

#5393 ~ Single Family Residence

**414 Main Street
Manalapan, NJ 07726**

Residential

**Block: 26
Lot: 3**

**Land Size: 1.1513 Acre (170 x 295)
Building Size: 1,575 Sq. Ft.**

Tax Information

**Land Assessment: \$ 261,000.
Improvement Assessment: \$ 182,400.
Total Assessment: \$ 443,400.**

**Taxes: \$ 7,382.
Tax Year: 2025
Tax Rate: 1.671/\$100
Equalization Ratio: 96.82%
Updated: 10/23/2026**

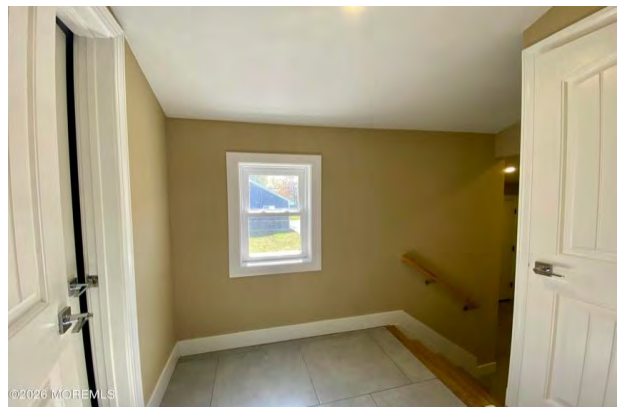
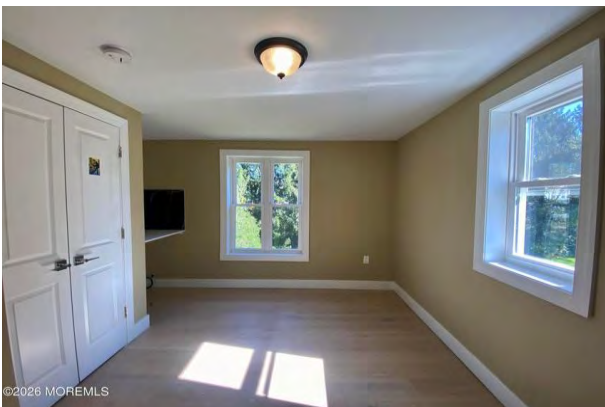
Zoning: LB-T ~ Limited Business-Tennent Zone District

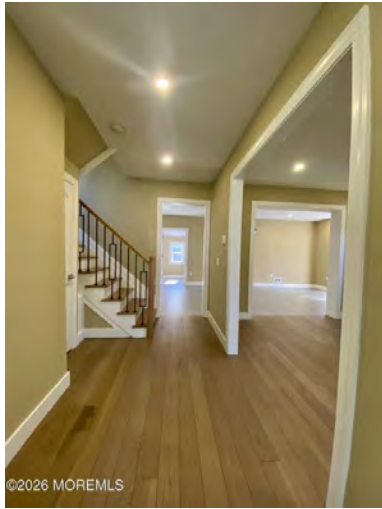
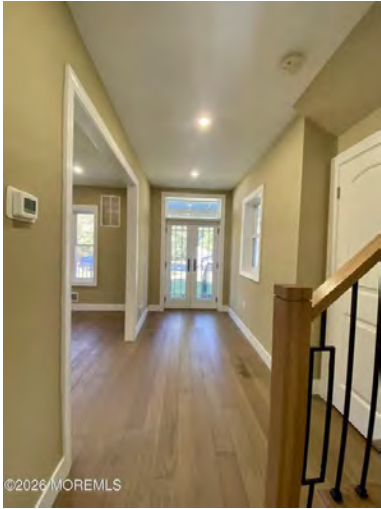
Remarks: 1,575 Sq. Ft. Completely Renovated Two-Story Single-Family Residence on 1.1513 Acre in Manalapan's Tennent Section. Rocking Chair Front Porch, Spacious Living and Dining Rooms with Open Layout, and New Kitchen with Full Stainless Steel Appliance Package. Three Bedrooms and Three Fully Updated Bathrooms Including Two New Full Bathroom Additions. Forced Hot Air Heat and Central Air Conditioning. Partial Unfinished Basement and Detached Two-Car Garage. Move Right In! Easy Access to Highway 9 and 33.

Price: \$ 899,000. ~ Sale

Please call Linda O'Connell/Agent 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 • www.SSRealty.com**

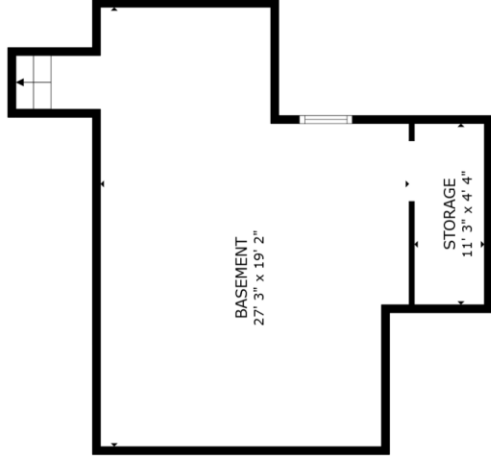




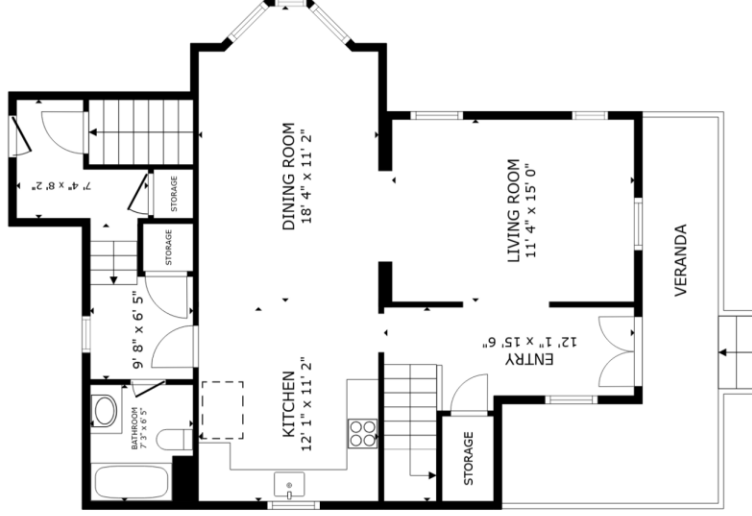


 Parcel (Block and Lot)

