

## #5108 ~ Farm House

952 Broadway  
West Long Branch, NJ 07764

Commercial

Block: 79  
Lot: 6

Land Size: 1.02 Acres  
Building Size: 4,400 Sq. Ft.

### Tax Information

Land Assessment: \$ 204,000.  
Improvement Assessment: \$ 521,400.  
Total Assessment: \$ 725,400.

Taxes: \$ 10,134.  
Tax Year: 2023  
Tax Rate: 1.824/\$100  
Equalization Ratio: 95.57%  
Updated: 01/30/2024

Zoning: RP ~ Residential Professional Zone  
R-10 ~ Medium-High Density Residential Zone

Remarks: Own the Unique and Versatile 4,400 Sq. Ft. Two-Story “Farm House” on 1.02 Acres in the Heart of West Long Branch, Meticulously Restored to Its Former Glory. Also on the Property is an 1,800 Sq. Ft. Accessory Structure and Detached Three-Car Garage. Rare Opportunity to Acquire a Landmark Property with Historic Charm and Modern Potential. Easy Access to Highway 18, 35, 36 and the Garden State Parkway.

**Price: \$ 2,499,000. ~ 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](mailto:Ray@SSRealty.com) • [www.SSRealty.com](http://www.SSRealty.com)







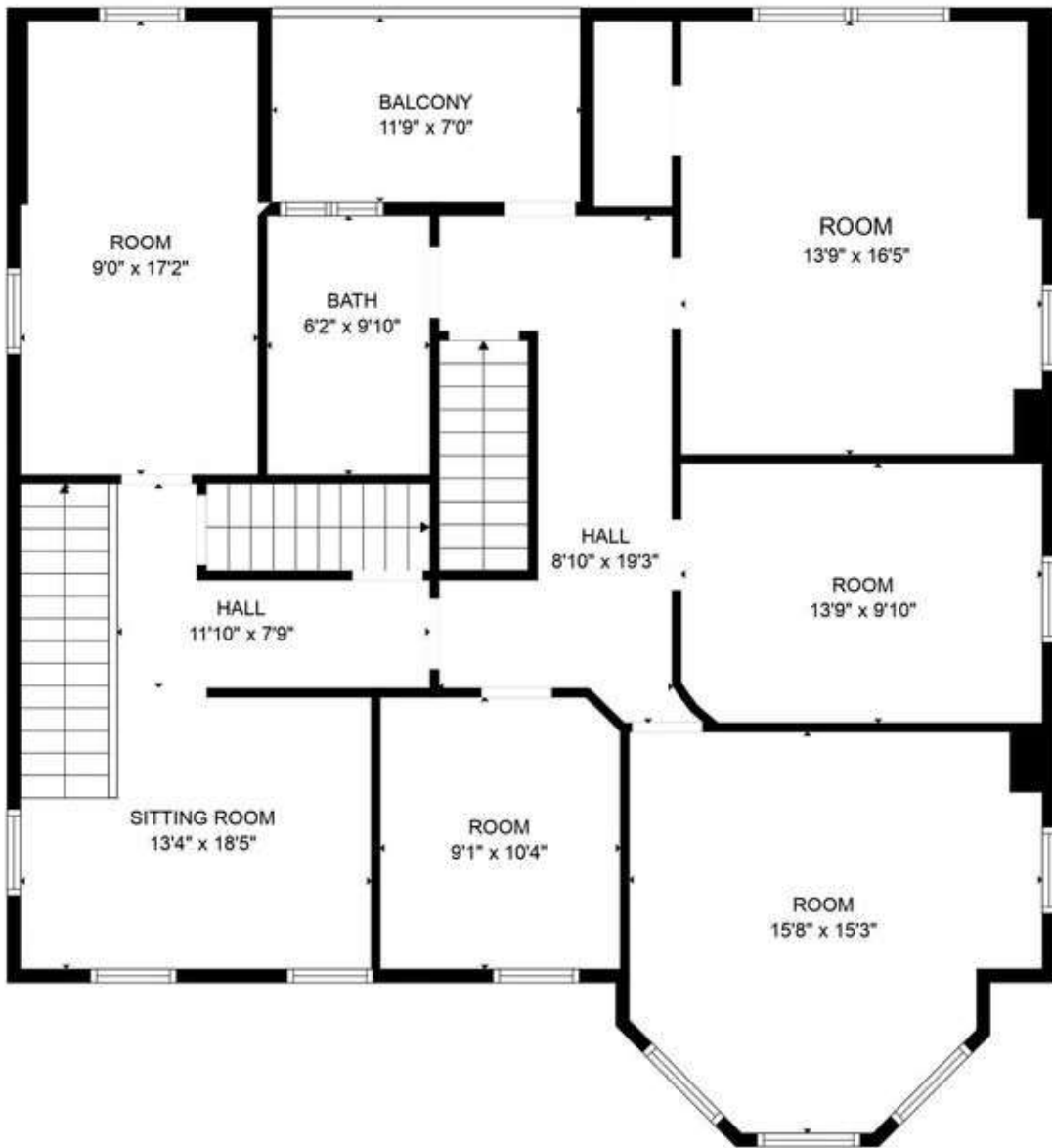


- Road Centerlines
- ▭ Parcels (cadastral non-survey)

