

## #4253 ~ Farmland/Nursery

**92-96 Millhurst Road  
Manalapan, NJ 07726**

**Land/Residence**

**Block: 64  
Lot: 14.01, 14.02, 14.03**

**Land Size: 14.01 Acres  
Building Size: 1,088 Sq. Ft.**

### **Tax Information**

**\*Farm Assessed\***

**Land Assessment: \$ 228,700.  
Improvement Assessment: \$ 137,400.  
Total Assessment: \$ 366,100.**

**Taxes: \$ 6,088.  
Tax Year: 2023  
Tax Rate: 1.880/\$100  
Equalization Ratio: 94.50%  
Updated: 01/31/2024**

**Zoning: R-AG/4 ~ Rural Agricultural Zone**

**Remarks: 14.01 Acres of Land/Nursery with 1,088 Sq. Ft. Single Family Home on the Property in Manalapan Township. Easy Access to Highway 9 and 33.**

**Price: \$ 1,950,000. ~ 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.

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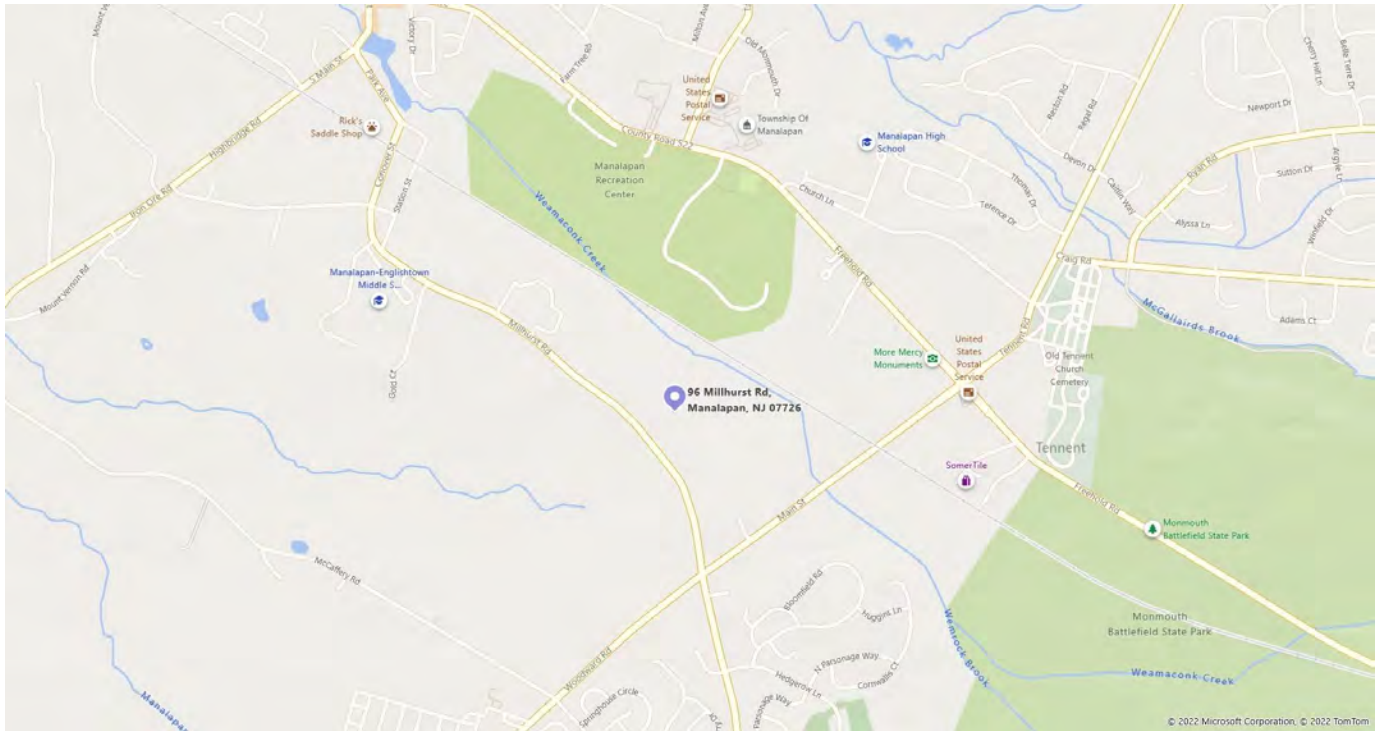
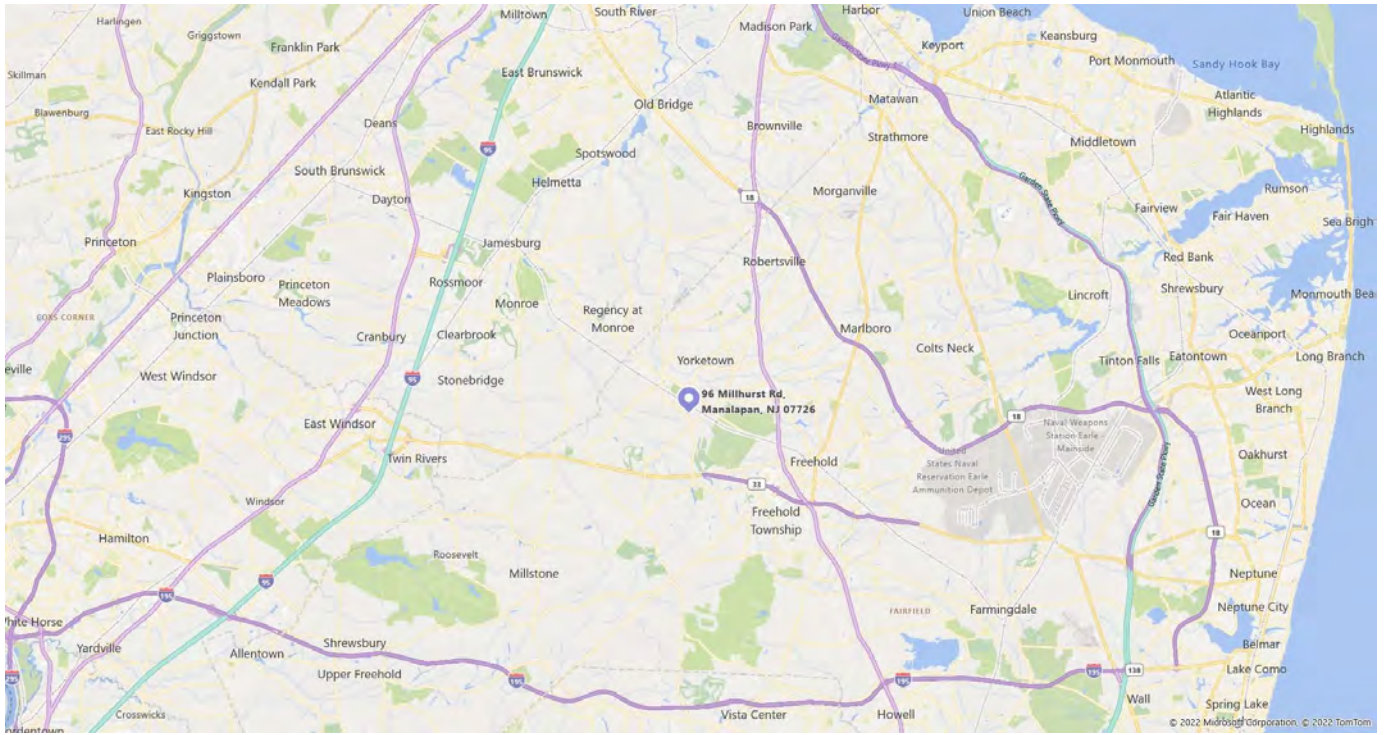
- Road Centerlines
- ▭ Parcels (cadastral non-survey)





