

## **#5088 ~ Highway Vacant Land**

**9 Highway 9  
Howell Township, NJ 07726**

**Land**

**Block: 79  
Lot: 60**

**Land Size: 2.112 Acres**

### **Tax Information**

<b>Land Assessment:</b>	<b>\$ 14,700.</b>
<b>Improvement Assessment:</b>	<b>\$ 0.</b>
<b>Total Assessment:</b>	<b>\$ 14,700.</b>

<b>Taxes:</b>	<b>\$ 277.</b>
<b>Tax Year:</b>	<b>2022</b>
<b>Tax Rate:</b>	<b>1.990/\$100</b>
<b>Equalization Ratio:</b>	<b>89.51%</b>
<b>Updated:</b>	<b>12/1/2023</b>

**Zoning: HD-1 ~ Highway Development 1 Zone**

**Remarks: 2.112 Acres of Premium Vacant Land with 230 Ft. Frontage on Highway 9. Ready for Development with Town Approvals. Buyer Responsible for All Due Diligence to Develop. Easy Access to Highway 70, Interstate 195 and the Garden State Parkway.**

**Price: \$ 529,000. ~ 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](mailto:Ray@SSRealty.com) • [www.SSRealty.com](http://www.SSRealty.com)**







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





— Road Centerlines

[illegible]

TRAFFIC SIGN  
POST DETAIL

[illegible][illegible]

V.J. STATE HIGHWAY ROUTE NO. 9

EVALUATIONS BASED UPON U.S.C. & O.S. DATA FOR RELOCATING  
INSTRUCTION PLANS OF ROUTE U.S. 9 TO ALONG JEFFERSON AVE.

NORTH MARK 2:  
 W. END, N. 75° E. ELEVATION 118.75 BORED IN CONCRETE  
 1 IN. DIA. 124.00 STA. 124.00, 75° E.  
 TOP OF MONUMENT ELEVATION 108.46 STA. 124.02, 75° E.

Fig. 1. Distribution of *Parasitoides* species.

[illegible]

MIDDLE (30' HIGH) LANE

71 CY@RIP-RAP CHANNEL

TIMBER GUIDERAIL DETAIL

2025  
N.Y.

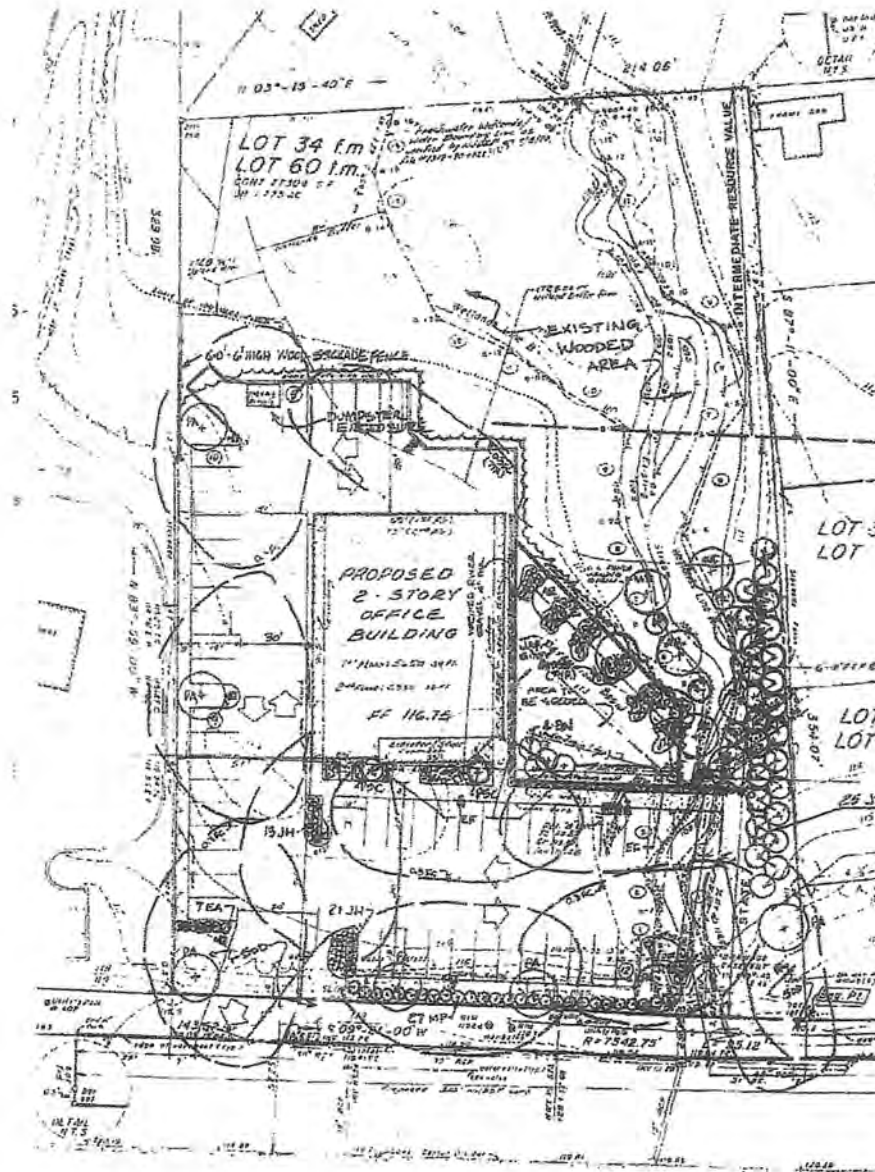
ALL TIMBER RAILS SHALL BE SIZED TO THREE POST WITH 2 BOLTS PER POST (1/2" DIA.)  
ALL FASTENERS SHALL BE GALVANIZED BOLTS, NUTS, WASHERS & JOINT PLATES  
ALL RAIL JOINTS SHALL FALL ON CENTERLINE OF POSTS (BUT JOINTS & JOINT PLATES REQ'D.)  
SPICE PLATES SHALL NOT BE USED BETWEEN POSTS.  
COUNTERSINK ALL EXPOSED BOLTED CONNECTIONS.

