

#4521 ~ Development Property

**2480 Hooper Avenue
400 Old Silverton Road
Brick, NJ 08723**

Land

**Block: 548
Lot: 9, 10.02, 13.02**

Land Size: 13.61 Acres

Tax Information

Land Assessment:	\$ 1,785,300.
Improvement Assessment:	\$ 397,700.
Total Assessment:	\$ 2,183,000.

Taxes:	\$ 50,275.
Tax Year:	2019
Tax Rate:	2.080/\$100
Equalization Ratio:	90.91%
Updated:	3/4/2020

Zoning: R-R-2 ~ Rural Residential Adult Community Zone

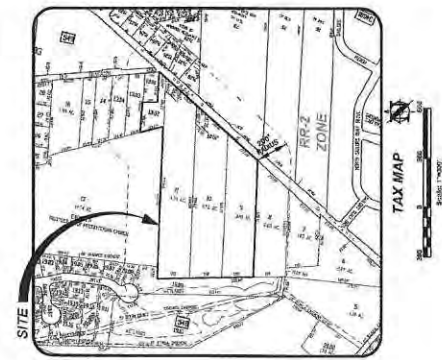
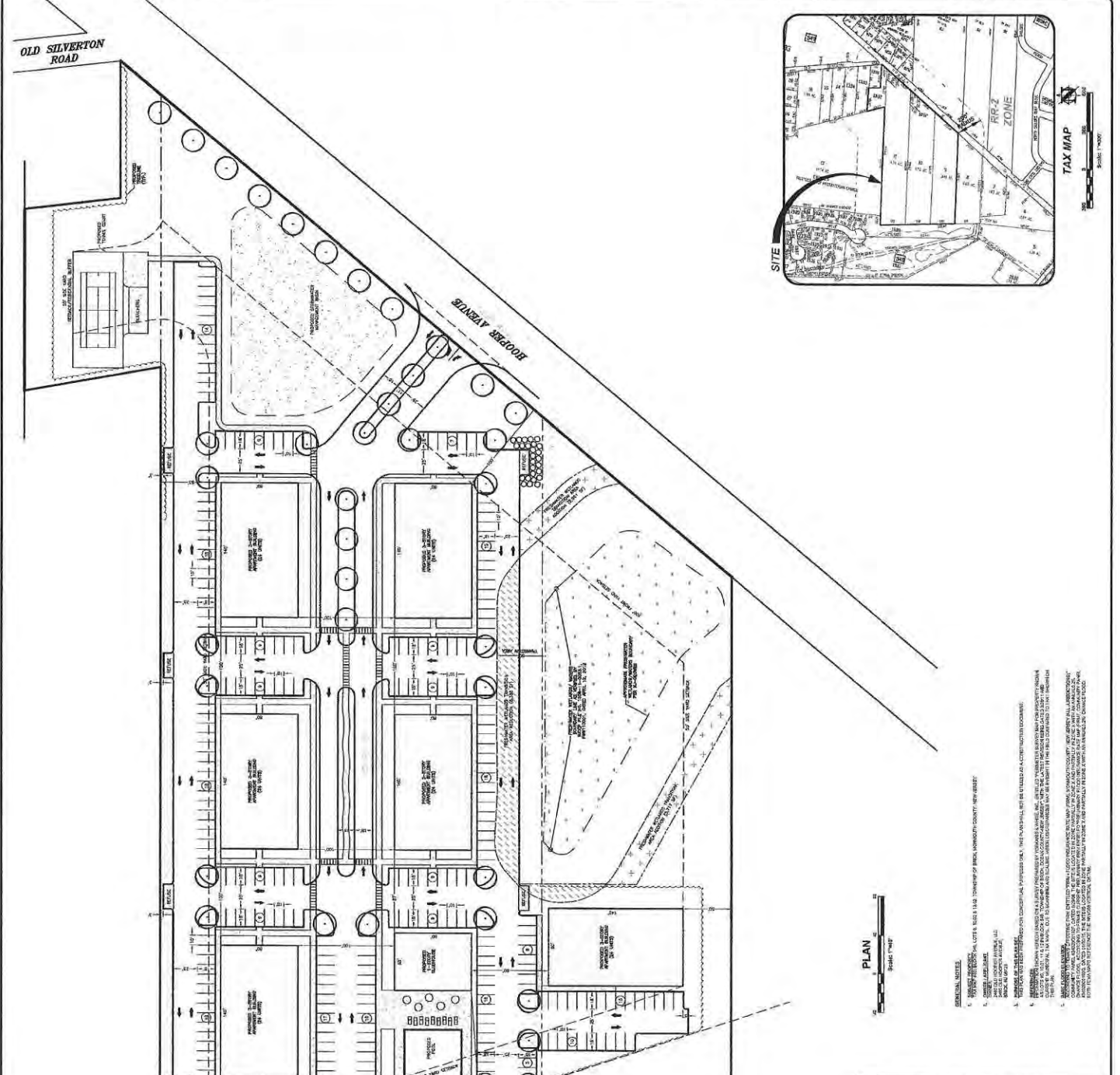
Remarks: 13.61 Acres of Land Available for Development. Brick Recycling Center and a 1,404 Sq. Ft. Ranch-Style Home Currently Occupy the Property. Business Not Included in Sale. Could Be 115 Residential Units. Located Near Brick Boulevard and Drum Point Road. Easy Access to Highway 70, 88 and the Garden State Parkway.

