



#5085 ~ Residential Land

**White Road
Little Silver, NJ 07739**

Land

**Block: 28
Lot: 45**

Land Size: 3.9 Acres

Tax Information

Land Assessment: \$ 547,000.
Improvement Assessment: \$ 0.
Total Assessment: \$ 547,000.

Taxes: \$ 9,955.
Tax Year: 2022
Tax Rate: 1.889/\$100
Equalization Ratio: 97.39%
Updated: 11/17/2023

Zoning: R-3 ~ Medium Density Residential Zone

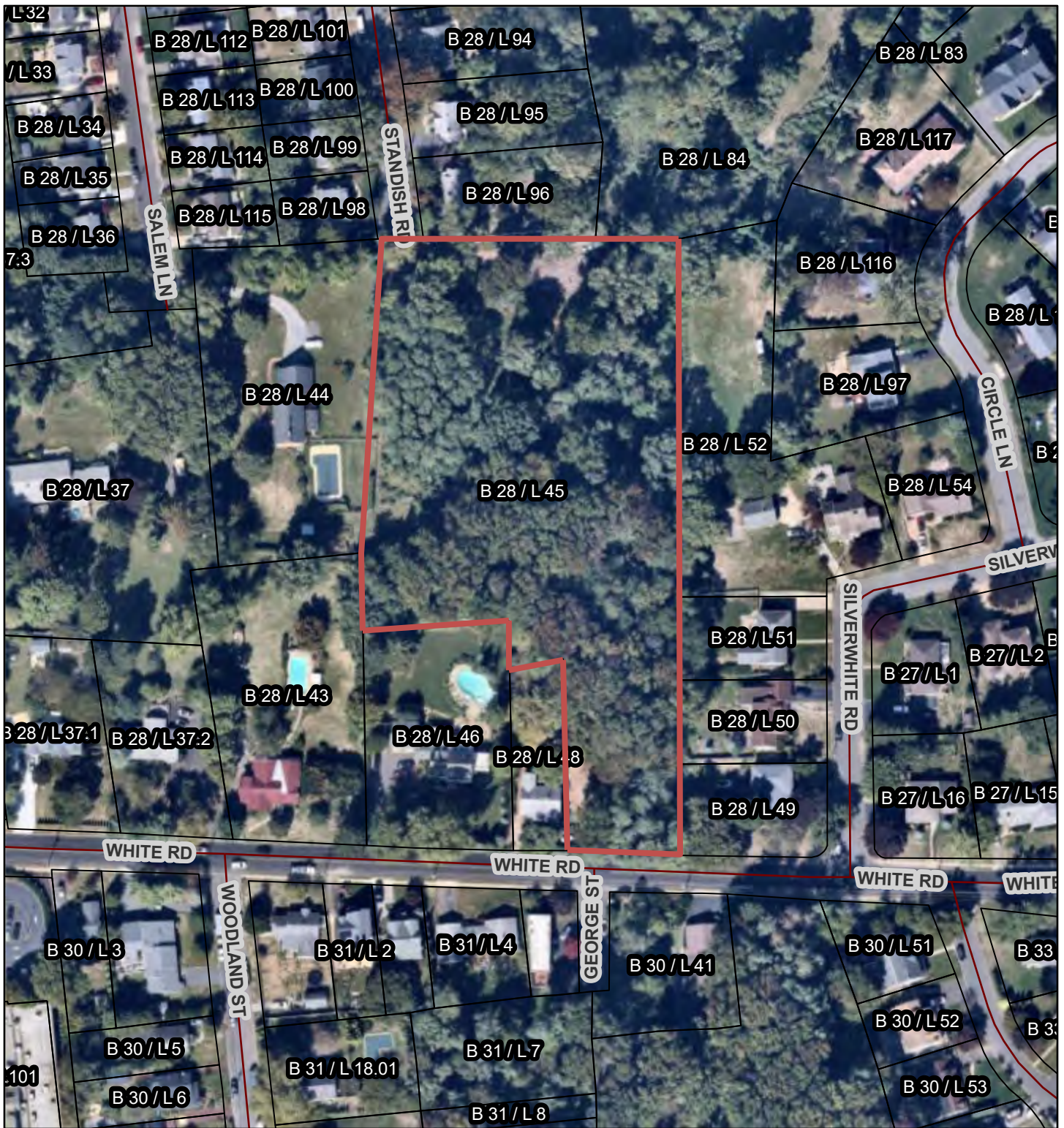
Remarks: 3.9 Acres of Prime Vacant Residential Land in Beautiful Little Silver Neighborhood Which can be Subdivided Into Five Lots. Coastal Jurisdictional Determination and Freshwater Wetlands Letter of Interpretation Line Verification are Complete. Buyer to Do Own Due Diligence. Easy Access to Highway 35 and the Garden State Parkway.