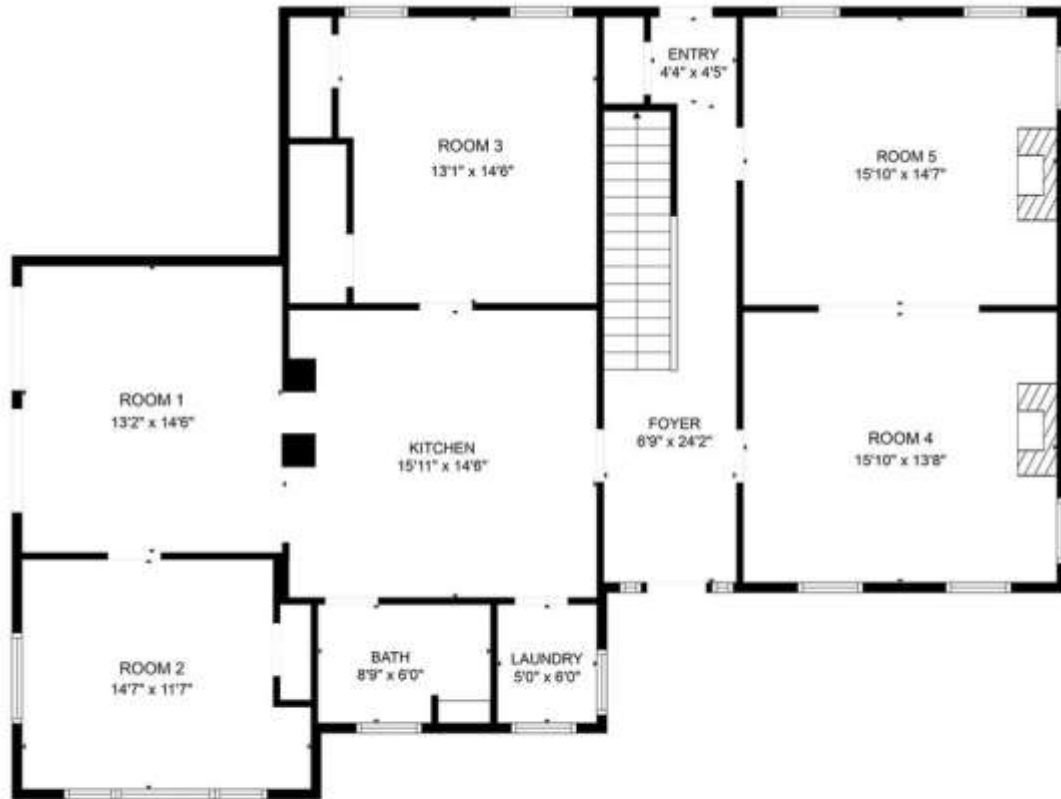




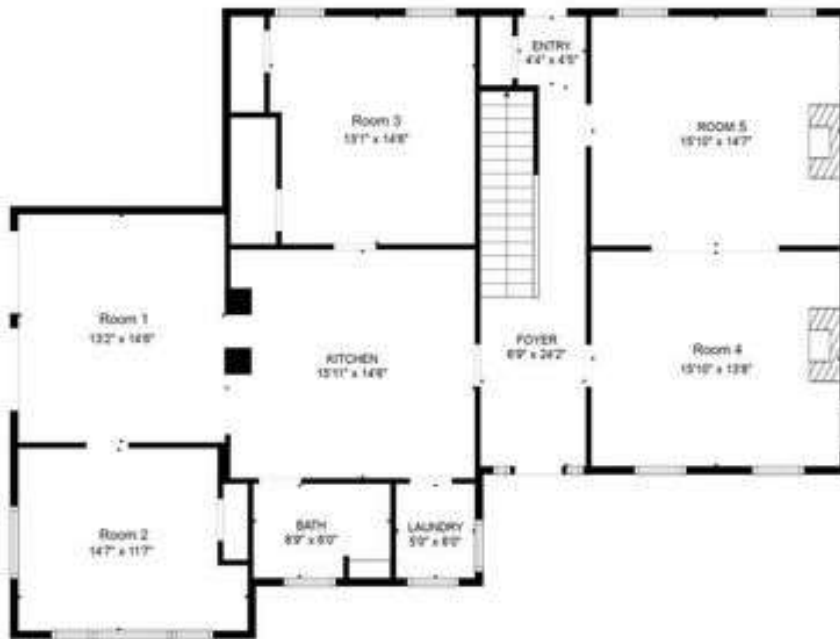
— Road Centerlines



**TOTAL: 2915 sq. ft**  
FLOOR 1: 1555 sq. ft, FLOOR 2: 1360 sq. ft

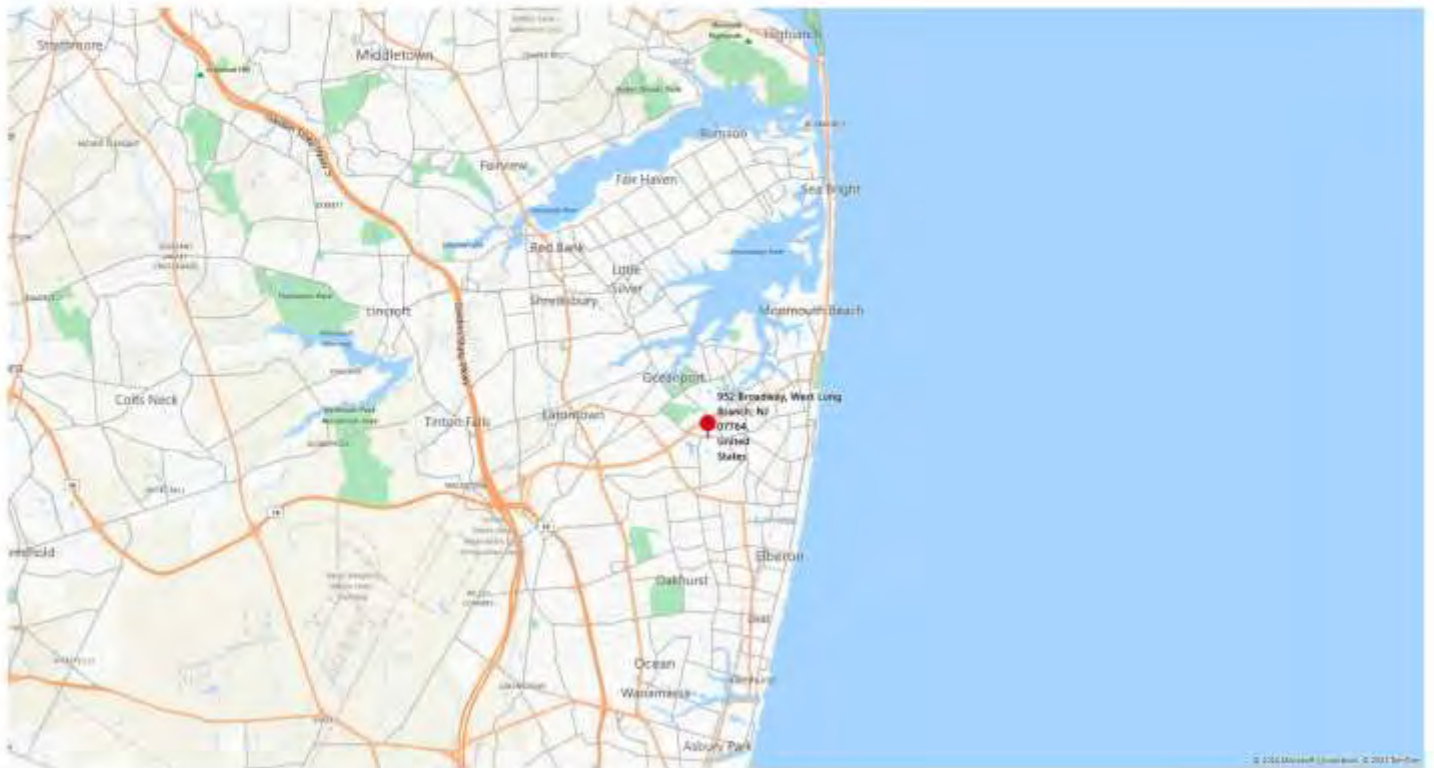


