord. No. 31-96; 2-23-1999 by Ord. No. 6-99]
See § 345-24.

Permitted uses	One- to four-family residential; two- to four-family residential, see § 345-49; townhouses (12), see § 345-53; scattered site residential, see § 345-56
Conditional uses	Community residence, church, public/private school, garden apartments
Minimum lot area (square feet)	9,000 (one-family only, same requirements as R-4 Zone)
Minimum lot frontage (square feet)	75 (one-family only, same requirements as R-4 Zone)
Minimum lot depth (feet)	120 (one-family only, same requirements as R-4 Zone)
Maximum lot coverage of all structures	35% (40% for scattered site as defined in § 345-56)
Front yard setback (feet)	35; townhouses, see § 345-53; scattered site residential, see § 345-56
Side yard setback (feet)	Neither less than 10 feet, with sum width of both not less than 30% of lot width; townhouses, see § 345-53; scattered site residential, see § 345-56
Rear yard setback (feet)	35; townhouses, see § 345-53; scattered site residential, see § 345-56
Maximum building height, principal building	2 1/2 stories or 30 feet; townhouses, see § 345-53; scattered site residential, see § 345-56
Maximum building height, accessory building	1 1/2 stories or 15 feet; townhouses, see § 345-53
Minimum gross habitable floor area	One- to four-family, 1 story, 1,200 square feet; 1 1/2 stories, 1,600 square feet, with not less than 1,000 square feet on first floor; 2 story, 1,600 square feet, with not less than 800 square feet on first floor; townhouses, see § 345-53; scattered site residential, see § 345-56
Other requirements and supplementary notes	Side yard requirements as indicated, except where the side yard is adjacent to a public street, in which case such side yard shall meet the front yard requirements of the zone in which it is located; townhouses, see § 345-53; two- to four-family, see § 345-49; scattered site residential, see § 345-56
Accessory structures and uses [Amended 4-10-2007 by Ord. No. 16-07]	1 1/2 stories and/or fifteen-foot maximum, minimum setback 10 feet. See § 345-11P for other requirements. See § 312 for tennis court requirements.

§ 345-107. R-6 Townhouse/Professional Office Zone District.

[Amended 6-11-1996 by Ord. No. 19-96]
See § 345-25.

POPULATION

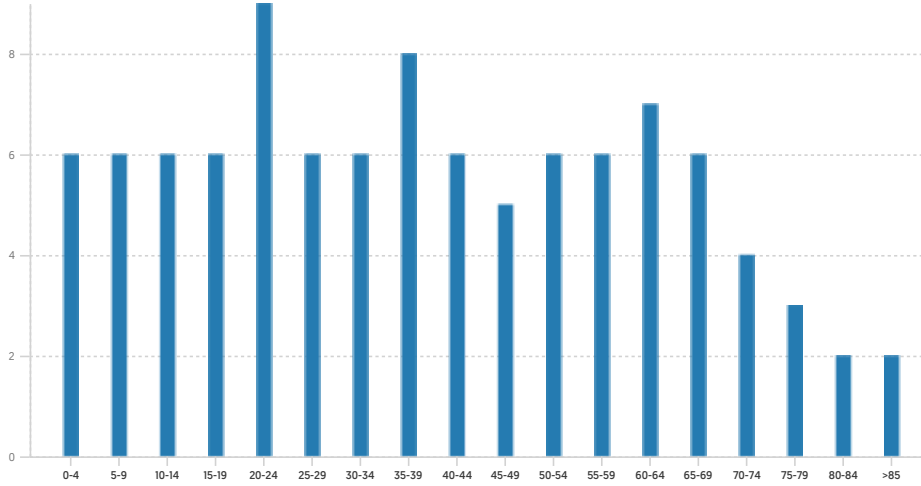
SUMMARY

Estimated Population	31,863
Population Growth (since 2010)	2%
Population Density (ppl / mile)	4,948
Median Age	37.5