Price: \$ 5,999,000. ~ Sale

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

630 Broad Street, Shrewsbury, New Jersey 07702-4118
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com





PLAN
 1"=40' (AS SHOWN)

- GENERAL NOTES:**
1. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. THE PLANNING AND DESIGN SERVICES PROVIDED BY THE ARCHITECT ARE LIMITED TO THE DESIGN AND PREPARATION OF ARCHITECTURAL DRAWINGS AND SHALL NOT BE RELIED UPON FOR ANY OTHER PURPOSES.
 2. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND HAS OBSERVED THE SITE AND SURROUNDINGS. THE ARCHITECT HAS NOT CONDUCTED ANY OTHER INVESTIGATIONS AND HAS NOT BEEN ADVISED OF ANY OTHER INVESTIGATIONS.
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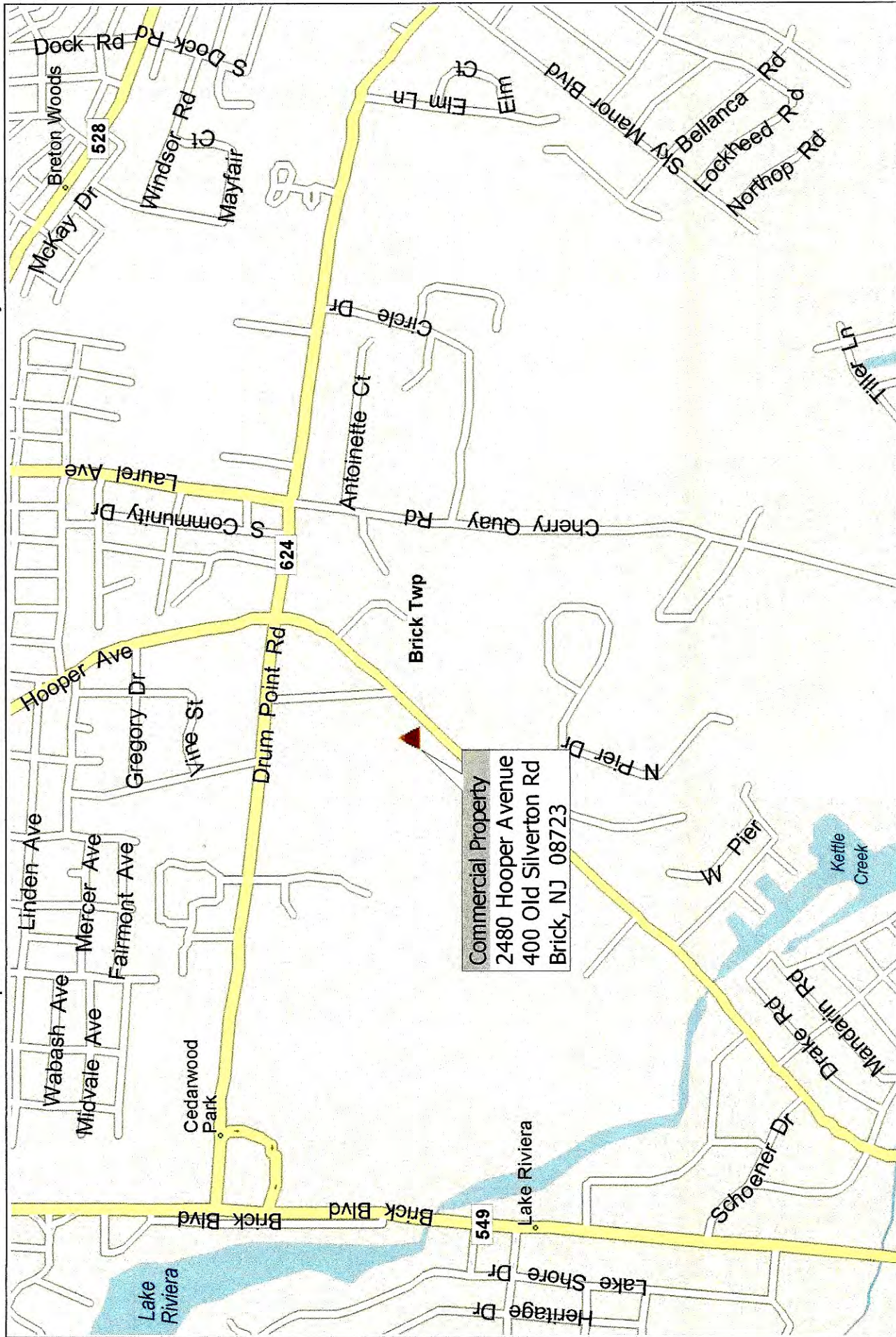
NO.	DESCRIPTION	AREA (SQ. FT.)	TYPE	REMARKS
1	RESIDENTIAL LOT	100	RES	100
2	RESIDENTIAL LOT	100	RES	100
3	RESIDENTIAL LOT	100	RES	100
4	RESIDENTIAL LOT	100	RES	100
5	RESIDENTIAL LOT	100	RES	100
6	RESIDENTIAL LOT	100	RES	100
7	RESIDENTIAL LOT	100	RES	100
8	RESIDENTIAL LOT	100	RES	100
9	RESIDENTIAL LOT	100	RES	100