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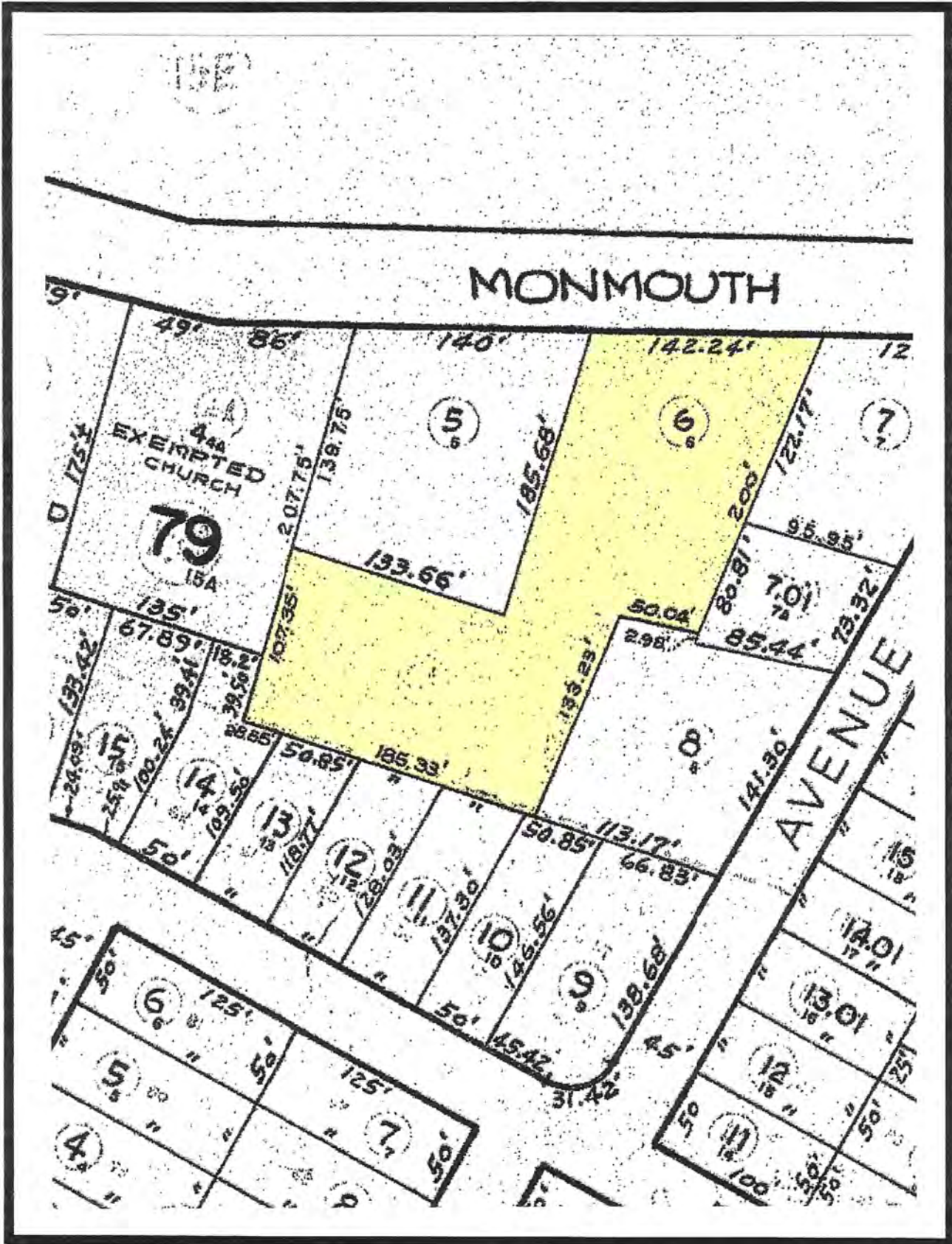


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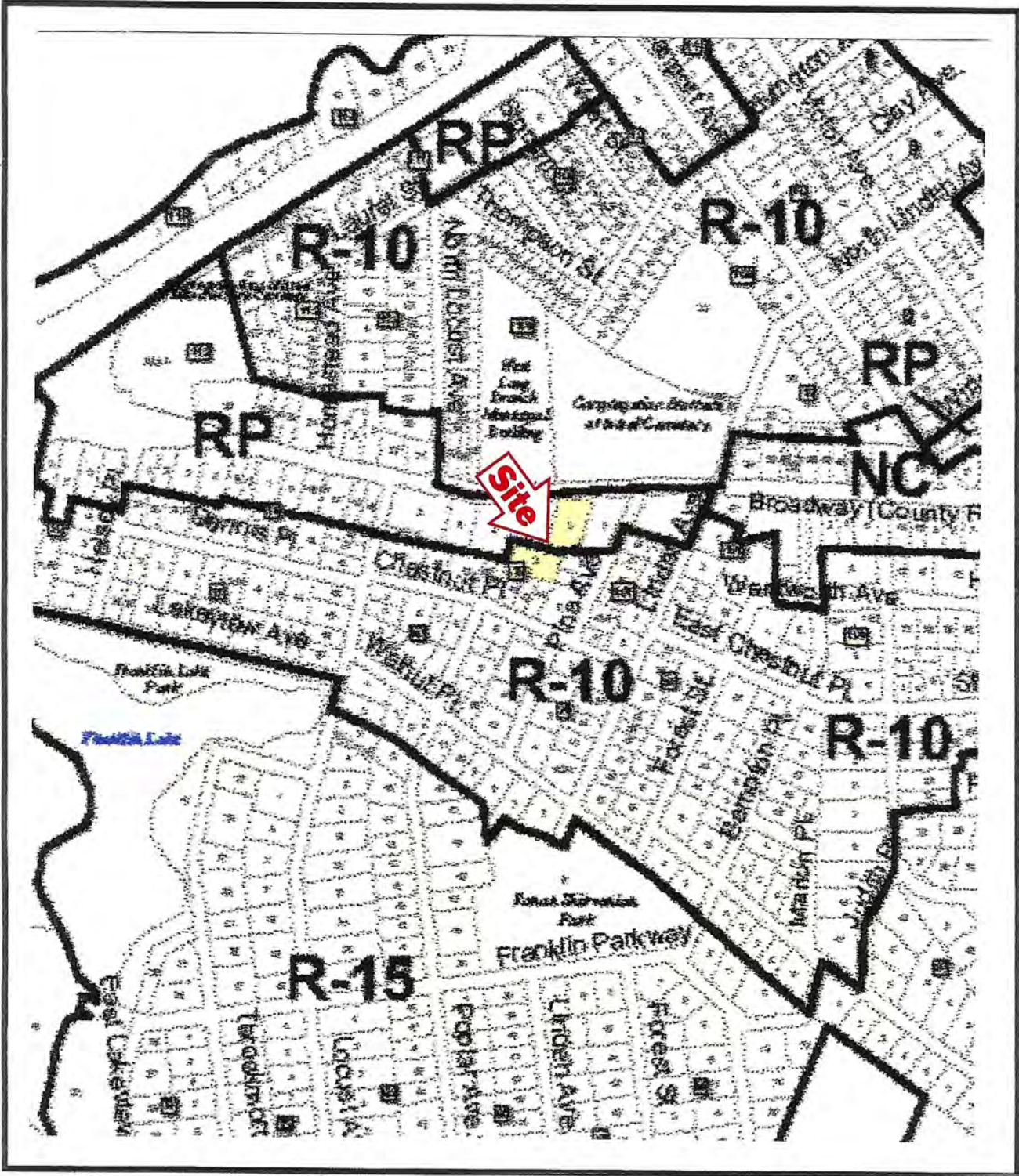


