

#4328 ~ Vacant Land

**1251 W. Park Avenue & Green Grove Road
Ocean, NJ 07712**

Land

**Block: 1.21
Lot: 26, 27**

Land Size: 2.74 Acres

Tax Information

Land Assessment:	\$ 522,300.
Improvement Assessment:	\$ 0.
Total Assessment:	\$ 522,300.

Taxes:	\$ 7,986.
Tax Year:	2023
Tax Rate:	1.469/\$100
Equalization Ratio:	91.46%
Updated:	04/02/2024

**Zoning: R-1 PAC ~ Low Density Single-Family Residential Zone
Planned Adult Community Zone**

Remarks: Bring Your Plans for Your Dream Home! 2.74 Acres of Prime Vacant Land Consisting of Two Adjacent Lots Sold as a Package. Located in a Developed Residential Area on the Corner of West Park Avenue and Green Grove Road. Close to Shopping, Restaurants, Houses of Worship and Major Highways. Approximately One Mile to Jersey Shore Beaches. Easy Access to Highway 18, 35, 36 and the Garden State Parkway.

Price: \$ 462,500. ~ Sale

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

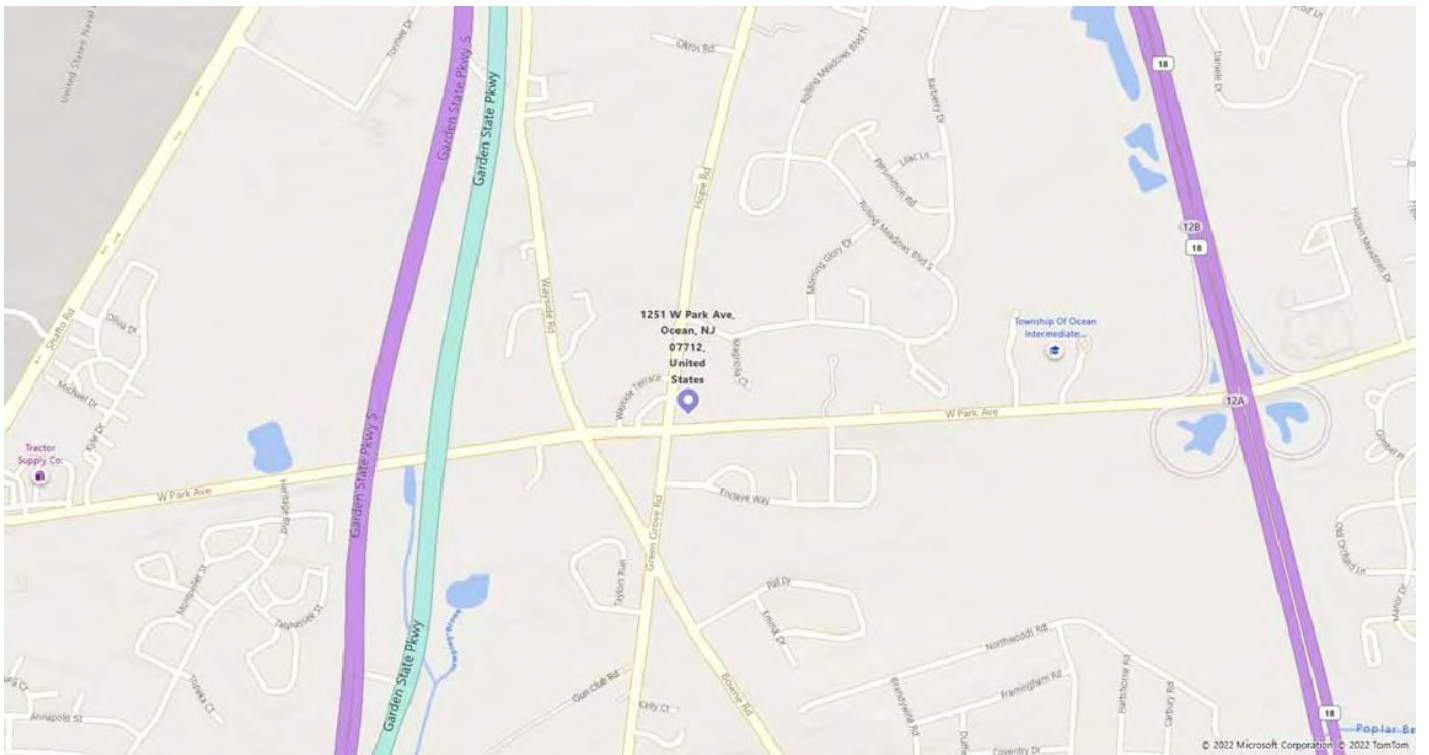
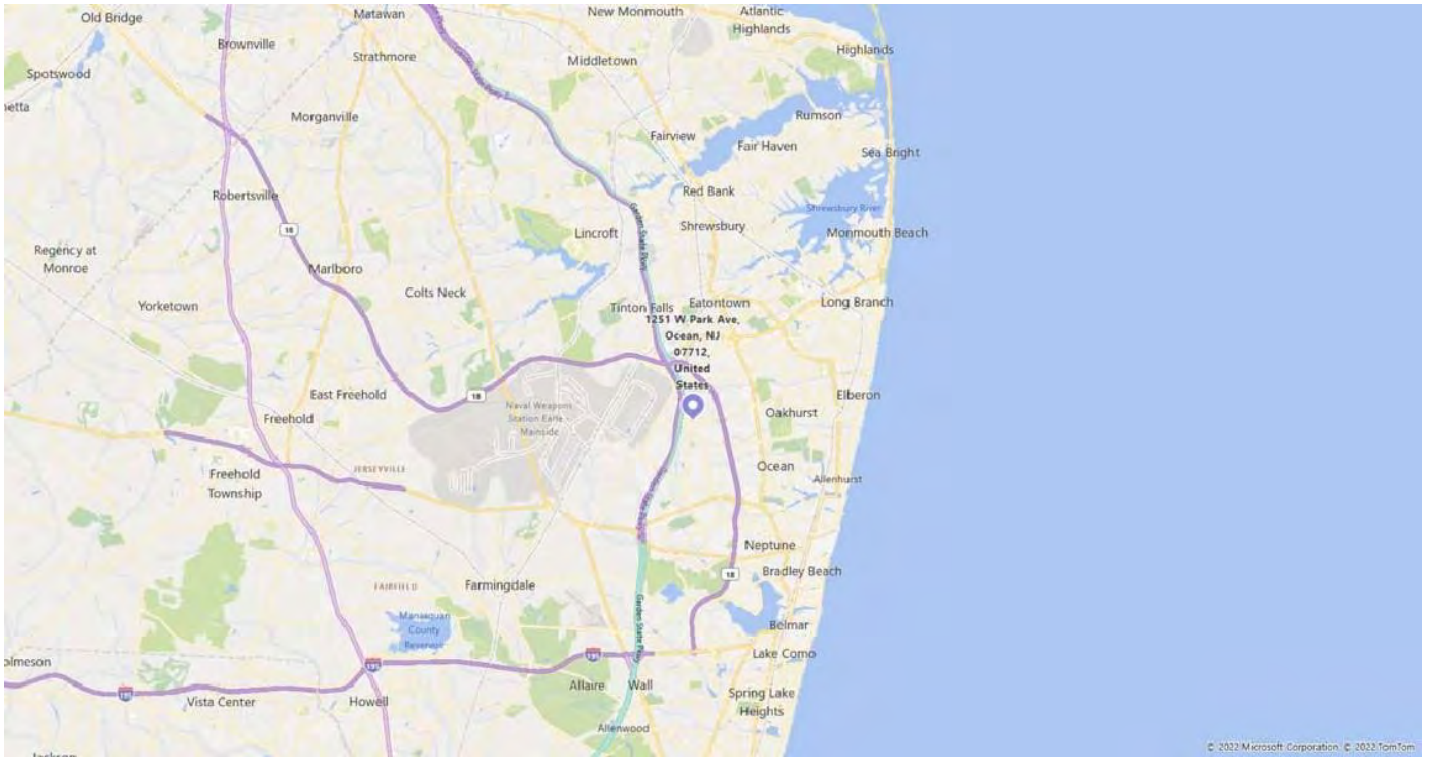
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4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com



