

## #5207 ~ Two Lot Corner

**333-335 Joline Avenue  
Long Branch, NJ 07740**

### Land

**Block: 322  
Lot: 12, 13**

**Land Size: 0.366 Acre**

### Tax Information

<b>Land Assessment:</b>	<b>\$ 376,400.</b>
<b>Improvement Assessment:</b>	<b>\$ 11,900.</b>
<b>Total Assessment:</b>	<b>\$ 388,300.</b>
<b>Taxes:</b>	<b>\$ 5,293.</b>
<b>Tax Year:</b>	<b>2023</b>
<b>Tax Rate:</b>	<b>1.567/\$100</b>
<b>Equalization Ratio:</b>	<b>89.73%</b>
<b>Updated:</b>	<b>11/20/2024</b>

**Zoning: R-5 ~ One to Four Family/Townhouse Residential Zone District**

**Remarks: Two Adjacent Lots Totaling 0.366 Acre Located on the Corner of Joline Avenue and Sixth Avenue, Just One Mile from Seven Presidents Oceanfront Park. Ideal for Your Dream Home or Investment Property. Presently Used as an Auto Body Shop but Zoned Residential. Oil Tank Remediation is in Process. A Hydraulic Fluid Tank is Also on the Property. Easy Access to Highway 18, 35 and the Garden State Parkway.**

**Price: \$ 800,000. ~ Sale**

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

As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental, commission or other conditions, prior sale, lease, financing or withdrawal without notice.

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



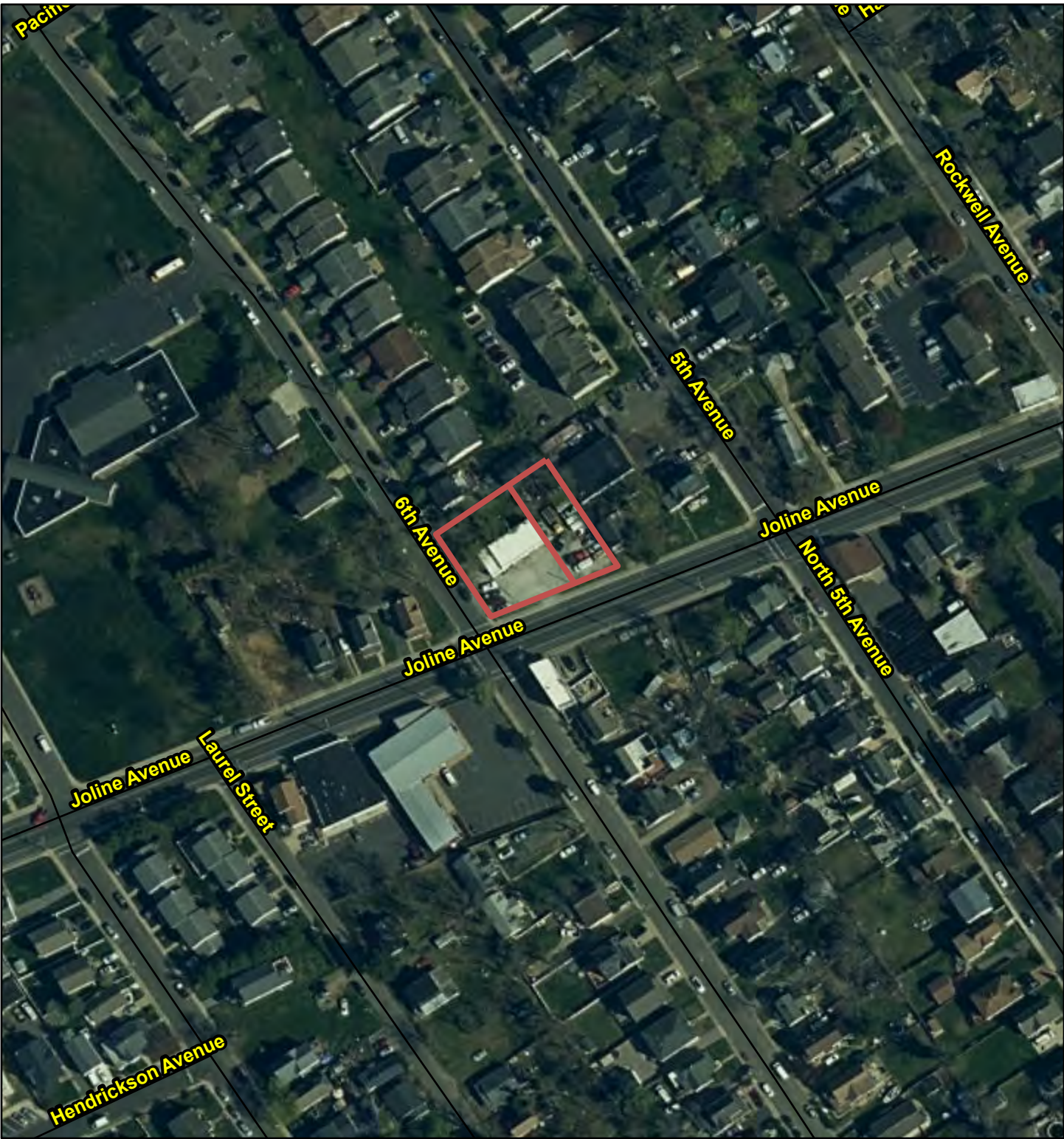




▭ Parcels Data (Block and Lot)