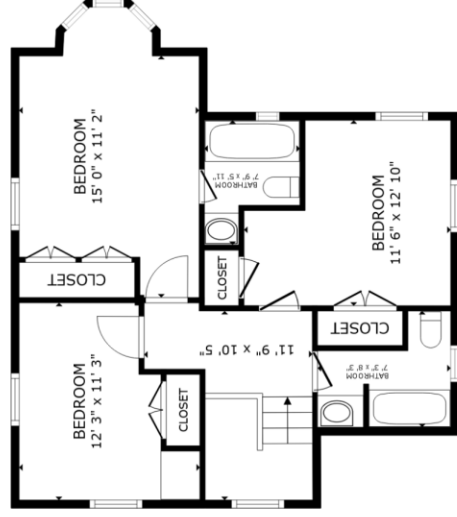




BASEMENT

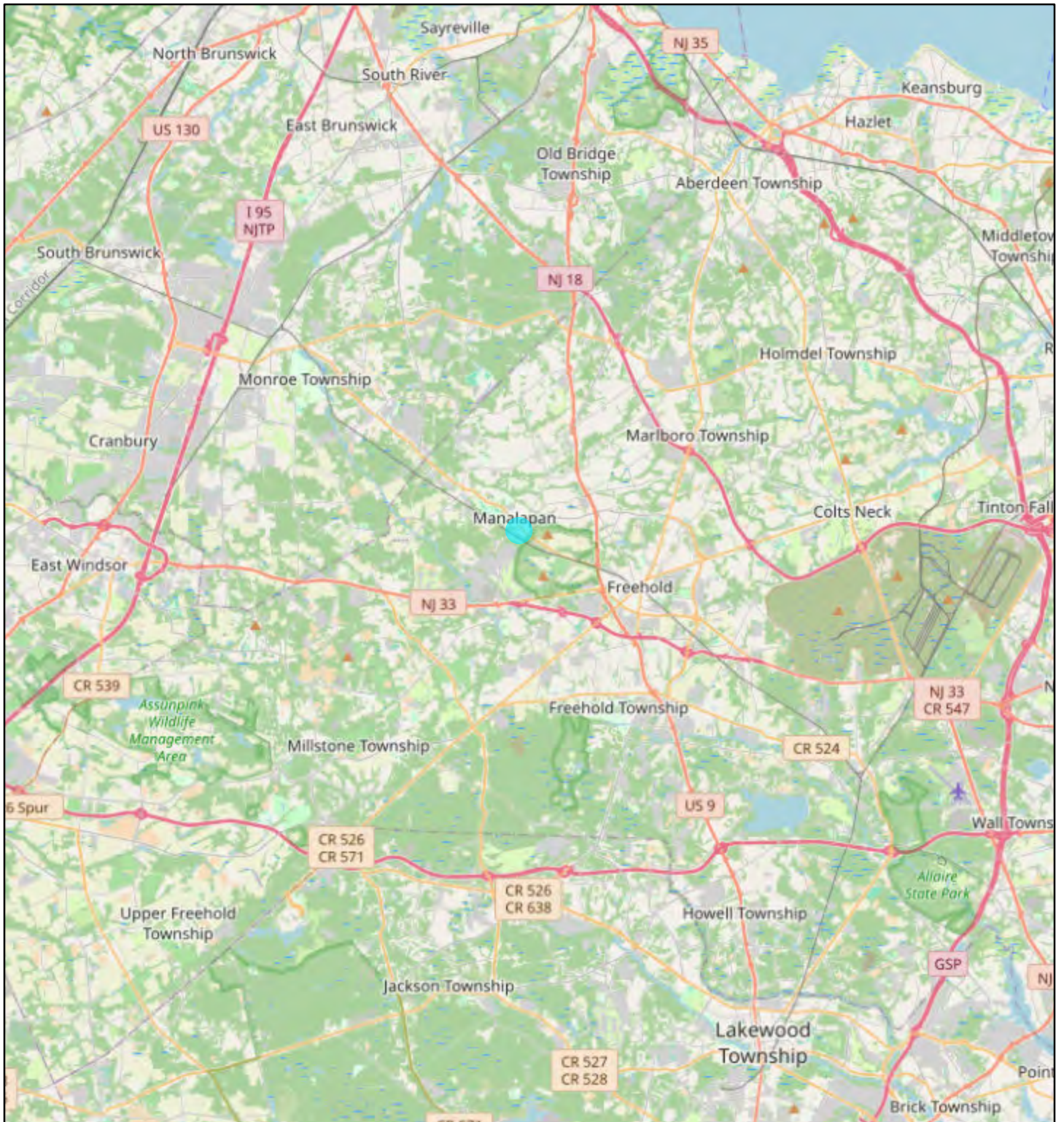


FLOOR 1

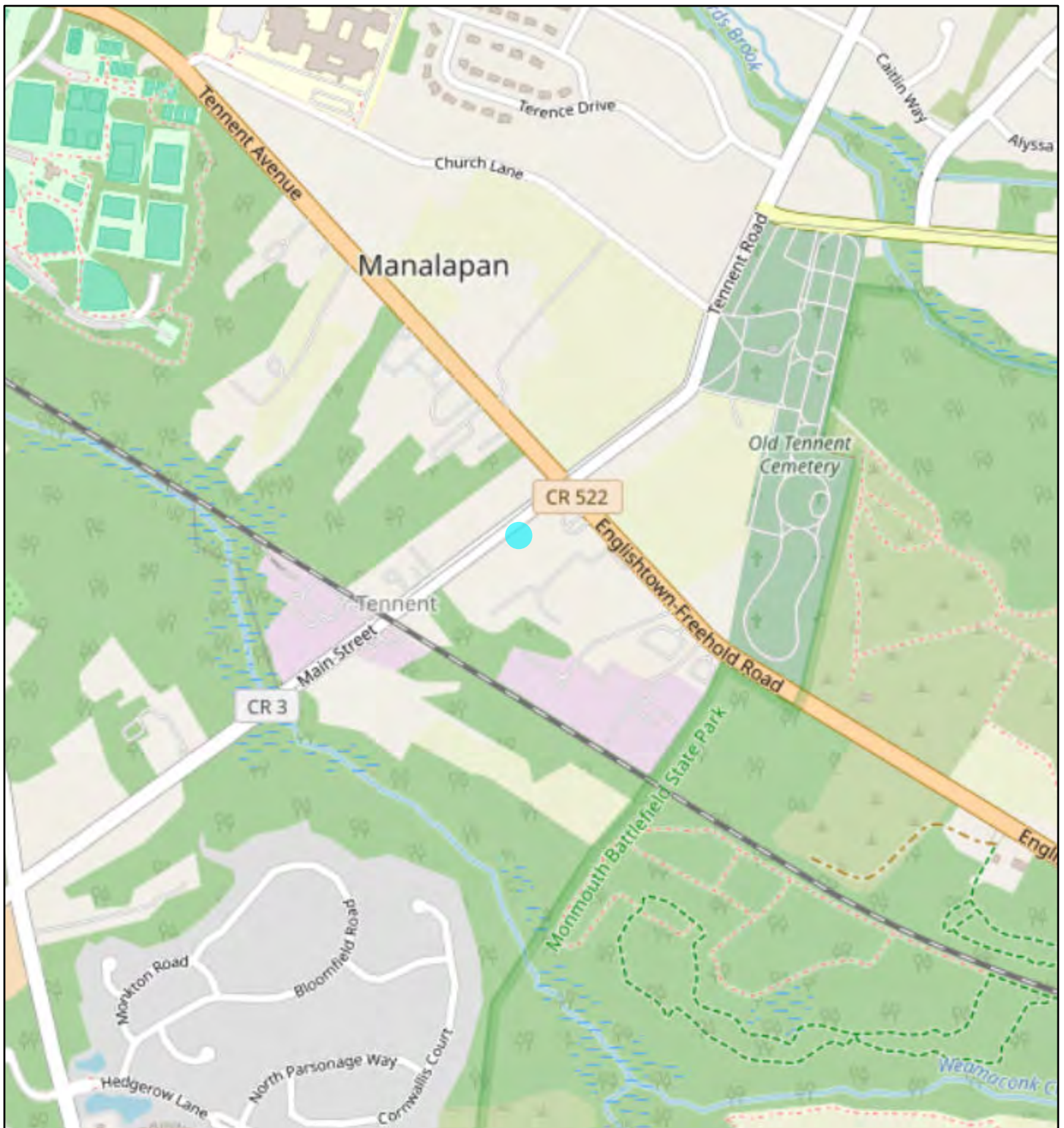


FLOOR 2

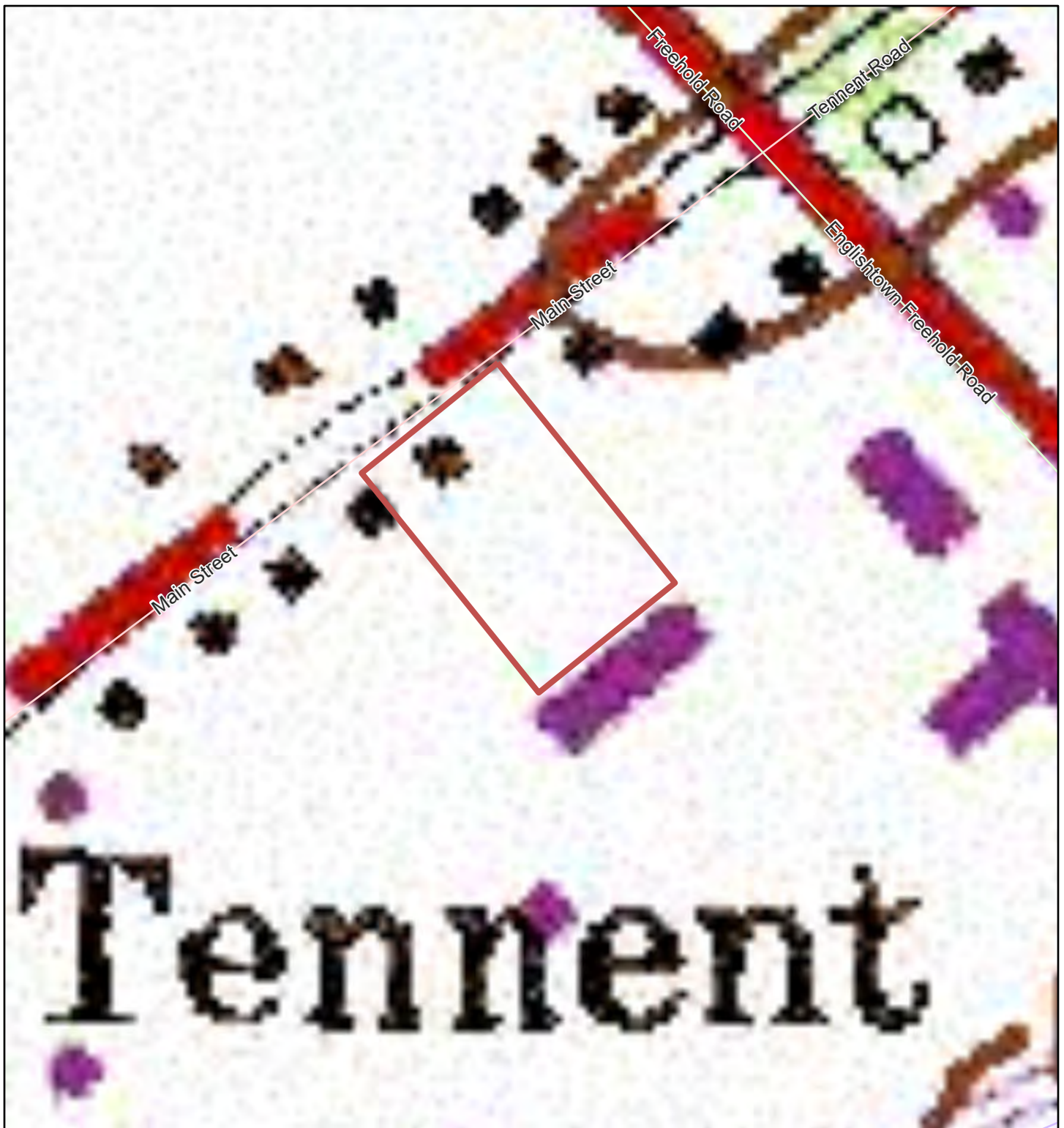
414 MAIN STREET, MANALAPAN, NJ 07726



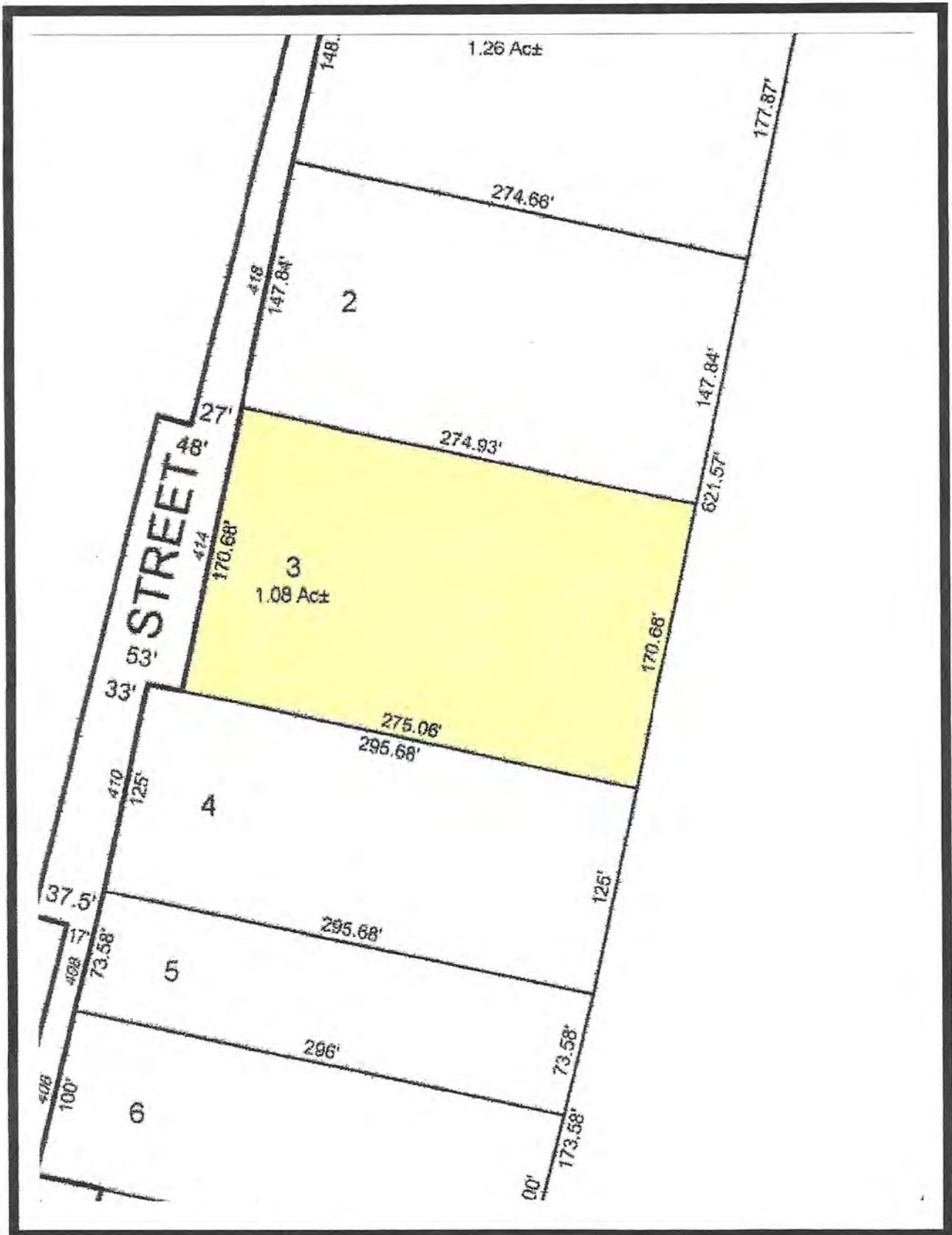
414 MAIN STREET, MANALAPAN, NJ 07726



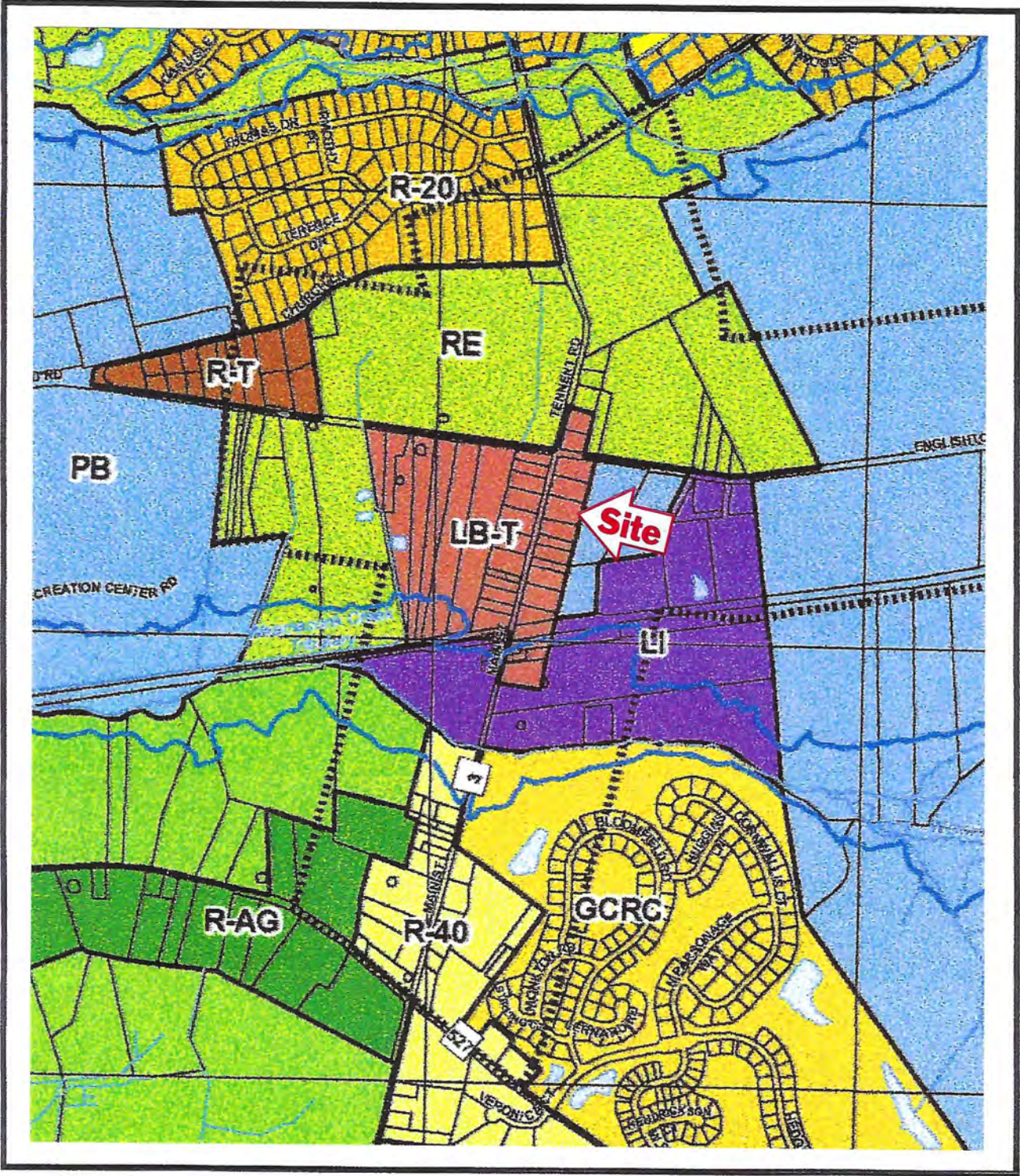
TOPOGRAPHIC MAP



TAX MAP LOCATION



Zoning Map



- (a) The floor area of any building within the planned commercial development shall not exceed 80,000 square feet.
 - (b) The floor area occupied by any one tenant of the planned commercial development shall not exceed 50,000 square feet.
- (4) Permitted uses. Any use permitted within the OP-10 Office Park District and/or within the C-1 Regional Commercial Shopping Center District shall be a permitted use within the planned commercial development.