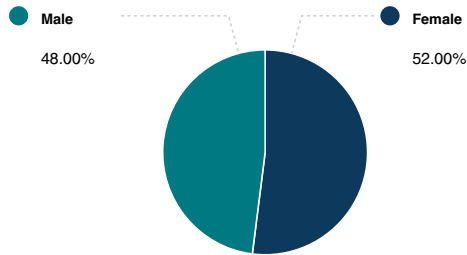
HOUSEHOLD

Number of Households	12,817
Household Size (ppl)	2
Households w/ Children	6,995

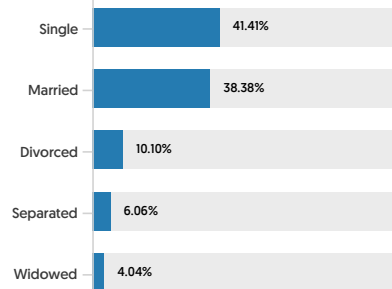
AGE



GENDER



MARITAL STATUS



HOUSING

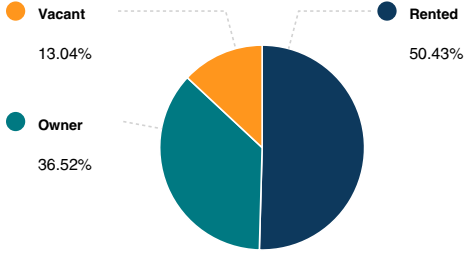
SUMMARY

Median Home Sale Price	\$394,600
Median Year Built	1967

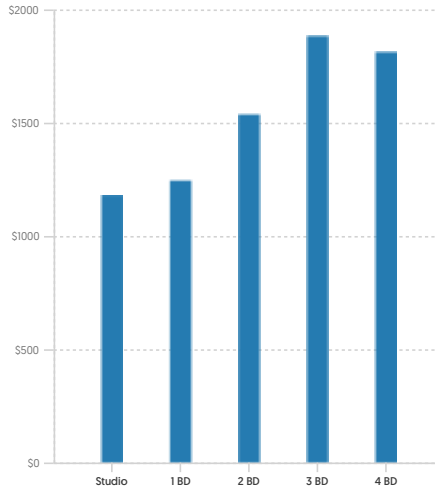
STABILITY

Annual Residential Turnover	13.51%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

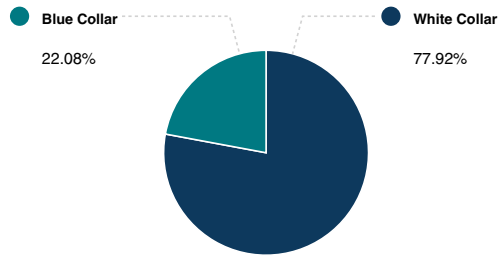


QUALITY OF LIFE

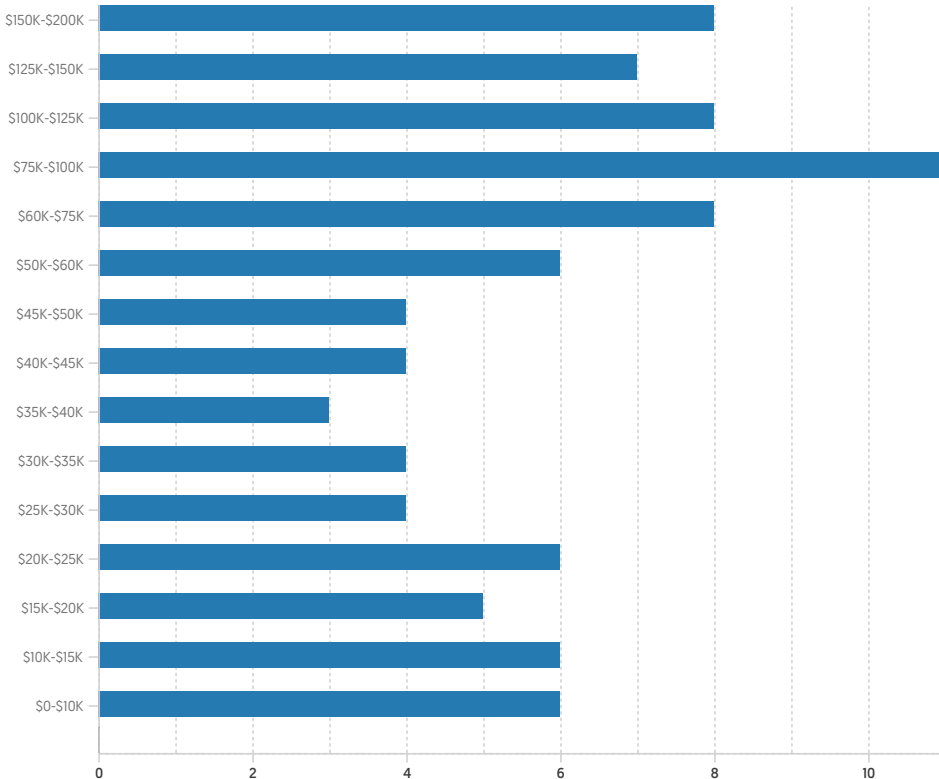
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	86
Mining	
Construction	2,318
Manufacturing	547
Transportation and Communications	529
Wholesale Trade	404
Retail Trade	1,933
Finance, Insurance and Real Estate	1,208
Services	6,057
Public Administration	527
Unclassified	