LAYOUT, UTILITY AND GRADING PLAN  
 SITE PLAN LOT 60 BLOCK 79  
 SITUATED IN

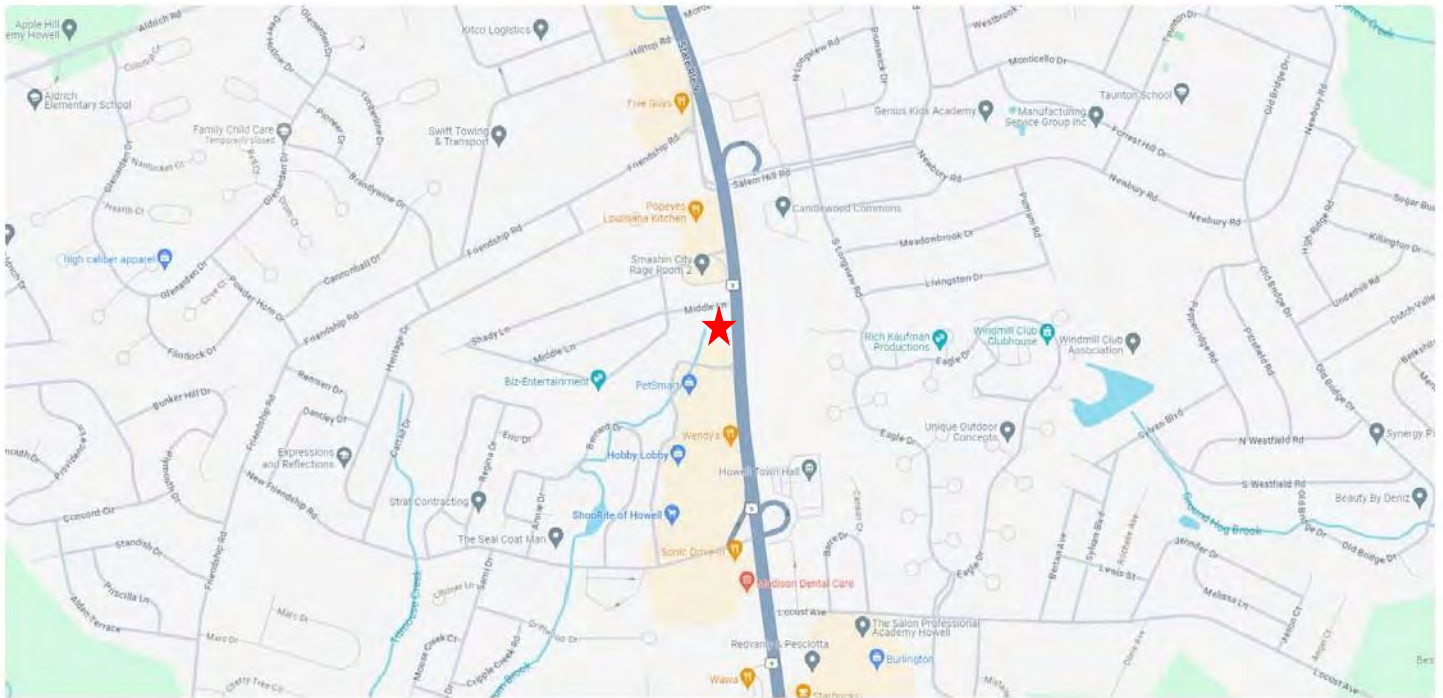
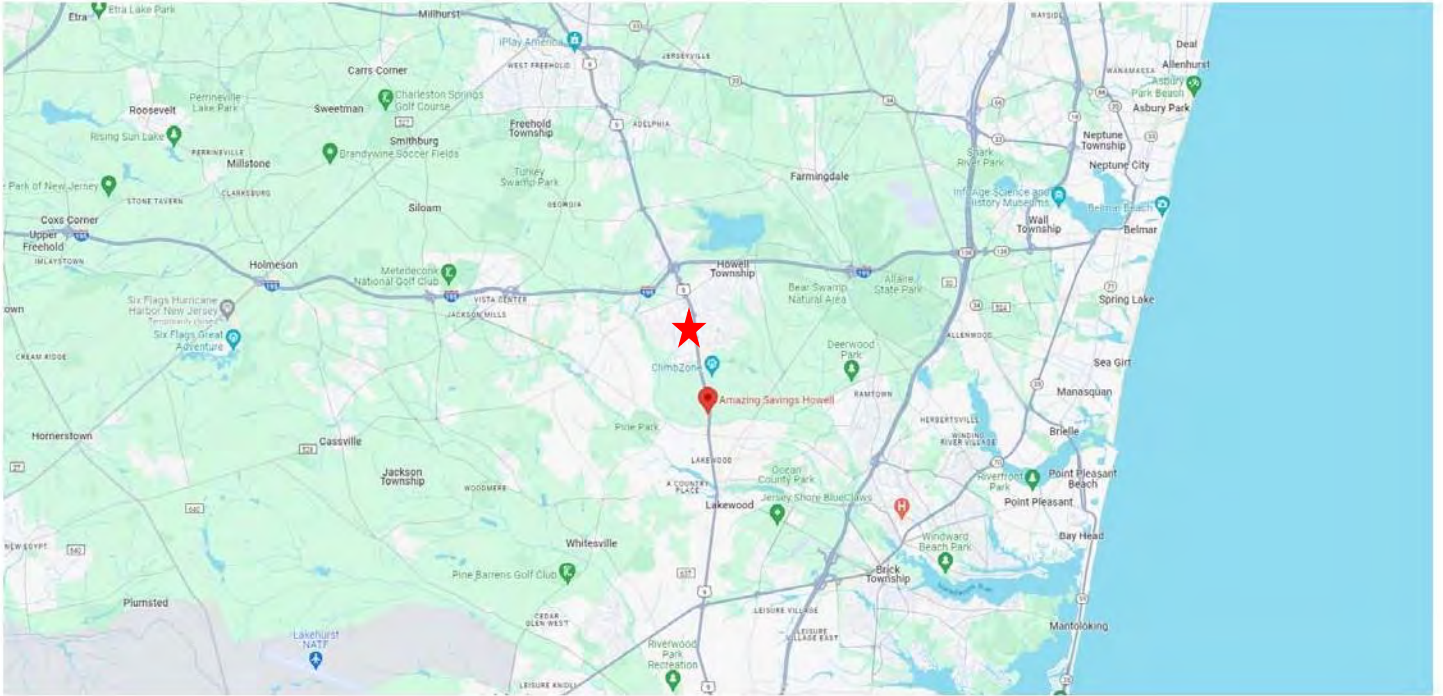
[illegible]



9 Route 9 South, Howell, NJ | Survey



STATE HIGHWAY ROUTE NO. 9  
(WIDTH VARIES)





# WETLANDS MAP



— Road Centerlines

□ Parcels (cadastral non-survey)

National Hydrography Dataset (NHD) Streams 2002 for New Jersey - Stream Network 2002 (NHD)

