

#5049 ~ Sunset Farm Market and Garden Center

**3304-3310 Sunset Avenue, 1313 Logan Road
Ocean, NJ 07712**

Commercial/Retail/Land

**Block: 137
Lot: 22, 24, 25**

**Land Size: 2.7861 Acres
Building Size: 4,300 Sq. Ft.**

Tax Information

Land Assessment:	\$ 831,000.
Improvement Assessment:	\$ 324,000.
Total Assessment:	\$ 1,155,000.
Taxes:	\$ 19,552.
Tax Year:	2022
Tax Rate:	1.728/\$100
Equalization Ratio:	84.18%
Updated:	09/20/2023

**Zoning: C-3 ~ General Commercial Zone
R-6 ~ High Density Single Family Residential Zone**

Remarks: 4,300 Sq. Ft. Two-Story Commercial/Retail Building on 2.0437 Acres and an Adjacent 0.7424 Acre Vacant Lot Located Near the Corner of Highway 35 and Sunset Avenue. Business Not Included in Sale. Easy Access to Highway 18, 35 and 66.

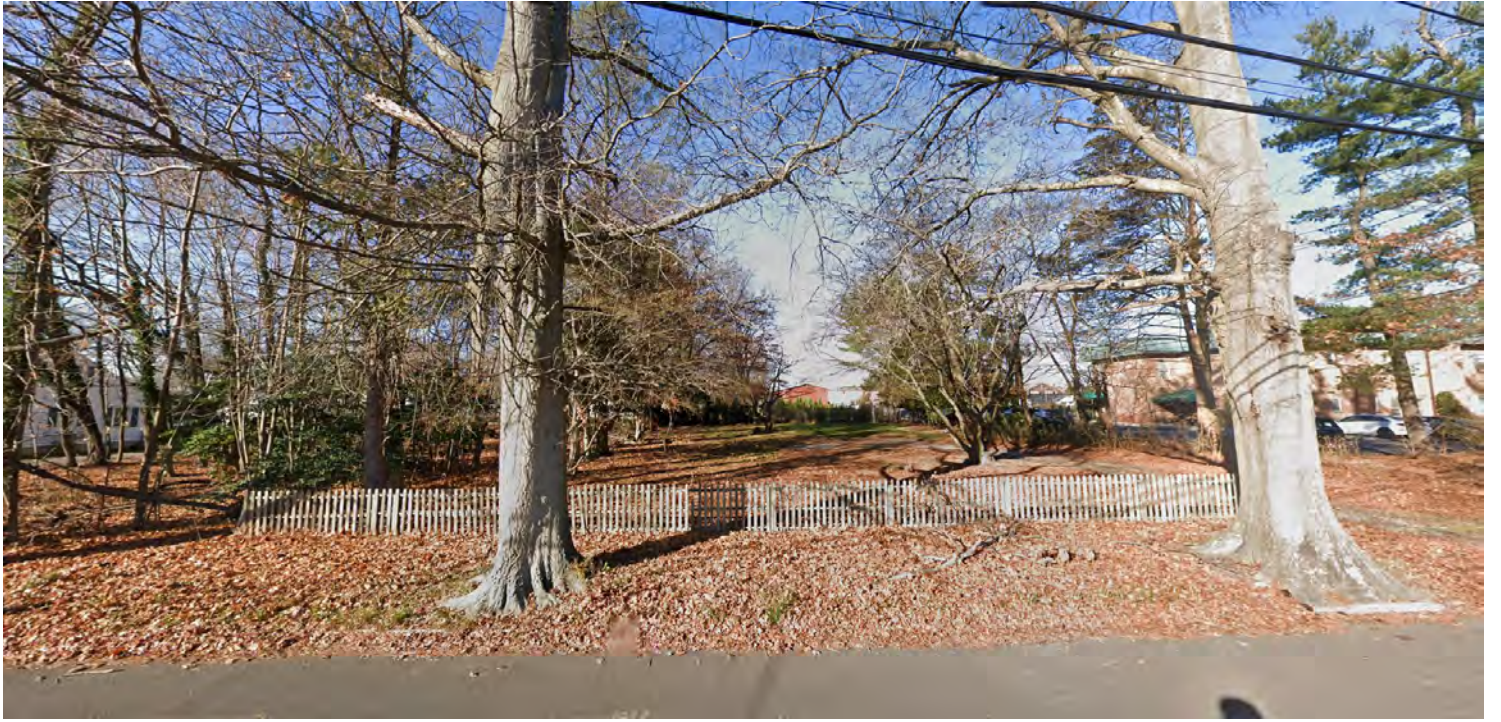
Price: \$ 3,495,000. ~ Sale

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.