Price: \$ 2,700,000. ~ Sale

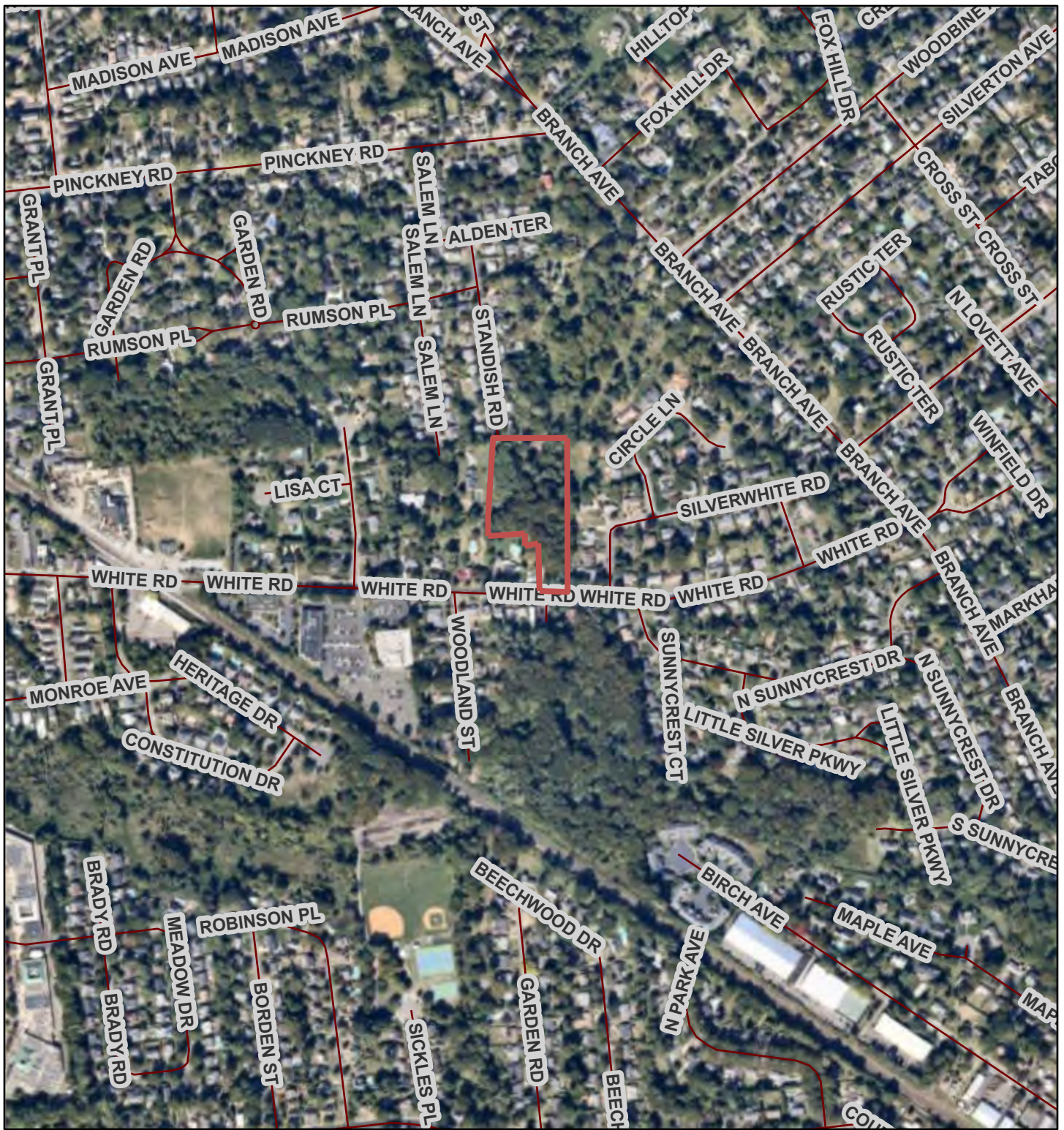
Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

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.