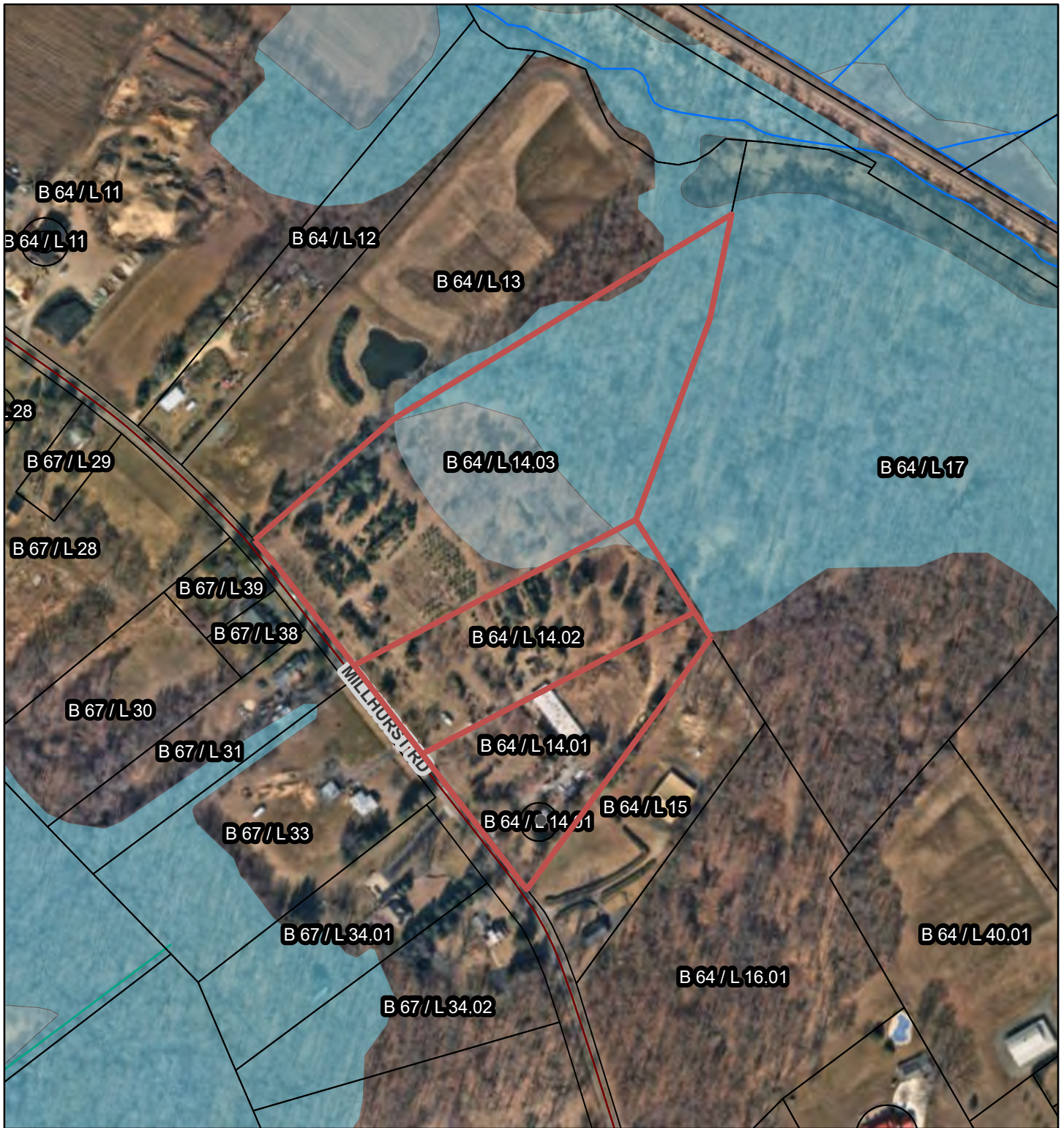
— Road Centerlines







# WETLANDS MAP



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

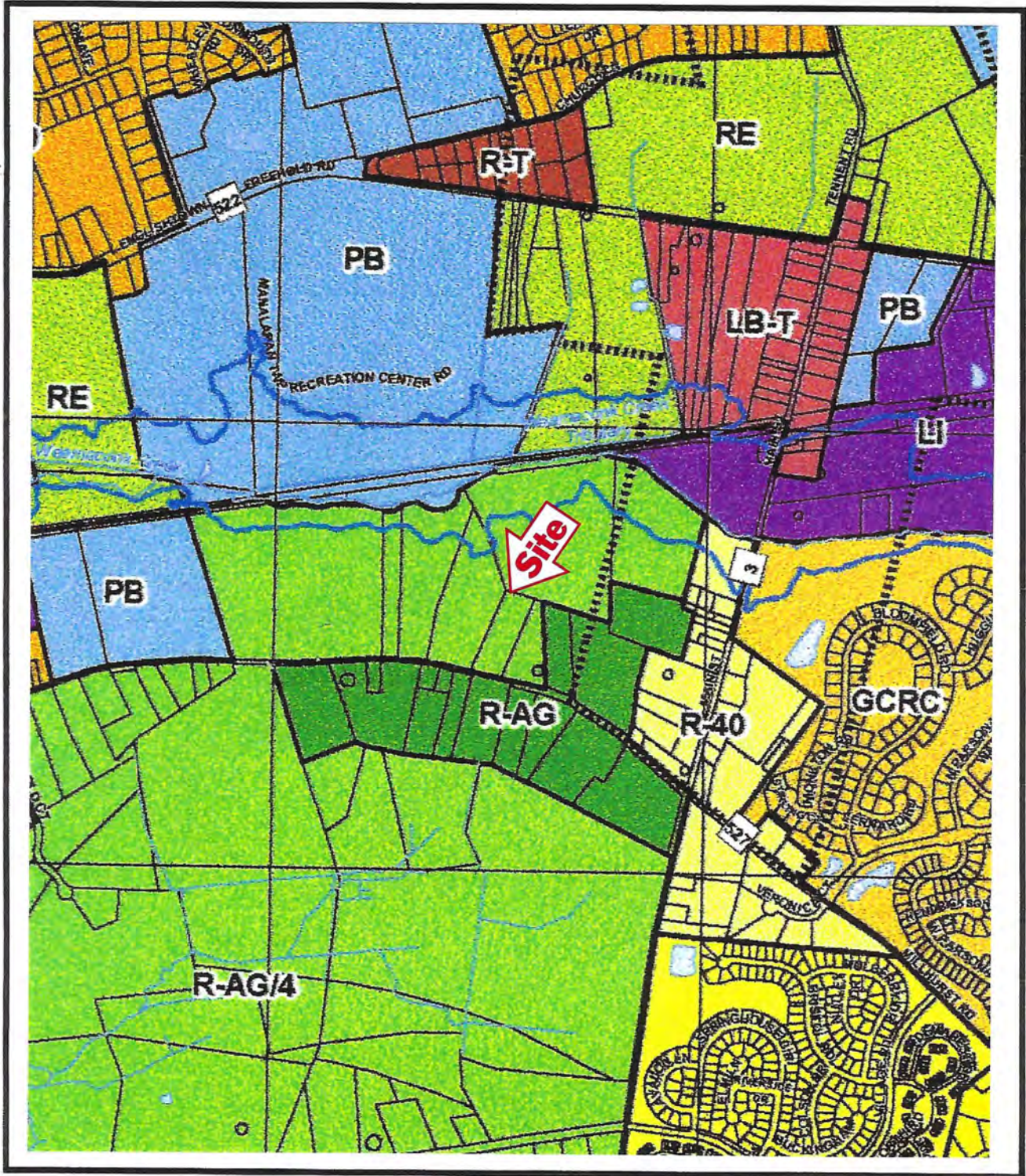








# Zoning Map





[4] Fifty feet within setbacks as set forth in Subsection K(7)(d).