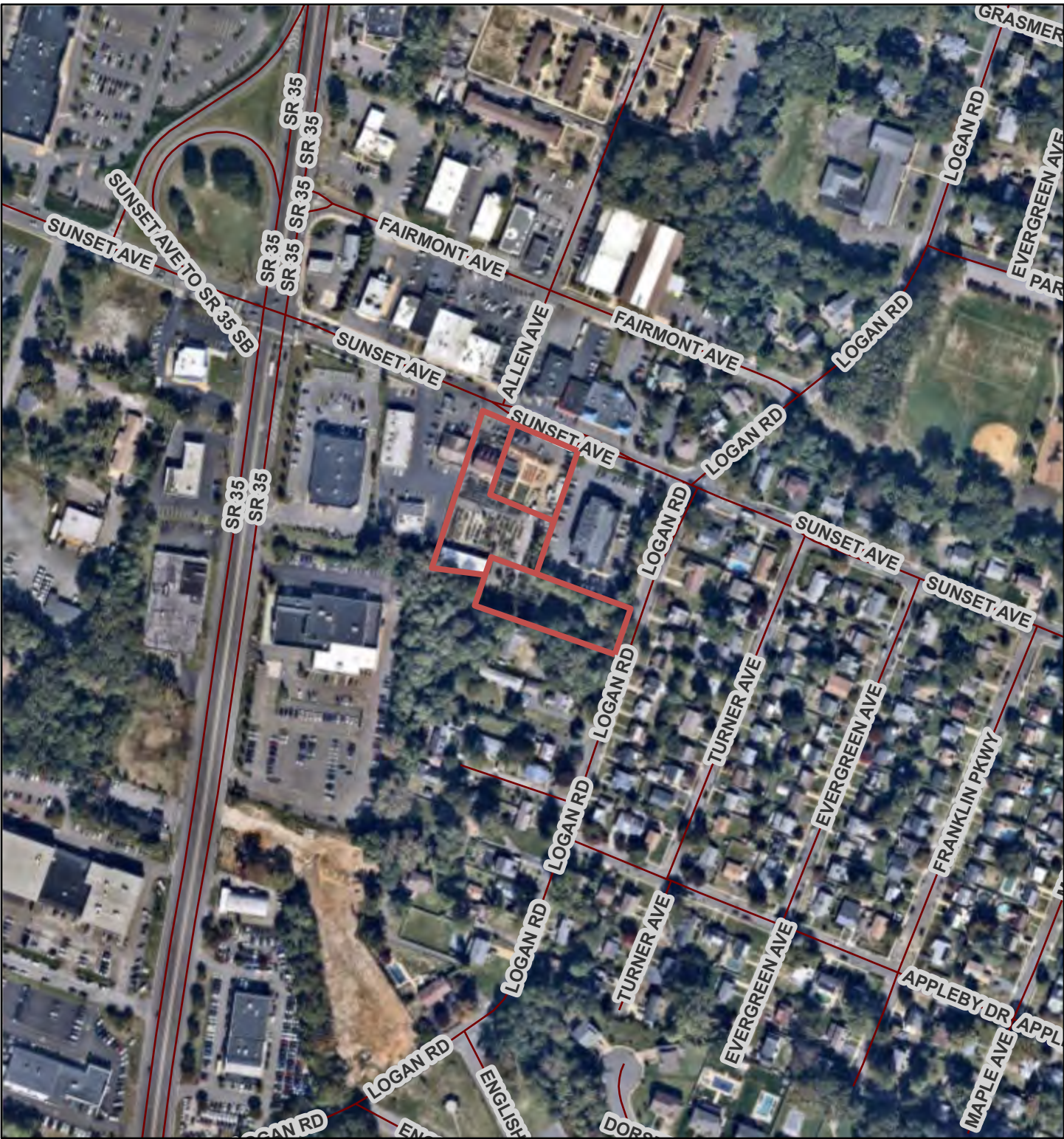
**530 Prospect Avenue, 2E, Little Silver, New Jersey 07739-1444
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com**