- (5) Required mix of uses. The planned commercial development shall provide for a mix of uses which shall include restaurant use and public use. The public use shall provide an area for public access as an off-street parking area for commuter parking with a minimum of 300 parking spaces.
- (6) Minimum open space. A minimum of 45% of the planned commercial development shall be designed and maintained as open space. Open space may include areas of freshwater wetlands and freshwater wetlands transition areas.
- (7) Area, yard, and building requirements. The planned commercial development shall meet the requirements of the OP-10 District for area, yard, and building; buffers; and parking and loading setbacks, except as specified below.
 - (a) The dedicated area for public off-street commuter parking shall not be subject to the minimum required setbacks. The Planning Board may approve a reduced setback for the public off-street commuter parking area as determined to be appropriate by the Board based upon Board review of the site plan for the design and operation of the entire tract.
 - (b) The applicant may provide an averaging plan to reduce the minimum yard provided for parking areas, loading areas, buildings, and structures provided that the minimum yard provided is not less than 50 feet and further provided that any reduced yard areas and any areas planned to offset the reduction are approved by the Planning Board as part of the site plan for the planned commercial development.
- (8) Signage. Signs permitted in the C-1 District and/or the OP-10 District shall be permitted within the planned commercial development. The site plan shall include a program for signs meeting the requirements of § 95-8.71, Planning requirements for shopping centers, industrial parks, and office parks. The program for signs shall be subject to Planning Board review and approval.
- (9) Circulation. The site plan shall include a circulation plan conforming to § 95-8.8, Circulation design requirements. The circulation plan shall be subject to Planning Board review and approval.
- (10) Required findings for approval. Prior to approval of a planned commercial development in the OP-10 District, the Planning Board shall find the facts and conclusions required by § 95-7.38 for planned developments.