- Road Centerlines
- Parcels (cadastral non-survey)



— Road Centerlines



WETLANDS MAP



— Road Centerlines

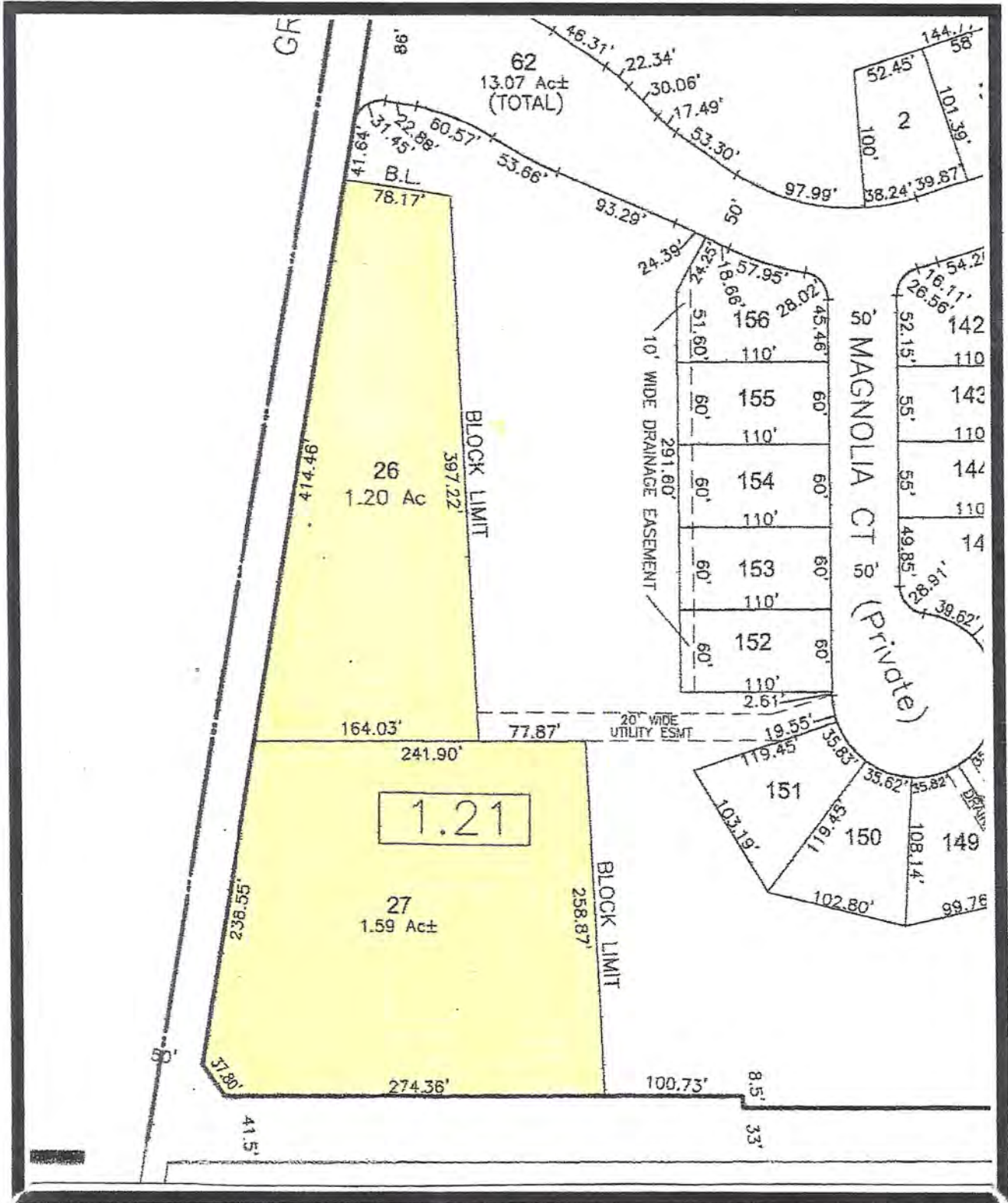
▭ Parcels (cadastral non-survey)