10	RESIDENTIAL LOT	100	RES	100
11	RESIDENTIAL LOT	100	RES	100
12	RESIDENTIAL LOT	100	RES	100
13	RESIDENTIAL LOT	100	RES	100
14	RESIDENTIAL LOT	100	RES	100
15	RESIDENTIAL LOT	100	RES	100
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18	RESIDENTIAL LOT	100	RES	100
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26	RESIDENTIAL LOT	100	RES	100
27	RESIDENTIAL LOT	100	RES	100
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30	RESIDENTIAL LOT	100	RES	100
31	RESIDENTIAL LOT	100	RES	100
32	RESIDENTIAL LOT	100	RES	100
33	RESIDENTIAL LOT	100	RES	100
34	RESIDENTIAL LOT	100	RES	100
35	RESIDENTIAL LOT	100	RES	100
36	RESIDENTIAL LOT	100	RES	100
37	RESIDENTIAL LOT	100	RES	100
38	RESIDENTIAL LOT	100	RES	100
39	RESIDENTIAL LOT	100	RES	100
40	RESIDENTIAL LOT	100	RES	100
41	RESIDENTIAL LOT	100	RES	100
42	RESIDENTIAL LOT	100	RES	100
43	RESIDENTIAL LOT	100	RES	100
44	RESIDENTIAL LOT	100	RES	100
45	RESIDENTIAL LOT	100	RES	100
46	RESIDENTIAL LOT	100	RES	100
47	RESIDENTIAL LOT	100	RES	100
48	RESIDENTIAL LOT	100	RES	100
49	RESIDENTIAL LOT	100	RES	100
50	RESIDENTIAL LOT	100	RES	100