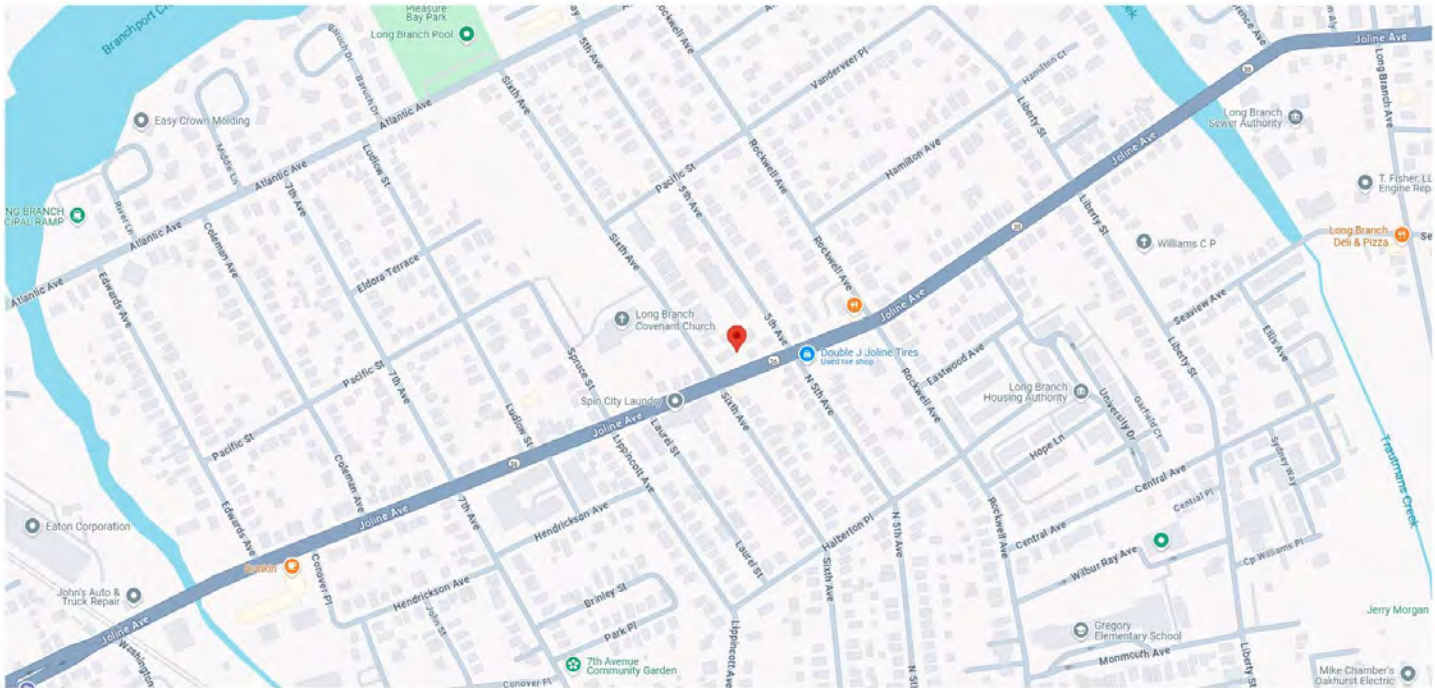
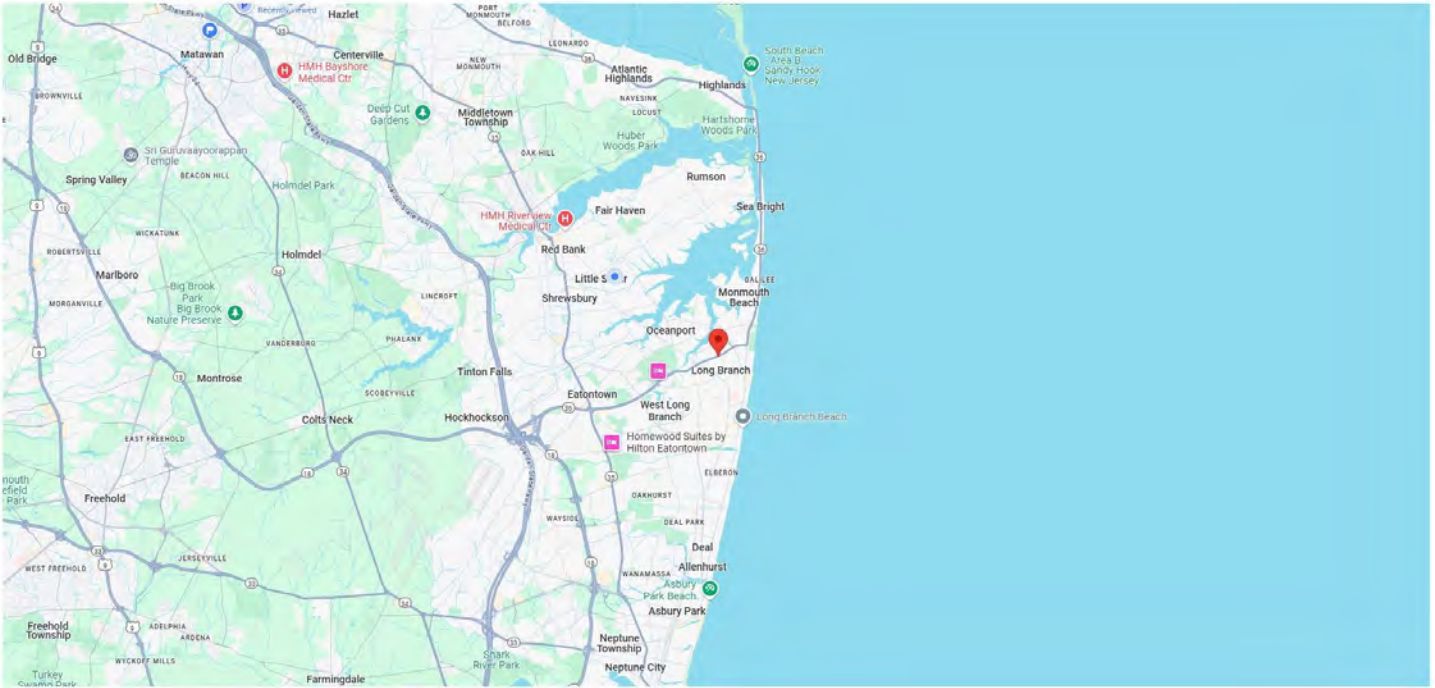
— Road Centerlines of NJ