WORKFORCE



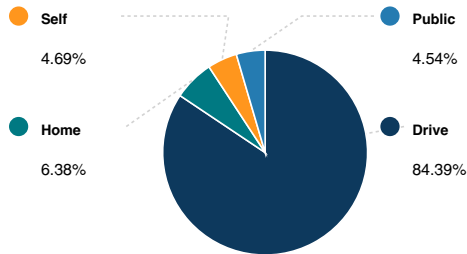
HOUSEHOLD INCOME



Average Household Income **\$65,647**

Average Per Capita Income **\$36,487**

COMMUTE METHOD



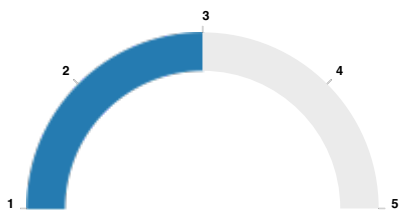
Median Travel Time **30 min**

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	1,521
Some High School	3,742
High School Graduate	5,857
Some College	3,270
Associate Degree	1,377
Bachelor's Degree	5,457
Graduate Degree	2,852

(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.
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SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Morris Avenue Elementary School	0.24	Pre-K-K	288	11	
A A Anastasia Elementary School	0.4	K-5th	562	10	4/10
Gregory Elementary School	0.56	K-5th	587	10	1/10

Community Rating (2)

Morris Avenue Elementary School	
A A Anastasia Elementary School	
Gregory Elementary School	1

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Long Branch Middle School	0.56	6th-8th	1,121	11	2/10
Long Branch High School	0.74	9th-12th	1,459	11	3/10
Academy Of Law & Public Safety	0.84	11th-12th	75	10	8/10

Community Rating (2)

Long Branch Middle School	
Long Branch High School	
Academy Of Law & Public Safety	5

	Distance	Grades	Students	Classrooms	Community Rating (2)
Seashore School	0.78	Pre-K-6th	38		

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.

(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.

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LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
For Heaven's Cake LLC	464 Broadway	(732) 229-6700	0.11	Cakes
Rockefeller's Pizza	421 Prospect St	(732) 923-1700	0.2	Pizzeria, Independent
Hana Japanese Restaurant	532 Broadway Ste 1	(802) 448-3525	0.22	Japanese Restaurant
Jade Garden	532 Broadway	(732) 571-2622	0.22	Chinese Restaurant
Bomdmais LLC	545 Broadway	(732) 222-0550	0.26	Luncheonette
Queen Bee Enterprises Corp	444 Ursula Plz	(732) 571-0066	0.27	Bagels
Mi Pueblo Querido Mexican Restaurant	551 Broadway	(732) 483-6606	0.27	Mexican Restaurant
El Rincon De La Costa	345 Broadway	(732) 272-1902	0.28	Mexican Restaurant
English Haverst Institute	339 Broadway	(732) 728-0100	0.29	Tavern (Drinking Places)
Acapulqueno Mexican Grill	571 Broadway	(732) 571-9509	0.31	Mexican Restaurant

SHOPPING

	Address	Phone #	Distance	Description
Doug Henschel Painting LLC	437 Division St	(732) 571-2658	0.18	Paint And Painting Supplies
Sungate Mini Mart	427 Prospect St	(732) 870-3769	0.2	Convenience Stores
Branch Long Convenience Stores	532 Broadway Ste 1	(732) 222-4488	0.22	Convenience Stores, Chain
Pezao Casa De Carne And Market	277 Morris Ave	(732) 759-8625	0.29	Grocery Stores
Architectural Accents Past & Present L.L.c.	335 Broadway	(732) 222-2844	0.29	Millwork And Lumber
Regaligifts.com	569 Broadway	(732) 299-6955	0.31	Department Stores
Herbalife	263 Morris Ave	(732) 900-7595	0.31	Spices And Herbs
Branch Long Grocery	593 Broadway	(732) 795-3792	0.37	Grocery Stores, Independent
Moshells Discount	269 Broadway	(908) 912-4801	0.4	Supermarkets
Grande Market Inc	258 Broadway	(732) 571-6722	0.41	Grocery Stores, Independent