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

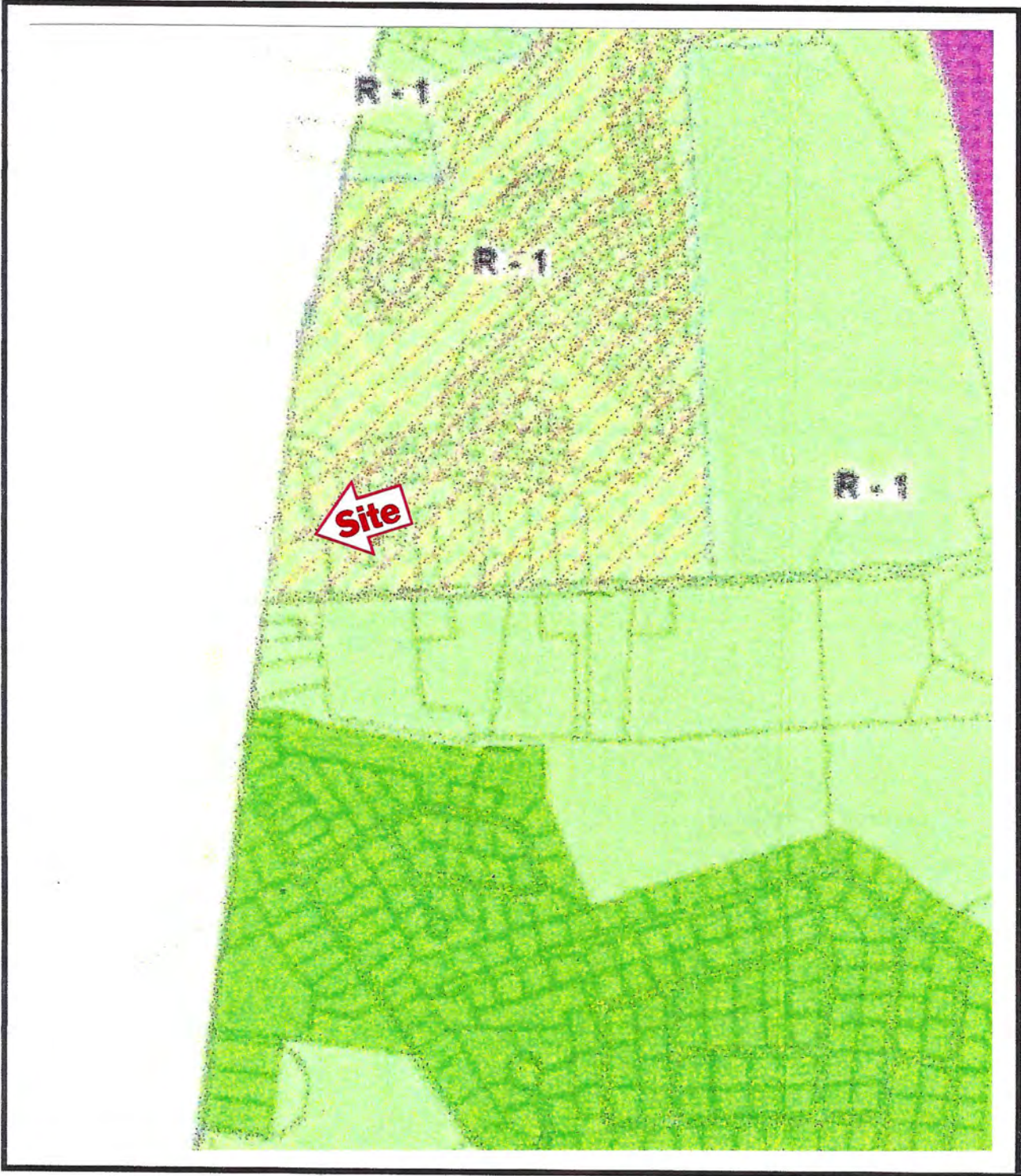
■ DECIDUOUS SCRUB/SHRUB WETLANDS

■ DECIDUOUS WOODED WETLANDS

Tax Map Location



Zoning Map



inhabitants the refreshment of repose and the tranquility of solitude. The Township of Ocean possesses these goals and, by the regulation herein contained, implements them in a manner which bears a reasonable relationship to the problem sought to be ameliorated. That problem is the use and occupancy of single-family dwellings interspersed among the residential neighborhoods of the community, by groups of individuals whose living arrangements, although temporarily in the same dwelling unit, are transient in nature and do not possess the elements of stability and permanency which have long been associated with single family occupancy. Such living arrangements are not compatible with the family style living sought to be preserved. Such occupancies are in the nature of rooming houses, boarding homes, hotels, motels, and the like. Such uses do not meet the definition of family as contained in this subsection and are prohibited in detached dwellings in all residential zones. This subsection provides zoning classifications which allow for ample apartment and townhouse uses, and there are presently many such uses in existence through the Township. Ample housing exists within the Township of Ocean for those who choose to live under arrangements which do not meet the definition of family as provided in this subsection.

§ 21-22. R-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL ZONE.

[Adopted 1-8-1992 by Ord. No. 1564]

The purpose of the R-1 Residential Zone is to provide for and protect the character of the existing low density residential areas. The provisions and regulations set forth herein encourage the future development and maintenance of this area as a residential area for strictly residential purposes by prohibiting commercial development or conversions to commercial or multifamily housing.

§ 21-22.1. Permitted Uses.

[Adopted 1-8-1992 by Ord. No. 1564]

A building may be erected, altered, or used and a lot or premises may be occupied and used for any of the following purposes:

- a. Principal permitted uses and structures.
 1. Single family residential dwellings within a non-cluster or a cluster development.
 2. Family day care home.
[Added 8-21-1996 by Ord. No. 1746]
- b. Accessory buildings not to exceed 15 feet in height, structures and uses including:
[Amended 9-18-1996 by Ord. No. 1748]
 1. Private garage, not to exceed two spaces.
 2. Buildings for tools and equipment used for maintenance of the grounds, and greenhouses for hobby use.
 3. Private swimming pools and tennis courts.
 4. Signs, subject to the special conditions of this chapter.
 5. Fences and hedges subject to the special conditions of this chapter.
 6. Decks and open porches.
 7. Other customary accessory uses and structures which are clearly incidental to the principal structure and use.
- c. The following uses are permitted subject to approval of the Planning Board and the special conditions of this chapter.
 1. Government buildings and services which are necessary to the health, safety, convenience, and general welfare of the inhabitants of the municipality. This category shall include volunteer fire companies and first aid squads.
 2. Public utility installations.
 3. House of Worship.
[Amended 6-16-2008 by Ord. No. 2103]
 4. Public and parochial schools.
 5. Farms.
[Amended 8-21-1996 by Ord. No. 1746]
 6. Satellite antenna dishes greater than one meter in diameter.
[Amended 8-21-1996 by Ord. No. 1746]
 7. Golf course/country clubs.
[Added 8-14-2002 by Ord. No. 1936]

8. Rehabilitation and vocational training center for the physically and/or neurologically disabled.
[Added 11-9-2009 by Ord. No. 2140]

§ 21-22.2. Development Standards.

[Adopted 1-8-1992 by Ord. No. 1564]

The R-1 Residential Zone specified herewith shall be occupied only as indicated below and in the Schedule which is attached to this chapter:

a. Single-Family (Non-Cluster).

1. Principal buildings.

- (a) Minimum lot size : 40,000 square feet.
- (b) Minimum lot width: 150 feet.
- (c) Minimum lot depth: 150 feet.
- (d) Minimum front yard setback (measured from the future street R.O.W.) : 50 feet.
- (e) Minimum side yard setback : 20 feet.
- (f) Minimum both side yard setbacks : 40 feet.
- (g) Minimum rear yard setback : 40 feet.
- (h) Minimum gross floor area.

Two story dwellings:

First floor minimum: 1,400 square feet.

Overall minimum: 2,700 square feet.

One and one-half story dwellings:

First floor minimum: 1,600 square feet.

Overall minimum: 2,500 square feet.

Single story dwellings: 2,300 square feet.

- (i) Maximum lot coverage.
 - building: 20% of buildable lot area
 - impervious: 75% of buildable lot area
- (j) Maximum building height: 35 feet.
[Amended 6-18-1997 by Ord. No. 1774]
- (k) Maximum stories: two stories above grade.
[Added 6-18-1997 by Ord. No. 1774]

2. Accessory buildings, structures and uses.

- (a) More than one accessory building may be permitted on a lot. One accessory building may be permitted for which the side and rear yard setback requirements shall be no less than five feet, provided that it does not exceed 10 feet in height or 150 square feet in area, and is not attached to or within 10 feet of the principal building. All additional accessory buildings shall conform to the minimum setback requirements of the principal building.
- (b) Accessory structures, other than buildings, intended for use or occupancy and located on or above ground, including swimming pools, tennis courts, patios, and decks or porches three feet in height or less, must maintain the required front yard setback of the principal building and a minimum 10 feet setback from side and rear property lines. Decks which exceed three feet in height must maintain the required side yard setback and may extend no more than 20 feet beyond the required rear yard setback line provided no point of the deck floor exceeds a height of seven feet above finished grade. Any deck which exceeds three feet in height and is located within the required rear yard shall have its base screened by either lattice or landscaping or a combination of the two.