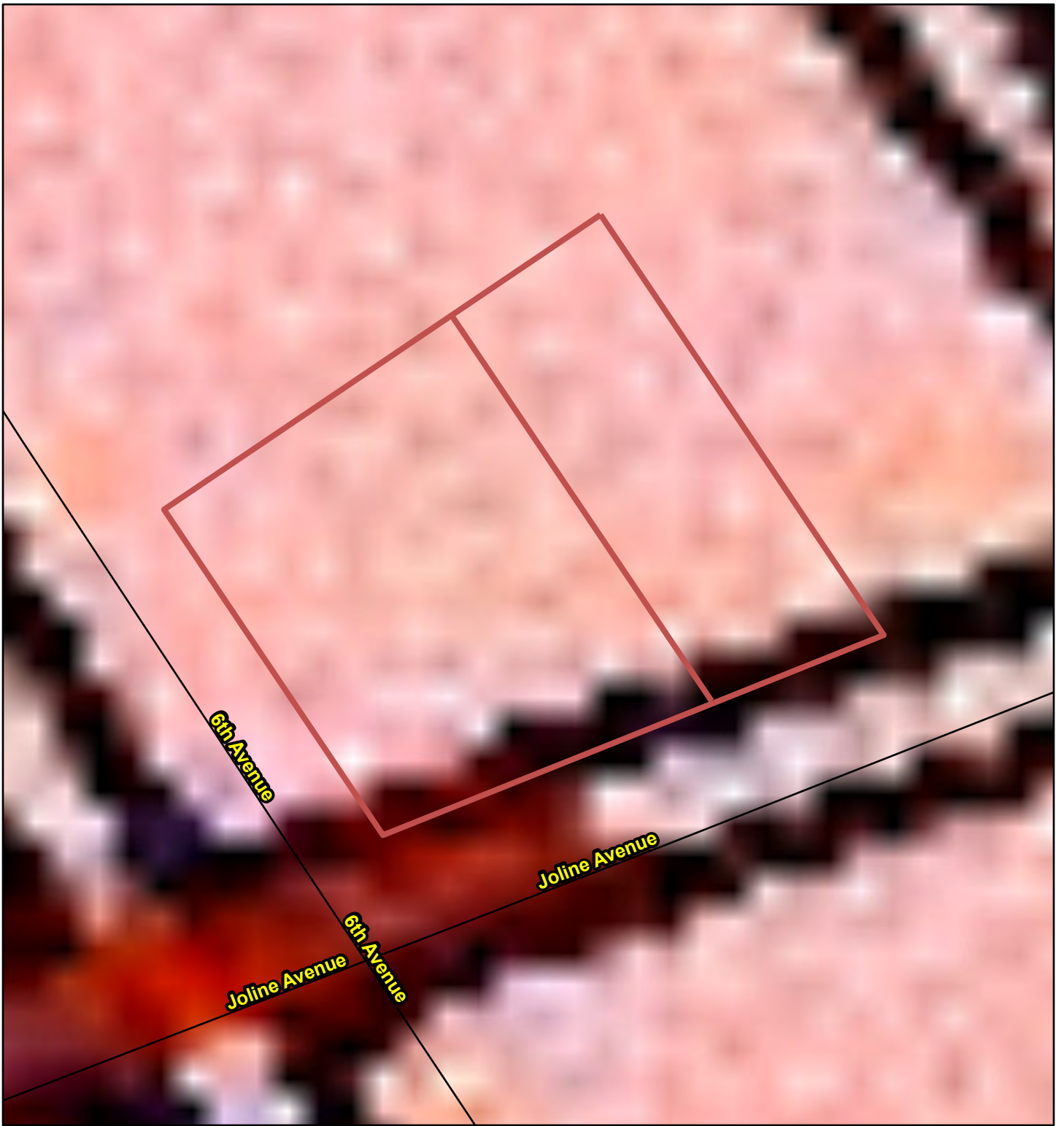


— Road Centerlines of NJ





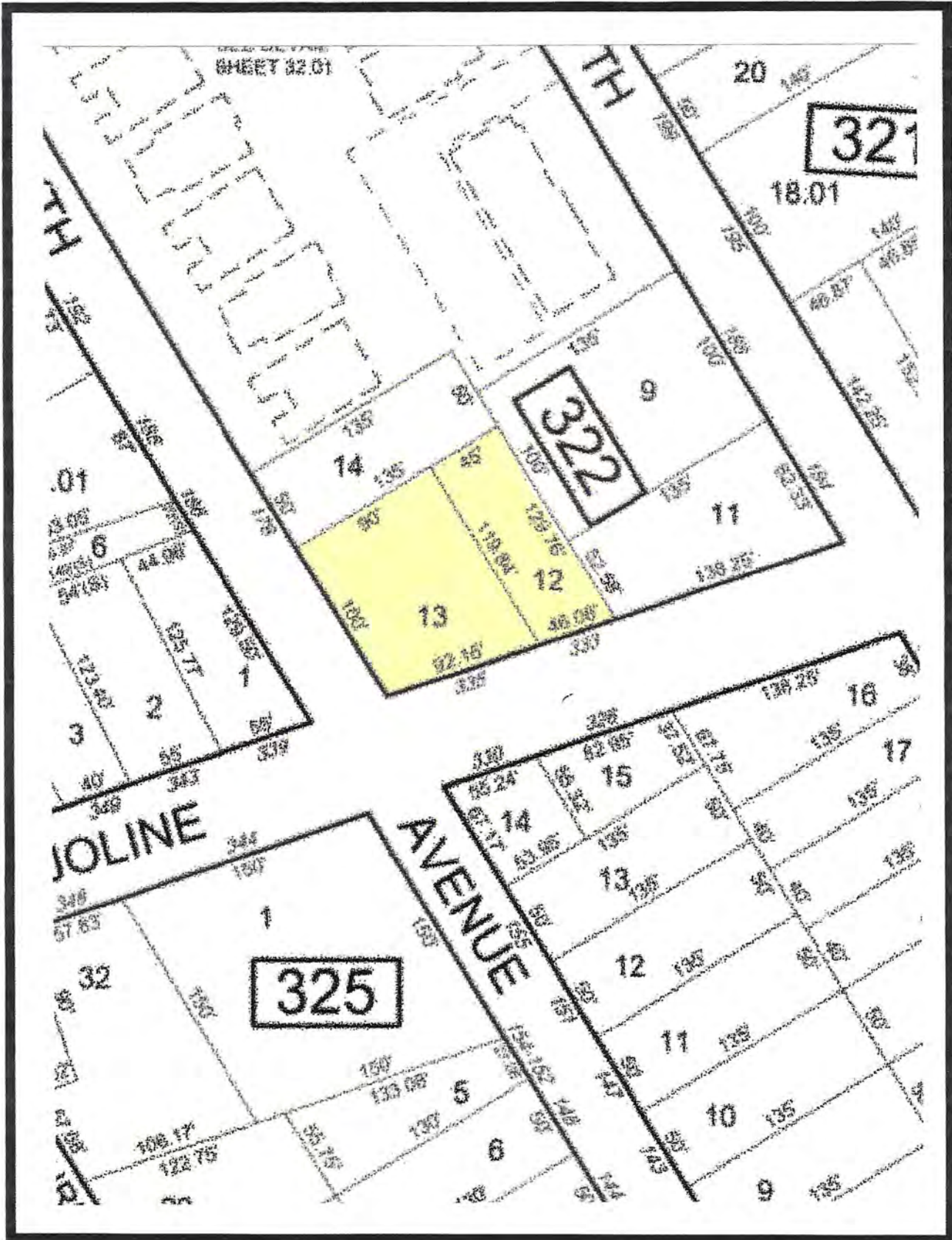
# TOPOGRAPHIC MAP



— Road Centerlines of NJ

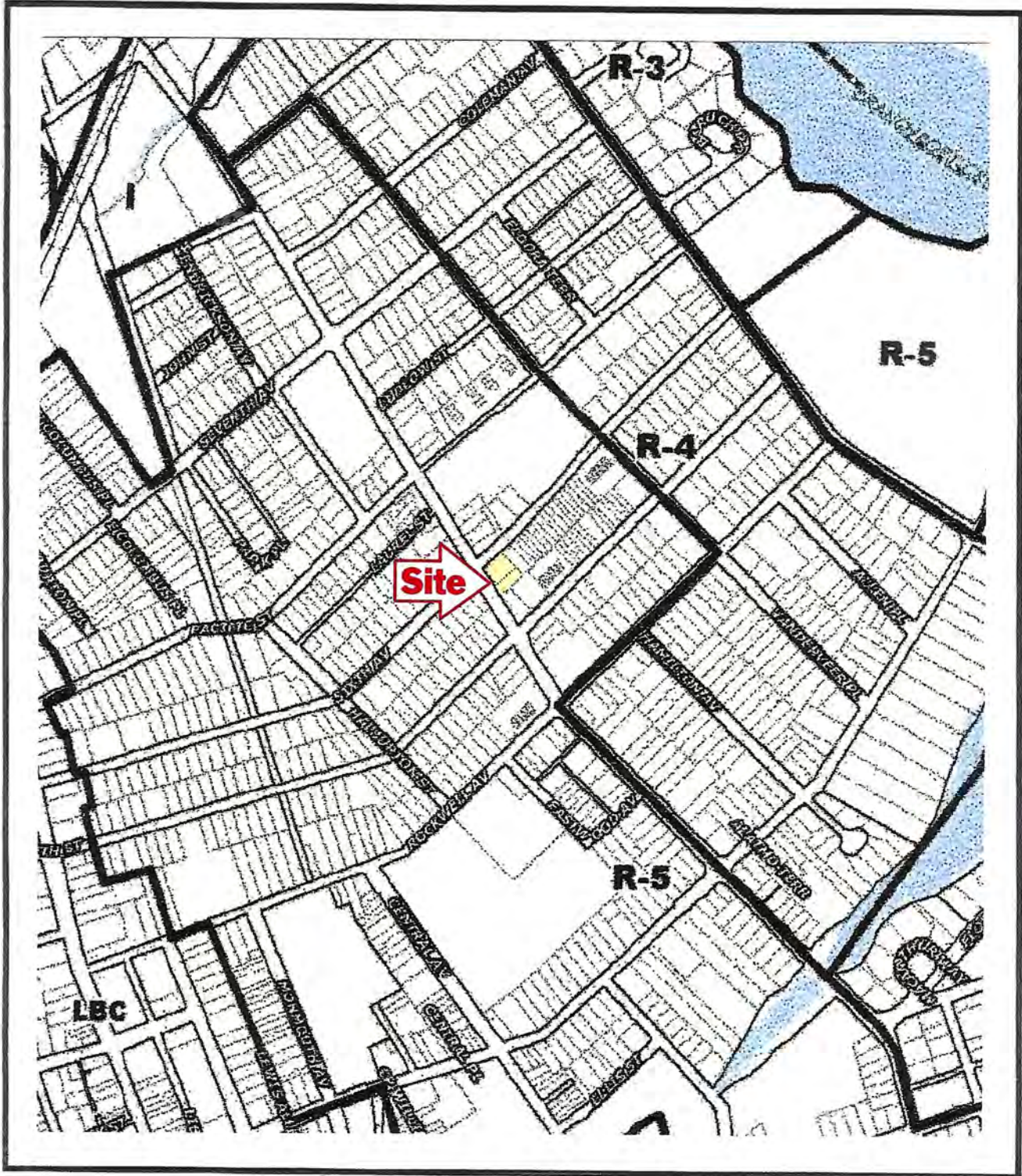


# TAX MAP LOCATION





# Zoning Map





## Chapter 345. Zoning

### Article IV. Zone District Use Regulations

#### § 345-20. R-1 Residential District.

A. Permitted uses. Permitted uses shall be as follows:

- (1) One-family dwellings.
- (2) Municipal buildings, community centers and public parks and playgrounds, exclusive of schools.
- (3) Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of the construction work.
- (4) Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill and community residences for persons with head injuries shall be a permitted use in all residential districts. The requirements for such residences shall be the same as for single-family dwelling units located within such districts.  
[Added 2-23-1999 by Ord. No. 15-99]

B. Permitted accessory uses. Permitted accessory uses shall be as follows:  
[Amended 6-22-1993 by Ord. No. 19-93]

- (1) Private garages and carports.
- (2) Essential services.
- (3) Signs, subject to the provisions of Chapter **284**, Signs.
- (4) Fences, subject to the provisions of § **345-41**.
- (5) Off-street parking facilities, subject to the provisions of § **345-42**.
- (6) Television antenna not exceeding 35 feet in height.
- (7) Other customary accessory uses and buildings which are clearly incidental to the principal use and building.
- (8) In Residential Zones R-1 through R-8, or with regard to any single-family property in any other zone, any accessory building such as, but not limited to, detached garages, cabanas, outbuildings, sheds, workshops, greenhouses, pool houses, animal shelters, etc., shall conform to the following:  