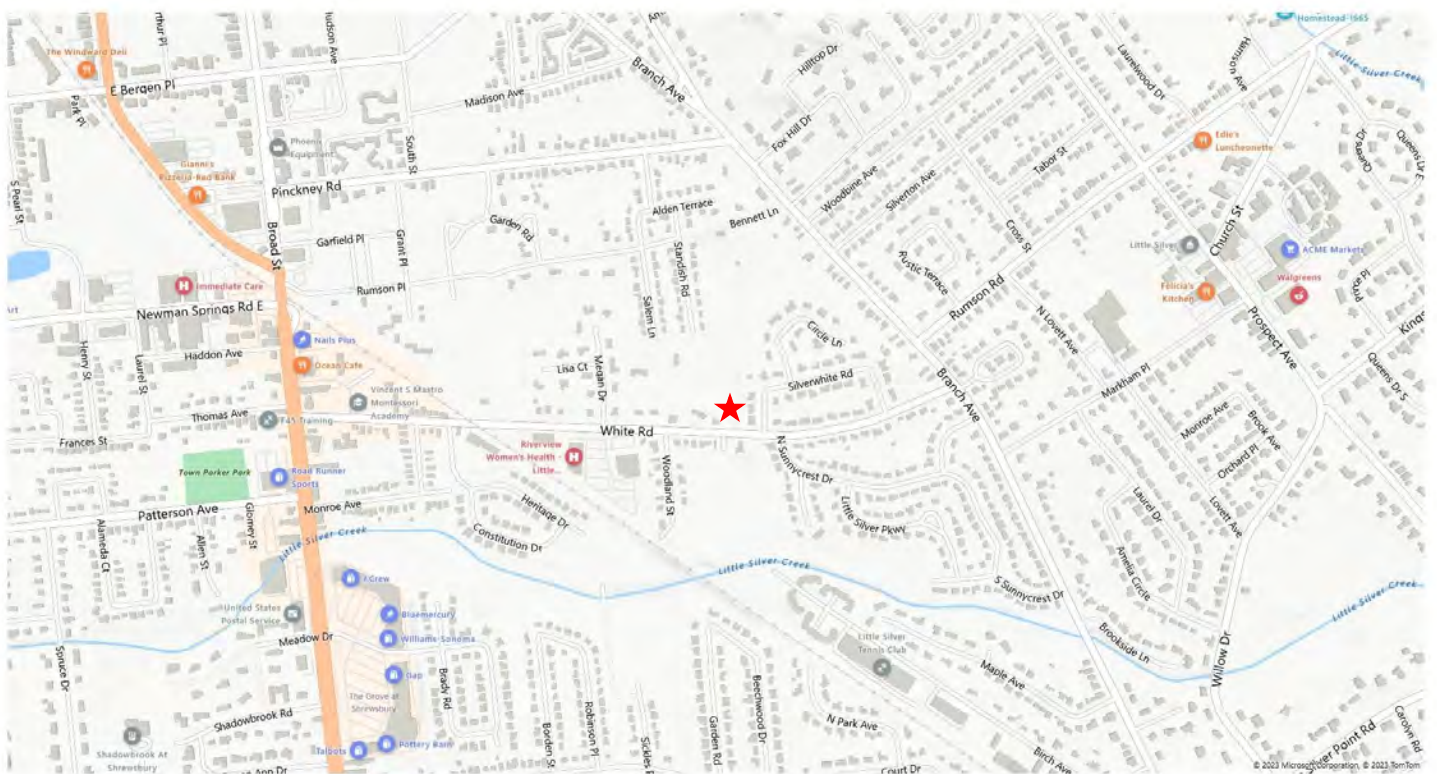
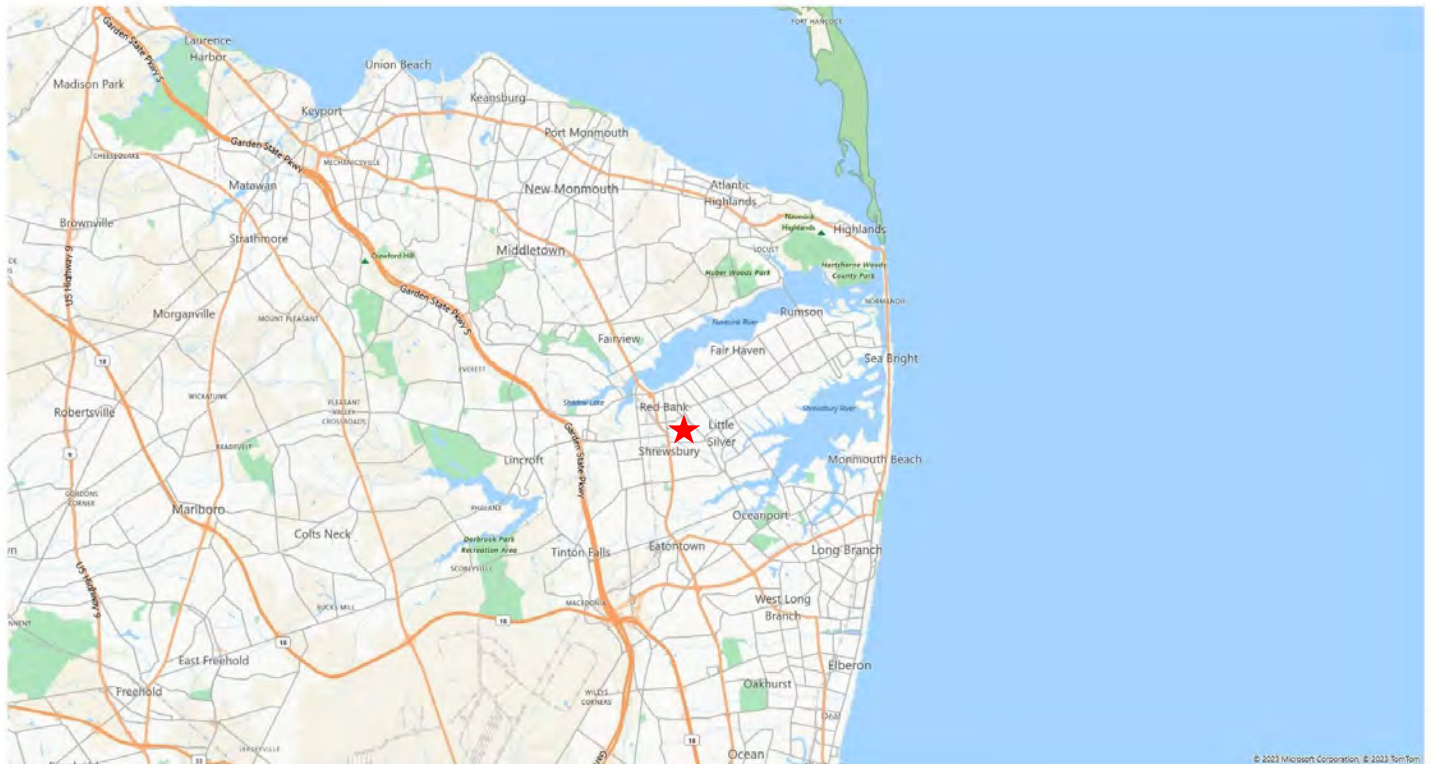
530 Prospect Avenue, 2E, Little Silver, New Jersey 07739-1444
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com