§ 95-5.5. Limited Business Districts Standards.

- A. Permitted uses. In all limited business districts (LB-T, LB-M, LB-S, and LB-W), the following uses shall be permitted, subject to any additional regulations provided for in the particular district.
 - (1) Professional and business offices.
 - (2) Animal hospitals.
 - (3) Banks.
 - (4) Antique shops.
 - (5) Child-care centers.

- (6) Farms.
- (7) Garden supply and nursery centers.
- (8) Post offices.
- (9) Municipal facilities, volunteer fire house, or first aid station.
- (10) Nursing homes.

B. Conditional uses. The following shall be permitted upon issuance of a conditional use permit and subject to the regulations of the specific LB Zone District.

- (1) Places of worship.
- (2) Schools.

C. Accessory uses.

- (1) Off-street parking and loading shall be a required accessory use in the Limited Business District.
- (2) Fences, signs and walls should be permitted as an accessory use in the Limited Business District.
- (3) Private swimming pool accessory to a detached single-family residence.
[Added 9-13-2023 by Ord. No. 2023-14]

D. Limited Business/Tennent.

- (1) In addition to the uses permitted in Subsection **A** above, the following shall be permitted in the Limited Business/Tennent District:
 - (a) Single-family detached residential uses provided the lot fronts upon Main Street.
 - (b) Home occupations, as an accessory use to any single-family detached residential use with frontage along Main Street subject to § **95-7.16B** of this chapter.
 - (c) Office, retail and restaurant uses, provided that they are located no closer than 300 feet to a single-family residential district.
 - (d) Pet cemeteries, provided that no cremation facilities shall be permitted.
[Added 12-3-2014 by Ord. No. 2014-14]
 - (e) Funeral homes.
[Added 12-3-2014 by Ord. No. 2014-14]
- (2) The required area, building and yard requirements for the LB/Tennent District shall be as provided in the Schedule of Area, Yard and Building Requirements, Exhibit 5-2, Commercial, Industrial and Office Districts.^[1]
[1] *Editor's Note: Exhibit 5-2 is included at the end of this chapter.*

E. Limited Business/Millhurst. The Township Master Plan identifies Millhurst as an historic place of the early settlement of the Township. Consequently, the design standards of § **95-8.4**, Landmark design requirements, shall apply to applications for site plan approval in the Limited Business/Millhurst District. In addition to the uses listed in Subsection **A**, the following shall be permitted uses in the Limited Business/Millhurst District:
[Amended 9-12-2012 by Ord. No. 2012-11]

- (1) Nursery schools.
- (2) Lumber and building materials dealers, provided that such a use is located on a minimum lot size of 12 acres and fronts upon a county road.
- (3) A Category One restaurant, provided that such a use fronts on Sweetmans Lane (CR 527) or on NJSH 33.

DEVELOPMENT REGULATIONS

Manalapan Township Development Regulations
Exhibit 5-2 Commercial, Industrial and Office Districts
Schedule of Area, Yard and Building Requirements
(§ 95-5.1)

Zone District	Minimum Lot Requirements				Minimum Yard Requirements ⁽¹²⁾										Maximum Floor Area Ratio ⁽⁹⁾ (F.A.R.)	Improvable Area ⁽¹¹⁾						
	Area (acres or square feet)	Interior Lots (feet)		Corner Lots (feet)	Principal Building or Structures			Detached Accessory Buildings or Structures ⁽¹⁰⁾				Maximum Lot Coverage				Minimum Gross Floor Area (square feet)	Minimum Area (acres)	Minimum Diameter				
		Interior Street (feet)			Interior Street (feet)				Buildings and Structures			Maximum Height (feet)										
		Frontage	Depth		Frontage	Depth	Frontage	Side	Rear	Frontage	Side	Side	Rear	Buildings				Structures	Principal Building	Accessory Building or Structure		
C-1	15 acres	800	800	800	800	100	100	100	100	100	100	100	100	50	75%	50	30	20,000	10.0	650	650	
C-2, C-2M ⁽¹⁾	4 acres	200	250	200	250	75	50	75	50	75	50	75	50	75	18%	50	30	5,000	1.0	150	150	
C-3	40,000	200	200	220	200	50	25	50	25	50	25	50	25	35	75%	35	15	2,500	0.7	150	150	
OP	20,000	100	160	150	160	60 ⁽⁴⁾	15	60	50	60	15	60	10	50	60%	50	15	2,500	(Same as R-20)	150	150	
OP-3 ⁽⁵⁾	3 acres	300	250	300	250	75	50	50	50	75	50	50	25	50	20%	50	30	2,500		1.0	150	150
OP-10 & 10A ⁽⁵⁾ , OP-10/PRC-MLC ⁽¹³⁾	10 acres	500	800	200	800	100	100	100	100	100	100	100	50	50	20%	50	30	10,000		4.0	290	290
LI	3 acres	200	300	200	300	100	50	100	50	100	50	100	50	35	70%	35	25	10,000	1.0	150	150	
SED-5 ⁽⁸⁾	5 acres	400	400	400	400	75	50	50	50	75	50	50	25	50	60%	50	30	5,000	2.0	300	300	
SED-20 ⁽⁸⁾	20 acres	800	800	800	800	100 ⁽²⁾	100	100	100	100	100	100	50	50	60%	50	30	10,000	10.0	650	650	
SED-20W ⁽⁸⁾	20 acres	800	800	800	800	100 ⁽²⁾	100	100	100	100	100	100	50	50	15% ⁽⁶⁾	50	30	10,000	10.0	650	650	
PB ⁽⁹⁾	3 acres	200	300	200	300	60	50	50	50	60	50	50	50	50	20%	50	30	--	--	--	--	
LB-MILLHURST	3 acres	300	250	300	250	75	50	50	50	75	50	50	25	35	50%	35	30	2,500	1.0	150	150	
LB-SMITHBURG	3 acres	300	250	300	250	75	50	50	50	75	50	50	25	30	50%	30	30	2,500	1.0	150	150	
LB-TENNENT	40,000	200	200	220	200	50	25	50	25	50	25	50	25	35	18%	35	15	2,500	0.7	150	150	
LB-WILSON AV.	4 acres	200	200	200	200	75	50	75	50	75	50	75	25	50	75%	50	30	5,000	1.0	150	150	