(11) Public water and sewer service. All building and uses shall be serviced by public water and sewer systems.

(12) Comprehensive design standards.

- (a) A comprehensive design plan for the entire tract must be approved as part of the preliminary site plan approval. Phasing of construction of the development is permitted consistent with the preliminary development site plan approval.
  - (b) The design of the planned commercial development must be based upon a common architectural and landscaping theme. This provision shall apply to lots created by subdivision within this district.
  - (c) Exterior materials shall be selected for suitability to the type of buildings and the design for which they are to be used and shall be compatible between buildings.
  - (d) Mechanical equipment and other utility hardware placed on the roof of any buildings shall be properly screened from the point of view of a person sitting in a car from the nearest point on a public roadway.
  - (e) Ground level utility cabinets shall be landscaped and fenced where permitted.
  - (f) Exterior down lighting affixed to buildings shall be part of the architectural concept and the light source shall be shielded from public view.
  - (g) The approving authority may consider the benefits of shared parking for different uses when approving the comprehensive development plan, in order to reduce unneeded imperious coverage.
  - (h) The approving authority may permit structures intended for architectural and aesthetic improvements to be placed within setback areas and buffers.
- (13) Subdivision of individual lots. The subsequent subdivision of individual lots within the development site is permitted, provided that the lots are created in conformance with an approved overall preliminary development site plan and the subdivided parcel has received final site plan approval. So long as the overall approved development had preliminary site plan approval, there shall be no maximum floor area ratio (FAR) or limitation on maximum building and building and structure coverage requirements for individual lots. Area, yard, building, loading and parking requirements contained in this subsection and approved on the final site plan shall not apply to the subdivided lot. A lot need not front on a public or private street, and no minimum distances between individual buildings are required. The intent of this provision is to permit individual buildings to exist as separate lots. However, each subdivided lot and any proposed improvement on that lot shall be subject to and may only be improved in accordance with the approved plan for the Village Center and shall not cause the overall development to exceed the standards set forth in this Subsection K.

(14) Conditions of subdivision approval.

- (a) The Planning Board shall condition subdivision approval upon the submission by the applicant and review by the Board attorney of common usage and maintenance reciprocal easement agreements providing for continued provision of common parking areas, roadways, accessways, utility services, drainage facilities, common facilities, landscaped areas, signage, site security, snow removal, maintenance and upkeep. Such agreement shall not be amended or modified without approval of the approving authority.
  - (b) The reciprocal easement agreement shall be recorded in the Monmouth County Clerk's office prior to the first development certificate of occupancy being issued.
  - (c) Subdivision of a lot after final site plan approval shall be a minor subdivision without further public notice.
- L. Lot size averaging in the R-AG, R-AG/4, and RE Districts. The purpose of this subsection is to provide an alternative design technique in specific zone districts to promote the goals of the Master Plan. The overall planning for a tract may better respond to the intent and purpose of the Master Plan to protect the environment and conserve open space if flexibility in the design of a major subdivision is permitted. In particular, the conservation zoning goals and objectives included in the Master Plan, and the goal of maintaining large, contiguous open areas, may be better addressed if some modification of the minimum lot size requirement is allowed, provided the overall intensity of permitted development is no greater than the maximum number of lots that would result from a conforming conventional development.

[Added 5-22-2002 by Ord. No. 2002-16]

(1) Lot size averaging is permitted in the R-AG, R-AG/4, and RE Zone Districts in a major subdivision of a contiguous tract of land that is 15 acres or greater in area.

(2) Building area requirements.

- (a) Lots in the R-AG and the R-AG/4 Districts shall conform to the requirements of the zone district in which they are located as established in the Schedule of Area, Yard and Building Requirements,<sup>[6]</sup> except that the minimum lot area required may be reduced in accordance with § 95-5.4L(5) below.  
*[6] Editor's Note: The Schedule of Area, Yard and Building Requirements is included at the end of this chapter.*
  - (b) Within the RE District, the approving authority may approve the varying of lot areas and dimensions, and yards and setbacks otherwise required by the development regulations of the zone district in such a way that the average lot areas and dimensions, yards and setbacks within the subdivision conform to the conventional norms of the RE Zone District as established in the Schedule of Area, Yard and Building Requirements, except that the minimum lot area required shall be in accordance with § 95-5.4L(5) below, and further provided that no dimension, yard, setback, or other dimensional requirement shall be less than the minimum requirements of the R-40 Residential Zone District.
- (3) Maximum permitted number of lots. The use of lot size averaging in a subdivision plan shall not result in a greater number of lots than would result if a parcel were developed as a fully conforming conventional subdivision of lots. For purposes of determining the maximum number of lots permitted under lot size averaging, the applicant shall submit a lot yield map of a conforming conventional subdivision layout. The conforming lot yield map shall be in a sufficient detail to permit the approving authority to make an informed decision that the subdivision satisfies all ordinance requirements



and would be approvable by the approving authority as a conventional subdivision without the need for any lot area or lot dimension variances or exceptions to subdivision design standards. The number of lots shown on an accepted lot yield map shall be the maximum number of lots permitted for subdivision under lot size averaging.

- (4) Design criteria. Lot size averaging will be permitted where the approving authority determines that the resource conservation and/or farmland preservation goals and objectives of the Master Plan are better served by the lot size averaging plan than by the conventional plan for development. The applicant shall demonstrate to the approving authority that the lot size averaging plan is clearly preferable to the conventional plan with respect to one or more of the following factors; stream corridor protection, steep slope protection, agricultural retention, preservation of forests and woodlands, preservation of habitat for native flora and fauna, protection of scenic views, protection of landmarks, reduction in site disturbance from clearing and grading, reduction in impervious surface, conservation of the site's natural features and topography, and relationship to open spaces on neighboring parcels.
- (5) Minimum lot area. The minimum lot area may be reduced to the minimum permissible lot size for lot size averaging as shown in the table below, provided that the average lot area in the development shall be at least the conventional lot size required for the respective zone district, and, further provided, that the total number of lots then shall be no greater than the maximum permitted number of lots established in accordance with § 95-5.4L(3) above.

<b>Zone District</b>	<b>Minimum Permissible Lot Size (acre)</b>	<b>Average Lot Size Required (acre)</b>
R-AG/4 Rural Agricultural	1.5	4
R-AG Rural Agriculture	1.5	2.76
RE Residential Environmental	1	3

- (6) Distribution of lot sizes. At least 20% of the lots proposed for lot size averaging shall be six acres or greater in area.
- (7) Deed restrictions. Each lot that is part of a lot averaging plan shall be permanently deed restricted from any future subdivision of that lot. When only a portion of a tract is to be developed in a lot averaging plan, deed restrictions against further subdivision shall be required only for the portion of the tract devoted to the lot averaging plan.