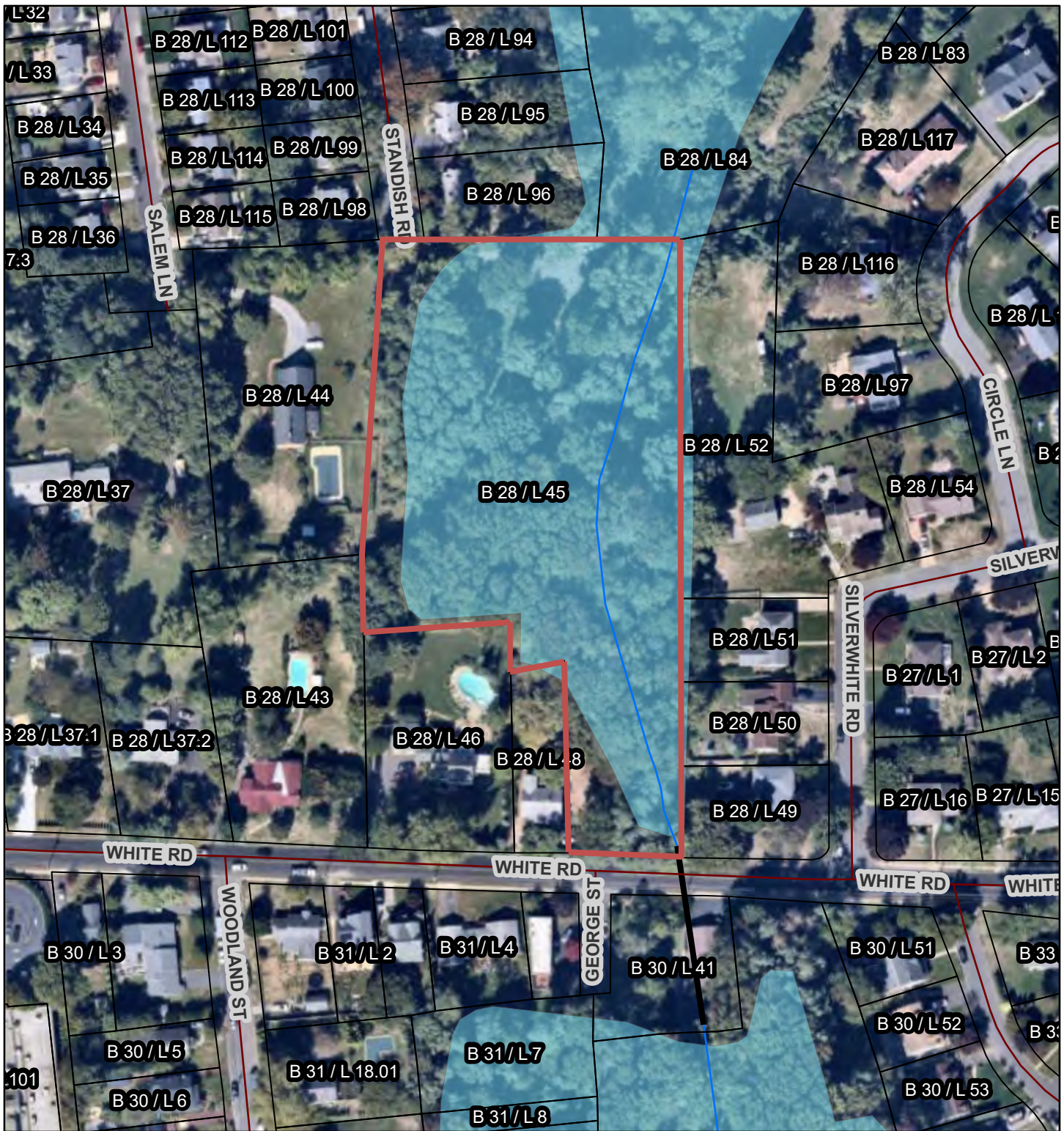
- Road Centerlines
- Parcels (cadastral non-survey)