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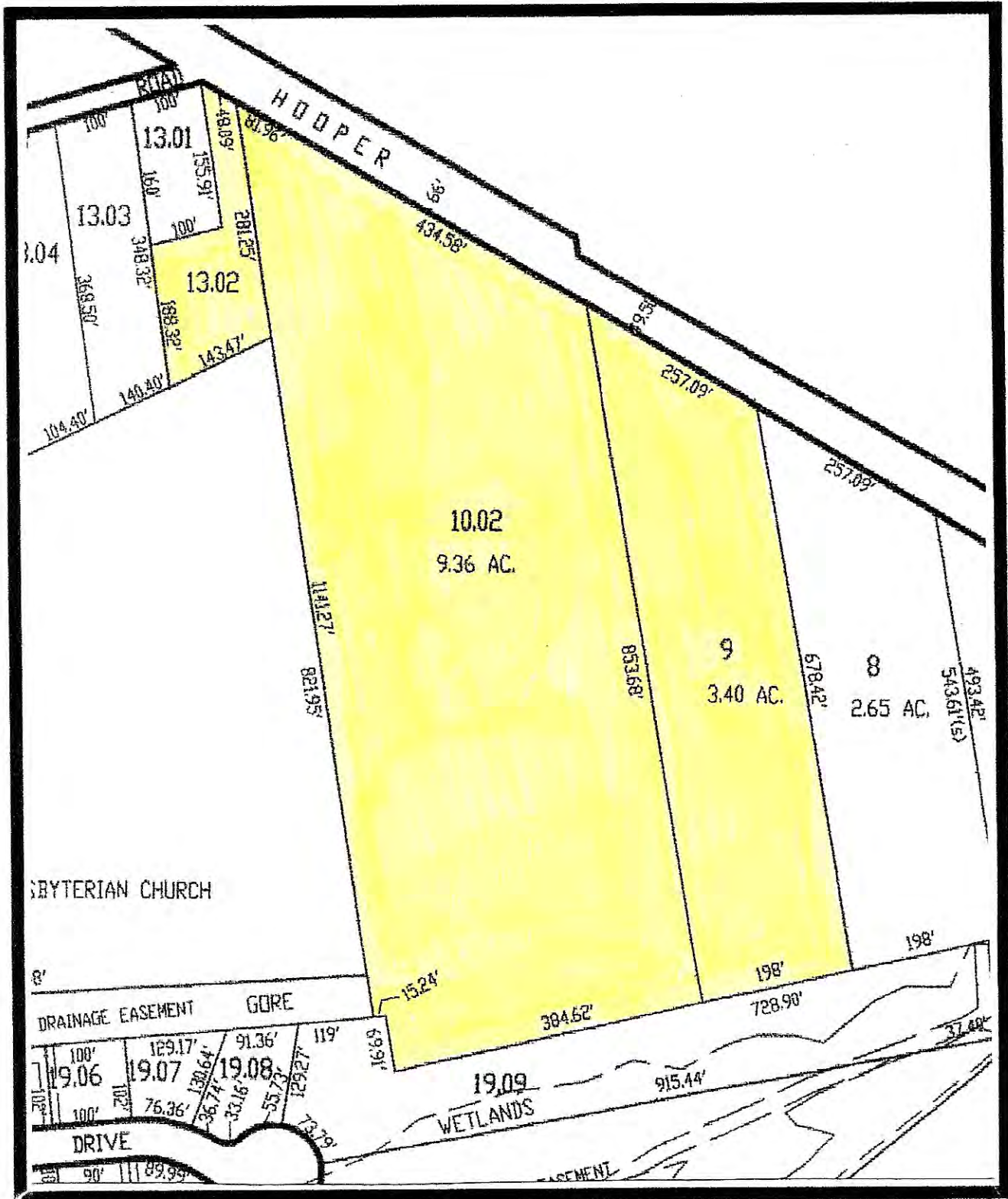