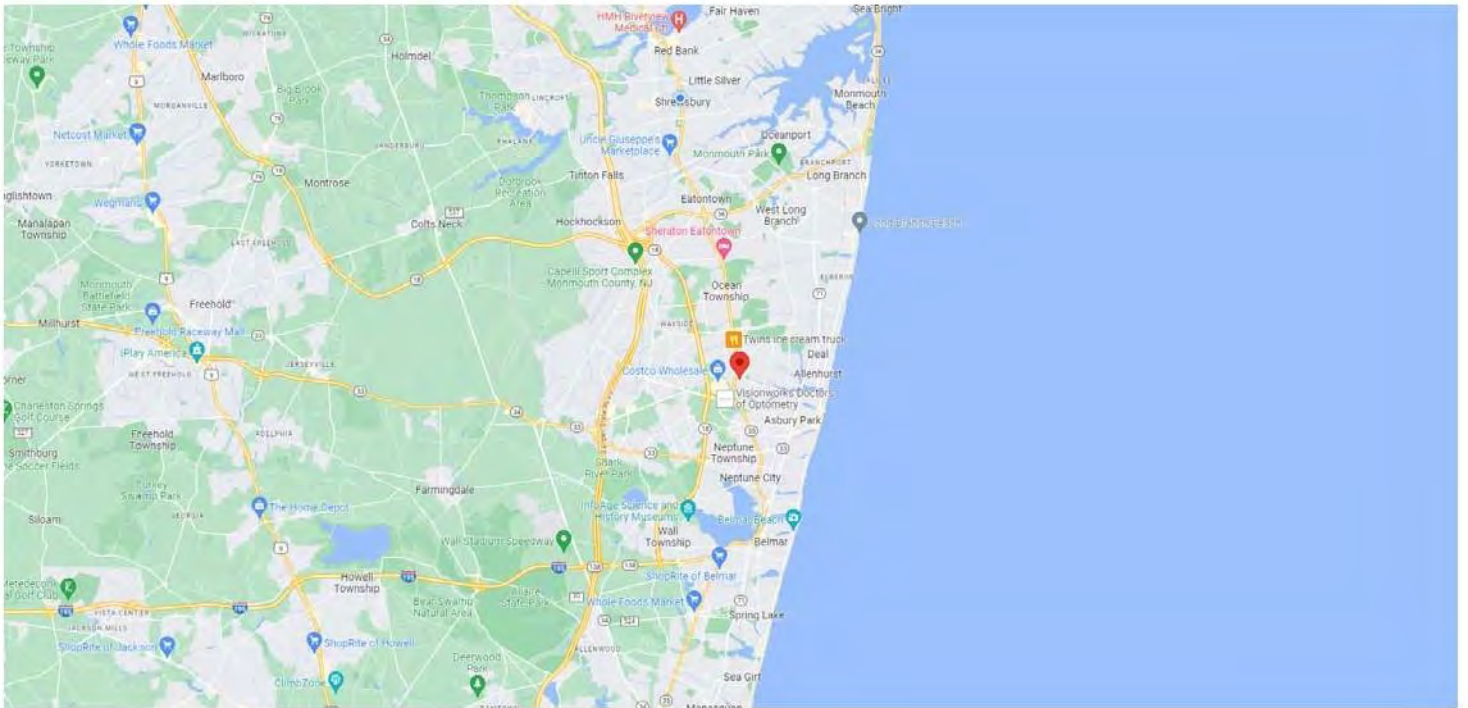


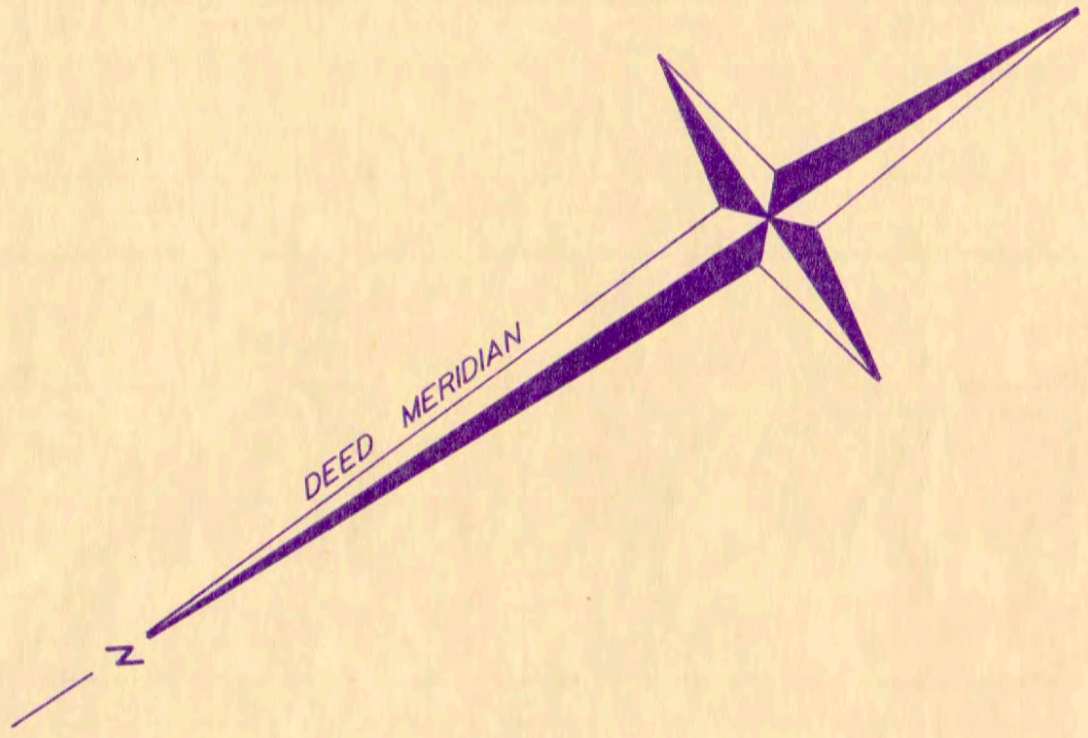


- Road Centerlines
- ▭ Parcels (cadastral non-survey)



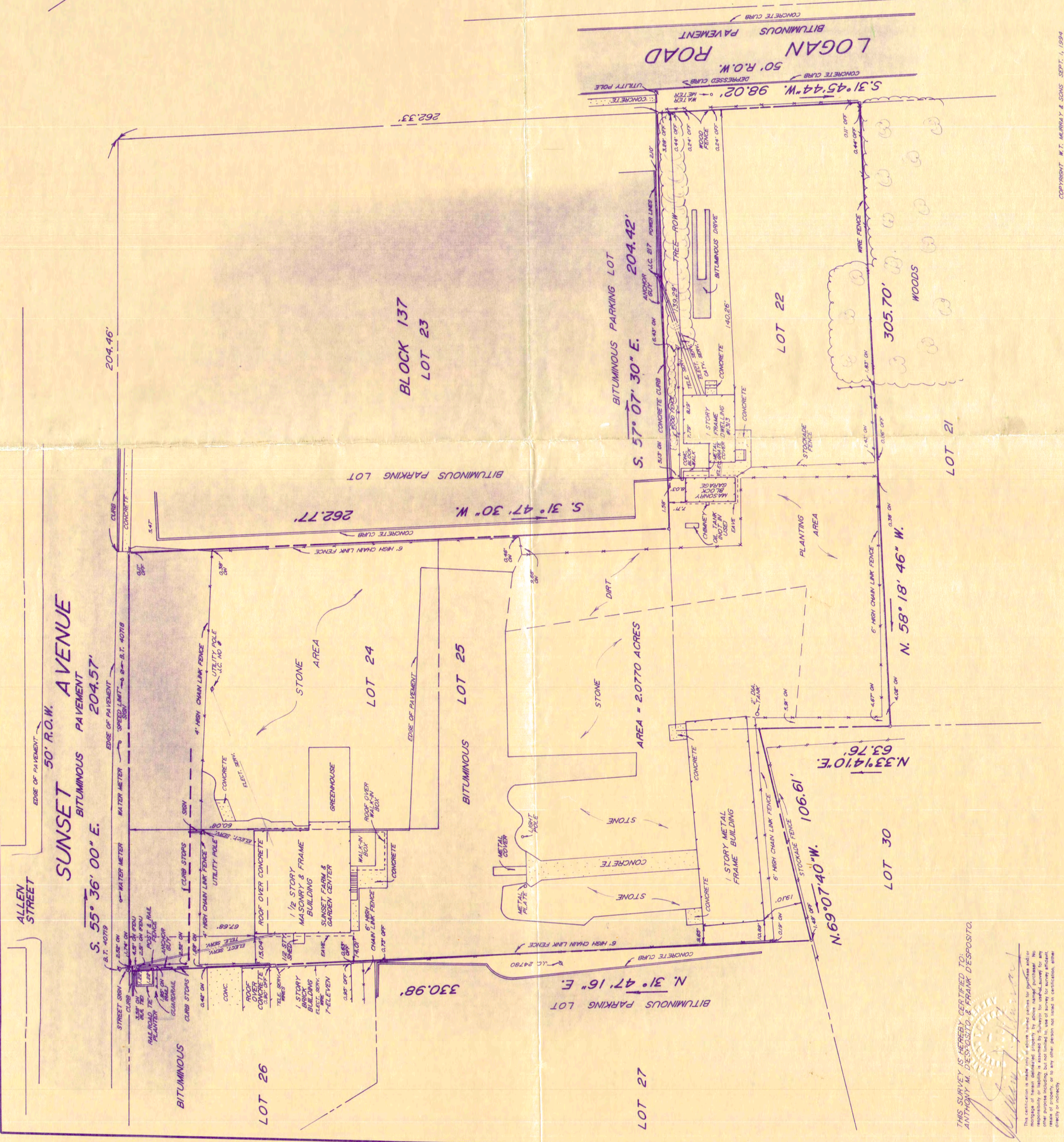
— Road Centerlines





- NOTES:
1. BEING KNOWN AS LOTS 22, 24 AND 25 IN BLOCK 137 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF OCEAN.
 2. UNDERGROUND UTILITIES WERE NOT LOCATED EXCEPT AS SHOWN HEREON.
 3. WETLANDS, IF ANY, ON OR ADJOINING THIS LAND SURVEY HAVE NOT BEEN LOCATED.
 4. PROPERTY CORNERS WERE NOT SET AS PER CONTRACTUAL AGREEMENT WITH CLIENT.