# TAX MAP LOCATION





# Zoning Map





## **STREET LINE**

Shall mean that line determining the limit of the highway rights of the public, either existing or contemplated. Where a definite right-of-way has not been established, the street line shall be assumed to be a point twenty-five (25') feet from the center line of the existing pavement.

## **SWIMMING POOL**

Shall mean and include outdoor private pools which are artificially constructed to provide recreational facilities for swimming, bathing or wading.

## **USE**

Shall mean the specific purpose or purposes for which a parcel of land or a building or a portion of a building is designed, arranged, intended, occupied or maintained. The term "permitted use" or its equivalent shall not be deemed to include any non-conforming use.

[Ord. No. O-2015-4 § 2]

## **YARD, FRONT**

Shall mean an open, unoccupied space on the same lot with the principal building, extending the full width of the lot and situated between the street line and the building line, projected to the side lines of that lot. Setback line should be synonymous with the rear limit of the required front yard area.

## **YARD, REAR**

Shall mean a yard extending across the full width of the lot and lying between the rear line of the lot and the nearest building line on the same lot. The depth of a rear yard shall be measured at right angles to the rear line of the lot, or if the lot is not rectangular, then in the general direction of its side building lines.

## **YARD, SIDE**

Shall mean an open unoccupied space between the side line of the lot and the nearest building line and extending from the front yard to the rear yard, or in the absence of either side yard, to the street or rear lot lines, as the case may be. The width of a side yard shall be measured at right angles to the sideline of the lot.

## **ZONING BOARD**

Shall mean the officially established Zoning Board of Adjustment of the Borough of West Long Branch.

## **ZONING OFFICER**

Shall mean the officially established Zoning Officer of the Borough of West Long Branch.

# **§ 18-4. ZONE USE REGULATIONS.**

## **§ 18-4.1. R-22, R-15 and R-10 Residential Zones Shall Be Subject to the Following Regulations:**

[Ord. #513; Ord. #0-97-16, S 1; Ord. #O-00-3, S 5]

### **a. Permitted Uses:**

1. One family dwelling.

### **b. Permitted Accessory Uses:**

1. Private garages for the storage of not more than three automobiles.
2. Signs in accordance with Subsection **18-7.1a** of this Chapter.

3. Swimming pools in side or rear yards only, as defined in this Chapter.
  4. Other customary accessory uses and buildings provided that such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any such accessory use shall be located on the same lot as the principal building.
- c. Other Uses Permitted Upon Application to the Planning Board for a Conditional Use Permit:
1. Reserved.
  2. Public utility installations in accordance with Subsection **18-6.6d** of this Chapter and other general provisions of this Chapter.
- d. Area, Yard, Building (Bulk) and Unit Requirements: As specified in Subsection **18-5.1** of this Chapter.
- e. Other Provisions and Requirements:
1. As specified in Section **18-6** of this Chapter.
  2. As specified in Section **18-7** of this Chapter.
  3. As specified in Section **18-8** of this Chapter.
  4. As specified in Section **18-9** of this Chapter.

## § 18-4.2. RP Residential/Professional Zone Shall Be Subject to the Following Regulations:

[Ord. #513; Ord. #O-00-3, S 5; Ord. No. O-2015-4 § 3; amended 9-1-2021 by Ord. No. O-21-12]

- a. Permitted Uses:
1. See Schedule of Permitted and Conditional Uses — For Non-Residential Zones, subsection **18-4.13**.  
[Ord. No. O-2015-4 § 3]
  2. One-family dwellings, in accordance with the residential zone requirements in the residential zone immediately abutting the zone district in which any subject property is situated.  
[Amended 12-1-2021 by Ord. No. O-21-17]
- b. Permitted Accessory Uses:
1. Private garages for the storage of not more than three automobiles.
  2. Signs in accordance with Subsection **18-7.1** of this Chapter.
  3. Swimming pools accessory to one-family dwellings and located in side or rear yards only, as defined in this Chapter.
- c. Other Uses Permitted Upon Application to the Planning Board for a Conditional Use Permit: See Schedule of Permitted and Conditional Uses — For Non-Residential Zones, subsection **18-4.13**.  
[Ord. No. O-2015-4 § 3]
- d. Area, Yard, Building (Bulk) and Unit Requirements: As specified in Subsection **18-5.1** of this Chapter.
- e. Other Provisions and Requirements:
1. As specified in Section **18-6** of this Chapter.
  2. As specified in Section **18-7** of this Chapter.

3. As specified in Section **18-8** of this Chapter.
4. As specified in Section **18-9** of this Chapter.
5. As specified in Section **18-13** of this Chapter.

### § 18-4.3. I Institutional Zone Shall Be Subject to the following regulations:

[Ord. #513; Ord. #O-00-3, S 5; Ord. No. O-2015-4 § 4; amended 9-1-2021 by Ord. No. O-21-12]

- a. Permitted Uses:
  1. Buildings and structures necessary for the use and operation of institutions of learning on the elementary, secondary, or college level. See Schedule of Permitted Uses — Non- Residential Zones, subsection **18-4.13**.  
[Ord. No. O-2015-4 § 4]
- b. Permitted Accessory Uses:
  1. Other customary accessory uses and buildings provided that such uses are incidental to the principal use.
  2. Swimming pools accessory to one-family dwellings and located in side or rear yards only, as defined in this Chapter.
  3. Swimming pools accessory to primary and secondary schools and located in side or rear yards only, as defined in this chapter. Such swimming pools shall be placed no closer than one hundred (100') feet from the nearest lot line of an existing single-family dwelling or to a property zoned for a single-family dwelling.
- c. Area, Yard, Building (Bulk) and Unit Requirements:
  1. As specified in Subsection **18-5.1** of this Chapter.
- d. Other Provisions and Requirements:
  1. As specified in Section **18-6** of this Chapter.
  2. As specified in Section **18-7** of this Chapter.
  3. As specified in Section **18-8** of this Chapter.
  4. As specified in Section **18-9** of this Chapter.
  5. As specified in Section **18-13** of this Chapter.