Fiberglass push up masts to support amateur radio wire antennas are permitted to a maximum height of 38 feet and a minimum height of 10 feet for the wire antenna. The masts must maintain the required front yard setback of the principal building and a minimum 10 feet setback from side and rear property lines. In addition, the wire antenna is limited to a maximum of 12 gauge. Further, the fiberglass mast is limited to a maximum weight of 20

pounds and low visibility non-glossy colors such as gray, black and green. Antenna masts should be located where existing trees can provide visual masking, except where those locations would degrade antenna performance. All transmission lines from the antennas shall be protected by grounded lightning surge protectors that meets or exceeds UL Spec 497, Protector for Communications Circuitry. Not addressed by this subsection are metal towers.

All other accessory structures must maintain the required front, side and rear yard setbacks of the principal building. Fences are specifically not covered by this restriction and are governed elsewhere in this chapter. [Amended 6-18-1997 by Ord. No. 1774, 8-6-1997 by Ord. No. 1776, 8-13-2014 by Ord. No. 2228]

b. Single-Family (Cluster).

1. General requirements and provisions for cluster residential development.

The purpose of this subsection is to provide a method of development for residential land which will nevertheless preserve desirable open spaces, including floodplain areas, recreation and park areas and lands for other public purposes, by reducing the lot sizes without increasing the number of lots permitted.

- (a) A cluster residential development for single-family dwelling purposes shall occupy 20 acres or more and shall be a permitted use at the discretion of the Planning Board in any single-family zone. Adjacent properties may be added on to and incorporated into an existing cluster subdivision provided they are integrated with the existing cluster subdivision via common access and the area dedicated for common use meets the requirements for the overall subdivision. Where adjacent properties in a residential zone have already been developed in accordance with the cluster area requirements for the residential zone, and the proposed subdivision is not integrated into the existing cluster subdivision, the 20 acre minimum requirement shall be reduced to 10 acres and five acre dedication may be reduced to three acres, provided that the Planning Board determines that the additional cluster use is not detrimental to the intent and purpose of this zone or the surrounding existing residential uses.

A single cluster residential development may be permitted on a single tract which is located in more than one residential zone provided that cluster residential development is permitted in each of the zones and provided that all lots conform to the requirements of the individual zone in which they are located. In such instances, density shall be calculated separately for the portion of the tract in each separate zone.

[Amended 2-19-1997 by Ord. No. 1764]

- (b) The proposed development shall follow all applicable procedures, standards and requirements of the ordinance governing the subdivision of land.
- (c) There shall be dedicated for common use a minimum 25% of the gross acreage in the cluster subdivision. This percentage shall not include streets. Of the area dedicated for common use, a minimum of 50% or five acres, whichever is greater, shall be a contiguous, usable area as determined by the Municipal Agency, and be free of environmental constraints such as wetlands, floodplain, floodway, flood hazard area, or slopes with gradients over 15%. In no event shall the area to be dedicated for common use be fragmented into small, unusable parcels except to conserve critical environmental areas. The Municipal Agency shall, prior to reaching its determination, confer with other interested municipal agencies as to the advisability of accepting the lands to be dedicated, and their use.
- [Amended 1-5-1994 by Ord. No. 1675]
- (d) At the discretion of the Planning Board, the subdivider may be allowed to reduce the minimum lot frontage, minimum lot width, minimum lot depth, and minimum lot area in accordance with the provisions of this section.
- (e) A portion of the land to be donated for public purposes shall be at least a usable, single, five acre tract.
- (f) All lands within the subdivision other than streets and building lots shall be under the ownership of a legally created nonprofit homeowners' association which shall run with the land and be included in the deed according to State Statutes, or shall be deeded to the municipality for public purposes. The Planning Board at its discretion may choose which method is to be used and which lands are to be so dedicated.
- (g) Lands to be deeded for public purposes shall be located, shaped, improved and developed as required by the Planning Board which shall consider the suitability, physical condition, and location of the lands in regard to its proposed uses and to the needs of the municipality in reaching its determination.
- (h) Should the subdivision consist of a number of development stages, the Planning Board may require that acreage and improvements proportionate in size to the stage being considered for final approval be donated to the municipality simultaneously with the granting of final subdivision approval for the particular stage even though these lands may be located in a different section of the overall development.
- (i) The Planning Board shall state the specific use or range of uses for which the donated public lands will be used, and this shall be included in the resolution approving the subdivision.

2. Principal buildings.

- (a) Minimum lot size: 30,000 square feet.

- (b) Minimum lot width: 125 feet (interior lot).
- 150 feet (corner lot).
 - (c) Minimum lot depth: 150 feet.
 - (d) Minimum front yard setback (measured from the future street R.O.W.): 50 feet.
 - (e) Minimum side yard setback: 20 feet.
 - (f) Minimum both side yard setbacks : 40 feet.
 - (g) Minimum rear yard setback : 40 feet.
 - (h) Minimum gross floor area.
 - (1) Two story dwellings:
 - First floor minimum: 1,200 square feet
 - Overall minimum: 2,400 square feet
 - (2) One and one-half story dwellings:
 - First floor minimum: 1,300 square feet
 - Overall minimum: 2,300 square feet
 - (3) Single story dwellings: 2,000 square feet.
 - (i) Maximum lot coverage.
 - building: 20% of buildable lot area
 - impervious: 75% of buildable lot area
 - (j) Maximum density: 1.0 units per acre of total lot area.
[Amended 1-5-1994 by Ord. No. 1657]
 - (k) Maximum building height: 35 feet.
[Amended 6-18-1997 by Ord. No. 1774]
 - (l) Maximum stories: two stories above grade.
[Added 6-18-1997 by Ord. No. 1774]
3. Accessory buildings and uses. All accessory buildings and uses in a cluster arrangement shall conform to the development standards of accessory buildings and uses in the non-cluster arrangement.

§ 21-22.3. Other Provisions and Requirements.

[Adopted 1-8-1992 by Ord. No. 1564]

- a. Off-street parking is required subject to the requirements of this chapter.
- b. Landscaping is required subject to requirements of this chapter.
- c. No more than 24 inches of unfinished foundation shall be exposed above ground in the front of any building and no more than 42 inches of unfinished foundation shall be exposed above ground in the architectural rear of any building.
[Added 6-18-1997 by Ord. No. 1774, amended 8-6-1997 by Ord. No. 1776]

§ 21-22.4. Planned Adult Community (PAC) Development Option.

[Added 9-21-1994 by Ord. No. 1679]

The PAC Option shall be applied in only those areas of the R-1 Zone which are specified on the Official Zoning Map of the Township of Ocean. It is the purpose of the PAC option to provide an alternative form of "housing for older persons," not otherwise available within the Township, while not adversely impacting or overburdening the local street system, the school system, the sanitary sewerage system and other community services and facilities.

- a. A Planned Adult Community Option shall be permitted only if:
 - 1. Adequate sewers are available, or are to be made available by the applicant, to serve the proposed development; and
 - 2. West Park Avenue east of Green Grove Road and west of Route 18, and Green Grove Road for its entire length within the Township are improved sufficiently to accommodate traffic from the development, to the satisfaction of the

Planning Board, or are to be improved to the satisfaction of the Planning Board by the applicant.