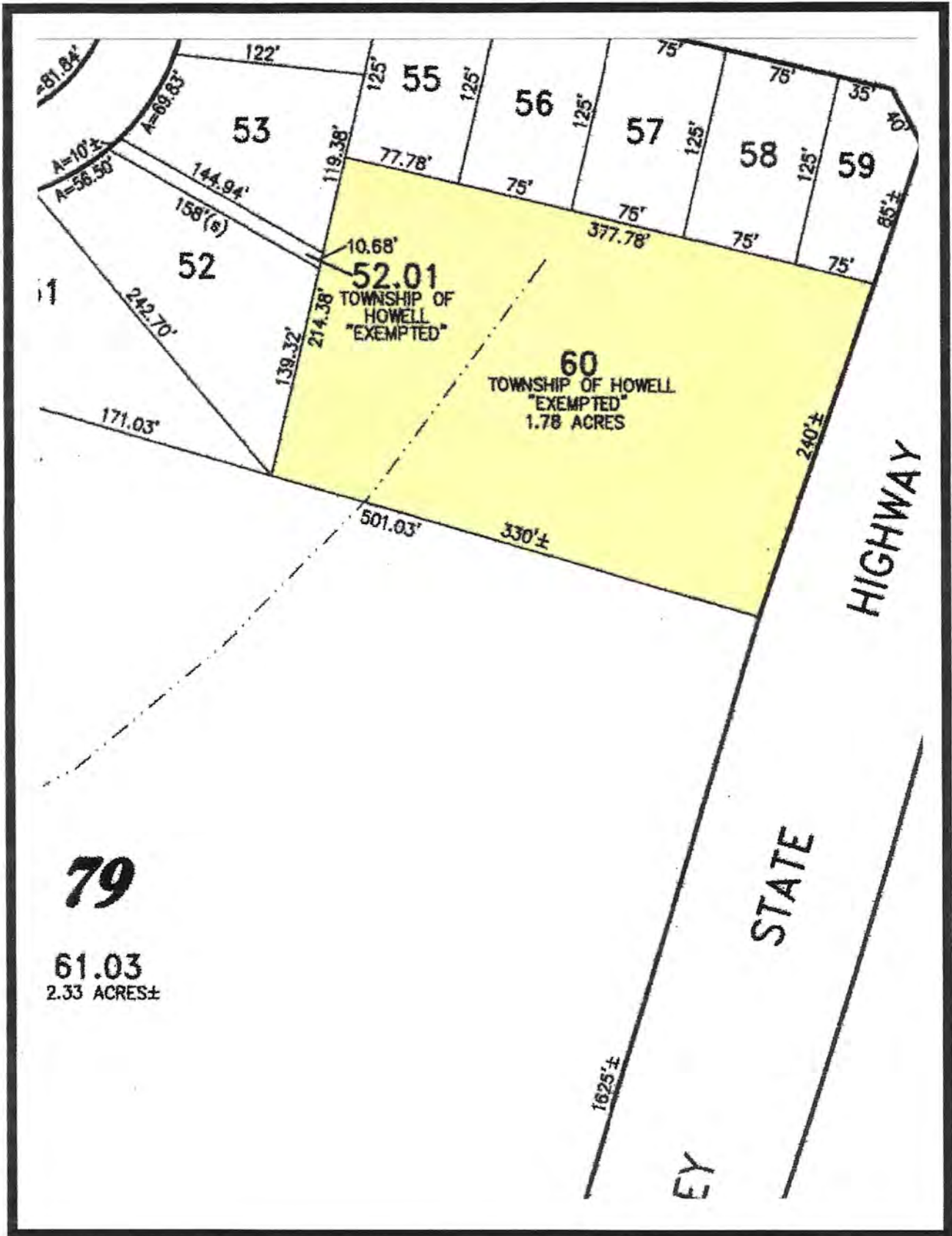
— Stream/River

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

DECIDUOUS WOODED WETLANDS

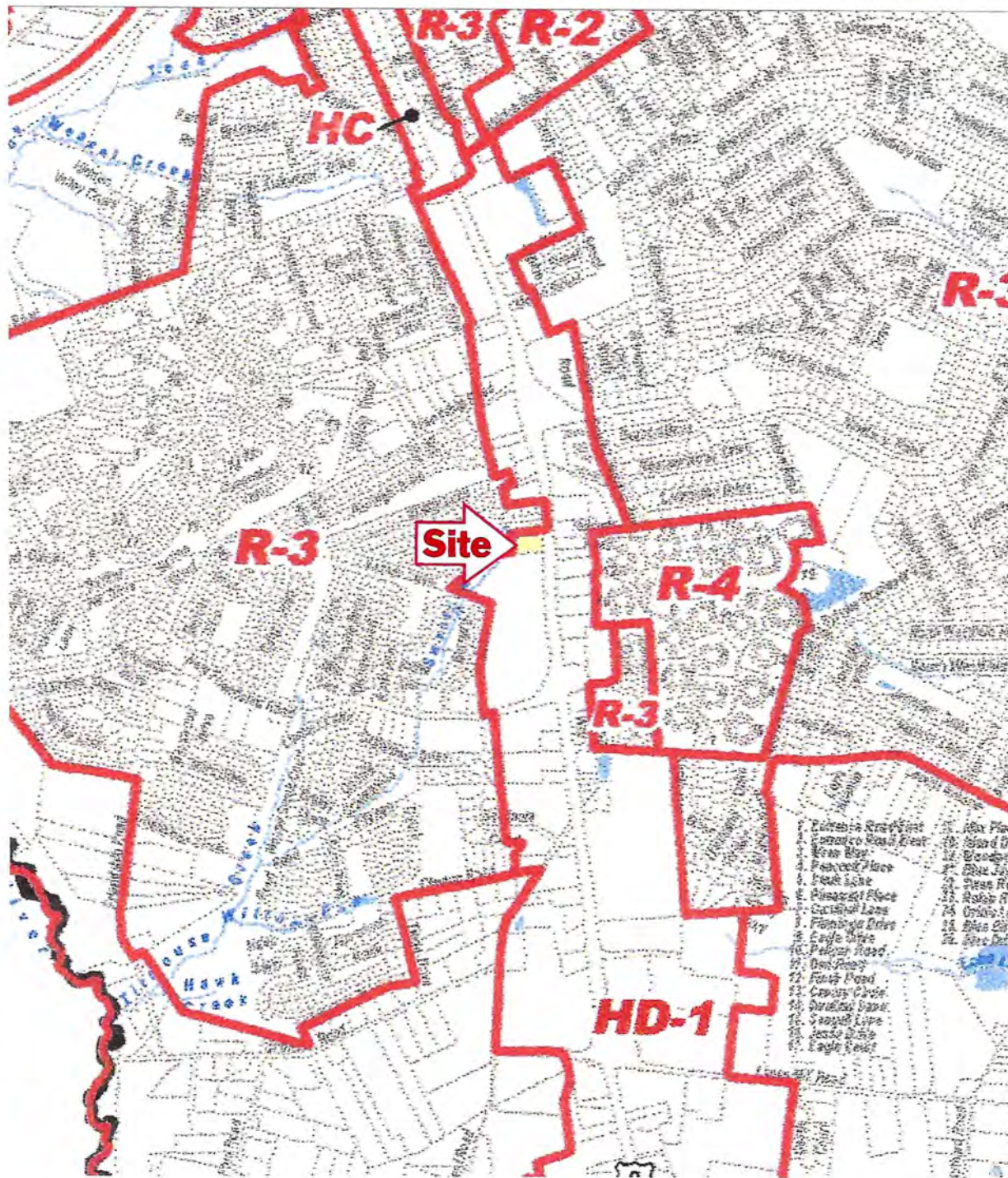


# TAX MAP LOCATION





# Zoning Map





## § 188-77. Highway Development 1 (HD-1).

A. Purpose. The purpose of the HD-1 Zone is to provide for highway-oriented development in the Route 9 corridor on larger lots than permitted in the HC Zone.

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-17-18]
- (d) Hospitals.
- (e) Restaurants without drive-through or take-out.
- (f) Restaurants with drive-through or take-out.
- (g) Entertainment uses.
- (h) Retail sales.
- (i) Retail services.
- (j) Home improvement centers.
- (k) Tattoo and body piercing.  
[Added 5-10-2011 by Ord. No. O-11-10]
- (l) Adult day-care facilities.  
[Added 4-9-2013 by Ord. No. O-13-07]
- (m) Health club facilities/fitness centers.  
[Added 7-18-2017 by Ord. No. O-17-18]
- (n) Indoor recreation.  
[Added 7-18-2017 by Ord. No. O-17-18]
- (o) Microbrewery.  
[Added 7-18-2017 by Ord. No. O-17-18]
- (p) Schools, commercial.  
[Added 7-18-2017 by Ord. No. O-17-18]
- (q) Craft distillery.  
[Added 2-23-2021 by Ord. No. O-21-6]
- (r) Assisted-living facilities.  
[Added 2-23-2021 by Ord. No. O-21-6]
- (s) Self-storage facilities.  
[Added 3-21-2023 by Ord. No. 23-6]

(2) Accessory uses: accessory uses customarily incidental and ancillary to a permitted use.