### § 18-4.4. NC Neighborhood Commercial Zone.

[Ord. #513; Ord. #O-00-3, S 5; Ord. #O-01-12, SS 1, 2; Ord. #O-09-10; Ord. No. O-2015-4 § 5]  
NC Neighborhood Commercial Zone shall be subject to the following regulations:

- a. Permitted Uses: See Schedule of Permitted and Conditional Uses — For Non-Residential Zones, subsection **18-4.13**.  
[Ord. No. O-2015-4 § 5]
- b. Permitted Accessory Uses:
  1. Signs in accordance with Subsection 18-7.16 of this Chapter.



ZONING

NAICS CODE**	2012 NAICS TITLE	ZONE					Use Group
		N C	HC	OP	RP	I	
<b>51</b>	<b>Information</b>						
512131	Motion Picture Theaters (except Drive-Ins)		P				
<b>52</b>	<b>Finance and Insurance</b>						
522110	Commercial Banking	P	P	P			B
522120	Savings Institutions	P	P	P			B
522130	Credit Unions	P	P	P			B
522190	Other Depository Credit Intermediation	P	P	P			B
<b>53</b>	<b>Real Estate and Rental and Leasing</b>						
531210	Offices of Real Estate Agents and Brokers	P	P	P	P		C
531311	Residential Property Managers	P	P	P			C
531312	Nonresidential Property Managers	P	P	P			C
532210	Consumer Electronics and Appliances Rental	P	P	P			A
532220	Formal Wear and Costume Rental	P	P	P			A
532230	Video Tape and Disc Rental	P	P	P			A
532291	Home Health Equipment Rental	P	P	P			A
532292	Recreational Goods Rental	P	P	P			A
532299	All Other Consumer Goods Rental	P	P	P			A
<b>54</b>	<b>Professional, Scientific, and Technical Services and Offices</b>						
	This category includes for example: offices of Lawyers, CPA's, Payroll Services, Architectural, Landscape Architect, Engineering, Drafting, Surveying, Interior Design, Computer Systems, Human Resources, Marketing, Environmental Consulting, Advertising, Photography Studios, Research and Development Offices. (Does Not Include - Veterinary Services and Offices (NAICS 541940))	P	P	P	P		C
<b>55</b>	<b>Management of Companies and Enterprises</b>						
	This category includes offices of bank holding companies, and corporate, subsidiary and regional managing offices	P	P	P			B
<b>56</b>	<b>Administrative and Support and Waste Management and Remediation Services</b>						
561110	Office Administrative Services	P	P	P			C
561210	Facilities Support Services	P	P	P			C
561311	Employment Placement Agencies	P	P	P	P		C
561312	Executive Search Services	P	P	P	P		C
561320	Temporary Help Services	P	P	P	P		C

WEST LONG BRANCH CODE

NAICS CODE**	2012 NAICS TITLE	ZONE					Use Group
		N C	HC	OP	RP	I	
561330	Professional Employer Organizations	P	P	P	P		C
561410	Document Preparation Services	P	P	P	P		C
561421	Telephone Answering Services	P	P	P			C
561422	Telemarketing Bureaus and Other Contact Centers	P	P	P			C
561431	Private Mail Centers	P	P	P			C
561439	Other Business Service Centers (including Copy Shops)	P	P	P			C
561440	Collection Agencies	P	P	P	P		C
561450	Credit Bureaus	P	P	P	P		C
561491	Repossession Services	P	P	P			C
561492	Court Reporting and Stenotype Services	P	P	P	P		C
561499	All Other Business Support Services	P	P	P			C
561510	Travel Agencies	P	P	P			C
561591	Convention and Visitors Bureaus	P	P	P			C
561611	Investigation Services	P	P	P	P		C
561612	Security Guards and Patrol Services	P	P	P			C
561613	Armored Car Services	P	P	P			C
561621	Security Systems Services (except Locksmiths)	P	P	P			C
561622	Locksmiths	P	P	P			C
561710	Exterminating and Pest Control Services	P	P	P			C
561720	Janitorial Services	P	P	P			C
561730	Landscaping Services	P	P	P			C
561740	Carpet and Upholstery Cleaning Services	P	P	P			C
561790	Other Services to Buildings and Dwellings	P	P	P			C
561910	Packaging and Labeling Services	P	P	P			C
561920	Convention and Trade Show Organizers	P	P	P			C
561990	All Other Support Services	P	P	P			C
<b>61</b>	<b>Educational Services</b>						
611110	Elementary and Secondary Schools	C				P	
611310	Colleges, Universities, and Professional Schools	C		C		P	
611410	Business and Secretarial Schools			C			
611420	Computer Training			C			
611430	Professional and Management Development Training			C			
611511	Cosmetology and Barber Schools			C			
611513	Apprenticeship Training			C			
611519	Other Technical and Trade Schools			C			
611620	Sports and Recreation Instruction			C			
611630	Language Schools			C			