M. Farmland preservation subdivision. The purpose of this subsection is to provide an alternative design technique in specific zone districts to promote the goal of the Master Plan to maintain the rural features of the community and preserve farmland. The overall planning for a tract may better respond to the intent and purpose of the Master Plan if flexibility in the design of a major subdivision of farmland is permitted in conjunction with state, county and Township programs that will preserve a substantial portion of the land in farm use. In particular, the farmland preservation goal may be better achieved if some modification of the minimum lot size requirement for development is permitted where a substantial portion of the farmland can be permanently preserved for farm use in conjunction with the farmland and open space programs established pursuant to the Garden State Preservation Trust Act.  
 [Added 5-22-2002 by Ord. No. 2002-16]

- (1) A farmland preservation subdivision is permitted in the R-AG, R-AG/4, and RE Zone Districts on a farm that is 20 acres or greater in area and where at least 70% of the farm is to be permanently preserved for farm use only through a farmland or open space preservation program established pursuant to the Garden State Preservation Trust Act.
- (2) Building area requirements. Lots shall conform to the requirements of the zone district in which they are located as established in the Schedule of Area, Yard and Building Requirements, except that the minimum lot area required may be reduced in accordance with § 95-5.4M(5) below.
  - (a) Within the R-AG and the R-AG/4 Districts, the approving authority may approve the varying of lot areas and dimensions, and yards and setbacks otherwise required by the development regulations of the zone district in such a way that the average lot areas and dimensions, yards and setbacks within the subdivision conform to the conventional norms of the R-AG and the R-AG/4 Districts as established in the Schedule of Area, Yard and Building Requirements, except that the minimum lot area required shall be in accordance with § 95-5.4M(5) below, and further provided that no dimension, yard, setback, or other dimensional requirement shall be less than the minimum requirements of the R-40 Residential Zone District.
  - (b) Within the RE District, the approving authority may approve the varying of lot areas and dimensions, and yards and setbacks otherwise required by the development regulations of the zone district in such a way that the average lot areas and dimensions, yards and setbacks within the subdivision conform to the conventional norms of the RE Zone District as established in the Schedule of Area, Yard and Building Requirements, except that the minimum lot area required shall be in accordance with § 95-5.4M(5) below, and further provided that no dimension, yard, setback, or other dimensional requirement shall be less than the minimum requirements of the R-20 Residential Zone District.
- (3) Maximum permitted number of dwelling units.
  - (a) A farmland subdivision plan shall not result in more than 50% of the maximum number of lots for single-family dwellings than would have resulted from a conforming conventional subdivision of the farm based upon the greater of:
    - [1] The zone in which the farm is located; or
    - [2] The zone in effect for the farm on November 3, 1998.
  - (b) For the purpose of determining the maximum number of lots permitted as the farmland subdivision, the applicant shall submit a lot yield map of a conforming conventional subdivision layout based upon either the current zoning or the zoning in effect on November 3, 1998. The conforming lot yield map shall be in a sufficient detail to permit the approving authority to make an informed decision that the subdivision satisfies the applicable ordinance requirements. The number of lots permitted for the farmland subdivision shall not exceed 50% of the number of lots shown on the accepted lot yield map.
- (4) Approval criteria. A farmland subdivision will be permitted where the approving authority determines that the farmland preservation goals and objectives of the Master Plan are better served by the farmland subdivision plan and that it meets the standards and requirements for approval as a

farmland subdivision.

- (a) The applicant shall provide a subdivision plan identifying the total farm area proposed for subdivision, and clearly identifying the farm lot that will be permanently preserved and maintained for farm and/or open space use in conjunction with the farmland and open space programs established pursuant to the Garden State Preservation Trust Act and/or the Township of Manalapan. At least 70% of the tract shall be permanently preserved and maintained as a farm lot for farm and/or open space use.
  - (b) The farmland subdivision plan shall identify the area to be further subdivided for single-family residential development as provided in the approval criteria under § 95-5.4M above. The area for further subdivision shall not exceed 30% of the total farm area and shall be shown by the applicant to be suitable for residential development.
  - (c) The farmland subdivision plan will be permitted where the approving authority determines that the farmland preservation goals of the Master Plan will be better served by the farmland subdivision and that the farmland subdivision proposed is acceptable to the state, county, or Township agency that will be responsible for securing a property interest that ensures the permanent preservation of at least 70% of the total farm area proposed for subdivision in farm/open space use; and further determines that the farmland subdivision plan is preferable to the conventional plan with respect to any of the following factors: stream corridor protection, steep slope protection, preservation of forests and woodlands, preservation of habitat for native flora and fauna, protection of scenic views, protection of landmarks, reduction in site disturbance from clearing and grading, reduction in impervious surface, conservation of the site's natural features and topography, and relationship to open spaces on neighboring parcels.
- (5) Minimum lot area. The minimum lot size for the area to be further subdivided for single-family residential development may be reduced to the minimum permissible lot size as shown in the table below, provided that the average lot area of the farmland subdivision, inclusive of the lot preserved for farm use, shall be at least the conventional lot size required for the respective zone district, and, further provided that the total number of dwelling units shall be no greater than the maximum permitted number established in accordance with § 95-5.4M(3) above.

<b>Zone District</b>	<b>Minimum Permissible Lot Size (acre)</b>	<b>Average Lot Size Required (acre)</b>
R-AG/4 Rural Agricultural	1.0	4
R-AG Rural Agriculture	1.0	2.76
RE Residential Environmental	0.46	3

- (6) Deed restrictions. Each lot created by the farmland subdivision plan shall be permanently deed restricted from any future subdivision that would reduce the lot area. If all or part of the 30% of the farm designated for further residential development is being reserved for future subdivision as building lots in accordance with the farmland subdivision approval, then the maximum number of lots and dwellings that can be created from the tract shall be restricted by deed.
- (7) Other requirements.
  - (a) A farmland preservation subdivision application requires subdivision review and approval in accordance with the other applicable requirements for subdivision set forth in the Manalapan Township Development Regulations.
  - (b) A demarcation shall be provided along the border of any residential lot and any farmland to be preserved. The demarcation shall consist either of trees, shrubbery, fencing, or a combination of the same acceptable to the approving authority. The demarcation shall be recited in the deed restriction required by § 95-5.4M(6).
  - (c) Any resolution granting approval to a farmland subdivision shall include a specific condition that the acreage to be permanently preserved for farm and/or open space use is duly accepted into a farmland and/or open space program established pursuant to the Garden State Preservation Trust Act and/or the Township of Manalapan that perpetually restricts the use of the property to farmland and/or conservation use; and on the recording of a deed of easement with the County Clerk. The deed of easement shall be in a form approved by the agency responsible for preservation of the farm and/or open space acreage.
  - (d) Any contract, deed, or plat resulting from a farmland subdivision approval shall conform to the notice of farm use provisions of § 95-7.48 of the Township Development Regulations.
  - (e) The resolution adopted by the approving authority granting farmland subdivision approval shall be recorded by the applicant in the office of the Monmouth County Clerk.

N. Single-family detached residential clusters in the R-AG, R-AG/4 and RE Districts. The development and use of land within the R-AG, R-AG/4, and RE Districts may better respond to the intent and purpose of the Master Plan for the protection of the environment and the conservation of open space through the design of residential clusters whose overall intensity does not exceed the intensity of a permitted conventional development. Accordingly, a residential cluster of single-family dwellings may be permitted as an alternative form of development in the R-AG, R-AG/4 and the RE Zone Districts on a contiguous or noncontiguous land area that is to be developed as a single entity according to a plan that preserves a significant area of open space, as provided below in § 95-5.4N(7), Open space design requirements. The Township approving authority may approve a residential cluster in the R-AG, R-AG/4, or RE Districts where it determines that the following requisite standards and criteria for the residential cluster option are met.

- (1) Cluster option. The Township will favor cluster design where an applicant for the cluster option demonstrates that, compared to a conventional layout, the cluster design will benefit the community by conserving resources, preserving open space, and by reducing the need for additional infrastructure. For purposes of evaluating the cluster option, the applicant shall submit a lot yield map of a conforming conventional subdivision layout. The approving authority shall compare the benefit of the cluster subdivision plan to the conventional subdivision plan by considering the following factors: reduction in the total area of land disturbance; reduction in the total area of impervious coverage; reduction in the total length of new streets; reduction in the construction of new drainage facilities; and the preservation of trees and woodland.
- (2) Required location.