NOTES:

- (1) For attached housing in the C-2M Zone, the density shall be no more than eight dwelling units per acre.
- (2) Any lot fronting on Route 33 shall have a minimum of 200 feet of front yard depth.
- (3) The floor area ratio is calculated by summing the gross area of all building floors with the area of all parking lots, detention basins, loading areas, sidewalks and other structures and dividing the sum by the total area of the site.
- (4) Seventy-five feet where the property fronts on an existing or proposed state or county road or on a subcollector or collector street identified in the Township Master Plan.
- (5) See Article V of this chapter for standards governing the creation of planned office parks.
- (6) 0.25 for a warehouse use which is exclusively a warehouse facility.
- (7) (Reserved)
- (8) See Article V of this chapter for standards governing the creation of planned office industrial parks.
- (9) The minimum lot size required for a public school is five acres.
- (10) See Exhibit 5-2A for parking and loading areas.
- (11) See § 95-7.40.
- (12) See Exhibit 5-2B for the minimum buffer requirements
- (13) See § 95-5.4J for standards for development of any planned retirement community in the OP-10/PRC-MLC Zone District.

POPULATION

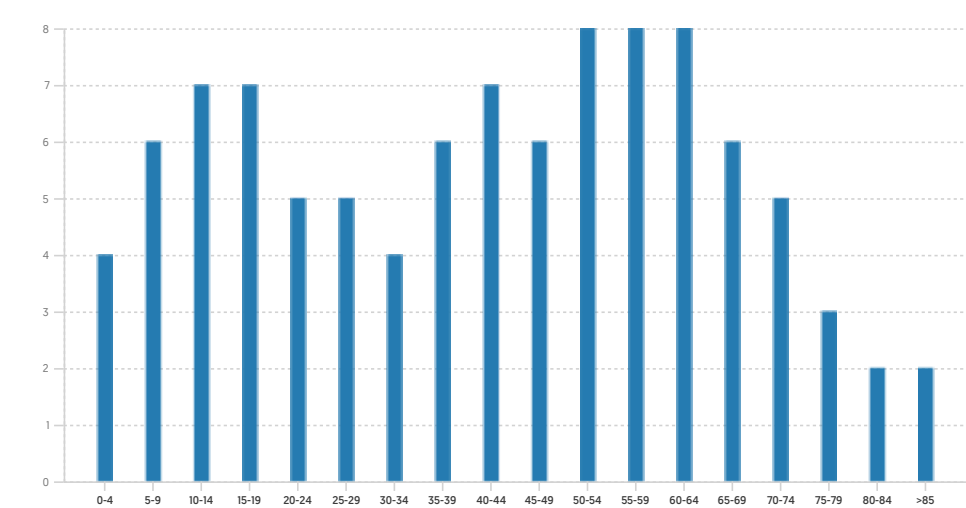
SUMMARY

Estimated Population	44,698
Population Growth (since 2010)	-2.2%
Population Density (ppl / mile)	1,341
Median Age	44.2

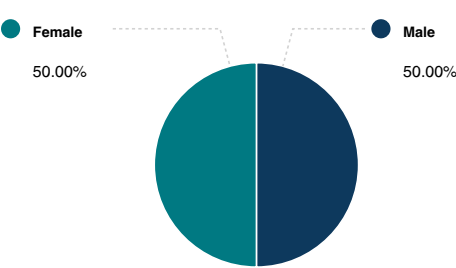
HOUSEHOLD

Number of Households	16,379
Household Size (ppl)	3
Households w/ Children	10,314

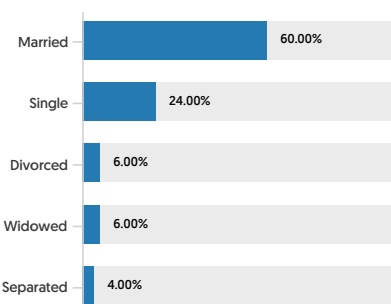
AGE



GENDER



MARITAL STATUS



HOUSING

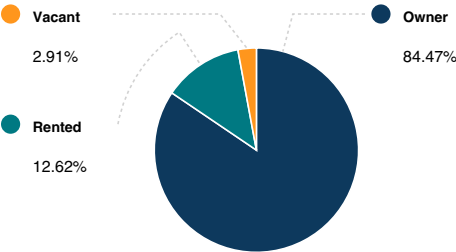
SUMMARY

Median Home Sale Price	\$603,000
Median Year Built	1985

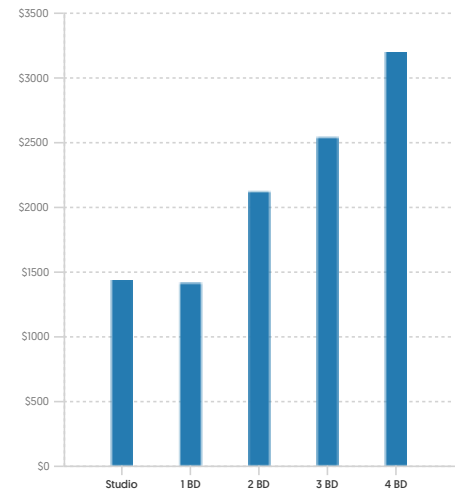
STABILITY

Annual Residential Turnover	5.41%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