— Road Centerlines

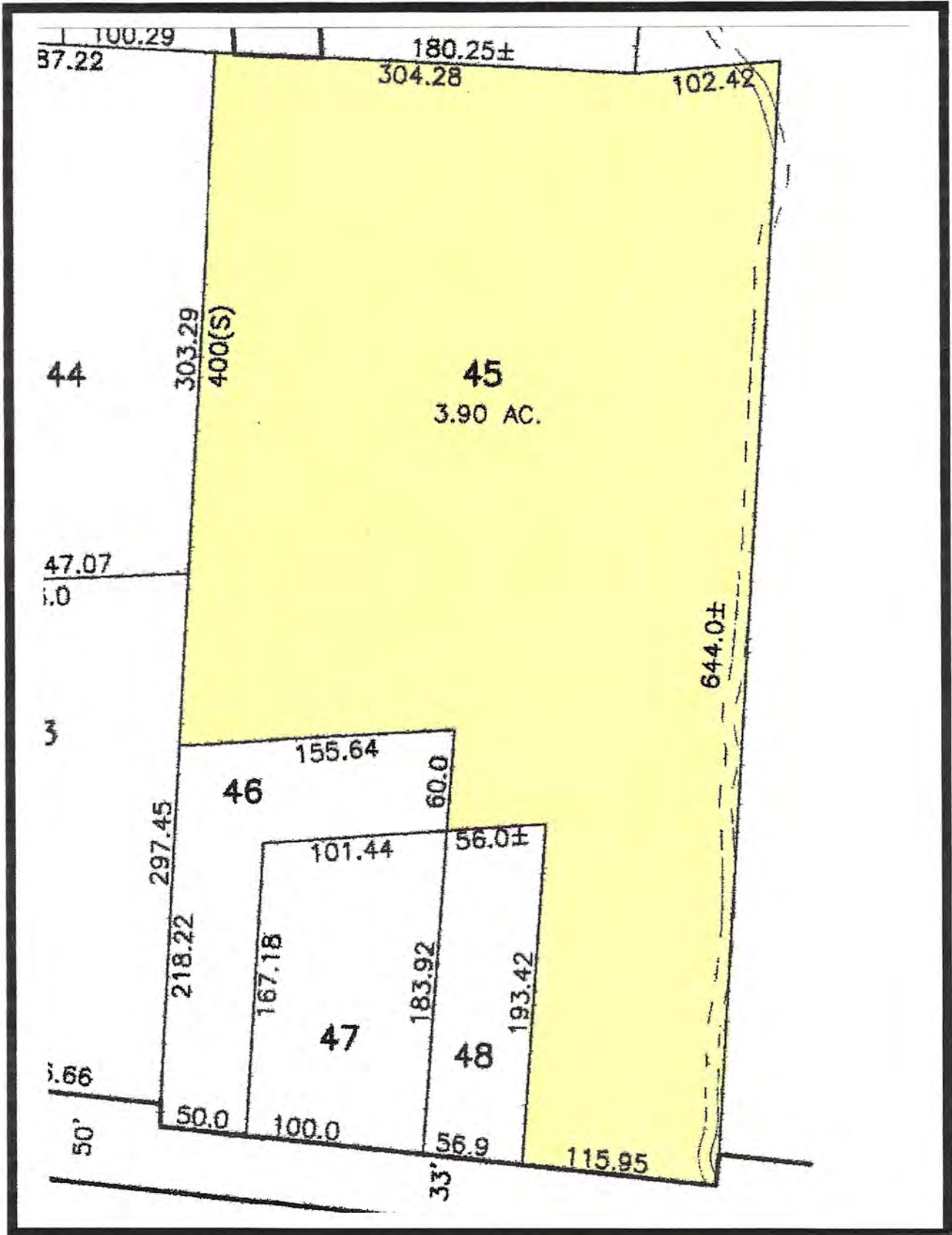


WETLANDS MAP

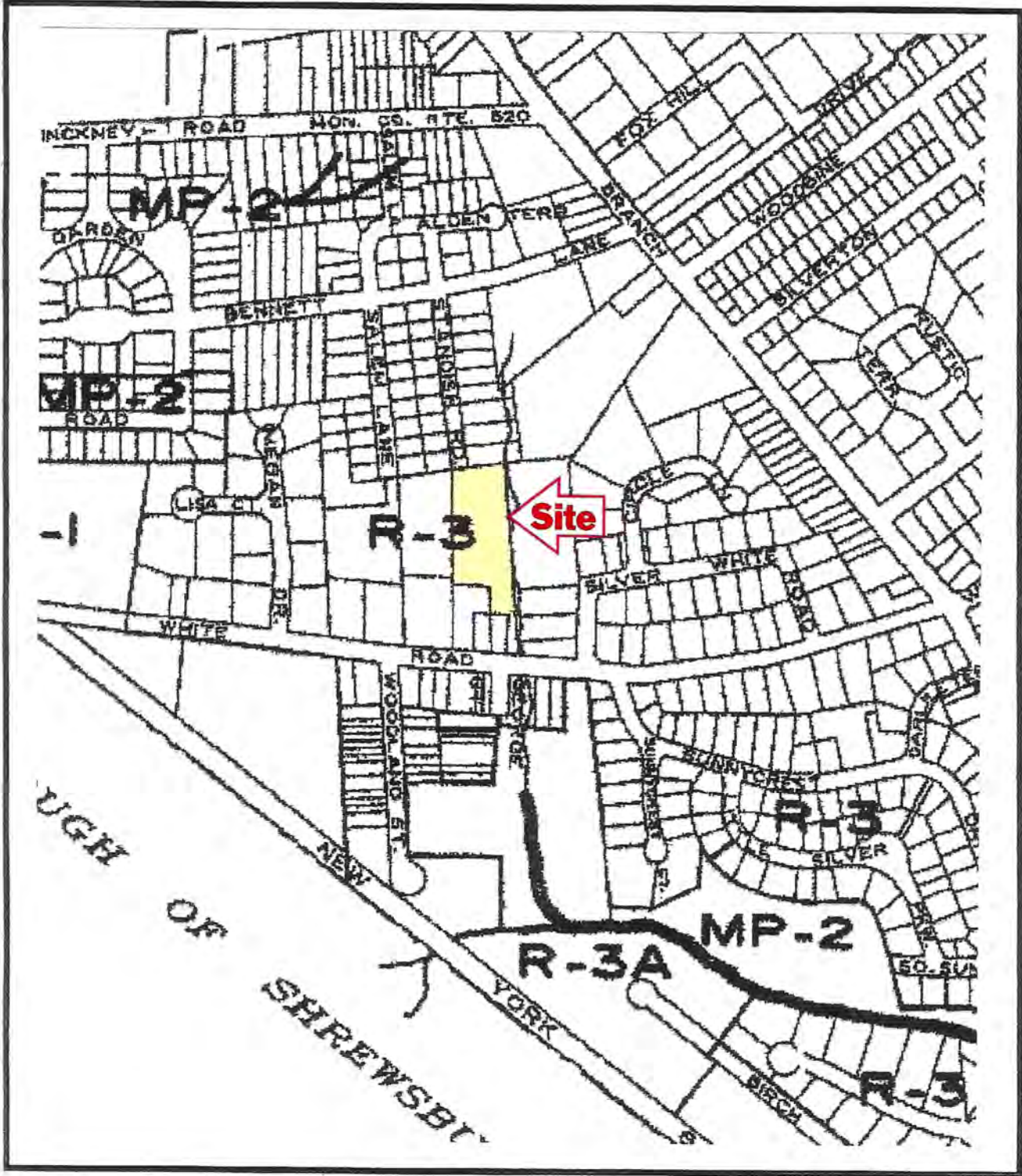


- Road Centerlines
- Parcels (cadastral non-survey)
- National Hydrography Dataset (NHD) Streams 2002 for New Jersey - Stream Network 2002 (NHD)
- Stream/River
- Pipeline
- Wetlands of New Jersey (from Land Use/Land Cover 2012 Update) - Wetlands (2012)
- DECIDUOUS WOODED WETLANDS

TAX MAP LOCATION



Zoning Map



[Added 6-14-2021 by Ord. No. 846-21]

E. Area, Yard and Building Requirements.

1. Minimum lot area: 25,000 square feet.
2. Lot frontage:
 - a. Minimum lot frontage: 100 feet.
 - b. Minimum corner lot frontage: 150 feet facing both streets.
3. Minimum front setback: 50 feet.
4. Minimum rear yard setback:
 - a. Principal building: 50 feet.
 - b. Accessory building: 15 feet.
5. Minimum side yard setback:
 - a. Principal building: 15 feet.
 - b. Accessory building: 15 feet.
6. Maximum building and/or structure height:
 - a. Thirty feet and not exceeding 2 1/2 stories.
 - b. Sixteen feet for any freestanding accessory building.
7. Minimum gross habitable ground floor area: 1,200 square feet.
8. Maximum lot coverage: 18%.
9. Maximum impervious surface: 35%.
10. Maximum floor area ratio: 0.18.
11. Maximum number of bedrooms: seven.
12. For buildings located in the Coastal Flood Hazard Area per the Advisory Base Flood Map, dated December 12, 2012: It is recommended that the first floor elevation be a minimum of four feet above the Base Flood Elevation, or the Advisory Base Flood Elevation, whichever is higher. No structure shall exceed 2 1/2 stories or 42 feet in height above the surrounding grade.