[Added 7-28-2009 by Ord. No. 14-09]
  - (a) Shall not be greater in floor area than 50% of the footprint of the principal structure or use located on the property;
  - (b) Shall not exceed a total combined size of 700 square feet;
  - (c) Shall comply with § **345-11P(6)**.

C. Area and bulk requirements. As specified in § **345-7**.

D. Uses requiring a conditional use permit. These uses shall be subject to Article **VII**, Conditional Uses:

- (1) Churches and places of worship.

(2) Beach clubs.<sup>[1]</sup>

[1] *Editor's Note: Former Subsection D(3), Community residences for the developmentally disabled and community shelters for victims of domestic violence, which immediately followed this subsection, was repealed 11-10-1998 by Ord. No. 39-98 and 2-23-1999 by Ord. No. 15-99.*

## § 345-21. R-2 Residential District.

- A. Permitted uses. Permitted uses shall be all uses permitted in the R-1 Residential District, § **345-20A**.
- B. Permitted accessory uses. Permitted accessory uses shall be as specified in the R-1 Residential District, § **345-20B**.
- C. Area and bulk requirements. Area and bulk requirements shall be as specified in § **345-7**.
- D. Uses requiring a conditional use permit. These uses shall be subject to Article **VII**, Conditional Uses:
- (1) Public, parochial and private schools.
  - (2) Churches and places of worship.<sup>[1]</sup>
- [1] *Editor's Note: Former Subsection D(3), Community residences for the developmentally disabled and community shelters for victims of domestic violence, which immediately followed this subsection, was repealed 11-10-1998 by Ord. No. 39-98 and 2-23-1999 by Ord. No. 15-99.*