- b. In the event that the applicant elects to develop the property as a Planned Adult Community, the following shall apply:
1. The gross residential density shall not exceed 2.5 dwelling units per acre of gross lot area, but in no case shall the total number of units in any PAC exceed 370. Gross residential density shall be the total number of dwelling units divided by the gross lot area of the entire Planned Adult Community development parcel.
 2. The developer shall reserve no less than 25% of the site for recreation and open space purposes. A minimum of five contiguous acres of usable land, not a part of any floodplain, freshwater wetlands area or freshwater wetlands area buffer, shall be reserved for recreation and open space purposes. This land may be utilized for the provision of "facilities and services specifically designed to meet the physical or social needs of older persons" as required for a PAC. The location shall be approved by the Planning Board. Title to all reserved or common land shall be held in fee simple by the Homeowners' association, except that the municipality may elect to have certain areas dedicated to the municipality.
 3. A Homeowners' association shall be required to be established by a Master Deed. Said deed shall require that the Homeowners' association establish and maintain "significant facilities and services specifically designed to meet the physical or social needs of older persons" as required by the Federal Fair Housing Act. No more than 25% of the units in a PAC shall be occupied prior to these facilities being fully constructed and operational. Such facilities shall include:
 - (a) A community clubhouse. Facilities within the clubhouse shall include an all purpose room, a commercial style kitchen, rest rooms and other such accommodations proposed by the applicant and deemed appropriate by the Planning Board. The minimum area of such facilities, as measured from the inside of the building walls, shall be 25 square feet per dwelling unit or 9,000 square feet, whichever is greater.
[Amended 12-3-1997 by Ord. No. 1786]
 - (b) A swimming pool, not less than 3,000 square feet in area, of which a minimum of 50% shall be four feet deep or less.
[Amended 2-19-1997 by Ord. No. 1764]
 - (c) Additional outdoor recreation facilities, such as a putting green, bocce courts, tennis courts, etc., geared towards senior citizens shall also be provided. Any outdoor recreation facility shall be utilized only by residents of the PAC or their guests, and shall not be available for use by the general public.
[Amended 2-19-1997 by Ord. No. 1764]
 - (d) Transportation amenities, such as sheltered bus stops, or other facilities geared specifically for senior citizens shall also be provided if required by the Planning Board.
 - (e) Parking for the above facilities in the amount of one parking space for each 100 square feet of building area.
 - (f) Parking of recreational vehicles or boats shall be prohibited anywhere within a Planned Adult Community. Recreational vehicles, for the purpose of this requirement, shall mean any: truck or van which has an overall length, bumper to bumper, of more than 20 feet; any motor home; vehicle or structure designed and constructed in such manner as will permit occupancy thereof as sleeping quarters for one or more persons; or trailer or camping "pop-up" trailer. In addition, the master deed shall require "that the owner of each individual unit be a member of the Homeowners' association, that all member households have at least one person who is minimum of 55 years of age or older, that all permanent occupants of any member housing unit be 18 years of age or older, and that no housing unit within the development have more than two bedrooms." The above restrictions shall also be a requirement of every deed for each individual parcel in the PAC.
[Amended 12-1-1999 by Ord. No. 1839, 1-10-2001 by Ord. No. 1875]
 4. A PAC shall be of a size not less than 50 acres.
 5. A PAC shall have a minimum frontage of 1,000 feet on Green Grove Road. Vehicular access shall be permitted from both Green Grove Road and West Park Avenue, provided that any access drive on West Park Avenue is a minimum of 750 feet from the intersection of West Park Avenue and Green Grove Road and provided there is a minimum of 600 feet of sight distance along West Park Avenue in either direction.
[Amended 2-19-1997 by Ord. No. 1764]
 6. Multiple road accesses from any PAC onto Green Grove Road shall be separated by at least 800 feet of frontage.
 7. (Reserved) [Deleted 12-3-1997 by Ord. No. 1786]
 8. Dwelling Units shall be detached single-family dwelling units or duplex units attached on a common lot line. No more than 50% of the total units shall be duplex units. The development shall utilize the following standards:
 - (a) Minimum setbacks from perimeter property lines:
 - Green Grove Road and West Park Avenue: 150 feet
 - Vacant parcels and existing single family residential property: 100 feet

All other developed property: 50 feet
[Amended 2-19-1997 by Ord. No. 1764]

- (b) Minimum lot area Single family: 5,500 square feet*

* The average lot area for all single-family dwellings shall not be less than 6,000 square feet and no more than 1/2 if the single-family dwellings shall be on lots of less than 6,000 square feet

Duplex: 5,000 square feet per unit

- (c) Minimum lot width: 50 feet.

- (d) Minimum lot depth: 100 feet
[Amended 12-3-1997 by Ord. No. 1786]

- (e) Minimum setbacks:

Front yard: 30 feet*.

One side yard:

Single family: five feet.

Duplex: zero feet.

Both side yards: 15 feet.

Rear yard: 25 feet*.

Notes:

* In order to promote a desirable visual environment through creative design techniques, where a minimum 100 square foot open front porch or open wraparound front porch is provided:

The front yard setback may be reduced to 25 feet;

For lots which back up to dedicated open space the rear yard setback may be reduced to 15 feet;

For lots which back up to other lots within the subdivision, the rear yard setback may be reduced to 15 feet provided the average distance between buildings is not less than 35 feet where buildings back up to one another, or 25 feet where the rear of a building faces the side of a building. The average distance shall be calculated by averaging the closest and farthest points between the two opposing facades as measured along lines drawn perpendicular to the common lot line.

[Amended 12-3-1997 by Ord. No. 1786]

- (f) Maximum lot coverage: 40% of total lot area.
[Amended 12-3-1997 by Ord. No. 1786]

- (g) Maximum building height:

1 Story above grade: 25 feet

2 Stories above grade: 30 feet

[Amended 12-3-1997 by Ord. No. 1786]

- (h) Other provisions.

- (1) In order to avoid a "cookie cutter" appearance to the PAC, lot widths and depths and building setbacks shall be varied. In this regard, the following criteria shall be followed:

(i) No more than two buildings in a row which front on the same street shall have the same architectural dimensions.

(ii) On all streets, except cul-de-sac bulbs and streets where the center line radius is less than 350 feet, one of the following measures shall be taken:

[a] No more than two lots in a row which front on the same street shall exist without a variation in lot width of at least 10 feet. Lot depths shall remain consistent for all lots facing the same street frontage on any block in order to avoid irregular rear lot lines, or;

[b] The plan shall provide for a variation in building side yard setbacks so that no more than three houses in a row which front on the same street shall exist without a minimum ten-foot difference in separation of the buildings. Lot depths shall remain relatively consistent for all lots facing the same street frontage on any block in order to avoid irregular rear lot lines. Where this provision is implemented, the applicant shall restrict additions to residences by both deed restriction and a provision in the bylaws of the homeowners' association. Such restriction shall become a condition of approval.