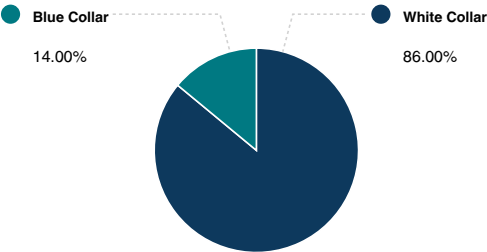


QUALITY OF LIFE

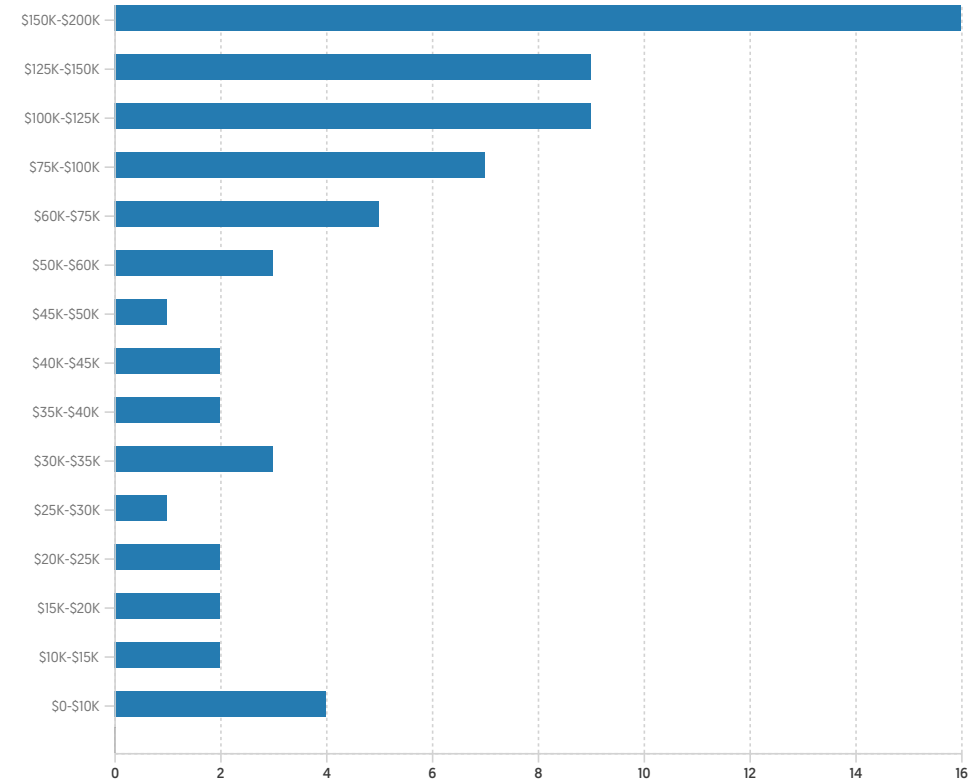
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	80
Mining	
Construction	1,862
Manufacturing	1,027
Transportation and Communications	888
Wholesale Trade	547
Retail Trade	2,193
Finance, Insurance and Real Estate	2,535
Services	7,606
Public Administration	946
Unclassified	

WORKFORCE



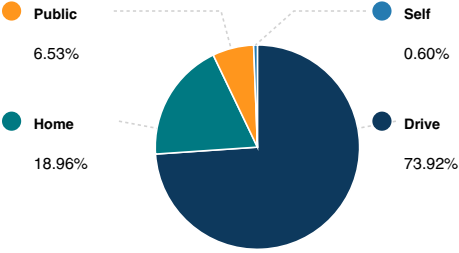
HOUSEHOLD INCOME



Average Household Income \$145,625

Average Per Capita Income \$67,625

COMMUTE METHOD



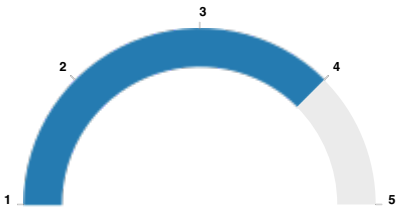
Median Travel Time
41 min

WEATHER

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

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	213
Some High School	1,063
High School Graduate	6,294
Some College	4,766
Associate Degree	2,193
Bachelor's Degree	13,147
Graduate Degree	6,338

(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.
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SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Manalapan High School	0.62	9th-12th	1,690	15	7/10

Community Rating (2)

Manalapan High School

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.
(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.
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LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Patricia Carroll	203 County Road 522	(732) 742-5998	0.07	Delicatessen (Eating Places)
77 Monmouth Street LLC	2 Huggins Ln	(732) 299-9537	0.56	Bars And Lounges
Cucina Alessi Italian Restaurant	Rte 55	(732) 845-0905	0.92	Italian Restaurant
Our Treat Inc.	22 Devon Dr	(732) 539-2087	0.94	Retail Bakeries
Doughboy's Donuts LLC	3 Wheatley Rd	(732) 446-5164	0.98	Doughnuts

SHOPPING

	Address	Phone #	Distance	Description
Jam Foods 2	160 Rte 9 Marlboro Plz	(848) 444-9600	0.92	Fruit And Vegetable Markets
Jam Foods 3 Corp	160 Rt 9 Marlboro Plz	(732) 275-1144	0.92	Grocery Stores, Independent

Jam Foods 4 Corp.	160 Rte 9 Marlboro Plz	(732) 566-2500	0.92	Grocery Stores
Marmaxx Operating Corp.	154 US Highway 9 3	(732) 536-7200	0.93	Department Stores, Discount