F. Additional Regulations and Standards.

1. No building, structure, improvement and/or development which increases the footprint of any existing structure or building or which enlarges the ground area of development currently existing on the subject property or which is new Development, shall be permitted in the Coastal Flood Zone, as defined in Chapter XIX of the Revised General Ordinances of the Borough of Little Silver. For purposes of this paragraph, the following shall not be considered buildings, structures improvements and/or development regulated hereby: fences.

§ 16A-10.7. R-3 Medium Density Residential Zone.

A. Permitted Principal Uses.

1. A single detached house used as a residence and by not more than one family, except that rooms may be rented to not more than three people for sleeping purposes only.

B. Required Accessory Uses.

1. Off street parking subject to the provisions of Section **16A-8.20**.
2. Each resident shall provide a garage.

C. Permitted Accessory Uses.

1. Fences and walls subject to the provisions of Section **16A-8.14**.
2. Private swimming pools subject to the provisions of Section **16A-8.21**.
3. Signs subject to the provisions of Section **16A-8.26**.
4. Other customary accessory uses and buildings which are clearly incidental to the principal use and building, including a private garage, boat house or bath house.

- D. Prohibited Uses. Other principal, accessory or conditional uses not expressly permitted in this section are prohibited, including the cultivation, manufacture, warehousing, distribution and sale of recreational marijuana, accessories and/or the paraphernalia that facilitates the use of such.
[Added 6-14-2021 by Ord. No. 846-21]
- E. Area, Yard and Building Requirements.
1. Minimum lot area: 20,000 square feet.
 - a. Minimum lot frontage: 100 feet.
 - b. Minimum corner lot frontage: 150 feet facing both streets.
 2. Minimum front setback: 30 feet.
 3. Minimum rear yard setback:
 - a. Principal building: 50 feet.
 - b. Accessory building: 15 feet.
 4. Minimum side yard setback:
 - a. Principal building: 15 feet.
 - b. Accessory building: 15 feet.
 5. Maximum building and/or structure height:
 - a. Thirty feet and not exceeding 2 1/2 stories.
 - b. Sixteen feet for any free standing accessory building.
 6. Minimum gross habitable ground floor area: 900 square feet.
 7. Maximum lot coverage: 18%.
 8. Maximum impervious surface: 35%.
 9. Maximum number of bedrooms: seven.
 10. Maximum Floor Area Ratio: 0.18.
 11. For buildings located in the Coastal Flood Hazard Area per the Advisory Base Flood Map, dated December 12, 2012: It is recommended that the first floor elevation be a minimum of four feet above the Base Flood Elevation, or the Advisory Base Flood Elevation, whichever is higher. No structure shall exceed 2 1/2 stories or 42 feet in height above the surrounding grade.
- F. Additional Regulations and Standards.
1. No building, structure, improvement and/or development, which increases the footprint of any existing structure or building or which enlarges the ground area of development currently existing on the subject property or which is new development, shall be permitted in the Coastal Flood Zone, as defined in Chapter XIX of the Revised General Ordinances of the Borough of Little Silver. For purposes of this paragraph, the following shall not be considered buildings, structures, improvements and/or development regulated hereby: fences.

§ 16A-10.8. B-1 Business Zone.

[Amended 7-11-2016 by Ord. No. 784-16]

- A. Permitted Uses.
1. The retail sale of goods which may include the following:
 - a. Grocery Stores and food markets.
 - b. Drug stores.
 - c. Dry goods stores.
 - d. Baked goods stores.
 - e. Packaged liquor stores.
 - f. Flower shops.
 - g. Confectionery stores.
 - h. Household supplies stores.

LAND USE AND DEVELOPMENT REGULATIONS

16A Attachment 3

**Bulk Zoning Schedule
Little Silver, New Jersey**

Zone District	Min. Lot Area (square feet)	Min. Lot Frontage (feet)	Min. Front Setback (feet)	Min. Side Yard (feet)	Min. Rear Yard (feet)	Max Building Height (feet)	Min. Floor Area (square feet)	Max. Lot Coverage (%)	Max. Impervious Surface (%)	Max. Number of Bedrooms	Max Far	Max Floor Area (square feet)
R-1	60,000	160 (1)	50	25 (2)	50	35	1,600	25	25	7	N/A	
R-1A	40,000	150 (1)	50	25 (2)	50	35	1,600	25	25	7	N/A	
R-2	25,000	100 (3)	50	15	50	30	1,200	18	35	7	0.18	
R-3	20,000	100 (3)	30	15	50	30	900	18	35	7	0.18	
R-3A	7 AC	40	40	25	25	30	750	15	55	4	N/A	
B-1	5,000	50	25	8	50	30	2,000 (4)	—	60	—	0.30	3,000
B-2	5,000	50	25	8	50	30	2,000 (4)	—	60	—	0.30	3,000
TH-1	25 AC	250	50	50	50	30	—	15	—	7	—	—
TH-2	5 AC	100	25	12	30	30	—	25	60	3	.30	—
P-1	40,000	225	25	12	30	30	—	60	—	—	.30	—
P-2	10,000	100	20	8	30	30	—	60	—	—	.30	—
PRD	40 AC	N/A	50	50	50	35	—	30	75	4	—	—
I-1	20,000	100	25	0	0	25	—	40	90	—	—	—
ARAH	14-AC	N/A	35	25	25	40	N/A	N/A	N/A	N/A	N/A	N/A