W. C. MURRAY & SONS PROFESSIONAL LAND SURVEYORS ENGINEERS ... AND ... PLANNERS	
William T. Murray P.L.S. Lic. 11666 P.P. Lic. 480 Wm. Christopher Murray P.E. L.S. Lic. 31275 P.P. Lic. 3401 1604 Grand Avenue Asbury Park, N.J. 07712 Phone 988-4884	
PROJECT	SURVEY OF PROPERTY SITUATE IN THE TOWNSHIP OF OCEAN, MON. CO., N.J.
FOR	SUNSET FARM AND GARDEN CENTER
DWG. BY	P.S.P.
DATE	SEPT. 1, 1994
REV	
Job No.	G-22
SCALE	1" = 30'
DWG. NO.	FM-662A

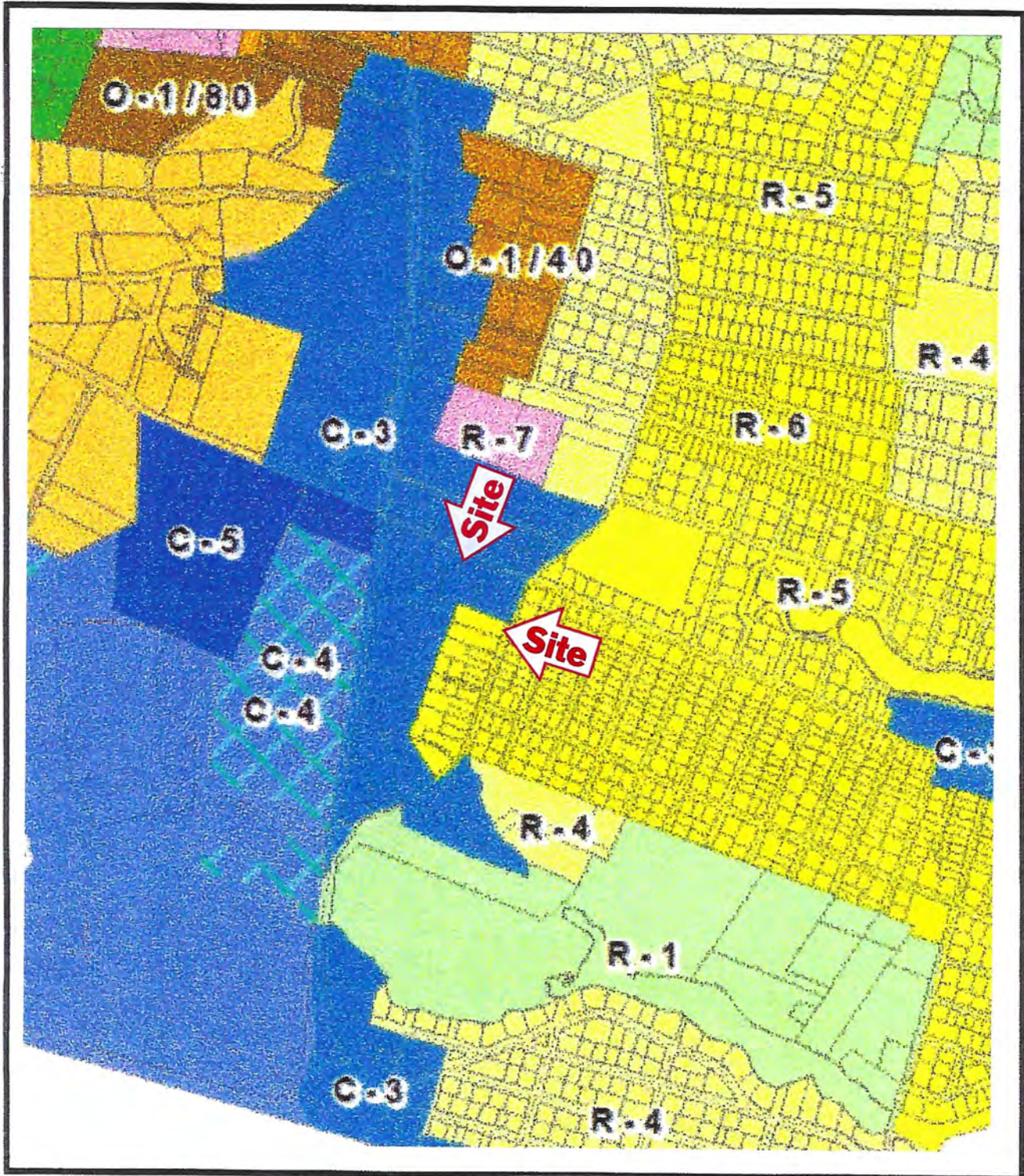


THIS SURVEY IS HEREBY CERTIFIED TO:
 ANTHONY M. DESPOSITO & FRANK DESPOSITO.

(Signature)

This certification is made only after a careful review of the plan and the mortgage of record and the property is assumed to be correct. The surveyor is not responsible for any other purpose including, but not limited to, use of survey for survey affidavit, or for any other person not named in certification, either directly or indirectly.

Zoning Map



7. Minimum gross floor area: 5,000 square feet.
8. Maximum lot coverage: 27% of buildable lot area.
9. Maximum floor area ration: 30% of total lot area.
10. Maximum building height: four stories above grade or 45 feet, whichever is less (1).

Notes: (1) All required setbacks shall be increased a total of 5 feet for each foot the building height exceeds 35 feet.

b. Accessory Buildings.

1. Accessory buildings shall conform to the same height and setback requirements as the principal building. Accessory buildings are not permitted in the required front yard.

§ 21-36.3. Other Provisions and Requirements.

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

- a. Off-street parking and loading is required subject to regulations and conditions as specified in this chapter.
- b. Landscaping is required subject to the regulations of this chapter.

§ 21-37. C-3 GENERAL COMMERCIAL ZONE.

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

The purpose of the C-3 General Commercial Zone is to provide areas for retail sales and services for uses frequented by residents and requiring central locations with good transportation access and to ensure the compatibility of the development with adjacent residential areas.

§ 21-37.1. 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 Buildings and Uses.