### § 345-21.1. Non-Profit Institute of Higher Learning Overlay District (MUO).

[Added 11-8-2023 by Ord. No. 31-23]

- A. Section **345-5**, Zoning Map, of the Code of the City of Long Branch is hereby amended to include the Non-Profit Institution of Higher Learning Overlay District (MUO).<sup>[1]</sup>
- [1] *Editor's Note: The Zoning Map is included as an attachment to this chapter.*
- B. The boundaries of the Non-Profit Institution of Higher Learning Overlay District (MUO) shall be as follows: block 70, lots 1, 2, 3.02, 5.01, 5.02, 6, 7, 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 17.01, 18.01, 18.02, 19, 20, and 21.
- C. Purpose. The purpose and intent of the Non-Profit Institution of Higher Learning Overlay District is to promote harmonious development which is conducive to establishing and maintaining collaborative use and operation of nonprofit institutions of higher learning, including undergraduate, graduate and post-graduate educational facilities, office, research laboratories and incubator spaces adjacent to a major public institution, with an assurance of a high level of design quality, extensive site amenities and open space to promote the development of a corporate research and business park atmosphere. The overlay zone does not affect the underlying R-2 zoning for properties in the boundaries of the MUO District, but rather shall supplement those provisions of § **345-21** of the Code.
- D. Permitted uses. Permitted uses shall be as follows:
- (1) Buildings or structures customary for the use and operation of nonprofit institutions of higher learning, including undergraduate, graduate and post-graduate educational facilities, and any activities traditionally incidental thereto, with the specific exclusions of dormitories and/or residence halls of any kind, athletic facilities, fraternity or sorority houses;
  - (2) Educational services, including professional offices, training centers, laboratories, wellness centers, museums, or theaters;
  - (3) Buildings or structures customary to a hospitality management program.
- E. Permitted accessory uses. Permitted accessory uses shall be as follows:
- (1) Other accessory uses and structures that are customarily incidental to, or supportive of, the permitted principal uses.



- (2) Off-street parking facilities.
- (3) Utility structures, provided that they are adequately screened, placed underground or enclosed in a structure in such manner so as to blend with and complement the character of the surrounding area.

F. Area and bulk requirements:

- (1) Minimum lot area: 170,000 square feet.
- (2) Minimum lot frontage: 400 feet.
- (3) Minimum lot depth: 400 feet.
- (4) Maximum building coverage: 40%.
- (5) Maximum lot coverage: 65%.
- (6) Minimum front yard setback: 50 feet.
- (7) Minimum side yard setback: 40 feet.
- (8) Minimum rear yard setback: 40 feet.
- (9) Maximum building height: 2 1/2 stories or 40 feet.
- (10) Accessory buildings: Accessory buildings shall be limited to 1 1/2 stories and/or a fifteen foot maximum height with a minimum setback of 10 feet. When approved as part of a site plan application, buildings may be approved with heights up to 25 feet, provided that for every vertical foot of building height greater than 15 feet, the minimum building setback is increased by two horizontal feet.

G. Additional requirements.

- (1) Where the property abuts a municipal street or a residential use or zone, a strip of land at least 35 feet in width adjacent to same, shall be kept free of any building development, except for landscaping which shall consist of an undulating berm planted with a mass of evergreen trees and shrubs with an average height of six feet, planted in a natural pattern.
- (2) No primary driveway serving an overlay use shall be located upon a City of Long Branch street or roadway classified, functionally, as a local road.
- (3) The continued use of space(s) shall be permitted within existing buildings upon contiguous nonprofit institution of higher learning owned property provided such space is documented as having been lawfully constructed and occupied and the site complies with parking standards, coverage standards, and stormwater management standards.
- (4) Rooftop mechanical equipment shall be screened and integrated into the architecture of the building(s).

H. Design standards. All standards as set forth in Chapter **345** of the Code of the City of Long Branch shall continue to apply except when inconsistent with the design standards set forth below.

(1) Signage.

- (a) A total of two freestanding project monument-style identification signs, one per each frontage, shall be permitted along the interior of the site and one facing a street frontage.
- (b) Signs shall not exceed eight feet in height, excluding a monument base of a maximum of two feet.
- (c) Sign face area shall not exceed 40 square feet, excluding the monument base. Monument bases shall be constructed of stone, brick, metal or similar solid and decorative materials. Bases shall extend for a minimum of 80% of the sign length.
- (d) The sign shall be set back a minimum of 10 feet from any property line. In addition, signs shall be a minimum of 75 feet from any street intersection.

- (e) Facade signs shall be permitted on two facades of a building, one facing the interior of the site and one facing a street frontage.
- (f) When facade sign wording is horizontal, lettering shall not exceed two feet in height and sign length shall not exceed 40 feet.
- (g) When façade sign wording is vertical, lettering shall not exceed two feet in width and sign height shall not exceed 1/4 of building height.
- (h) Total façade sign area, measured by constructing a rectangle around the maximum height and length of all signage on the facade, shall not exceed 15% of the area of the facade on which the signage exists.
- (i) Signs shall not be internally illuminated but lit via backlit channel lettering or halo type illumination or external lighting.
- (j) Onsite wayfinding signage shall be provided only for the purpose of directing persons already upon the site to specific locations of the site. Wayfinding signage shall not exceed six feet in height as measured vertically from grade below the sign, nor exceed six square feet in area. Sign posts shall be black, and lettering shall not exceed six inches in height. Message faces of wayfinding signs shall be generally rectangular with a rounded top and shall be consistent in size, shape, style, and color with wayfinding signs placed across the campus.

## § 345-22. R-3 Residential District.

A. Permitted uses. Permitted uses shall be as follows:

- (1) All uses permitted in the R-1 Residential District, § **345-20A**.
- (2) Home occupation.
- (3) Home professional office.

B. Permitted accessory uses. Permitted accessory uses shall be as specified in the R-1 Residential District, § **345-20B**.

C. Area and bulk requirements. Area and bulk requirements shall be as specified in § **345-7**.

D. Uses requiring a conditional use permit. These uses shall be subject to Article **VII**, Conditional Uses:

- (1) As specified in the R-2 Residential District, § **345-21D**.

## § 345-23. R-4 Residential District.

A. Permitted uses. Permitted uses shall be as follows:

- (1) All uses permitted in the R-3 Residential District, § **345-22A**.

B. Permitted accessory uses. Permitted accessory uses shall be as specified in the R-1 Residential District, § **345-20B**.

C. Area and bulk requirements. Area and bulk requirements shall be as specified in § **345-7**.

D. Uses requiring a conditional use permit. These uses shall be subject to Article **VII**, Conditional Uses:

- (1) As specified in the R-2 Residential District, § **345-21D**.
- (2) Philanthropic or eleemosynary uses.