(1) Corner lot requires minimum frontage along both streets

(2) Side yard increases one foot for every foot the principal building exceeds 16 feet

(3) Minimum lot frontage for a corner lot is 150 feet on both streets

(4) Minimum floor area of any uses in a multi-use building is 1,000 square feet

White Rd, Little Silver, NJ 07739-1156, Monmouth County

POPULATION

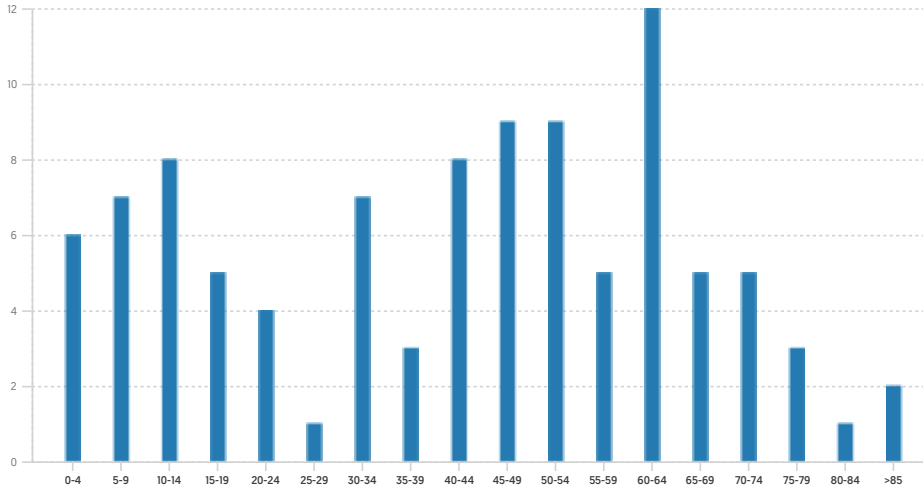
SUMMARY

Estimated Population	6,103
Population Growth (since 2010)	-20.4%
Population Density (ppl / mile)	1,845
Median Age	47

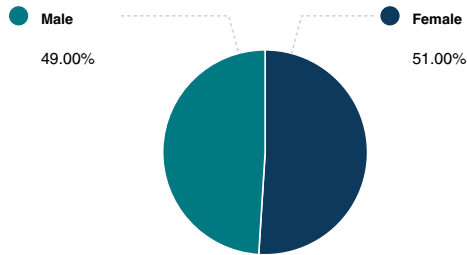
HOUSEHOLD

Number of Households	2,224
Household Size (ppl)	3
Households w/ Children	1,524

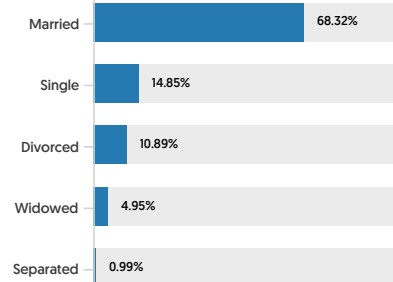
AGE



GENDER



MARITAL STATUS



HOUSING

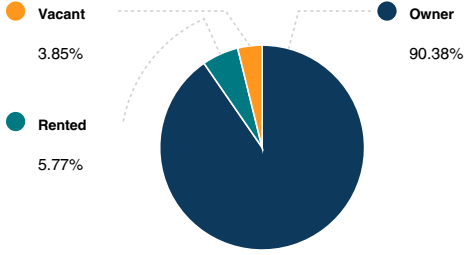
SUMMARY

Median Home Sale Price	\$709,100
Median Year Built	1960

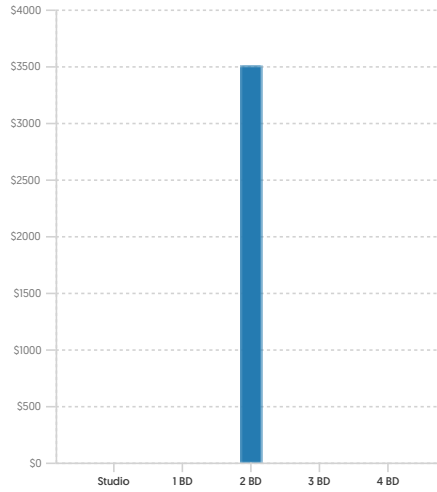
STABILITY

Annual Residential Turnover	7.44%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