Commercial Property
2480 Hooper Avenue
400 Old Silverton Rd
Brick, NJ 08723

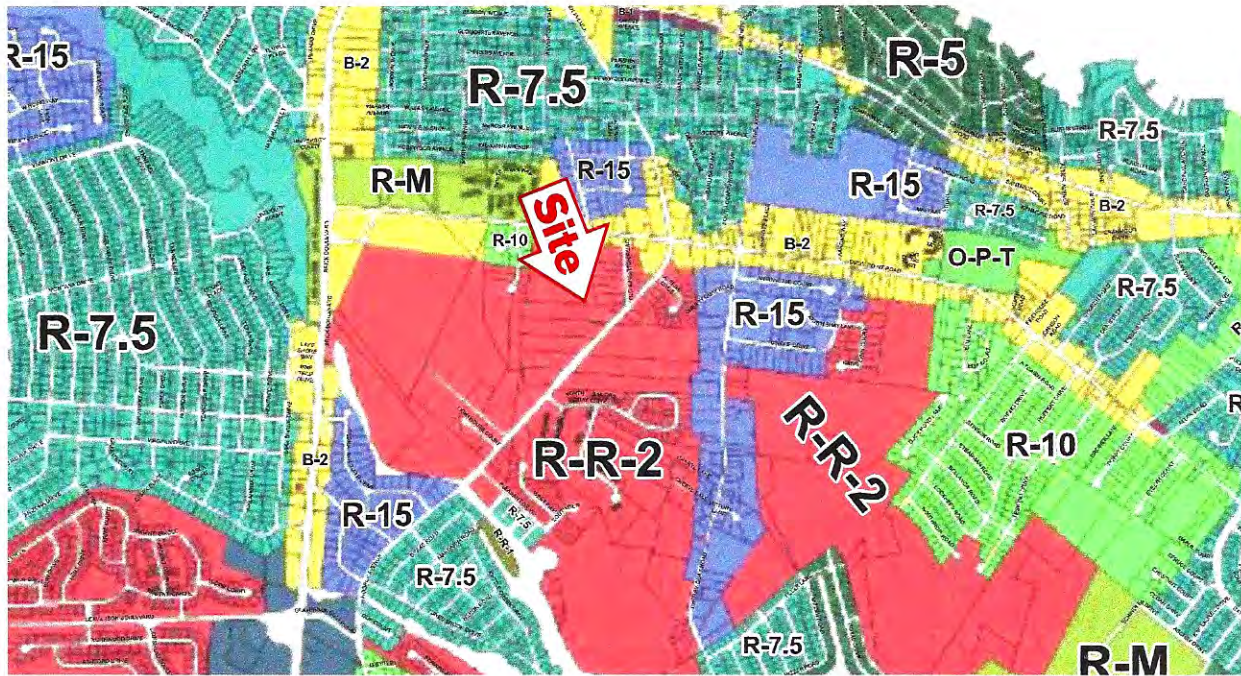
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Tax Map Location