[Amended 2-19-1997 by Ord. No. 1764]

- (2) Architectural plans shall be submitted for all buildings or building types at the time of preliminary and final subdivision/site plan application. The purpose of requiring such plans is to insure the provision of a desirable visual environment as provided in the Municipal Land Use Law, and to insure that the development will comply with the floor plan requirements of this section. Architectural plans shall include floor plans and elevations indicating the styles, materials and colors of all proposed buildings or building types, including recreational buildings, maintenance buildings and residences. Building styles, materials and colors shall maintain a consistent theme throughout the PAC, but shall provide enough variety so as to avoid monotony. The Planning Board shall have the right to require the applicant to alter building styles, materials and/or colors in order to achieve the goal of a desirable visual environment.
- (3) A buffer, a minimum of fifty-foot wide, shall be placed along all perimeter property lines abutting existing single family residences, vacant parcels, Green Grove Road and West Park Avenue. This buffer shall include a berm a minimum of four feet high in addition to the required plantings. A minimum twenty-five-foot wide buffer shall be required on all other perimeter property lines. The buffer area shall include a substantial planting of evergreen trees, shrubs and deciduous trees, and may also include fencing. A substantial portion of the buffer shall consist of two rows of evergreen trees spaced 10 feet on centers, but in order to provide visual interest these rows shall be broken up with less formal plantings of evergreen and deciduous trees and shrubs. These buffer areas may be included in the calculation of 25% open space required above.
[Amended 2-19-1997 by Ord. No. 1764]
- (4) No accessory buildings or fencing shall be permitted on an individual homeowner's lot. Accessory buildings and fencing on common land shall conform to the height and setback requirements of accessory buildings in the R-4 Zone.
[Amended 12-1-1999 by Ord. No. 1839, 1-10-2001 by Ord. No. 1875]
- (5) Accessory structures, other than buildings, intended for use or occupancy and located on or above ground, including swimming pools, tennis courts, patios, and decks or porches less than three feet in height, must maintain the required front yard setback of the principal building and a minimum five feet setback from side and rear property lines. For lots abutting dedicated open space which is a minimum of 100 feet wide as measured perpendicular to the rear lot line of the subject lot, decks greater than three feet in height may maintain a minimum five-foot setback to the property line abutting open space lots. For all other lot lines, the setback of the deck shall be the greater of 10 feet or the required front, side, and rear yard setbacks of the principal building, except that stairs accessing such decks shall be permitted to be located a minimum of five feet from a side or rear lot line. All other accessory structures must maintain the required front, side, and rear yard setbacks of the principal building. Fences are specifically not covered by this restriction and are governed elsewhere in this chapter.
[Amended 8-13-2003 by Ord. No. 1961]
- (6) There shall be within each dwelling unit, adequate area for the temporary storage of recyclable materials, as required in this chapter.
- (7) Common areas of any tract utilized for a PAC which are not accepted by the Township shall be deeded to the above required homeowners' association for use, control, management and maintenance.
- (8) Every dwelling unit shall have a minimum of a one car garage, with a minimum 240 square feet of area. Such garage shall not be permitted to be converted to living space. All other off-street parking is required subject to the regulations of this chapter.
- (9) Landscaping is required as follows:
 - (i) All lawn areas shall consist of sod. All lawn areas and planting beds shall be sprinklered. In order to insure the consistent and continued operation of sprinkler systems, the maintenance and cost of operation (including water) of sprinkler systems shall be born by the Homeowners' association.
 - (ii) All other landscaping requirements shall be subject to the regulations of this chapter.
- (10) All internal and external improvements found necessary in the public interest, including but not limited to streets, driveways, parking areas, sidewalks, curbs, gutters, lighting, shade trees, water mains, water systems, culverts, storm sewers, sanitary sewers or other means of sewage disposal, drainage structures and the like, shall be installed in accordance with the standards set forth for major subdivisions of land. All street right-of-way widths shall not be less than 50 feet, and all curb to curb pavement widths shall not be less than 30 feet. No building permit shall be issued unless and until adequate performance guarantees of proper installation of such improvements shall have been posted in accordance with municipal ordinances.
- (11) Maintenance.
 - (i) All lands and structures not deeded to and accepted by the municipality shall be serviced and maintained by the Homeowners' association including but not limited to the maintenance of building exteriors and grounds, street maintenance, snow plowing and similar services.

- (ii) The above maintenance, including the maintenance of any property owned in fee simple by a homeowner, shall be subject to the provisions of Subsection 21-31.2b8(o)(17)(ii) through (viii). Any notices served in regard to failure to maintain property shall be served upon the Homeowners' association, and it shall be the responsibility of the Homeowners' association to cure said deficiencies or lack of maintenance.
- c. Common Ownership Areas. All areas put into common ownership for common use by all residents of the development shall be owned by a nonprofit homeowners' association in accordance with the provisions of Subsection **21-31.3**, Common Ownership Areas, for the R-3/PRD Zone.

§ 21-22.5. Planned Adult Community Development Option 2 (PAC-2 Overlay Option).

[Added 2-28-2001 as Single Family Court Chester Overlay Option by Ord. No. 1884, deleted 12-11-2002 by Ord. No. 1944, added 12-30-2014 by Ord. No. 2234]

The PAC-2 Overlay Option shall be applied only to those areas of the R-1 Zone that are specified in the Official Zoning Map of the Township of Ocean. The purpose of the PAC-2 Overlay Option is to provide a Planned Adult Community on an environmentally encumbered parcel of land in order to give recognition to the unique features of the overlay zone and to accommodate the provision of affordable housing off tract through a payment in lieu of constructing affordable units on-site.

- a. A Planned Adult Community Development Option 2 Development shall only be permitted if:
 - 1. Adequate public sewers are available, or are to be made available by the developer, to serve the proposed development; and,
 - 2. There shall be no more than one access drive to Green Grove Road., and only one emergency access to West Park Avenue.
- b. In the event that the applicant elects to develop the property as a PAC-2 Overlay Option, the following shall apply:
 - 1. Minimum area of the Planned Adult Community shall be 60 acres. The residential density shall not be exceed one dwelling unit per gross acre, but in no case shall the total number of units in the PAC-2 Overlay Option exceed 75 units.
 - 2. Any parcels within the PAC-2 Overlay Option zone that are not included as a part of a Planned Adult Community development shall be subject to the use and bulk requirements of the underlying R-1 Zone.
 - 3. A minimum of 50% of the total tract area shall remain as undeveloped open space. Required buffer areas shall be considered developed area, and shall not be considered as undeveloped open space.
 - 4. A minimum buffer, fifty-foot wide, shall be provided along all perimeter property lines. The buffer shall include a berm varying in height from two feet to five feet a solid screen of evergreen trees and shrubs, and a mixture of deciduous trees and shrubs. Where undisturbed natural vegetation exists, the Planning Board may waive the requirement for the berm in order to preserve the natural vegetation, but may still require supplementary vegetation to provide adequate screening. The applicant may also construct fencing in a buffer where deemed appropriate by the Planning Board, and the Planning Board reserves the right to require fencing in those locations where it deems such fencing to be necessary to provide adequate screening for adjacent residential properties.
 - 5. A Homeowner's Association shall be required to be established by a Master Deed. Said deed shall require that the Homeowner's Association operate and maintain recreation facilities and maintain all commonly owned or commonly utilized properties and/or improvements including, but not limited to, streets and circulation drives, curbs, walkways, parking areas, site lighting, storm drain collection and utility service systems, buffers, open spaces and stormwater management facilities. Recreational facilities shall be provided and shall be available only to members of the Homeowner's Association and their guests, and shall not be available for use to the general public. No more than 25% of the units in a development shall be occupied prior to these facilities being fully constructed and operational. Such facilities shall include:
 - (a) A community clubhouse. Facilities within the clubhouse shall include an all purpose room, a commercial style kitchen, rest rooms and other such accommodations proposed by the applicant and deemed appropriate by the Planning Board. The minimum area of such facilities, as measured from the inside of the building walls, shall be 3,000 square feet.
 - (b) A swimming pool, not less than 1,300 square feet in area.
 - (c) A minimum of one tennis court or other outdoor adult recreational facility.
 - (d) Parking for the above facilities in the amount of one parking space for each 200 square feet of building area.
 - (e) The Master Deed shall require that the owner of each individual unit be a member of the Homeowners' association.