- Advertising agency
- Advertising specialty office
- Antique store
- Apparel
- Appliance store
- Art gallery
- Artist's supply
- Audio visual equipment
- Auto supplies, parts, and accessories (not including used or junk parts)
- Bakery store
- Bank
- Barber shop
- Beauty and cosmetic shop
- Blueprinting and photostating
- Bicycle store
- Books, periodicals and newspaper sales
- Broadcasting studio
- Business equipment sales
- Business office
- Butcher store or meat market (no slaughtering permitted)
- Cafeteria
- Camera and/or photographic supply store
- Candy store
- Caterer
- Ceramic store
- China store
- Cigars and tobacco sales
- Cleaners pick-up or laundry pick-up
- Clothing and pressing establishment
- Club
- Coin dealer
- Convenience store

[Added 1-10-2019 by Ord. No. 2313]

Cosmetic store
Costume rental
Credit union office
Curtain store
Dairy products, retail
Delicatessen
Department store
Diner
Distribution center
Drugstore
Employment agency
Electrical supplies
Exterminator
Fabric store
Finance company
Fire protection equipment sales, non-automotive
Floor covering
Florist
Food products
Fruit and vegetable market
Funeral services
Fur store
Furniture sales
General office buildings
Gift store
Glassware
Greeting card store
Grocery store
Gymnastics and martial arts studios
Hardware
Health clubs
Hobby store
Home furnishings
Home improvement office
Hospital, animal
Household appliance
Ice cream store
Interior decorator
Jewelry store
Kitchen equipment
Landscaping, nurseries, and garden supply sales.
[Added 12-20-1995 by Ord. No. 1720, amended 8-21-1996 by Ord. No. 1746]
Laundry and dry cleaning
Lawn maintenance services office
Leather goods and luggage
Liquor store
Locksmith
Luncheonette
Mail order house
Major appliance sales
Medical and dental clinics and offices
Metalware
Motorcycle sales and rental
Museum
Music and dance studios
Musical instrument store
Notary
Nursing home
Office equipment and supplies

Optical goods
Paint, glass and wallpaper store
Personal trainers
[Added 4-17-1996 by Ord. No. 1726]
Pet shop (including pet grooming)
Pharmacy
Phonographic sales and service
Photographic studio
Printers office and establishment
Private school
Physical culture and health establishments
Professional office
Public utilities office
Real estate and insurance
Record store
Reducing salon
Restaurant
[Added 3-10-2016 by Ord. No. 2262]
Restaurant with entertainment
[Added 3-10-2016 by Ord. No. 2262]
Sandwich store
Seafood store
Shoe and hat repair
Shopping center
Social service organization
Specialty food store
Sporting goods store
Stamp and coin store
Stamp redemption center
Stationery store
Surgical and medical supplies sales
Tailor
Telephone answering service
Television, radio, electronics, sales and service
Toy store
Travel agency
Travel ticket office
Telephone and telegraph office
Uniform rental and sales
Variety store
Veterinary hospital
Video store
[Added 3-19-1997 by Ord. No. 1770]
Window cleaning service [Amended 3-10-2016 by Ord. No. 2262 to delete Eating establishments, non drive-in, non fast food, Restaurant, non drive-in, non fast food]

b. Accessory Buildings and Uses Including:

1. Private garage space not to exceed three spaces for the storage of vehicles operated exclusively as part of a permitted business which is located on the subject site.
2. Signs subject to the regulations of this chapter.
3. Fences and hedges subject to the regulations of this chapter.
4. Buildings for tools and equipment used for maintenance of the grounds.
5. Other customary accessory uses and structures which are clearly incidental to the principal structure and uses.

c. The following conditional uses are permitted subject to approval of the Planning Board and special conditions of this chapter:

1. Public utility installations.
2. Car washes.
3. Automotive gasoline station.
4. Automotive service station.

5. Automotive sales and service.
6. Automotive accessory sales and installation.
7. Government public buildings.
8. House of worship.
[Amended 6-16-2008 by Ord. No. 2103]
9. Eating establishments (drive-in or fast-food).
10. Quasi-public uses, including clubs, lodges, and similar uses.
11. Billboard sign.
12. Child day-care centers.
13. Satellite antenna dishes greater than two meters in diameter.
[Amended 12-20-1995 by Ord. No. 1720, 8-21-1996 by Ord. No. 1746]
14. Automotive rentals and leasing.
[Added 9-18-1996 by Ord. No. 1748]
15. Automotive gasoline station/C-Store.
[Added 9-3-1997 by Ord. No. 1779]
16. Wireless telecommunications tower and antenna.
[Added 6-17-1998 by Ord. No. 1799]

§ 21-37.2. Development Standards.

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

The C-3 Commercial Zone specified herewith shall be occupied only as indicated in this chapter which is as follows:

- a. Principal Buildings.
 1. Minimum lot size: 20,000 square feet.
 2. Minimum lot width: 100 feet.
 3. Minimum lot depth: 100 feet.
 4. Minimum front yard setback (measured from the future street R.O.W.): 50 feet.
 5. Minimum side yard setback: 12 feet.
Where it is adjacent to a residential zone, it shall be 25 feet.
 6. Minimum rear yard setback: 20 feet.
Where it is adjacent to a residential zone, it shall be 25 feet.
 7. Minimum gross floor area: 1,200 square feet.
 8. Maximum lot coverage: 27% of buildable lot area.
 9. Maximum floor area ratio: 30% of total lot area.
 10. Maximum building height: 2 1/2 stories above grade or 45 feet.
[Amended 9-25-2002 by Ord. No. 1939]
- b. Accessory Buildings. Accessory buildings shall conform to the same height and setback requirements as the principal building. Accessory buildings are not permitted in the required front yard.

§ 21-37.3. Other Provisions and Requirements.

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

- a. Off-street parking and loading is required subject to regulations and conditions as specified in this chapter.
- b. Landscaping is required subject to the regulations and conditions as specified in this chapter.

§ 21-38. C-4 REGIONAL COMMERCIAL ZONE.