(3) Conditional uses:

- (a) Houses of worship.

(b) (Reserved)<sup>[1]</sup>

[1] *Editor's Note: Former Subsection B(3)(b), schools, amended 5-20-2014 by Ord. No. O-14-13, was repealed 7-20-2015 by Ord. No. O-15-24.*

(c) Auto sales.

(d) Auto services.

(e) Auto auctions.

(f) Car washes.

(g) Telecommunications facilities.<sup>[2]</sup>

[Added 4-22-2002 by Ord. No. O-02-8]

[2] *Editor's Note: Former Subsection B(3)(h), Hotel and/or conference center, added 8-15-2006 by Ord. No. O-06-23, which immediately followed this subsection, was repealed 5-19-2009 by Ord. No. O-09-20.*

(h) Commercial breeders, dog kennels, shelters, pounds, dog training facilities and pet shops.  
[Added 12-15-2009 by Ord. No. O-09-59]

(i) Gasoline station convenience center.<sup>[3]</sup>

[Added 12-13-2011 by Ord. No. O-11-47]

[3] *Editor's Note: Former Subsection B(3)(i), Billboards, added 9-21-2010 by Ord. No. O-10-20, was removed pursuant to Ord. No. O-11-40, adopted 11-1-2011.*

(j) Automobile repair services/auto body.

[Added 7-18-2017 by Ord. No. O-17-18]

C. Prohibited uses.

[Added 5-15-2007 by Ord. No. O-07-19]

(1) Sexually oriented business as defined in § 188-4.<sup>[4]</sup>

[4] *Editor's Note: Former Subsection C(2), which listed tattoo, body piercing or branding establishments as a prohibited use, and which immediately followed this Subsection C(1), was repealed 6-28-2011 by Ord. No. O-11-19. See now Subsection B(1), Permitted principal uses.*

## § 188-78. Highway Development 2 (HD-2).

A. Purpose. The purpose of the HD-2 Zone is to provide for the appropriate nonretail development of the Route 33 corridor.

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-17-23]

(d) Hospitals.

(e) Restaurants without drive-through.

[Amended 8-12-2008 by Ord. No. O-08-23]

(f) Adult day-care facilities.

[Added 4-9-2013 by Ord. No. O-13-07]



# 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	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
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	50 ft	50 ft	50 ft
Maximum impervious coverage			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*
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

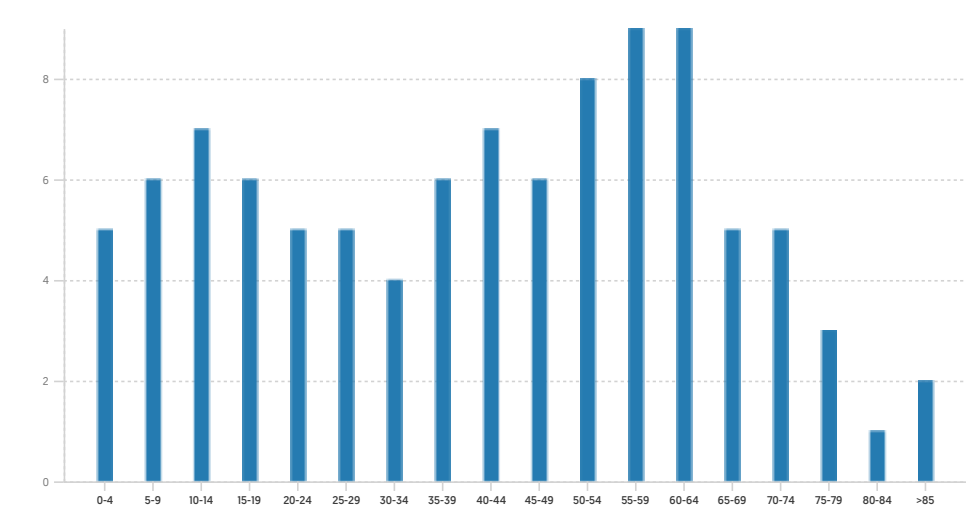
SUMMARY

Estimated Population	44,954
Population Growth (since 2010)	-1.6%
Population Density (ppl / mile)	1,348
Median Age	44.1