## ZONING

NAICS CODE**	2012 NAICS TITLE	ZONE					Use Group
		N C	HC	OP	RP	I	
611691	Exam Preparation and Tutoring			C			
611699	All Other Miscellaneous Schools and Instruction			C			
611710	Educational Support Services			C			
<b>62</b>	<b>Health Care and Social Assistance</b>						
621111	Offices of Physicians (except Mental Health Specialists)	P	P	P	P		B
621112	Offices of Physicians, Mental Health Specialists	P	P	P	P		B
621210	Offices of Dentists	P	P	P	P		B
621310	Offices of Chiropractors	P	P	P	P		B
621320	Offices of Optometrists	P	P	P	P		B
621330	Offices of Mental Health Practitioners (except Physicians)	P	P	P	P		B
621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists	P	P	P	P		B
621391	Offices of Podiatrists	P	P	P	P		B
621399	Offices of All Other Miscellaneous Health Practitioners	P	P	P	P		B
621511	Medical Laboratories			P			B
621512	Diagnostic Imaging Centers			P			
621610	Home Health Care Services			P			
<b>71</b>	<b>Arts, Entertainment, and Recreation</b>						
713940	Fitness and Recreational Sports Centers	P	P				
<b>72</b>	<b>Accommodation and Food Services</b>						
721110	Hotels and Motels (not less than 100 sleeping units)		P				
722320	Caterers	C <sup>1</sup>	P <sup>1</sup>	P <sup>2</sup>			
722410	Drinking Places (Alcoholic Beverages)	C <sup>1</sup>	P <sup>1</sup>	P <sup>2</sup>			
722511	Full-Service Restaurants	C <sup>1</sup>	P <sup>1</sup>	P <sup>2</sup>			
722513	Limited-Service Restaurants	C <sup>1</sup>	P <sup>1</sup>	P <sup>2</sup>			
722514	Cafeterias, Grill Buffets, and Buffets	C <sup>1</sup>	P <sup>1</sup>	P <sup>2</sup>			
722515	Snack and Nonalcoholic Beverage Bars	C <sup>1</sup>	P <sup>1</sup>	P <sup>2</sup>			
<sup>1</sup> Indoor eating and drinking establishments providing that when the same are in a strip shopping center or other shopping center, that they be physically annexed to the shopping center or strip shopping center use.							
<sup>2</sup> Indoor eating establishments such as cafes, coffee shops, cafeterias, restaurants providing that such uses are ancillary to and contained in the same building as a principal use.							
<b>81</b>	<b>Other Services (except Public Administration)</b>						
811212	Computer and Office Machine Repair and Maintenance	P	P	P			A
811213	Communication Equipment Repair and Maintenance	P	P	P			A
811219	Other Electronic and Precision	P	P	P			A



WEST LONG BRANCH CODE

NAICS CODE**	2012 NAICS TITLE	ZONE					Use Group
		N C	HC	OP	RP	I	
	Equipment Repair and Maintenance						
811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	P	P	P			A
811411	Home and Garden Equipment Repair and Maintenance	P	P	P			A
811412	Appliance Repair and Maintenance	P	P	P			A
811420	Reupholstery and Furniture Repair	P	P	P			A
811430	Footwear and Leather Goods Repair	P	P	P			A
811490	Other Personal and Household Goods Repair and Maintenance	P	P	P			A
812111	Barber Shops	P	P	P			A
812112	Beauty Salons	P	P	P			A
812113	Nail Salons	P	P	P			A
812210	Funeral Homes and Funeral Services	P					
812310	Coin-Operated Laundries and Drycleaners	P	P	P			
812320	Dry Cleaning and Laundry Services (except Coin-Operated)	P	P	P			
813910	Business Associations			p			
813920	Professional Organizations			P			
<b>92</b>	<b>Public Administration</b>						
921110	Executive Offices	P	P	P	P		C
921130	Public Finance Activities	P	P	P	P		B
921140	Executive and Legislative Offices, Combined	P	P	P	P		C
926130	Regulation and Administration of Communications, Electric, Gas, and Other Utilities	P	P	P			
<b>Other Permitted or Conditional Uses (non-NAICS)</b>							
	Home professional offices occupied by the owner of a legal residence, excluding a clinic, in accordance with subsection 18-6.6e of the Chapter and other general provisions of this Chapter				C		
	Buildings and structures necessary for the use and operation of an institution of learning on the elementary or secondary school level conditioned upon the following listed in subsection 18-4.4c.2.	C					
	Retail shopping center consisting of a group of stores contained within a single building which shall be deemed as a single unit for the purpose of this Chapter.	P	P	P			

ZONING

NAICS CODE**	2012 NAICS TITLE	ZONE					Use Group
		N C	HC	OP	RP	I	
	Planned commercial developments shall be permitted on tracts of 30 acres or greater. Within such developments, more than one building may be permitted on the tract provided that such buildings within the tract are not less than 10,000 square feet in area, have access from a common internal roadway with cross access easements and such other covenants as may be required to provide for permanent access and parking for all uses on the tract and meet all other yard, buffer and setback requirements as set forth in accordance with the requirements of this Chapter.			P			

(\*) Key:

P = Permitted use

C = Conditionally permitted use

Use Groups

A = General Retail and Services

B = Financial Institutions and Medical Offices

C = General Offices

\*\* Definitions for the NAICS Code are located at <http://www.naics.com>

ZONING  
18 Attachment 2

**BOROUGH OF WEST LONG BRANCH  
SCHEDULE OF AREA, YARD, BUILDING (BULK) AND UNIT REQUIREMENTS  
(Section 18-5.1)**

[Amended 12-1-2021 by Ord. No. O-21-17]

ZONE CATEGORY	PERMITTED USES	MAXIMUM DENSITY (1) DU per ACRE (1)	MINIMUM LOT SIZE				MINIMUM YARD REQUIREMENTS PRINCIPAL BUILDING				PERCENT OF MAXIMUM LOT COVERAGE OF BUILDINGS (2)	PERCENT OF MAXIMUM IMPERVIOUS SURFACE COVERAGE OF LOT (7)	MAXIMUM HEIGHT	
			AREA (square feet)	WIDTH (square feet)	FRONT (feet)	REAR (feet)	ONE SIDE (feet)	BOTH SIDES (feet)	Stories	PRINCIPAL BUILDING (feet)			ACCESSORY BUILDING (feet)	
														AREA (square feet)
RESIDENTIAL R-22	One-Family Dwellings		22,500	150	35	35	35	20	50	23%	30%	2 1/2	35	15
RESIDENTIAL R-15	One-Family Dwellings		15,000	100	35	25	10	30	25%	38%		2 1/2	30	15
RESIDENTIAL R-10	One-Family Dwellings	8	10,000	100	35	25	10	30	30%	40%		2 1/2	30	15
SENIOR HOUSING SH	Age Restricted Dwellings (3)	8	5 acres	300	75	100	50	100	100	25%	50%	3	35	15
MULTI-FAMILY MF	Multi-Family Dwellings	8	2 acres	250	75	75	75	75	150	25%	50%	2 1/2	35	15
MULTI-FAMILY MF-1	Multi-Family Dwellings	(4)	10 acres	500	50	(5)	(5)	(5)	(5)	30%	50%	3	2 stories - 37 (6) 3 stories - 48 (6)	30
RESIDENTIAL / PROFESSIONAL RP	Uses as set forth in Section 18-4.2.		22,500	150	35	35	20	50	50	30%	50%	2	30	15
INSTITUTIONAL I	Uses as set forth in Section 18-4.3		5 acres	300	70	70	40	100	100	30%	50%	2	35	15
NEIGHBORHOOD / COMMERCIAL N / C	Uses as set forth in Section 18-4.4		22,500	150	35	20	10	25	25	30%	65%	2	30	15
HIGHWAY / COMMERCIAL HC	Uses as set forth in Section 18-4.5		5 acres	300	150	70	25	50	50	30%	65%	2	30	15
OFFICE / PROFESSIONAL OP	Uses as set forth in Section 18-4.10		10 acres	500	100	70	75	150	150	30%	65%	3	40	15
SENIOR HOUSING OVERLAY SH - 1 (10)	Age Restricted Dwellings (3)	10	5 acres	300	75	100	50	100	100	25%	50%	3	35	15
MULTI-FAMILY-2 OVERLAY HC / MF-2 (10)	Highway Commercial / Multi-Family Dwellings	10	18 acres	500	100	50	50	100	100	30%	50%	2	30	25
MULTI-FAMILY-3 OVERLAY HC / MF-3 (8) (10)	Highway Commercial / Multi-Family Dwellings	10	10 acres	300	100	50	50	100	100	30%	50%	2	30	25
MULTI-FAMILY-4 OVERLAY RP / MF-4 (9) (10)	Residential Professional / Multi-Family Dwellings	8	3.5 acres	300	100	50	50 (11)	100 (11)	100 (11)	30%	50%	2	30	15