## § 345-24. R-5 Residential District.

A. Permitted uses. Permitted uses shall be as follows:



- (1) All uses permitted in the R-3 Residential District, § **345-22A**.
  - (2) Townhouses, subject to the provisions of § **345-53** and at a maximum density of 12 units per acre.  
[Amended 9-24-1996 by Ord. No. 31-96]
  - (3) Two- to four-family dwellings subject to § **345-49**.
  - (4) Scattered site housing, subject to the provisions of § **345-56**.  
[Added 2-23-1999 by Ord. No. 4-99]
- B. Permitted accessory uses. Permitted accessory uses shall be as specified in the R-1 Residential District, § **345-20B**.
  - C. Area and bulk requirements. Area and bulk requirements shall be as specified in §§ **345-7, 345-49, 345-53** and **345-56**.  
[Amended 2-23-1999 by Ord. No. 4-99]
  - D. Uses requiring a conditional use permit. These uses shall be subject to Article **VII**, Conditional Uses:
    - (1) As specified in the R-2 Residential District, § **345-21D**.
    - (2) Garden apartment projects of 20 or more units, subject to the provisions of §§ **345-48** and **345-51**.

## § 345-25. R-6 Residential District.

- A. Permitted uses. Permitted uses shall be as follows:
  - (1) All uses permitted in the R-5 Residential District, § **345-24**. Townhouses shall be restricted, however, to a maximum density of 10 units per acre.  
[Amended 8-24-1999 by Ord. No. 37-99]
  - (2) Professional offices.
- B. Permitted accessory uses. Permitted accessory uses shall be as specified in the R-1 Residential District, § **345-20B**.
- C. Area and bulk requirements. Area and bulk requirements shall be as specified in § **345-7**.
- D. Uses requiring a conditional use permit. These uses shall be subject to Article **VII**, Conditional Uses:
  - (1) Philanthropic and eleemosynary uses.
  - (2) (Reserved)<sup>[1]</sup>
    - [1] *Editor's Note: Former Subsection D(2), Community residences for the developmentally disabled and community shelters for victims of domestic violence, was repealed 11-10-1998 by Ord. No. 39-98 and 2-23-1999 by Ord. No. 15-99.*
  - (3) Senior citizen housing.

## § 345-26. R-7 Riverfront Mixed Residential District.

[Amended 2-27-1996 by Ord. No. 5-96]

- A. Permitted uses. Permitted uses shall be as follows:
  - (1) One-family dwellings.
  - (2) Municipal buildings, community centers, public parks, playgrounds and parking lots, exclusive of schools.
  - (3) Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of the construction work.
  - (4) Townhouses, subject to the provisions of § **345-53** and at a maximum density of six units per acre.

Accessory structures and uses [Amended 4-10-2007 by Ord. No. 16-07]	1 1/2 stories and/or fifteen-foot maximum, minimum setback 10 feet. See § <b>345-11P</b> for other requirements. See § 312 for tennis court requirements.
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## § 345-105. R-4 One-Family Residential Zone District.

See § **345-23**.

Permitted uses	One-family residential
Conditional uses	Community residence, church, public/private school, philanthropic/eleemosynary
Minimum lot area (square feet)	5,760
Minimum lot frontage (feet)	50
Minimum lot depth (feet)	115
Maximum lot coverage of all structures	40%
Front yard setback (feet)	25
Side yard setback (feet)	Neither less than 10 feet, with sum width of both no less than 20 feet
Rear yard setback (feet)	35
Maximum building height, principal building	2 1/2 stories or 30 feet
Maximum building height, accessory building	1 1/2 stories or 15 feet
Minimum gross habitable floor area	1 story: 1,200 square feet 1 1/2 stories: 1,600 square feet, with not less than 1,000 square feet on first floor
	2 stories: 1,600 square feet, with not less than 800 square feet on first floor
Other requirements and supplementary notes	Side yard requirement as indicated, except where the side yard is adjacent to a public street, in which case such side yard shall meet the front yard requirements of the zone in which it is located
Accessory structures and uses [Amended 4-10-2007 by Ord. No. 16-07]	1 1/2 stories and/or fifteen-foot maximum, minimum setback 10 feet. See § <b>345-11P</b> for other requirements. See § 312 for tennis court requirements.

## § 345-106. R-5 One- to Four-Family Residential Zone District.

[Amended 9-24-1996 by Ord. No. 31-96; 2-23-1999 by Ord. No. 6-99]

See § **345-24**.

Permitted uses	One- to four-family residential; two- to four-family residential, see § <b>345-49</b> ; townhouses (12), see § <b>345-53</b> ; scattered site residential, see § <b>345-56</b>
Conditional uses	Community residence, church, public/private school, garden apartments
Minimum lot area (square feet)	9,000 (one-family only, same requirements as R-4 Zone)
Minimum lot frontage (square feet)	75 (one-family only, same requirements as R-4 Zone)
Minimum lot depth (feet)	120 (one-family only, same requirements as R-4 Zone)
Maximum lot coverage of all structures	35% (40% for scattered site as defined in § <b>345-56</b> )



Front yard setback (feet)	35; townhouses, see § <b>345-53</b> ; scattered site residential, see § <b>345-56</b>
Side yard setback (feet)	Neither less than 10 feet, with sum width of both not less than 30% of lot width; townhouses, see § <b>345-53</b> ; scattered site residential, see § <b>345-56</b>
Rear yard setback (feet)	35; townhouses, see § <b>345-53</b> ; scattered site residential, see § <b>345-56</b>
Maximum building height, principal building	2 1/2 stories or 30 feet; townhouses, see § <b>345-53</b> ; scattered site residential, see § <b>345-56</b>
Maximum building height, accessory building	1 1/2 stories or 15 feet; townhouses, see § <b>345-53</b>
Minimum gross habitable floor area	One- to four-family, 1 story, 1,200 square feet; 1 1/2 stories, 1,600 square feet, with not less than 1,000 square feet on first floor; 2 story, 1,600 square feet, with not less than 800 square feet on first floor; townhouses, see § <b>345-53</b> ; scattered site residential, see § <b>345-56</b>
Other requirements and supplementary notes	Side yard requirements as indicated, except where the side yard is adjacent to a public street, in which case such side yard shall meet the front yard requirements of the zone in which it is located; townhouses, see § <b>345-53</b> ; two- to four-family, see § <b>345-49</b> ; scattered site residential, see § <b>345-56</b>
Accessory structures and uses [Amended 4-10-2007 by Ord. No. 16-07]	1 1/2 stories and/or fifteen-foot maximum, minimum setback 10 feet. See § <b>345-11P</b> for other requirements. See § 312 for tennis court requirements.