- (a) A residential cluster of single-family dwellings may be located on contiguous or on noncontiguous land in the R-AG and/or R-AG/4 Zone Districts, with the single-family dwellings located so that higher densities result in one area or in part of one area of the land in the R-AG or R-AG/4 Zone Districts, thereby enabling the preservation of common or public open space on the remaining area of land in the R-AG or R-AG/4 Districts. The single-family dwellings and the open space of an R-AG or R-AG/4 cluster shall be located in no other zone district except as provided in § 95-5.4N(9) below.
- (b) A residential cluster of single-family dwellings may be located on contiguous or on noncontiguous land in the RE Zone District, with the dwelling units located so that higher densities result in one area or in part of one area of the land in the RE Zone District, thereby enabling the preservation of common or public open space on the remaining area of land in the RE Zone District. The dwelling units and the open space of an RE cluster shall be located in no other zone district except as provided in § 95-5.4N(9) below.
- (3) Minimum total land area required. The minimum total land area required for development as a residential cluster is 40 acres. At least 65% of the total minimum land area requirement for a residential cluster shall be unencumbered by any of the following: wetlands or wetlands transition areas; areas of special flood hazard; existing easements for utilities or drainage; rights-of-way; surface waters. Land that is already permanently protected from development as open space through a conservation easement or other means cannot be used to satisfy the minimum area requirement.
- (4) Minimum tract size required for noncontiguous land. No individual tract of land proposed for development as a noncontiguous residential cluster shall be less than 15 acres. At least 65% of this minimum area requirement shall be land unencumbered by any of the following: wetlands or wetlands transition areas; existing easement areas for utilities or drainage; rights-of-way; areas of special flood hazard; surface waters. Land that is already permanently protected from development as open space through a conservation easement or other means shall not satisfy the minimum land area requirement. The total of all noncontiguous tracts in the cluster shall not be less than the minimum total land area required in § 95-5.4N(3) above.
- (5) Maximum permitted number of dwelling units. The residential cluster shall not yield a greater number of dwelling units than would result from the development of the land as a fully conforming conventional subdivision of single-family lots. For purposes of determining the maximum number of dwellings permitted under the residential cluster alternative, the applicant shall submit a lot yield map of a conforming conventional subdivision layout. The conforming lot yield map shall be in a sufficient detail to permit the approving authority to make an informed decision that the subdivision satisfies all ordinance requirements in every respect and would be approvable as a conventional subdivision without the need for any variances, waivers, or exceptions from the Township Development Regulations. The number of dwellings shown on an accepted lot yield map of a conforming subdivision shall be the maximum number of lots permitted in the residential cluster.
- (6) Minimum area and bulk standards for residential lots.
  - (a) The number of dwellings shown on an accepted lot yield map of a conforming subdivision shall be the maximum number of lots permitted in the residential cluster. The minimum size for a residential lot in a cluster development in the R-AG and the R-AG/4 Zone Districts shall be 1 1/2 acres with a minimum improvable area of 15,000 square feet. The residential cluster lot shall otherwise conform to the yard and bulk standards of the R-R Residential Zone. The density of the cluster development based on its total land area shall not exceed the maximum permitted density of the zone district.
  - (b) The number of dwellings shown on an accepted lot yield map of a conforming subdivision shall be the maximum number of lots permitted in the residential cluster. The minimum size for a residential lot in a cluster development in the RE Zone District shall be 3/4 of an acre with minimum lot frontage and width of 150 feet. The residential cluster lot shall otherwise conform to the yard and bulk standards of the R-20 Residential Zone. The density of the cluster development based on its total land area shall not exceed the maximum permitted density of the zone district.

Zone District	Minimum Cluster Lot Size (acres)	Maximum Permitted Density In Dwelling Units Per Acre
R-AG/4 Rural Agricultural	1.5	0.25
R-AG Rural Agriculture	1.5	0.36
RE Residential Environmental	0.75	0.33

- (7) Open space design requirements. The cluster design for open space should be arranged to preserve land as public or common open space in accordance with the following criteria.
  - (a) A minimum of 60% of the gross land area of the cluster shall be preserved as common or public open space. If the residential cluster includes an existing farm, the continued use of preserved open space as a farm may be permitted, subject to approving authority acceptance of the continued farm operation as part of the overall cluster design.
  - (b) All areas to be preserved as public or as common open space shall be clearly identified and reserved on the plans submitted for approval. The existing and planned use of the open space shall be indicated on the plans.
  - (c) The minimum land area required to be preserved as common or public open space shall be land that is not already preserved as open space or preserved as farmland, or is the subject of an application or contract of sale to be preserved as open space or farmland.
  - (d) The area proposed as public or private open space shall be suitable for enjoyment and use as open space. The approving authority may require that the applicant submit a Phase I and, if deemed necessary, a Phase II environmental report. The approving authority may withhold approval of any area that it deems unsuitable as open space.
  - (e) At least 65% of the minimum land area required to be preserved as common or public open space shall be land unencumbered by any of the following: wetlands or wetlands transition areas; areas of special flood hazard; existing easement areas for utilities or drainage; rights-of-way; surface waters.
  - (f) Stormwater management basins are structures and do not qualify as open space for the purpose of meeting the public or common open space requirements.

- (g) Any common or public open space area shall be at least 10 acres in area and have a minimum width of 200 feet and a minimum depth of 200 feet unless the approving authority determines that the proposed open space area is contiguous with and/or expands or extends an existing common open space or a public open space; or that the proposed open space is contiguous with a land area in other ownership that has been permanently preserved as open space or as farmland pursuant to a federal, state, county, or Township open space acquisition or farmland preservation program. In such cases, or for other reasons that would advance the public interest, the approving authority may approve a smaller area where it determines that such action would be beneficial to the open space design of the cluster.
  - (h) An open space lot shall have a minimum road frontage of at least 200 feet.
- (8) Open space ownership. The application for development shall identify the existing and proposed ownership of all proposed open space areas. The Township, or federal, state, or county agency, may accept the dedication of open space land or any interest therein for public use and maintenance. In the event that the developer does not dedicate the open space to the Township, or the Township declines the dedication of the open space, the developer shall provide for the preservation, ownership, and maintenance of the open space in accordance with the applicable requirements of § 95-8.9 of the Township Development Regulations and N.J.S.A. 40:55D-43.
- (9) Relationship to single-family detached residential cluster development in the R-40/20 District. The developer of a single-family detached residential cluster development in the R-40/20 District that is permitted under § 95-5.4D of the Township Development Regulations, may propose that the open space required for the R-40/20 cluster be provided in the R-AG, or the R-AG/4, or the RE Districts. The approving authority may allow the open space requirement of an R-40/20 residential cluster to be provided in the R-AG or the R-AG/4 or the RE Districts where it determines that preservation of open space presents a significant opportunity for improved community planning that better conserves natural and cultural resources, preserves open space and farm areas, or reduces the need for additional infrastructure. The approving authority may permit the residential lot yield attributable to a conforming conventional subdivision of the open space land preserved in the R-AG or the R-AG/4 or the RE Zone Districts to be located in the R-40/20 Residential Zone District as part of the R-40/20 residential cluster development.
- O. Planned commercial development in the OP-10 District. A developer may choose planned commercial development with retail uses in the OP-10 Office Park District as an alternative to other permitted uses of the zone, subject to the following requirements:  
 [Added 2-25-2015 by Ord. No. 2015-05]
- (1) Minimum tract area and location. The minimum tract area required for development as a planned commercial development in the OP-10 District shall be 35 contiguous acres. The tract shall front on N.J.S.H. 9 and on Symmes Drive.
  - (2) Planning. A site plan for the development and operation of the entire tract proposed for use as a planned commercial development shall be submitted for Planning Board approval. The site plan shall show how the planned commercial development will be designed, developed, and operated as a single entity to satisfactorily address the requirements of the Township development regulations. The site plan shall include plans for utilities, landscaping, and stormwater management and other site plan information as required by the Township development regulations. The design of individual buildings shall be coordinated to address the requirements of § 95-8.6, Architectural and building design requirements.
  - (3) Maximum building floor area. The maximum permitted floor area within the planned commercial development shall be 105,000 square feet.
    - (a) The floor area of any building within the planned commercial development shall not exceed 80,000 square feet.
    - (b) The floor area occupied by any one tenant of the planned commercial development shall not exceed 50,000 square feet.
  - (4) Permitted uses. Any use permitted within the OP-10 Office Park District and/or within the C-1 Regional Commercial Shopping Center District shall be a permitted use within the planned commercial development.
  - (5) Required mix of uses. The planned commercial development shall provide for a mix of uses which shall include restaurant use and public use. The public use shall provide an area for public access as an off-street parking area for commuter parking with a minimum of 300 parking spaces.
  - (6) Minimum open space. A minimum of 45% of the planned commercial development shall be designed and maintained as open space. Open space may include areas of freshwater wetlands and freshwater wetlands transition areas.
  - (7) Area, yard, and building requirements. The planned commercial development shall meet the requirements of the OP-10 District for area, yard, and building; buffers; and parking and loading setbacks, except as specified below.
    - (a) The dedicated area for public off-street commuter parking shall not be subject to the minimum required setbacks. The Planning Board may approve a reduced setback for the public off-street commuter parking area as determined to be appropriate by the Board based upon Board review of the site plan for the design and operation of the entire tract.
    - (b) The applicant may provide an averaging plan to reduce the minimum yard provided for parking areas, loading areas, buildings, and structures provided that the minimum yard provided is not less than 50 feet and further provided that any reduced yard areas and any areas planned to offset the reduction are approved by the Planning Board as part of the site plan for the planned commercial development.
  - (8) Signage. Signs permitted in the C-1 District and/or the OP-10 District shall be permitted within the planned commercial development. The site plan shall include a program for signs meeting the requirements of § 95-8.71, Planning requirements for shopping centers, industrial parks, and office parks. The program for signs shall be subject to Planning Board review and approval.
  - (9) Circulation. The site plan shall include a circulation plan conforming to § 95-8.8, Circulation design requirements. The circulation plan shall be subject to Planning Board review and approval.
  - (10) Required findings for approval. Prior to approval of a planned commercial development in the OP-10 District, the Planning Board shall find the facts and conclusions required by § 95-7.38 for planned developments.