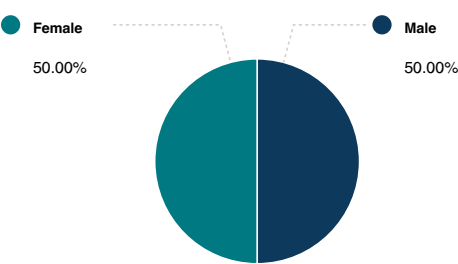
HOUSEHOLD

Number of Households	16,214
Household Size (ppl)	3
Households w/ Children	9,960

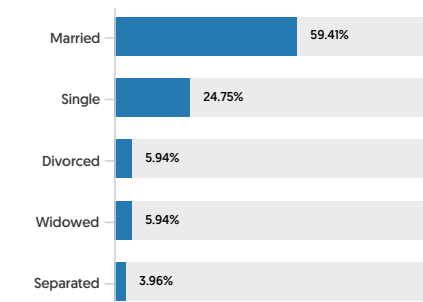
AGE



GENDER



MARITAL STATUS



HOUSING

SUMMARY

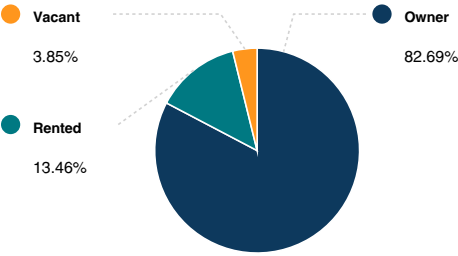
Median Home Sale Price	\$485,400
Median Year Built	1985

STABILITY

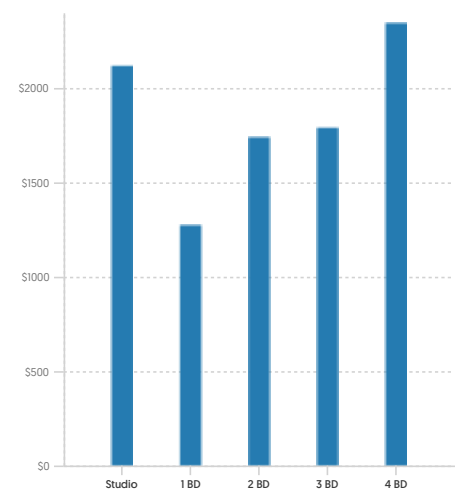
Annual Residential Turnover	4.82%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

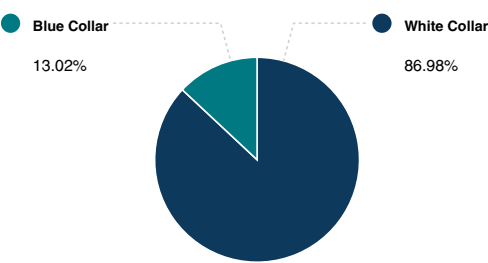


QUALITY OF LIFE

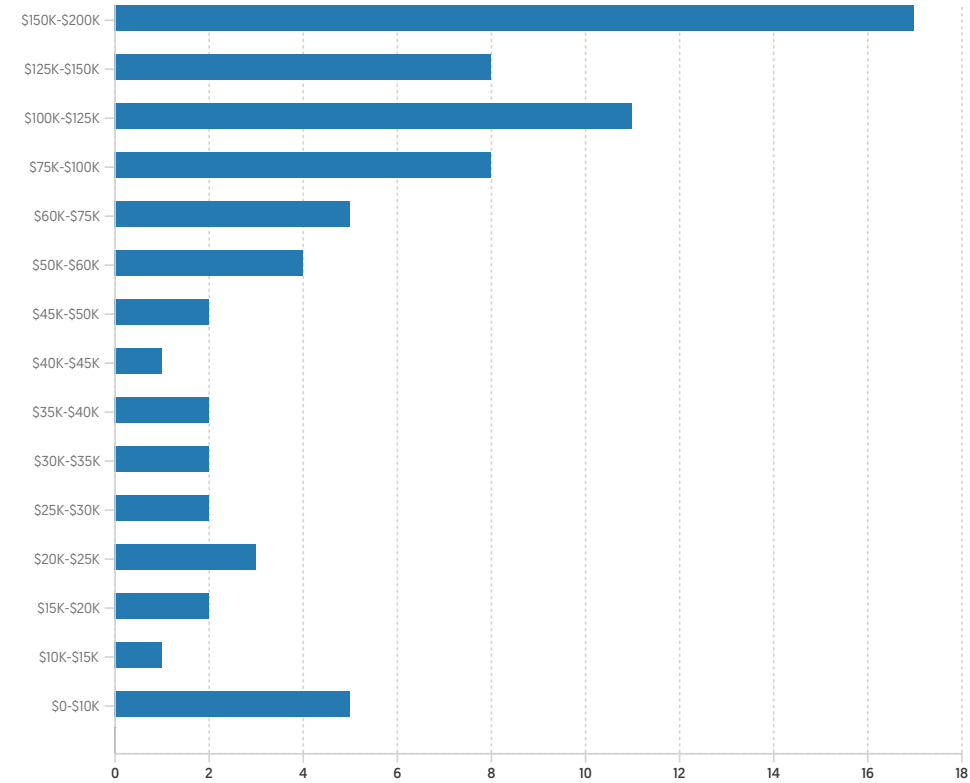
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	3
Mining	
Construction	1,593
Manufacturing	1,043
Transportation and Communications	1,001
Wholesale Trade	670
Retail Trade	2,377
Finance, Insurance and Real Estate	2,651
Services	8,030
Public Administration	1,049
Unclassified	