[Adopted 1-8-1992 by Ord. No. 1564, amended in entirety 6-29-2000 by Ord. No. 1861, amended in entirety 10-4-2000 by Ord. No. 1866]

The purpose of the C-4 District is to allow the development of regional shopping facilities which offer multiple retail commercial, office and service operations in an area with convenient major highway access. It is intended that the hub of this area be developed in accordance with an overall plan coordinating the architectural features, landscaping, drainage, shared parking, types of uses, controlled access points and similar standards and aesthetic features so that the final product will be a self-contained shopping center whether constructed all at one time or in stages over a period of time. Smaller properties surrounding the hub should be developed with complementary and compatible uses, and integrated with the major shopping center design where possible.

LAND DEVELOPMENT ORDINANCE

21 Attachment 3

[Amended 3-8-2018 by Ord. No. 2303]

BULK REQUIREMENTS - NONRESIDENTIAL ZONES

ZONE	MINIMUM REQUIREMENTS										MAXIMUM PERMITTED			
	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD SETBACK	PRINCIPAL			ACCESSORY			LOT COVERAGE	FLOOR AREA RATIO	HEIGHT/STORIES	
					SIDE YARD SETBACK	REAR YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK				
T-1	10,000	100'	100'	30'	10'/25'	30'	(1)	(1)	(1)	(1)	27%(2)	27%(2)	35/2	
C-1	10,000 sq.ft.	50'	100'	5'	0'(3)	10'	0'(3)	10'	0'(3)	10'	27%	NA	35/2.5 whichever less	
C-2	2 Acres	250'	250'	100'(9)	25'/50'(9)	50'(9)	25'/50'(9)	50'(9)	25'/50'(9)	50'(9)	27%	30%	45'/4(9) whichever less	
C-3	20,000 sq.ft.	100'	100'	50'	12'(4)	20'(4)	12'(4)	20'(4)	12'(4)	20'(4)	27%	30%	45'/2.5 whichever less	
C-4	40 Acres	1,000'	1,500'	(5)	(5)	(5)	(5)	(5)	(5)	(5)	NA	NA	65'/8 whichever less	
C-5	3 Acres	350'	300'	100(10)	70'/35%	75'	70'/35%	75'	70'/35%	75'	NA	35%	45'/4	
C-7	See Section 21-38B for bulk standards													
I-1	40,000 sq.ft.	150'	200'	50'	20'/80'(6)	60'(6)	20'/80'(6)	60'(6)	20'/80'(6)	60'(6)	54%	54%	35	
O-1/20	20,000 sq.ft.	200'	100'	35'	12'/50%	20'	(1)	(1)	(1)	(1)	27%	30%	35'	
O-1/40	40,000 sq.ft.	200'	100'	35'(7)	12'/50%(4)	20'(4)	(1)	(1)	(1)	(1)	27%	30%	35'	
O-1/80	80,000 sq.ft.	200'	400'	100'(9)	50'(6)(9)	75'(6)(9)	(1)	(1)	(1)	(1)	27%	30%	45'/4(9) whichever less	
SRI	See Section 21-43A													

TOWNSHIP OF OCEAN CODE

NOTES FOR BULK REQUIREMENTS – NON-RESIDENTIAL ZONES

- (1) See Ordinance text for required accessory building and structure setbacks.
- (2) Maximum building coverage is 27% of buildable lot area. Maximum impervious coverage is 90% of buildable lot area. Floor area ratio of 27% applies to professional offices only, and is limited to 20% for home professional offices only for that portion of the building which is utilized for the home professional office. Single family residences have no floor area ratio.
- (3) Where buildings are not attached, the minimum distance between buildings on adjacent lots shall be 15 feet. Where a property abuts a residential zone, the building shall be set back a minimum of 25 feet.
- (4) Where a property abuts a residential zone, the building shall be set back a minimum of 25 feet.
- (5) See Section 21-38 for setback standards.
- (6) Where a property abuts a residential zone, the building shall be set back a minimum of 100 feet.
- (7) Front yard setback shall be 100 feet on N.J. Route 35.
- (8) Reserved. Footnote eliminated when O-2 Zone eliminated on January 26, 2005 by Ordinance 2003.
- (9) Building setbacks shall be increased 5 feet for every one foot the building heights exceed 35 feet.
- (10) Front yard setback in the C-5 Zone shall be 100 feet plus 1 foot for each additional 1 foot of building height above 30 feet.

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, 3-15-2000 by Ord. No. 1851, 1-10-2001 by Ord. No. 1881, 8-13-2014 by Ord. No. 2228]

§ 21-28.3. Other Provisions and Requirements.

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

- a. Off-street parking is required subject to the requirements and conditions of this chapter.
- b. Landscaping is required subject to the requirements and conditions 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.
[Amended 8-6-1997 by Ord. No. 1776]

§ 21-29. R-6 HIGH DENSITY SINGLE-FAMILY RESIDENTIAL ZONE.

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

The purpose of the R-6 Residential Zone is to provide for smaller lot sizes in conformance with existing conditions in specific areas of the Township as identified in the Master Plan. The provisions and regulations set forth herein encourage the future development and maintenance of this area as a residential area with lots of no less than 5,000 square feet and corner lots of no less than 10,000 square feet, for strictly residential purposes by prohibiting commercial development or conversions to commercial or multifamily housing.

§ 21-29.1. 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 one of the following purposes:

- a. Principal Permitted Uses and Structures.
 - 1. Detached one-family dwelling.
[Added 8-21-1996 by Ord. No. 1746]
 - 2. Family day care homes.
[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.

2. Public utility installations.
3. House of worship.
[Amended 6-16-2008 by Ord. No. 2103]
4. Public and parochial schools.
5. Satellite antenna dishes greater than one meter in diameter.
[Added 8-21-1996 by Ord. No. 1746]

§ 21-29.2. Development Standards.

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

The R-6 Residential Zone specified herewith shall be occupied only as indicated in this chapter.

a. Single-Family.