Zoning Map



LAND USE

245 Attachment 5

Township of Brick

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

Township of Brick

Ocean County, New Jersey

[Amended 6-26-1979 by Ord. No. 354-2B-79; 4-22-1980 by Ord. No. 354-2H-80; 10-14-1980 by Ord. No. 354-2N-80; 9-23-1980 by Ord. No. 354-1B-80; 8-25-83 by Ord. No. 354-2SS-83; 11-5-1984 by Ord. No. 354-2AAA-84; 11-5-1984 by Ord. No. 354-2CC-84; 6-24-1986 by Ord. No. 354-2WWW-86; 9-13-1988 by Ord. No. 354-2TTTT-88; 9-27-1988 by Ord. No. 354-2XXX-88; 9-12-2000 by Ord. No. 354-2EE-00; 5-9-2000 by Ord. No. 354-2Z-00; 3-26-2002 by Ord. No. 354-2C-02; 11-26-2002 by Ord. No. 354-2L-02; 3-25-2003 by Ord. No. 354-2D-03; 6-13-2006 by Ord. No. 19-06; 10-21-2014 by Ord. No. 30-14]

Zone	Minimum Lot Size				Minimum Required Yard Depth				Accessory Building			Maximum Building Height			Minimum Floor/ Building Area (square feet) 2 stories/1 story	Maximum Allowable Impervious Coverage	
	Interior Lots		Corner Lots		Front Yard (feet)	Side Yard, Each (feet)	Both Sides Combined (feet)	Rear Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Maximum Lot Coverage by Building	Stories	Eaves (feet)	Ridge (feet)			
	Area (square feet)	Width (feet)	Depth (feet)	Area (square feet)													Width (feet)
R-R	40,000	150	150	40,000	150	150	50	25	25	25	25%	-	26	-	-	-	
RR-2																	
RR-3																	
R-20	20,000	100	125	25,000	100	125	40	15	10	10	25%	-	26	35	38.5	-	
R-15	15,000	100	115	17,250	100	115	35	12	10	10	25%	-	26	35	38.5	-	
R-10	10,000	90	100	10,500	100	100	30	6	5	5	30%	-	26	35	38.5	-	
R-7.5	7,500	75	90	9,000	75	90	25	6	5	5	30%	-	26	35	38.5	-	
R-5	5,000	50	75	6,000	50	75	20	5	5	5	35%	-	26	35	38.5	-	
O-P	15,000	100	150	15,000	100	150	50	10	20	30	35% ²	2	-	35	38.5	1,500	
B-1	10,000	100	90	12,500	100	125	30	10	20	20	30% ²	2	-	35	38.5	1,000	
B-2	20,000	125	125	20,000	125	125	50	10	10	50	30% ²	2	-	35	38.5	2,000	
B-3	2 acres	200	200	2 acres	200	200	75	30	50	50	25% ²	-	-	35	38.5	2,000	
B-4	5 acres	300	300	-	-	-	100 (150')	50	20	50	25%	3	-	35	38.5	30,000	
M-1	5 acres	300	300	5 acres	300	300	100	50	75	150	30% ²	-	-	35	38.5	5,000	
R-M	25 acres	350	200	-	-	-	50	50	30	30	20%	-	26	35	38.5	-	
O-P-T	40,000	150	150	40,000	150	150	50	20	20	50	25% ²	2	-	35	38.5	2,000	
H-S																	70%

See § 245-90.

See § 245-103.

See § 245-261.

NOTES:

- 1 If adjacent to residential zone or use.
- 2 The maximum lot coverage shall refer only to that percentage of an affected lot which is suitable for building.
- 3 For rear yard setback requirements for accessory buildings on waterfront property, see § 245-10D.

Chapter 245. Land Use

Part 2. Zoning

Article IX. R-R-2 Rural Residential Adult Community Zone

[Added 1-24-1989 by Ord. No. 354-2A-89]

§ 245-88. Applicability.

The following regulations shall apply in the R-R-2 Zone.

§ 245-89. Permitted uses.

The following are permitted uses in the R-R-2 Zone:

- A. All uses permitted in the R-R-1 Zone.
- B. Planned residential retirement communities.
- C. Planned residential communities.
[Added 8-23-1994 by Ord. No. 354-2B-94]

§ 245-90. Planned residential retirement community regulations.