LAND DEVELOPMENT ORDINANCE

21 Attachment 2

BULK REQUIREMENTS - RESIDENTIAL ZONES

ZONE	MINIMUM REQUIREMENTS										MAXIMUM PERMITTED			
	LOT AREA (Sq.Ft.)	LOT WIDTH	LOT DEPTH	PRINCIPAL			ACCESSORY		LOT COVERAGE		DENSITY DU/ACRE	HEIGHT/ STORIES		
				FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	BUILDING COVERAGE OF BLA*(1)	IMPERVIOUS COVERAGE OF BLA*(1)				
R-1	40,000	150'	150'	20'/40'	40'	(2)	(2)	(2)	20%	75%	NA	35/2		
R-1(Cluster)	30,000	125'(3)	150'	20'/40'	40'	(2)	(2)	(2)	20%	75%	1.0	35/2		
R-1T	40,000	150'	150'	20'/40'	40'	(2)	(2)	(2)	20%	75%	NA	35/2		
R-1T(Cluster)	22,500	125'(3)	150'	20'/40'	40'	(2)	(2)	(2)	20%	75%	1.0	35/2		
R-2	22,500	125'	125'	10'/30'	40'	(2)	(2)	(2)	22%	75%	NA	35/2		
R-2(Cluster)	16,875	120'	120'	10'/30'	40'	(2)	(2)	(2)	25%	75%	1.7	35/2		
R-2HD	9,750(10)	75'	130'(10)	10'	40'	(2)	(2)	(2)	38%	70%	2.1	35/2 whichever less		
R-3	18,750	125'	125'	10'/30'	40'	(2)	(2)	(2)	25%	80%	NA	35/2		
R-3(Cluster)	14,000	100'	125'	10'/30'	40'	(2)	(2)	(2)	25%	75%	2.0	35/2		
R-4	10,000	90'	100'	10'/25'	30'	(2)	(2)	(2)	27%	90%	NA	35/2		
R-4HO	10,000	90'	100'	10'/25'	30'	(2)	(2)	(2)	27%	90%	NA	35/2		
R-5	7,500	75'	100'	15%/30%	30'	(2)	(2)	(2)	35%	90%	NA	30/2		
R-6	5,000(4)	50'(4)	100'	5'/20%	30'	(2)	(2)	(2)	35%	90%	NA	30/2		
R-7	25 Acres	500'	500'	50'(5)	50'(5)	50'(5)	50'(5)	50'(5)	27%	60%	10	30/2 stories above grade, whichever less		
R-3/PRD(7)	35 Acres	750'	1,000'	100'(6)	100'(6)	100'(6)	100'(6)	100'(6)	27%	NA	See § 21-31.2	35/2 stories above grade, whichever less		

*To obtain buildable lot area use the following formula:
Buildable lot area = total lot area minus the required buffer, minus undeveloped wetlands or floodplains x 75%

TOWNSHIP OF OCEAN CODE

AR-3/PRD(8)	25 Acres	400'	1,000'	100'(6)	100'(6)	100'(6)	100'(6)	100'(6)	27%	NA	See § 21-32.2	3 5/2 stories above grade, whichever less
MIR-1	5 Acres	200'	200'	25' when adjacent to single family detached use	25' when adjacent to single family detached use	25' when adjacent to single family detached use	100' when adjacent to single family detached use	15' when adjacent to single family detached use	35%	60%	12.35 units	See § 21-32A.2i.

NOTES FOR BULK REQUIREMENTS – RESIDENTIAL ZONES

- (1) All lot coverages are based upon “buildable lot area”.
- (2) See Ordinance text for required accessory building and structure setbacks.
- (3) Minimum lot width on corner lots shall be 150 feet.
- (4) Corner lots shall have a minimum area of 10,000 sq. ft. and a minimum width of 100 feet.
- (5) Side and rear yard setbacks shall be 100 feet when abutting a single family residential zone.
- (6) Minimum setback from N.J. Route 18 shall be 150 feet.
- (7) Bulk requirements shown are for townhouse development. Single family uses shall use R-3 bulk standards.
- (8) Bulk requirements shown are for planned residential developments. Single family residential uses shall use R-3 Cluster standards.
- (9) Except that any attached or detached garage with the doors facing a public street shall be set back a minimum of 40 feet.
- (10) For lots along Bowne Road: the minimum lot size shall be 9,000 sq. ft. and the minimum lot depth shall be 120 feet.

POPULATION

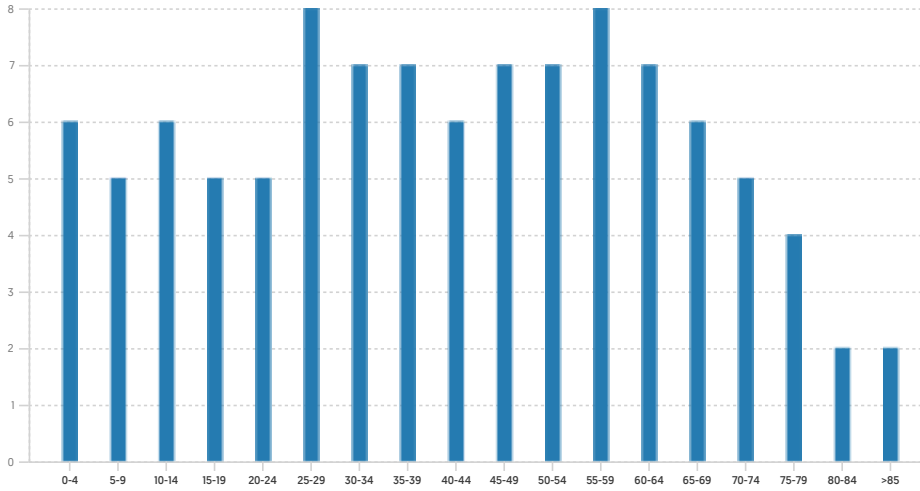
SUMMARY

Estimated Population	39,491
Population Growth (since 2010)	-0.8%
Population Density (ppl / mile)	3,134
Median Age	41.4