## § 345-107. R-6 Townhouse/Professional Office Zone District.

[Amended 6-11-1996 by Ord. No. 19-96]  
See § **345-25**.

Permitted uses [Amended 8-24-1999 by Ord. No. 38-99]	One- to four-family residential, townhouses (10), professional office
Conditional uses	Community residence, philanthropic/eleemosynary, senior citizen housing
Minimum lot area (square feet)	9,000
Minimum lot frontage (feet)	75
Minimum lot depth (feet)	120
Maximum lot coverage of all structures	35%
Front yard setback (feet)	35; townhouses, see § <b>345-53</b>
Side yard setback (feet)	Neither less than 10 feet, with sum width of both not less than 30% of lot width; townhouses, see § <b>345-53</b>
Rear yard setback (feet)	35; townhouses, see § <b>345-53</b>
Maximum building height, principal building	One- to four-family: 2 1/2 stories or 30 feet; townhouses, see § <b>345-53</b> ; professional office: 35 feet
Maximum building height, accessory building	1 1/2 stories or 15 feet; townhouses, see § <b>345-53</b>
Minimum gross habitable	1 story: 1,200 square feet; floor area townhouses, see § <b>345-53</b> 1 1/2 stories: 1,600 square feet, with not less than 1,000 square feet on first floor; townhouses, see § <b>345-53</b>
	2 stories: 1,600 square feet, with not less than 800 square feet on first floor; townhouses, see § <b>345-53</b>

POPULATION

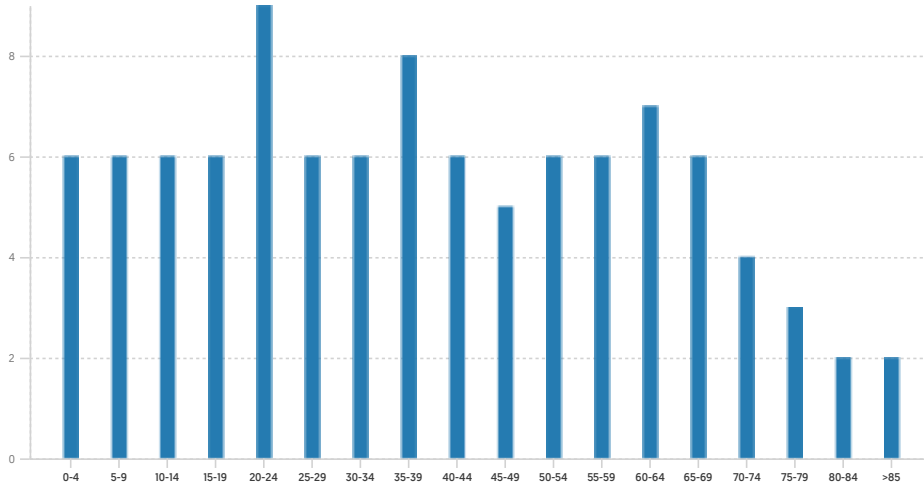
SUMMARY

Estimated Population	31,863
Population Growth (since 2010)	2%
Population Density (ppl / mile)	4,948
Median Age	37.5

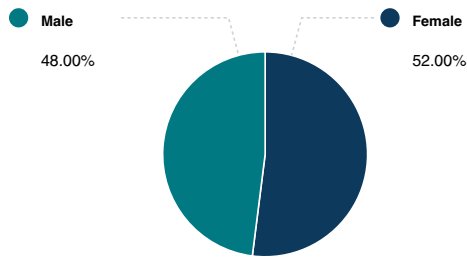
HOUSEHOLD

Number of Households	12,817
Household Size (ppl)	2
Households w/ Children	6,995

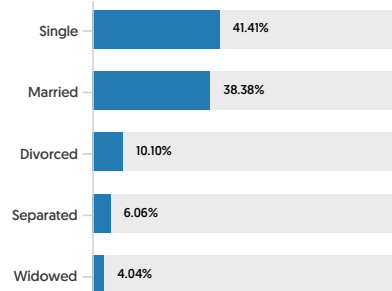
AGE



GENDER



MARITAL STATUS



HOUSING

SUMMARY

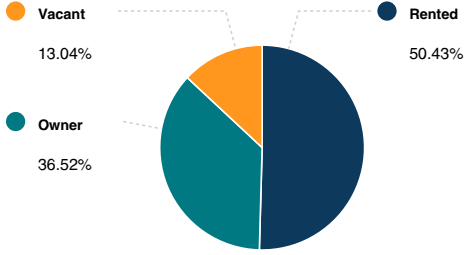
Median Home Sale Price	\$394,600
Median Year Built	1967

STABILITY

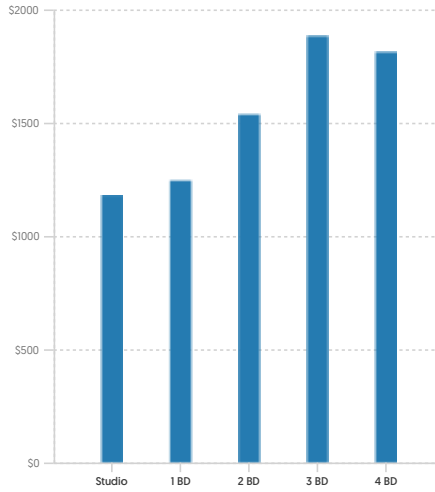
Annual Residential Turnover	13.51%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