WORKFORCE



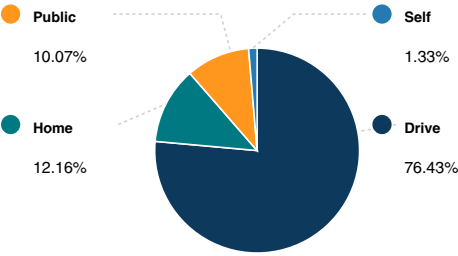
HOUSEHOLD INCOME



Average Household Income \$135,953

Average Per Capita Income \$61,458

COMMUTE METHOD



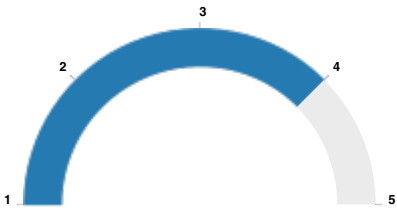
Median Travel Time
43 min

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	315
Some High School	1,257
High School Graduate	6,290
Some College	4,844
Associate Degree	2,383
Bachelor's Degree	12,910
Graduate Degree	6,598

(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	GreatSchools Rating (1)
Taunton Elementary School	0.81	K-2nd	362	13	

Community Rating (2)

Taunton Elementary School
---------------------------

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Mother Seton Academy	0.56	Pre-K-8th	192		

(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
R L S Pizza Inc	4318 US Highway 9	(732) 901-7300	0.11	Pizzeria, Chain
Popeyes Chicken & Biscuits	4270 US Highway 9	(732) 994-7324	0.18	Fast-Food Restaurant, Chain
Cesar Sciano	4534 US Highway 9	(732) 370-2666	0.19	Italian Restaurant
Emilios Restaurant	4534 US Highway 9	(732) 370-2666	0.19	Italian Restaurant
Nagoya Sushi & Habachi	4562 US Highway 9	(646) 821-7866	0.21	Sushi Bar
Howell Blackhawks Hockey	41 Bernard Dr	(732) 367-5405	0.23	Ice Hockey Club

A Healing Touch At Ipt	302 Candlewood Cmns	(732) 253-4818	0.24	Night Clubs
Mark's Coffee Shop	130 Salem Hill Rd	(732) 370-9134	0.32	Coffee Shop
Sonic Drive-In	4618 US Highway 9	(732) 367-2000	0.37	Drive-In Restaurant
Elite Pet Services LLC	13 Flamingo Dr	(908) 489-5542	0.39	Hot Dog Stand

#### SHOPPING

	Address	Phone #	Distance	Description
Ntl Design LLC	4301 US Highway 9	(732) 364-6699	0.05	Cabinets, Kitchen
Quick Chek Corporation	4253 US Highway 9	(732) 370-1869	0.13	Convenience Stores
Wakefern Food Corp.	4594 Route 9 S	(732) 521-8439	0.23	Supermarkets, Chain
Dollar Tree, Inc.	528 New Friendship Rd	(732) 363-6326	0.41	Variety Stores
The Sherwin-Williams Comp any	540 New Friendship Rd	(732) 370-2288	0.41	Paint
Wawa, Inc.	4690 US Highway 9	(732) 364-0938	0.53	Convenience Stores
Edible Arrangements	4146 US Highway 9	(732) 730-0878	0.54	Food Gift Baskets
Marmaxx Operating Corp.	4777 US Highway 9	(732) 730-2860	0.64	Department Stores, Discou nt
Kohl's Department Stores, Inc.	4799 US Highway 9	(732) 886-0101	0.64	Department Stores, Non-Di scount
Gnc	4069 US Highway 9	(732) 367-7778	0.67	Health And Dietetic Food S tores