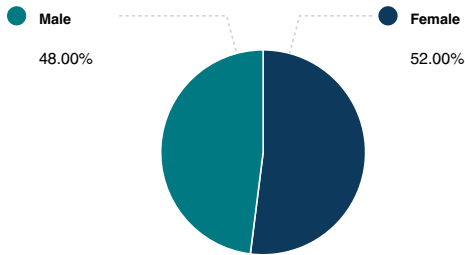
HOUSEHOLD

Number of Households	17,010
Household Size (ppl)	2
Households w/ Children	7,577

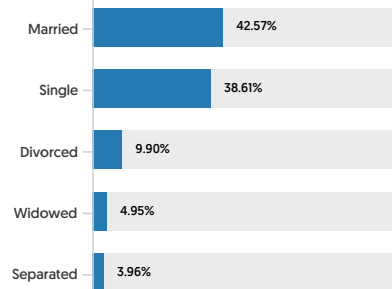
AGE



GENDER



MARITAL STATUS



HOUSING

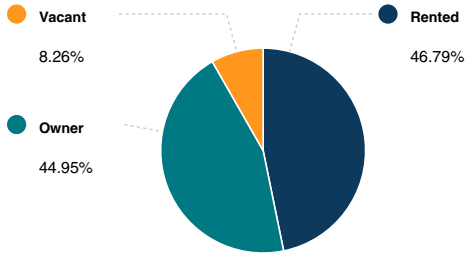
SUMMARY

Median Home Sale Price	\$451,300
Median Year Built	1970

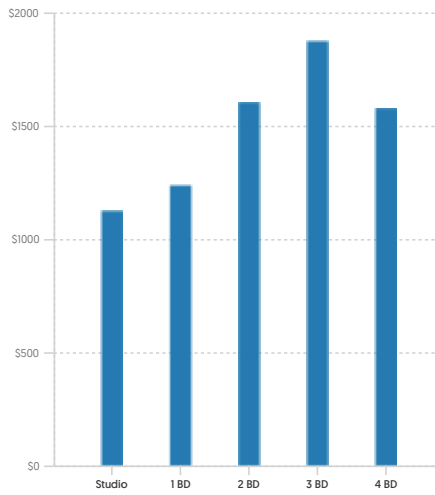
STABILITY

Annual Residential Turnover	9.63%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

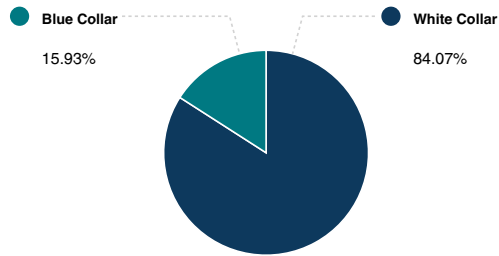


QUALITY OF LIFE

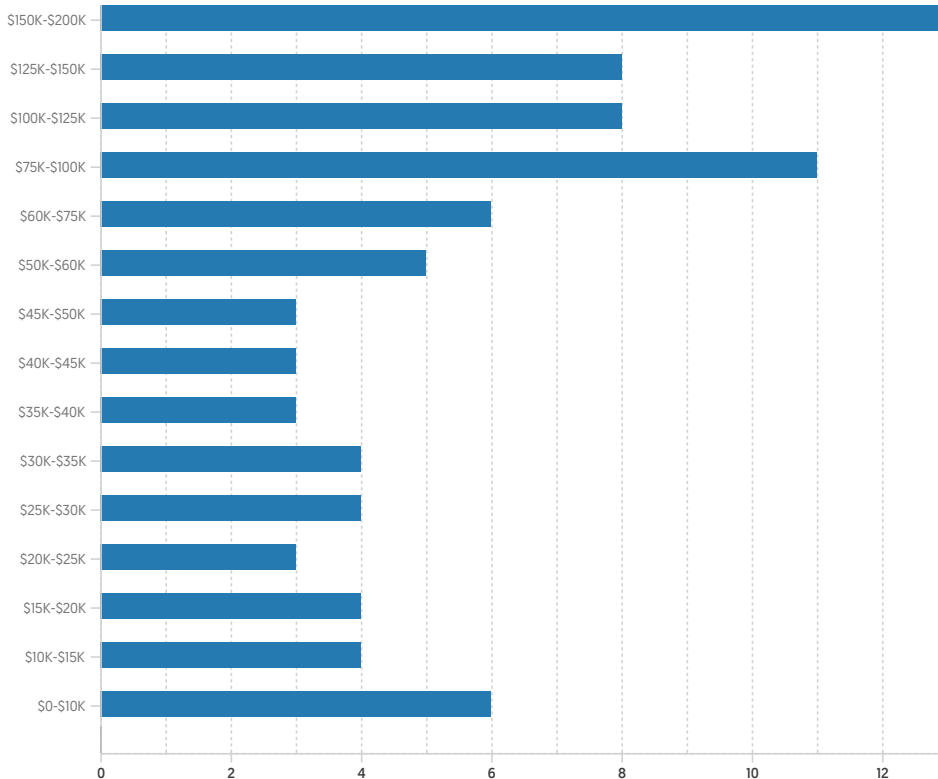
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	14
Mining	
Construction	1,016
Manufacturing	1,258
Transportation and Communications	912
Wholesale Trade	458
Retail Trade	2,418
Finance, Insurance and Real Estate	1,711
Services	8,812
Public Administration	1,021
Unclassified	

WORKFORCE



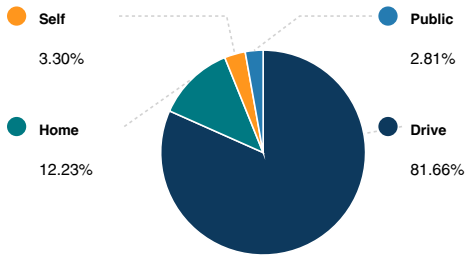
HOUSEHOLD INCOME



Average Household Income **\$84,328**

Average Per Capita Income **\$51,230**

COMMUTE METHOD



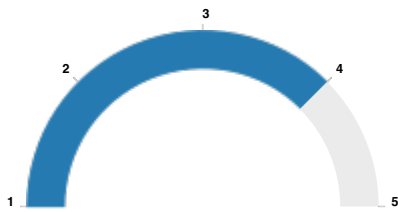
Median Travel Time **27 min**

WEATHER

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

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	548
Some High School	2,390
High School Graduate	6,549
Some College	5,074
Associate Degree	2,103
Bachelor's Degree	10,315
Graduate Degree	4,980

(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)
Township Of Ocean Intermediate School	0.49	5th-8th	890	9	5/10
Wayside Elementary School	0.53	Pre-K-4th	574	9	6/10

Community Rating (2)

Township Of Ocean Intermediate School	
Wayside Elementary School	5

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Monmouth Regional School	0.45	9th-12th			
Township Of Ocean Intermediate School	0.49	5th-8th	890	9	5/10
Regional Achievement Academy	0.84	6th-12th	6	1	

Community Rating (2)

Monmouth Regional School	
Township Of Ocean Intermediate School	
Regional Achievement Academy	

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Developmental Learning Center	0.84	Pre-K-12th	55		

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

(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.

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LOCAL BUSINESSES	RADIUS: 1 MILE(S)
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EATING - DRINKING

	Address	Phone #	Distance	Description
G & M Food Service	59 Augusta St	(732) 493-5077	0.96	Eating Places
Sodexo, Inc.	16 Mahoras Dr	(732) 493-3463	0.99	Contract Food Services

SHOPPING

	Address	Phone #	Distance	Description
Satya Beverages LLC	30 Northwoods Rd	(732) 493-4430	0.52	Beverage Stores
Buona Sera Catering	1033 W Park Ave	(732) 674-6400	0.9	Miscellaneous General Merchandise
Wawa, Inc.	2000 Shafto Rd	(732) 493-2101	0.95	Convenience Stores
Smrtco LLC	110 Colonial Dr	(908) 433-6532	0.96	Coffee