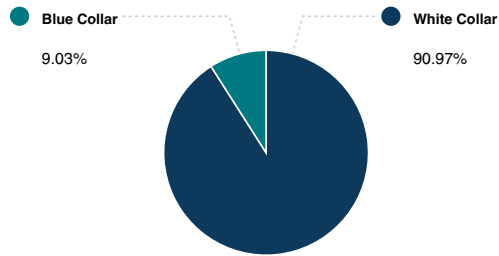


QUALITY OF LIFE

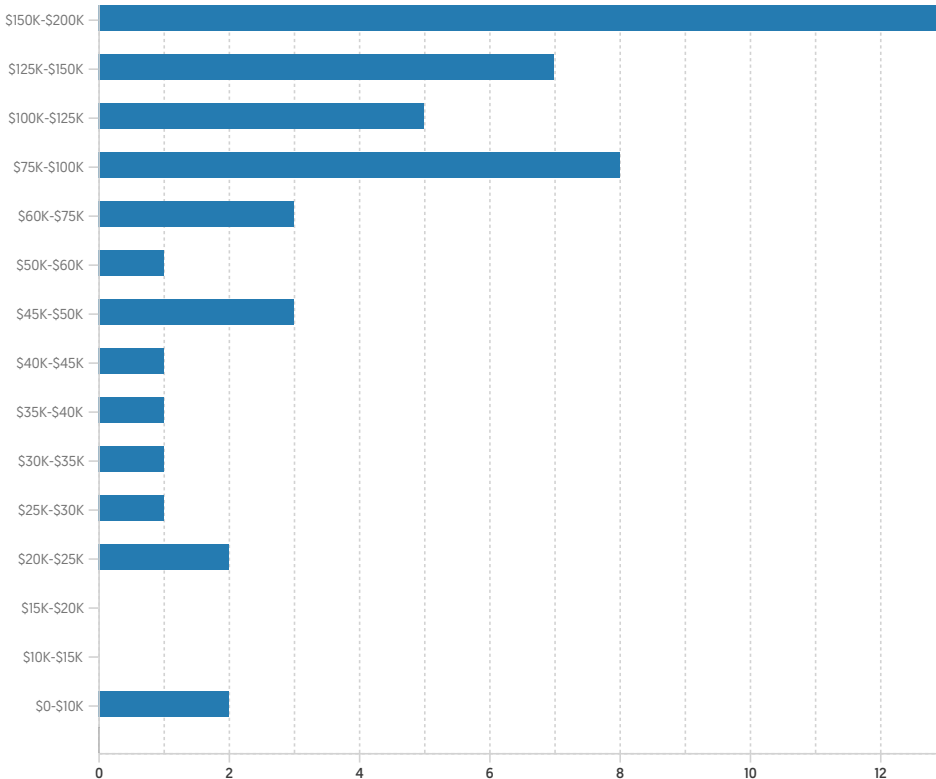
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	185
Manufacturing	108
Transportation and Communications	86
Wholesale Trade	178
Retail Trade	164
Finance, Insurance and Real Estate	671
Services	750
Public Administration	16
Unclassified	

WORKFORCE



HOUSEHOLD INCOME



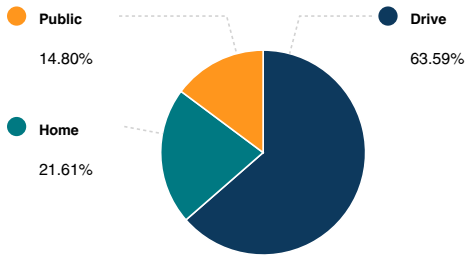
Average Household Income

\$212,069

Average Per Capita Income

\$102,440

COMMUTE METHOD



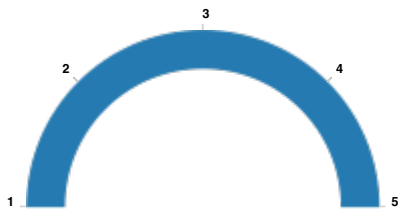
Median Travel Time **39 min**

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	
Some High School	41
High School Graduate	447
Some College	476
Associate Degree	259
Bachelor's Degree	2,012
Graduate Degree	1,345

(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)
Markham Place School	0.49	5th-8th	383	9	7/10
Shrewsbury Borough Elementary School	0.73	Pre-K-8th	441	9	8/10
Red Bank Middle School	0.84	4th-8th	651	11	4/10

Community Rating (2)

Markham Place School	
Shrewsbury Borough Elementary School	
Red Bank Middle School	5

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Markham Place School	0.49	5th-8th	383	9	7/10
Shrewsbury Borough Elementary School	0.73	Pre-K-8th	441	9	8/10
Red Bank Middle School	0.84	4th-8th	651	11	4/10

Community Rating (2)

Markham Place School	
Shrewsbury Borough Elementary School	
Red Bank Middle School	5

	Distance	Grades	Students	Classrooms	Community Rating (2)
Vincent S Mastro Montessori Academy	0.43	Pre-K-7th	36		
Jersey Shore Free School	0.69	Pre-K-Pre-K	25		
Tower Hill School	0.7	Pre-K-K	12		

(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.

(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
111 Bay Avenue Cafe LLC	95 Woodland St	(732) 747-5837	0.15	Cafe
Kintaro Inc	44 N Sunnycrest Dr	(732) 224-8888	0.34	Japanese Restaurant
Red Zone Bar & Grill LLC	75 Garden Rd	(732) 933-4922	0.38	Bar (Drinking Places)
Ocean Cafe Inc	441 Broad St	(732) 933-1188	0.52	Cafe
Starbucks Corporation	551 Rte 35	(732) 450-0579	0.52	Coffee Shop
Javamooncafe Franchise Services LLC	431 Broad St	(732) 530-0141	0.52	Eating Places
Strokers Deli	566 Broad St	(732) 842-4292	0.55	Delicatessen (Eating Places)
Frutta Bowls	603 Broad St	(732) 933-8300	0.56	Health Food Restaurant
Hot Bagels Brooklyns Finest	368 Broad St	(732) 842-1397	0.58	Bagels
M N Bagel Store LLC	368 Broad St	(732) 842-1397	0.58	Bagels

SHOPPING

	Address	Phone #	Distance	Description
Ryser's Landscape Supply Yard Inc	145 White Rd	(732) 741-8338	0.22	Masonry Materials And Supplies
Thompson's Hardware Inc	457 Broad St	(732) 747-3205	0.51	Hardware Stores
Deans Natural Food Market Inc	490 Broad St	(732) 842-8686	0.52	Health Foods
Paint Passion	64 Nottingham Way	(732) 747-2418	0.57	Paint
Food Circus Super Markets, Inc.	362 Broad St	(732) 747-6800	0.58	Supermarkets, Chain
Little Silver Seafood Market	123 Markham Pl	(732) 530-1123	0.59	Seafood Markets
Lowe Lake House LLC	55 Thomas Ave	(732) 741-1547	0.61	Lumber And Other Building Materials
Acme Markets, Inc.	507 Prospect Ave	(732) 345-9910	0.66	Supermarkets, Chain
Healthfair Vitamin Center Inc	625 Branch Ave	(732) 747-3140	0.76	Health Foods
Soapmarket LLC	65 Branch Ave	(732) 939-7724	0.77	Convenience Stores