1. Principal buildings.

- (a) Minimum lot size:
 - 5,000 square feet (interior lots)
 - 10,000 square feet (corner lots)
- (b) Minimum lot width:
 - 50 feet (interior lots)
 - 100 feet (corner lots)
- (c) Minimum lot depth: 100 feet.
- (d) Minimum front yard setback (measured from the future street R.O.W.): 30 feet.
- (e) Minimum side yard setback: five feet.
- (f) Minimum both side yard setbacks: 20% of lot width.
- (g) Minimum rear yard setback: 30 feet.
- (h) Minimum gross floor area.
 - (1) Two story dwellings:
 - First floor minimum: 700 square feet
 - Overall minimum: 1,400 square feet
 - (2) One and one-half story dwellings:
 - First floor minimum: 850 square feet
 - Overall minimum: 1,400 square feet
 - (3) Single story dwellings: 1,300 square feet
- (i) Maximum lot coverage.
 - building: 35% of buildable lot area
 - impervious: 90% of buildable lot area
- (j) Maximum building height: 30 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) Except as provided below, all accessory buildings shall conform to the minimum height and setback requirements of the principal building. More than one accessory building shall be permitted on a lot, however only one accessory building may be permitted for which the side and rear yard setback requirements shall be 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.
- (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, 3-15-2000 by Ord. No. 1851, 1-10-2001 by Ord. No. 1881, 8-13-2014 by Ord. No. 2228]

§ 21-29.3. Other Provisions and Requirements.

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

- a. Off-street parking is required subject to the requirements and conditions of this chapter.
- b. Landscaping is required subject to the requirements and conditions 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.
[Amended 8-6-1997 by Ord. No. 1776]

§ 21-30. R-7 GARDEN APARTMENT RESIDENTIAL ZONE.

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

The purpose of the R-7 Residential Zone is to provide for an alternative to home ownership for those families and individuals who do not desire or cannot afford home ownership. The provisions and regulations set forth herein encourage the maintenance of existing garden apartment residential areas at current densities.

§ 21-30.1. 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 one of the following purposes:

- a. Principal Permitted Uses and Structures.
 1. Multifamily dwellings.
 2. Family day care homes.
[Added 8-21-1996 by Ord. No. 1746]
- b. Accessory buildings, structures and uses including:
[Amended 9-18-1996 by Ord. No. 1748]
 1. Private garage.
 2. Buildings for tools and equipment for the maintenance of the grounds.
 3. Swimming pools, tennis courts, clubhouses and similar recreational facilities for the occupants of the multifamily development.
 4. Signs subject to the requirements of this chapter.
 5. Fences and hedges subject to the requirements 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.
 2. Public utility installations.
 3. House of worship.
[Amended 6-16-2008 by Ord. No. 2103]
 4. Public and parochial schools.
 5. Satellite antenna dishes greater than one meter in diameter.
[Amended 8-21-1996 by Ord. No. 1746]

§ 21-30.2. Development Standards.

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

The R-7 Residential Zone specified herewith shall be occupied only as indicated in this chapter.

- a. Principal buildings.
 1. Minimum lot area: 25 acres.

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		REAR YARD SETBACK	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.

3304 Sunset Ave, Ocean, NJ 07712, Monmouth County

APN: 37-00137-0000-00024 CLIP: 3153997127

POPULATION

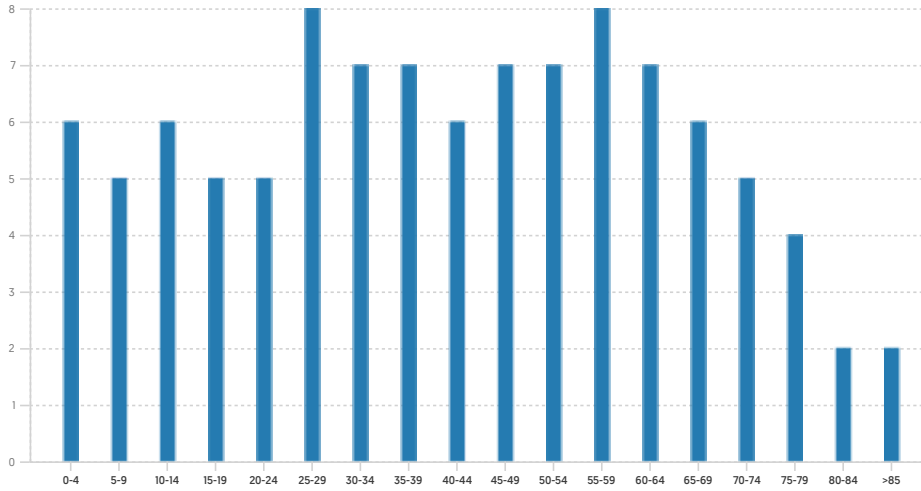
SUMMARY

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

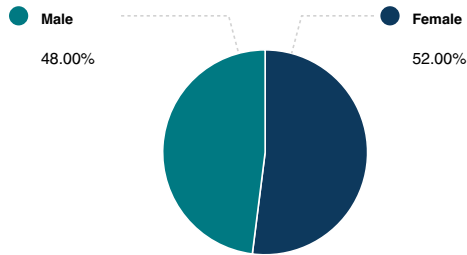
HOUSEHOLD

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

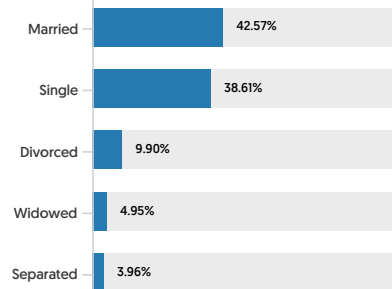
AGE



GENDER



MARITAL STATUS



HOUSING

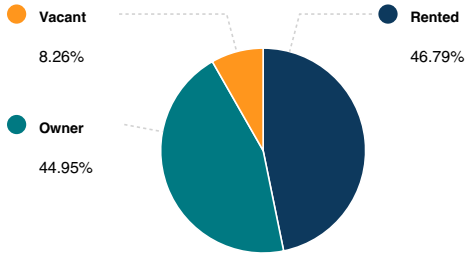
SUMMARY

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

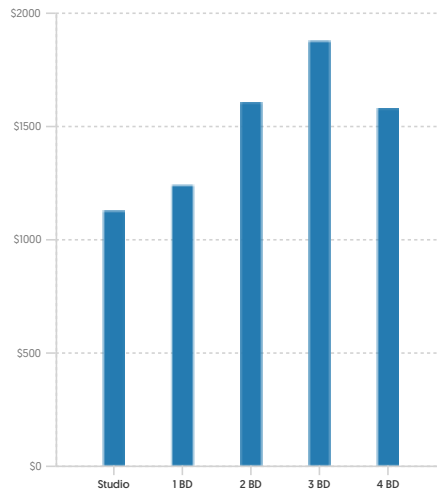
STABILITY

Annual Residential Turnover	9.63%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