*Standards Apply to Professional Uses Only Appearing Immediately Above this Statement  
For Residential Uses, see Subsection 18-4.2a2.*

POPULATION

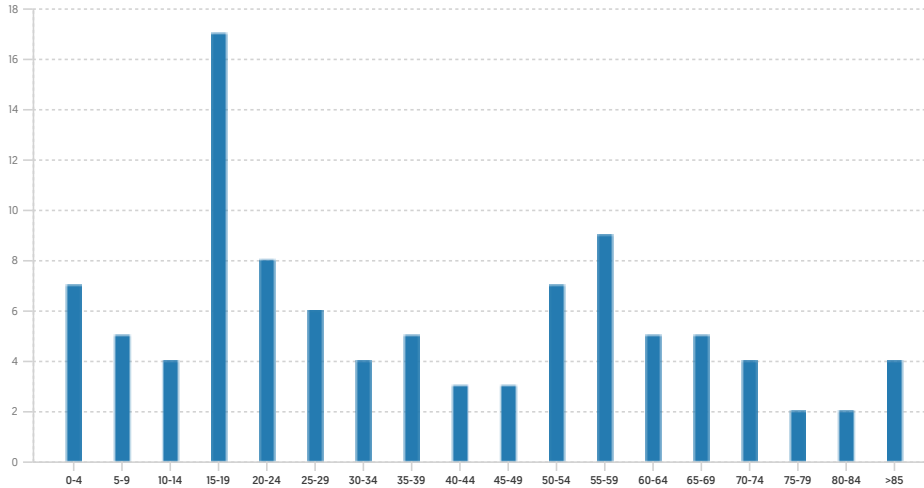
SUMMARY

Estimated Population	8,470
Population Growth (since 2010)	-11.2%
Population Density (ppl / mile)	2,929
Median Age	34.3

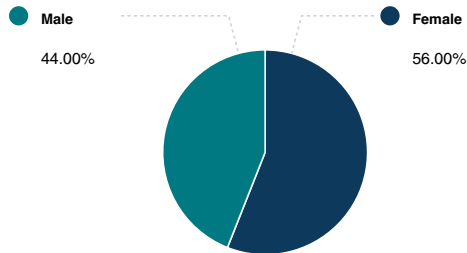
HOUSEHOLD

Number of Households	2,858
Household Size (ppl)	3
Households w/ Children	1,609

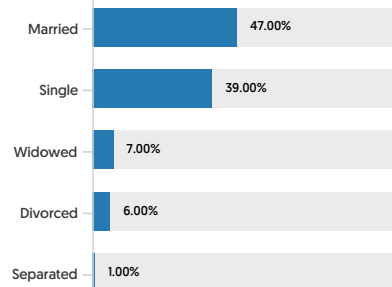
AGE



GENDER



MARITAL STATUS



HOUSING

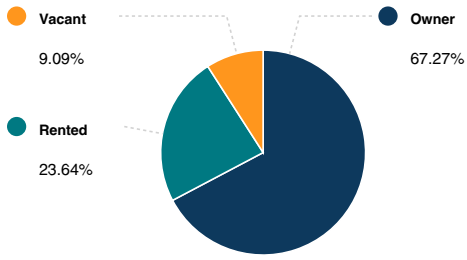
SUMMARY

Median Home Sale Price	\$483,300
Median Year Built	1962

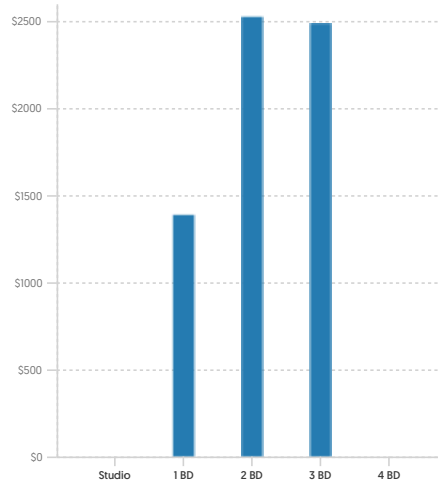
STABILITY

Annual Residential Turnover	13.42%
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### OCCUPANCY