A. Requirements and permitted uses.

- (1) No building, structure or land shall be used and no building or structure shall hereafter be erected, structurally altered, enlarged or maintained except for a planned residential retirement community as defined in Part 1 of this chapter, built in accordance with a site development plan and/or subdivision approved by the Planning Board. Specifically, such a planned residential retirement community shall include at least the following:

- (a) Dwellings.

- (b) Recreational, shopping and cultural facilities for the sole use of residents of the community and their guests, including at least one each of the following:
[Amended 12-11-1990 by Ord. No. 354-2G-90]

- [1] A clubhouse, which shall include a room which shall be used solely as a short-term first aid room and which shall contain a complete first aid kit as well as a bed or cot, which room shall remain open during all hours of operation of the clubhouse. There shall be no requirement that said room be staffed by any personnel.

- [2] Self-service laundry facilities, in the event that each of the residential units is not provided with a clothes washer and clothes dryer.
 - [3] Swimming pool, shuffleboard courts, picnic grounds and necessary accessory buildings for maintenance and administration.
- (2) Provisions should be made for on-street and off-street parking. The applicant may propose additional facilities; however, such facilities shall be subject to the residential characteristics of the area, and no commercial advertising shall be permitted except for advertising related to the sale of units in the residential community by the developer of the same as well as advertising by the residents and residential organizations which are incidental to the operation and in keeping with the development of a residential retirement community.
 - (3) Notwithstanding the foregoing, any planned residential retirement community may include, on property owned by the homeowners' association, an office to be occupied by an independent real estate broker or agent for the exclusive resale of houses within the development. Provision should be made for on-street and off-street parking in connection with said office which shall otherwise conform to appropriate ordinances and regulations of the Township of Brick.
- B. Development standards. No building permit shall be issued for construction nor a zoning permit issued within the area except with approval of and in accordance with a site development plan and/or major subdivision approved by the Planning Board as prescribed in Part 4, Site Plan Review. Such site development plan shall meet at least the following minimum requirements:
- (1) Minimum area. The minimum area of a planned residential retirement community shall be 100 contiguous acres.
 - (2) Residential density. There shall be no more than four dwelling units per net buildable acre. Buildable land shall not include natural tidal or nontidal bodies of water or any other property which is not able to be built upon under existing federal, state, county or local law, including tidal and freshwater wetlands.
 - (3) Residential building coverage. Not more than 20% of the gross area as calculated under residential density as defined above shall be covered by residential buildings.
 - (4) Green area. Not less than 60% of the gross area shall be devoted to green area, which is herewith defined to include areas not covered by residential buildings, community structures, the paved areas of streets and paved public parking areas but not submerged lands. However, lakes within a mean depth of four feet shall not be considered submerged lands up to 10% of the total area set aside for green areas.
 - (5) Height of buildings. The maximum height of any building shall be 20 feet and shall be limited to one story, except that there shall be no limit on the height of water towers.
 - (6) Minimum gross floor area. Each building shall not contain more than four dwelling units. The minimum gross floor area for a one-bedroom unit shall be 800 square feet. The minimum gross floor area for two-bedroom units shall be 960 square feet.
 - (7) Setbacks. No building lot line or structures other than entrance gatehouses, walls, fences or carports shall be located within 50 feet of any exterior boundary line of the tract nor closer than 100 feet to any primary highway or main thoroughfare.
 - (8) Distance between buildings. There shall be a minimum distance of 12 feet between all buildings.
 - (9) Roads. Interior roads shall have a paved width of 30 feet and a right-of-way of 50 feet and shall be paved and maintained in good repair, with curbs, sidewalks and streetlights spaced at

a minimum of three-hundred-foot intervals. All other roads shall have a minimum right-of-way of 50 feet, constructed according to ordinances pertaining to roads for subdivision. Culs-de-sac shall have a minimum radius of 50 feet, said radius to be determined from the curbline. All streets shall be dedicated to public use.