## § 95-5.5 Limited Business Districts Standards.



# DEVELOPMENT REGULATIONS

## 95 Attachment 5

### Manalapan Township Development Regulations Exhibit 5-3 Residential Districts Schedule of Permitted Uses (§ 95-5.1)

[Amended 5-22-2002 by Ord. No. 2002-16; 9-12-2012 by Ord. No. 2012-11; 12-19-2012 by Ord. No. 2012-18; 12-19-2013 by Ord. No. 2013-11]

**Key:**

- P – Permitted use
- C – Conditional use
- A – Accessory use

Type of Use	R-AG	R-R	R-AG/4	R-40	R-40/20	R-30	R-20	R-20/PD	R-20-PRC	R-5 <sup>(5)</sup>	R-4 <sup>(6)</sup>	R-T	R-TF/TH	RE	GRC	CD <sup>(4)</sup>	ML-TH
<b>Residential</b>																	
Single-family detached dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Two-family detached dwellings													P				
Townhouse dwellings													P				
Planned retirement community									P								
Planned residential development								P		P					P		P
Nursing home												P					
Community residences for the developmentally disabled pursuant to N.J.S.A. 40:55D-66.1			P											P			
Golf course residential community							P								P		
Single-family detached residential clusters	C	C	P		P									P	P		
<b>Retail/Service/Office</b>																	
Professional offices												P					
Business offices												P					
Private swim clubs	C	C	C	C	C	C	C	C	C			C		C	C		
Funeral homes												P					
<b>Educational</b>																	
Elementary and secondary schools	C	C	C	C	C	C	C	C	C			C		C	C		
<b>Public/Quasi-Public</b>																	
Municipal facilities operated by Manalapan Township, volunteer fire house, first aid station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Township parks, playground and swimming areas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Places of worship	C	C	C	C	C	C	C	C	C			C	C	C	C		
Public utilities/local utilities					C		C	C									

MANALAPAN CODE

**Key:**

- P – Permitted use
- C – Conditional use
- A – Accessory use

Type of Use	R-AG	R-R	R-AG/4	R-40	R-40/20	R-30	R-20	R-20/PD	R-20-PRC	R-5 <sup>(6)</sup>	R-4 <sup>(6)</sup>	R-T	R-TF/TH	RE	GCRC	CD <sup>(6)</sup>	ML-TH
<b>Agricultural</b>																	
Farms	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Farm stands (See § 95-7.35.)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Horses, horse shelters and exercise areas <sup>(1)</sup>	A	A	A	A	A									A	A		
<b>Other</b>																	
Essential services	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A
Private garages (See § 95-7.25)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A
Signs (See § 8.7)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A
Fences and walls	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A
Private swimming pools	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A
Toolsheds and storage buildings (maximum size 12' x 18' x 10', except on farms)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Animal shelters for domestic pets (maximum size 10 square feet, except on farms) <sup>(2)</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Private parks and playgrounds	C	C	C	C	C	C	C	C	C			C	C	C	C		
Off-street parking <sup>(3)</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A
Clubhouse and uses related to golf course															A		
Banquet facilities																	
Recreational facilities and maintenance buildings															A		
Commuter parking															P		P
Private tennis courts (accessory, see § 95-7.46; conditional, see § 95-6.2.)	A	A	A	C	C	C	C	C				C		A			
Private residential sports courts (See § 95-7.47.)	A	A	A	A	A	A	A	A				A		A			

**NOTES:**

- (1) Horses, horse shelters and exercise areas are permitted on lots of at least 80,000 square feet, provided that no more than one horse per 40,000 square feet of lot area on lots of 20 acres or smaller shall be permitted. Any horse shelter shall be set back at least 50 feet from any lot line. A fence, four feet in height, shall be provided around all areas used for keeping horses.
- (2) All animals shelters for domestic pets shall be set back at least 30 feet from any lot line.
- (3) Off-street parking is required accessory use in all zone districts for all permitted uses. See § 95-9.2B for the applicable standards.
- (4) Development within the Consent District is permitted in accordance with the “Order of Final Judgement of Mount Laurel II – Compliance and Repose.”
- (5) Residential development within the R-5 District must provide affordability controls as specified in § 95-5.8.



DEVELOPMENT REGULATIONS

95 Attachment 2

Manalapan Township Development Regulations  
Exhibit 5-1 Residential Districts  
Schedule of Area, Yard and Building Requirements  
(§ 95-5.1)

[Amended 5-22-2002 by Ord. No. 2002-16; 12-19-2013 by Ord. No. 2013-11; 9-9-2015 by Ord. No. 2015-13; 6-10-2020 by Ord. No. 2020-09; 11-10-2021 by Ord. No. 2021-18]