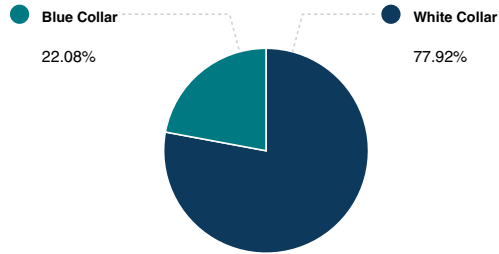


QUALITY OF LIFE

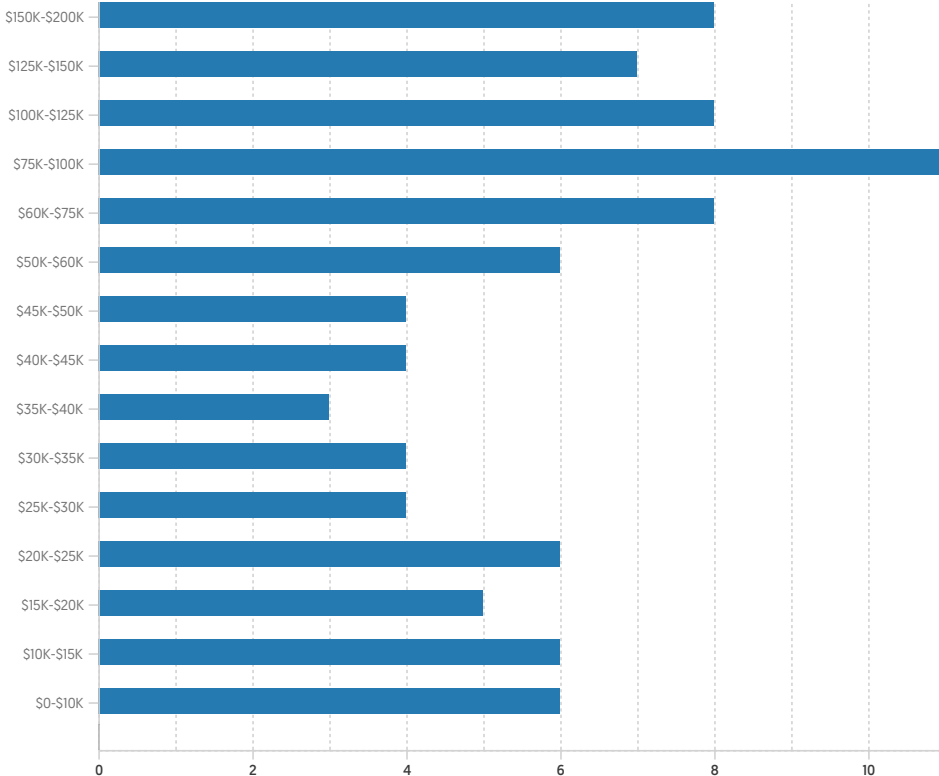
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	86
Mining	
Construction	2,318
Manufacturing	547
Transportation and Communications	529
Wholesale Trade	404
Retail Trade	1,933
Finance, Insurance and Real Estate	1,208
Services	6,057
Public Administration	527
Unclassified	

WORKFORCE



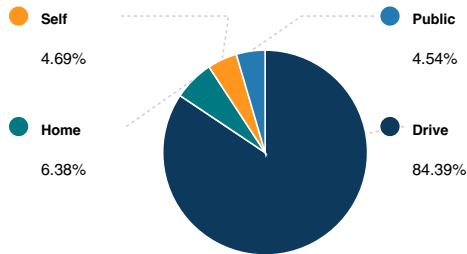
HOUSEHOLD INCOME



Average Household Income **\$65,647**

Average Per Capita Income **\$36,487**

COMMUTE METHOD



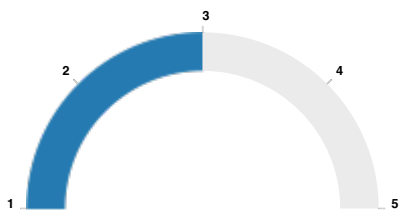
Median Travel Time **30 min**

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>1,521</b>
Some High School	<b>3,742</b>
High School Graduate	<b>5,857</b>
Some College	<b>3,270</b>
Associate Degree	<b>1,377</b>
Bachelor's Degree	<b>5,457</b>
Graduate Degree	<b>2,852</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)
Gregory Elementary School	<b>0.21</b>	<b>K-5th</b>	<b>600</b>	<b>11</b>	<b>2/10</b>
A A Anastasia Elementary School	<b>0.39</b>	<b>K-5th</b>	<b>587</b>	<b>9</b>	<b>4/10</b>
Lenna W. Conrow Elementary School	<b>0.69</b>	<b>Pre-K-K</b>	<b>298</b>	<b>11</b>	
Joseph M. Ferraina Early Childhood Learning Center	<b>0.8</b>	<b>Pre-K-K</b>	<b>291</b>	<b>12</b>	
Morris Avenue Elementary School	<b>0.83</b>	<b>Pre-K-K</b>	<b>310</b>	<b>11</b>	
Maple Place Middle School	<b>0.95</b>	<b>5th-8th</b>	<b>264</b>	<b>8</b>	<b>6/10</b>

Community Rating (2)

Gregory Elementary School	<b>1</b>
A A Anastasia Elementary School	
Lenna W. Conrow Elementary School	
Joseph M. Ferraina Early Childhood Learning Center	
Morris Avenue Elementary School	
Maple Place Middle School	

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Maple Place Middle School	<b>0.95</b>	<b>5th-8th</b>	<b>264</b>	<b>8</b>	<b>6/10</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
Lucys Groceries And Deli LLC	330 Joline Ave	(732) 272-1924	0.03	Delicatessen (Eating Places)
Arrow 5 LLC	295 Joline Ave	(732) 759-8404	0.1	Delicatessen (Eating Places)
Cemitas Puebla	295 Joline Ave	(732) 795-3699	0.1	Mexican Restaurant
Los Papagallos	225 Liberty St	(732) 870-9600	0.3	Mexican Restaurant
Bella's Pizzeria	355 Liberty St	(732) 229-7102	0.36	Pizzeria, Independent
Babaa LLC	492 Joline Ave Ste 10	(732) 229-9158	0.38	Eating Places
Evolution Pizza And Alex	492 Joline Ave Ste 7	(732) 272-1736	0.39	Pizza Restaurants
Cousins Pizza	492 Joline Ave	(732) 272-1736	0.4	Pizzeria, Chain
Port Chop LLC	492 Joline Ave	(732) 222-1227	0.4	Family Restaurants
Branch Long Bar-B-Que	295 Broadway	(732) 263-1773	0.4	Barbecue Restaurant

## SHOPPING

	Address	Phone #	Distance	Description
Brazimex Market	330 Joline Ave	(732) 870-2204	0.03	Grocery Stores
Liberty And Atlantic LLC	225 Liberty St	(732) 728-0709	0.3	Convenience Stores
Architectural Accents Past & Present L.I.c.	335 Broadway	(732) 222-2844	0.38	Millwork And Lumber
Brazilian Meat Boutique And More LLC	492 Joline Ave	(732) 272-1102	0.4	Supermarkets
V. R. Corporation Of Nj	492 Joline Ave	(732) 870-0677	0.4	Dairy Products Stores
Moshells Discount	269 Broadway	(908) 912-4801	0.42	Supermarkets
Grande Market Inc	258 Broadway	(732) 571-6722	0.46	Grocery Stores, Independent
Cash Stores Of Nj	222 Broadway	(732) 870-3344	0.49	Convenience Stores
Rook Coffee Inc.	2 3rd Ave	(732) 229-7665	0.5	Coffee
Brave Industrial Paint LLC	177 Elmwood Ave	(732) 483-6403	0.53	Paint