### FAIR MARKET RENTS (COUNTY)

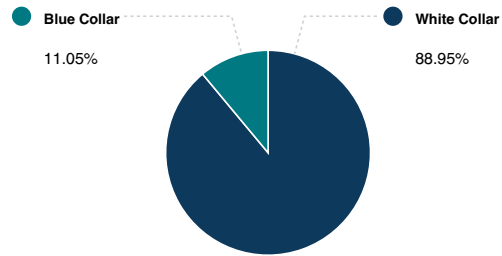


### QUALITY OF LIFE

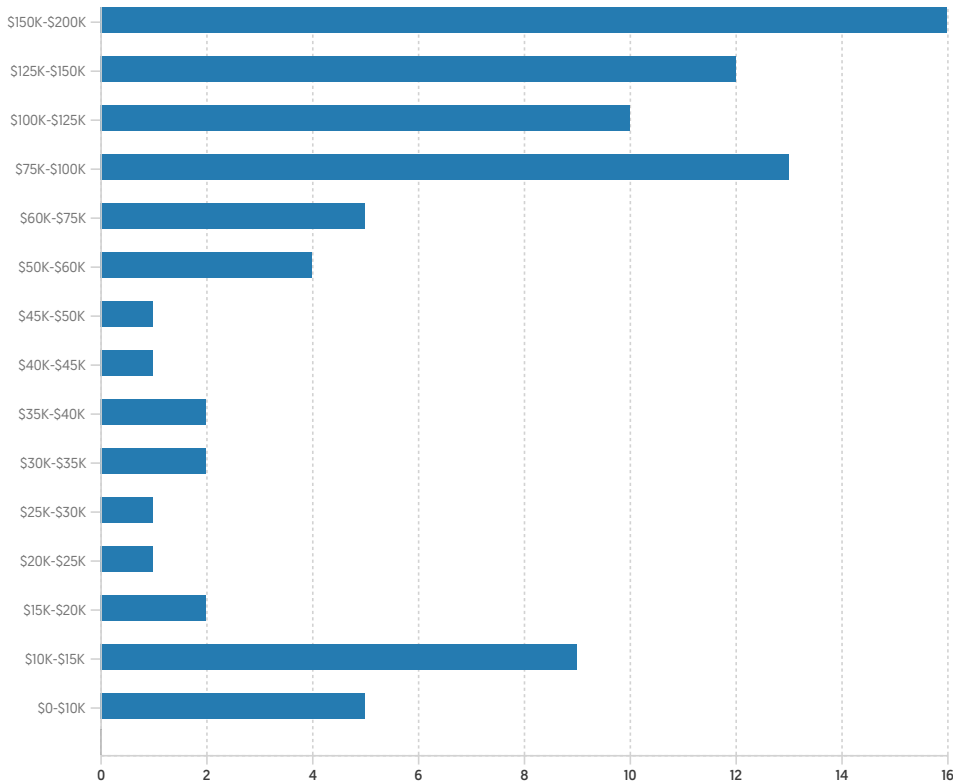
#### WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	292
Manufacturing	275
Transportation and Communications	106
Wholesale Trade	148
Retail Trade	526
Finance, Insurance and Real Estate	306
Services	1,387
Public Administration	316
Unclassified	

#### WORKFORCE



### HOUSEHOLD INCOME

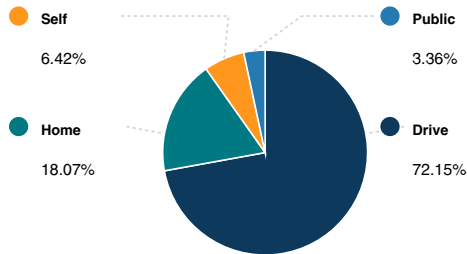


Average Household Income **\$107,059**

Average Per Capita Income **\$45,916**



COMMUTE METHOD



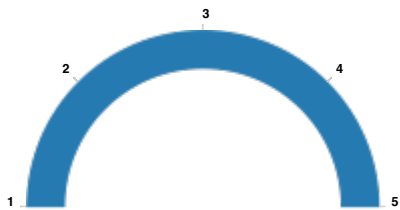
Median Travel Time **29 min**

WEATHER

January High Temp (avg °F)	<b>41.2</b>
January Low Temp (avg °F)	<b>23.9</b>
July High Temp (avg °F)	<b>82.7</b>
July Low Temp (avg °F)	<b>66.1</b>
Annual Precipitation (inches)	<b>48.66</b>

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	<b>33</b>
Some High School	<b>442</b>
High School Graduate	<b>1,090</b>
Some College	<b>972</b>
Associate Degree	<b>280</b>
Bachelor's Degree	<b>1,792</b>
Graduate Degree	<b>754</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)
Frank Antonides School	<b>0.6</b>	<b>5th-8th</b>	<b>214</b>	<b>7</b>	<b>9/10</b>
Betty Mcelmon Elementary School	<b>0.61</b>	<b>Pre-K-4th</b>	<b>330</b>	<b>11</b>	<b>6/10</b>

Community Rating (2)

Frank Antonides School	
Betty Mcelmon Elementary School	<b>5</b>

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Shore Regional High School	<b>0.48</b>	<b>9th-12th</b>	<b>613</b>	<b>11</b>	<b>5/10</b>
Frank Antonides School	<b>0.6</b>	<b>5th-8th</b>	<b>214</b>	<b>7</b>	<b>9/10</b>

Community Rating (2)

Shore Regional High School	
Frank Antonides School	

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Bet Yaakov Of The Jersey Shore	<b>0.92</b>	<b>Pre-K-11th</b>	<b>184</b>		

(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
Alba Corp	868 Broadway	(732) 571-7800	0.21	Pizza Restaurants
Brother's Pizza	868 Broadway	(732) 571-7800	0.21	Pizzeria, Independent
Nino's Bakery Inc	46 Oceanport Ave	(732) 263-9433	0.27	Retail Bakeries
Neamoni, Inc	71 Oceanport Ave	(732) 229-0286	0.3	Drinking Places
My Way B&G, Inc	823 Broadway	(732) 229-2923	0.32	Saloon
Busybee Roaster Coffee Shop LLC	71 State Route 36	(732) 483-6370	0.32	Coffee Shop
Rodeio Grill	78 Oceanport Ave	(732) 571-4800	0.35	Grills (Eating Places)
Gs Restaurants Corp	104 Myrtle Ave	(732) 229-5566	0.42	American Restaurant
Salad Shack LLC	138 Myrtle Ave	(732) 963-9268	0.45	Restaurant, Family: Independent
Azul Tequila Mexican Restaurant LLC	680 Broadway	(732) 483-6411	0.46	Mexican Restaurant

**SHOPPING**

	Address	Phone #	Distance	Description
Quick Chek Corporation	868 Broadway	(732) 870-9801	0.21	Convenience Stores
Architectural Building Components, Inc	700 Joline Ave	(201) 996-1700	0.46	Door And Window Products
Rook Coffee	700 Joline Ave	(732) 229-7665	0.46	Coffee
Builders' General Supply Co. Toms River Inc.	659 Broadway	(732) 443-8800	0.49	Lumber Products
MI Siding E Roofing	644 Gerard Ave	(732) 337-6729	0.61	Siding
Long Branch Grocery LLC	593 Broadway	(732) 795-3792	0.65	Grocery Stores, Independent
Regaligifts.com	569 Broadway	(732) 299-6955	0.72	Department Stores
Saker Shoprites, Inc.	State Route 36 & Route 71	(732) 542-5222	0.76	Supermarkets, Chain
Pop's Butcher Shop	175 Monmouth Rd Ste 7	(732) 571-7677	0.76	Meat Markets, Including Freezer Provisioners
Branch Long Convenience Stores	532 Broadway Ste 1	(732) 222-4488	0.8	Convenience Stores, Chain