Zone District	Minimum Lot Requirements				Minimum Yard Requirements				Maximum Height (feet)		Minimum Gross Habitable Floor Area per Dwelling (total square feet)			Maximum Habitable Floor Area Ratio <sup>(2)</sup>		Improvable Area <sup>(10)(14)</sup>			
	Interior Lots (feet)		Corner Lots (feet)		Principal Building or Structures (feet)		Detached Accessory Buildings or Structures <sup>(9)</sup> (feet)		Maximum Building Coverage	Principal Building	Accessory Building	Maximum Stories/ Principal Building	1-Story Building	1 ½ Story Buildings	2-Story Buildings	Interior Lot	Minimum Area (square feet)	Corner Lot	Minimum Diameter (feet)
	Frontage and Width <sup>(6)</sup>	Lot Depth <sup>(6)</sup>	Frontage and Width	Lot Depth	Front	Interior Side	Street Side	Rear											
R-AG <sup>(5)</sup>	200	250	200	250	100 <sup>(12)</sup>	35	90	30	90	30	15	2 ½	--	--	20,000	20,000	100	100	
R-R <sup>(5)</sup>	200	250	200	250	100 <sup>(12)</sup>	35	90	30	90	30	15	2 ½	--	--	20,000	20,000	100	100	
R-AG/4	200	250	200	250	100 <sup>(12)</sup>	35	90	30	90	30	15	2 ½	--	--	20,000	20,000	100	100	
R-40	200	180	220	220	60 <sup>(1)</sup>	35	60	30	60	30	15	2 ½	1,500	1,800	11,000	11,000	70	70	
R-40/30 Cluster	150	180	160	180	60	25	60	25	60	25	15	2 ½	1,400	1,600	9,000	9,000	70	70	
R-40/20 Cluster <sup>(11)</sup>	100	180	150	180	60 <sup>(1)</sup>	15	60	10	60	15	15	2 ½	1,200	1,400	6,000	6,000	60	60	
R-30	150	180	165	180	60 <sup>(1)</sup>	25	60	25	60	25	15	2 ½	1,400	1,600	9,000	9,000	70	70	
R-20 <sup>(9)(11)</sup>	100	180	150	180	60 <sup>(1)</sup>	15	60	10	60	15	15	2 ½	1,200	1,400	6,000	6,000	60	60	
R-20(PD)	R-20 standards for conventional development. See § 95-5 for cluster development standards.																		
R-20PRC	R-20 standards for conventional development. See § 95-5 for cluster development standards.																		
R-T Residential Nonresidential	100	170	150	170	60 <sup>(1)</sup>	15	60	15	60	15	15	2 ½	1,200	1,400	6,000	6,000	60	60	
R-4 <sup>(15)(16)</sup>	40	100	45	100	15 <sup>(13)</sup>	5	15 <sup>(13)</sup>	5	15	5	15	1	800	--	3,500	3,500	30	25	
R-5 <sup>(16)</sup>	50	100	70	100	25 <sup>(13)</sup>	5	25 <sup>(13)</sup>	5	25 <sup>(13)</sup>	5	15	1	800	--	4,000	4,000	40	40	
R-TF/TH <sup>(8)</sup>	85	100	125	100	25	12	25 <sup>(13)</sup>	10	25 <sup>(13)</sup>	10	15	2 ½	800	1,000	5,000	5,000	50	50	
RE	3 acres	200	200	250	100 <sup>(12)</sup>	35	90	30	60	35	15	2 ½	--	--	20,000	20,000	100	100	
CD	As per general development plans approved pursuant to court order.																		
GCRC	R-40/20 standards for conventional and cluster development. See § 95-5 for planned golf course residential community standards.																		
ML-TH	See § 95-5I for ML-TH requirements.																		

NOTES:

- (1) Seventy-five feet where the property fronts on an existing or proposed state or county road or on a collector or subcollector street identified in the Township Master Plan.
- (2) See the definition of "habitable floor area ratio" for the method of calculation.
- (3) Maximum 60% lot coverage by buildings and pavement combined.
- (4) In the case of lots fronting on the turnaround of a cul-de-sac street or fronting on any other curved street with an alignment whose outside radius is less than 500 feet, the lot frontage only, as distinguished from lot width, may be equal to no less than 70% of the lot frontage as set forth above, provided that no lot shall have a frontage of less than 75 feet except in the R-5 District where no lot shall have a frontage less than 40 feet, and in the R-4 Zone where no lot will have a frontage less than 40 feet. Where frontage is so permitted to be reduced, the lot width at the building setback line shall not be less than the required minimum lot frontage.
- (5) See § 95-6 for RR and R-AG cluster standards. See § 95-5 for R-AG, R-AG/4 and RE cluster standards.
- (6) See § 95-5 for R-20 variable lot size.
- (7) (Reserved)
- (8) These standards apply to two-family dwellings. Townhouse development in the R-TF/TH District shall adhere to the following:
  - a. Density shall not exceed five units per gross acre or seven units per acre exclusive of areas of special flood hazard, wetlands, or public street right-of-way.
  - b. The minimum tract area for a townhouse development shall be 15 acres.
  - c. Common open space shall be provided in accordance with the open space design requirements of § 95-8 of this chapter.
  - d. The minimum setback around the townhouse tract boundaries shall be 50 feet. Townhouse building spacing and design shall conform to § 95-8 of this chapter for attached residential design.
  - e. For accessory structures located on properties that share a common side lot line, the setback shall be zero.
- (9) See § 95-7 for setback standards for specific accessory structures such as signs, patios, driveways, and fences.
- (10) See § 95-7.40.
- (11) Corner lots: minimum 30,000 square feet.
- (12) On corner lots, the setback from the street to the side elevation of the house may be reduced to 90 feet. The minimum setback from the front lot line shall be maintained at 100 feet.
- (13) Fifty feet where the property fronts on a major road.
- (14) In the R-5 District, up to 2,000 square feet on the minimum required improvable area may be located in a required yard. In the R-4 District, up to 2,200 square feet of the minimum required improvable area may be located in a required yard. In the R-TF/TH District, up to 1,500 square feet of the minimum required improvable area may be located in a required yard.
- (15) In the R-4 District, the following standards apply to fences, sheds and swimming pools:
  - a. Private swimming pools may be located within five feet of a side or rear property line.
  - b. Sheds or storage buildings shall not exceed 100 square feet in area or 10 feet in height and shall be located in the rear yard area only.
  - c. Fences shall not be permitted in the front yard area. Fence height shall not exceed four feet except at the boundary of the zone district where a fence height of six feet is permitted provided that the zone boundary is not along a public road.
- (16) In the R-4 and R-5 Districts, a fence height of six feet shall be permitted on the side and rear yard areas.
- (17) In the Tuscan at Manalapan II development, located in the LB-W Zoning District (Block 40, Lots 4.021, 4.022, 4.023, 4.024, 4.025, 4.026, 4.027 and 4.028), the bulk standards of the R-TFTH Zone shall apply.