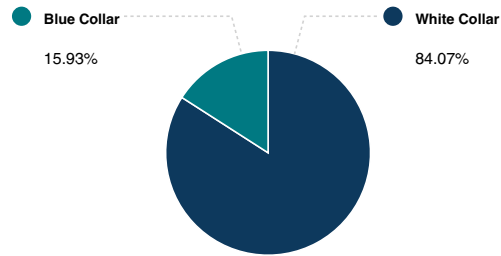


QUALITY OF LIFE

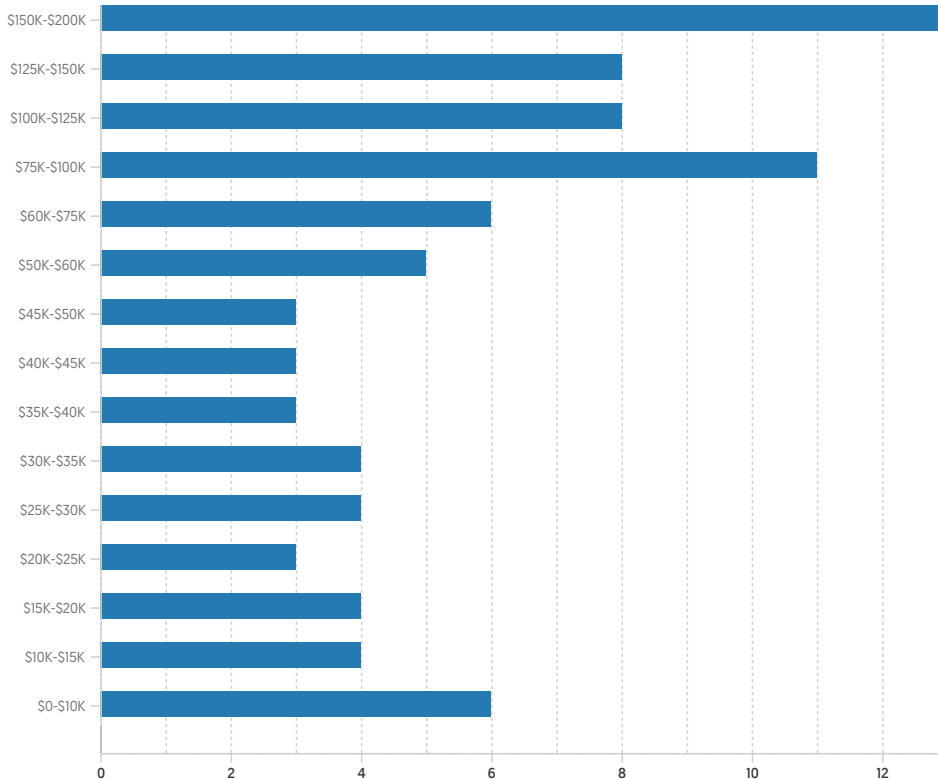
WORKERS BY INDUSTRY

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



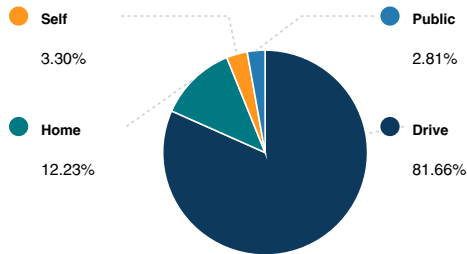
HOUSEHOLD INCOME



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

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

COMMUTE METHOD



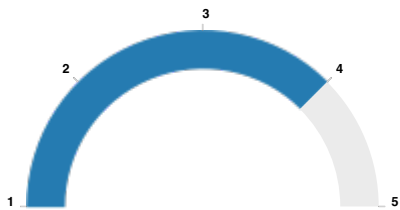
Median Travel Time **27 min**

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	SchoolDigger.com Rating (1)
Wanamassa Elementary School	0.56	Pre-K-4th	323	9	4

Community Rating (2)

Wanamassa Elementary School	
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PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Ilan High School	0.51	9th-12th	158		
Schroth School	0.63	Pre-K-12th	49		

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)
 (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
Very Best Deli LLC	3209 Sunset Ave	(732) 898-6948	0.03	Delicatessen (Eating Places)
Bagel Exchange	3316 Sunset Ave Ste 1	(732) 890-9188	0.03	Bagels
Wanamassa Chicken Holiday Inc	3316 Sunset Ave Ste 3	(732) 988-9272	0.03	Fast Food Restaurants And Stands
Luigi's Pizza Of Ocean LLC	3311 Sunset Ave	(732) 775-1111	0.04	Pizza Restaurants
Sunset Diner	3315 Sunset Ave	(732) 775-0080	0.04	Family Restaurants

Peking House	3321 Sunset Ave	(732) 988-8868	0.06	Chinese Restaurant
The Greek Spot	1013 State Route 35	(732) 531-7770	0.2	Greek Restaurant
American Bread Company LLC	1100 State Route 35 Ste D	(732) 918-1000	0.29	Cafe
Mutiny Bbq Company	1109 Raymere Ave	(908) 489-4565	0.34	Barbecue Restaurant
Gourmet Daiquiri-Sickle LLC	1108 Hwy 35	(706) 393-0915	0.43	Eating Places

SHOPPING

	Address	Phone #	Distance	Description
7-Eleven, Inc.	3208 Sunset Ave	(732) 988-2711	0.03	Convenience Stores, Chain
Stein Mart, Inc.	1100 State Route 35 Ste E	(732) 922-2181	0.29	Department Stores
Wegmans Food Markets, Inc.	1104 Hwy 35	(732) 695-7000	0.31	Supermarkets, Chain
House Of Paints Inc	1103 Rte 35	(973) 762-3830	0.36	Paint
Casale Floors	1111 State Hwy No 35	(732) 663-0005	0.4	Tile, Ceramic
Windows To Go Inc	1113 State Route 35	(732) 531-6666	0.41	Door And Window Products
Komfort Kitchens Limited Liability Company	3421 Sunset Ave	(732) 695-6111	0.42	Cabinets, Kitchen
Deans Natural Food Market Inc	1119 State Route 35	(732) 517-1515	0.44	Health Foods
Five Below, Inc.	2327 Nj 66	(732) 493-2708	0.47	Department Stores
Costco Wholesale Corporation	2361 Rte 66	(732) 481-0023	0.47	Warehouse Club Stores