# 92 Millhurst Rd, Manalapan, NJ 07726-4015, Monmouth County

APN: 28-00064-0000-00014-01 CLIP: 4523435917

## POPULATION

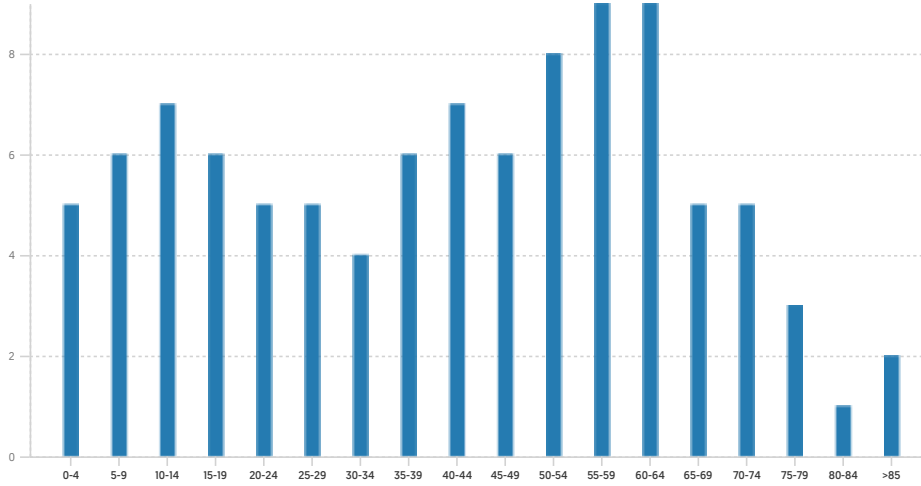
### SUMMARY

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

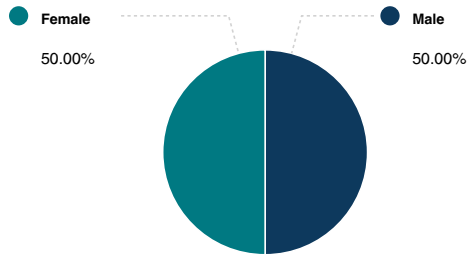
### HOUSEHOLD

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

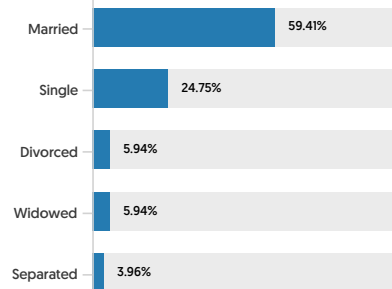
### AGE



### GENDER



### MARITAL STATUS



## HOUSING

### SUMMARY

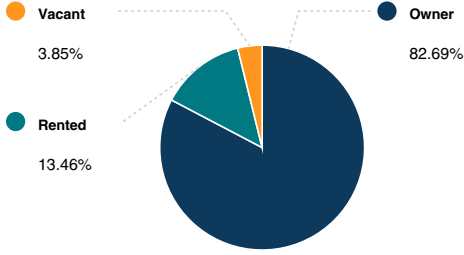
Median Home Sale Price	<b>\$485,400</b>
Median Year Built	<b>1985</b>

### STABILITY

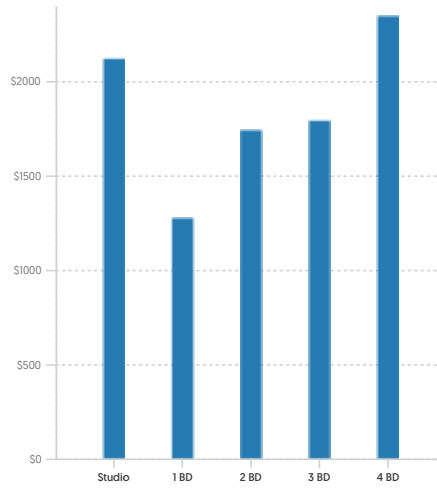
Annual Residential Turnover	<b>4.82%</b>
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

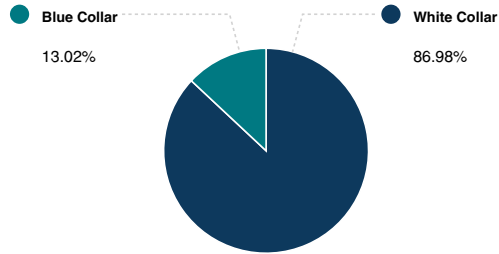


QUALITY OF LIFE

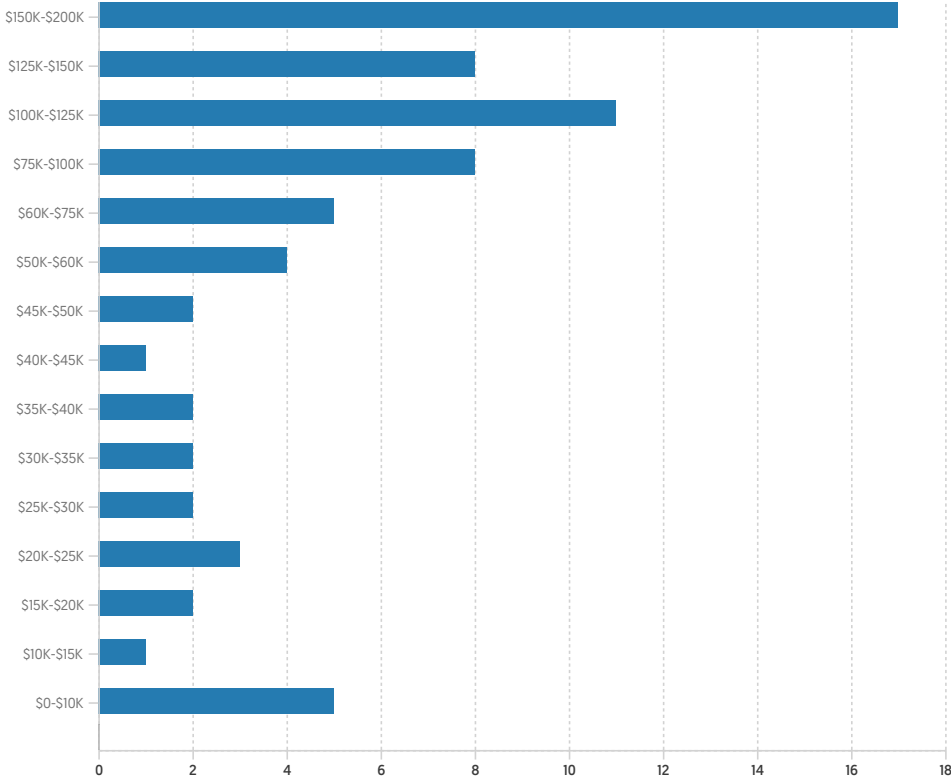
WORKERS BY INDUSTRY

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



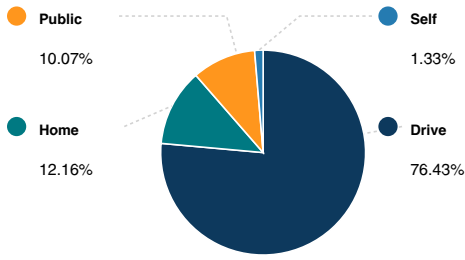
HOUSEHOLD INCOME



Average Household Income **\$135,953**

Average Per Capita Income **\$61,458**

COMMUTE METHOD



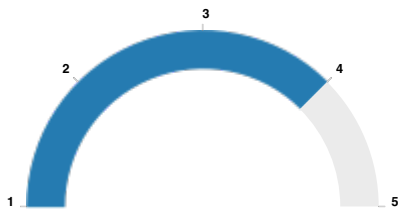
Median Travel Time **43 min**

WEATHER

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

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	<b>315</b>
Some High School	<b>1,257</b>
High School Graduate	<b>6,290</b>
Some College	<b>4,844</b>
Associate Degree	<b>2,383</b>
Bachelor's Degree	<b>12,910</b>
Graduate Degree	<b>6,598</b>

(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)
Wemrock Brook School	<b>0.55</b>	<b>K-5th</b>	<b>579</b>	<b>13</b>	<b>8/10</b>
			Community Rating (2)		
Wemrock Brook School			<b>5</b>		

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Manalapan High School	<b>0.83</b>	<b>9th-12th</b>	<b>1,756</b>	<b>15</b>	<b>5/10</b>
Manalapan-Englishtown Middle School	<b>0.84</b>	<b>7th-8th</b>	<b>1,183</b>	<b>12</b>	<b>8/10</b>
			Community Rating (2)		
Manalapan High School					
Manalapan-Englishtown Middle School					

(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
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Patricia Carroll	203 County Road 522	(732) 742-5998	0.73	Delicatessen (Eating Places)
D' Leche Limited Liability Company	44 Demarest Dr	(732) 890-0132	0.82	Cafe
Rad Danish Onc LLC	51 Mccaffery Rd	(732) 970-3665	0.88	Pastries
Doughboy's Donuts LLC	3 Wheatley Rd	(732) 446-5164	1	Doughnuts

SHOPPING

	Address	Phone #	Distance	Description
Coccinellidae LLC	69 Wintergreen Dr	(973) 986-0925	1	Miscellaneous General Merchandise