- (10) Off-street parking. Two spaces are required for each dwelling unit, plus one space per five dwellings for visitor parking. The recreation and clubhouse parking shall be part of the total visitor parking required.
- (11) The schedule below entitled "PRRC Zoning Schedule," accompanying Part 2 of this chapter, is part of Part 2 of this chapter, and the areas and dimensions presented therein are minimum areas and dimensions for planned residential retirement communities.

PRRC Zoning Schedule				
	Single	Duplexes	Triplexes	Quads
Minimum lot area, in square feet per unit:				
Interior lot	5,000	4,000	4,000	4,000
Corner lot	7,000	6,000	6,000	6,000
Minimum lot frontage, in feet per unit:				
Interior lot	50	30	30	30
Corner lot	70	55	55	55
Minimum rear setback, in feet [Amended 6-26-1979 by Ord. No. 354-2B-79]	20	20	20	20
Minimum rear setback, in feet (with porch, patio, veranda or steps) [Added 9-23-1980 by Ord. No. 354-1B-80]	15	15	15	15
Minimum front setback, in feet	25	25	25	25
Minimum side yard, in feet	6	6	6	6
Minimum lot depth, in feet	100	100	100	100
Minimum distance between buildings, in feet	12	12	12	12
Maximum percentage of lot coverage per unit [Amended 6-26-1979 by Ord. No. 354-2B-79]	35	35	35	35
Maximum building height, in feet	20	20	20	20
Minimum floor area, in square feet per unit:				
1 bedroom	800	800	800	800
2 bedrooms	960	960	960	960
Minimum number of off-street parking spaces required per unit	2	4	6	8
Minimum rear setback in feet for an elevated deck [Added 3-26-2002 by Ord. No. 354-2A-02]	10	10	10	10

PRRC Zoning Schedule

	Single	Duplexes	Triplexes	Quads
Minimum rear setback in feet for a sunroom when the rear yard borders common open space area [Added 3-11-2003 by Ord. No. 354-2B-03]	10	10	10	10

- (12) Yards. All buildings consisting of one or more units shall have a minimum front yard of 25 feet and a rear yard of at least 20 feet and a minimum side yard of six feet on each side of said structure from the property or subdivision line. However, if a building is so constructed that a porch, a veranda or a patio or steps leading therefrom shall be located in the rear of said building, there shall be a minimum rear yard setback of at least 15 feet.
- (13) Utilities. A planned residential retirement community shall be serviced by a water supply and sewerage system in accordance with local and state regulations, and the applicant shall grant public easements to the municipality or the Brick Township Municipal Utility Authority (BTMUA), or both, for all public utilities which shall be regulated and controlled by the municipality in accordance with its applicable ordinances. Easements shall be a minimum of 20 feet wide. All utilities shall be installed underground.
- (14) No dwelling unit or other structure shall have ingress or egress provided for the same to or from a public street which is an existing road. All other ingress and egress for dwellings shall be subject to approval on the site plan.
- (15) No more than four units shall be constructed or permitted in any building or under any common roof.
- (16) All on-site, off-site and off-tract drainage shall be provided for in accordance with Township ordinances pertaining to subdivision of lands as well as applicable state statutes and regulations.
- (17) All roads constructed on the site shall provide continuity with the existing road system of the Township of Brick and shall be so constructed as to provide for the future flow of traffic in the area of the PRRC.
- (18) There shall in each PRRC be at least one clubhouse or community building, and there may be at least one area for commercial building and at least one area for commercial use. There shall be at least six square feet of clubhouse building space provided for each proposed dwelling unit and a minimum of four square feet and a maximum of 10 square feet of commercial space for each dwelling unit. The clubhouse and swimming pool and other recreational facilities shall be completed and in operation before the 25th dwelling unit has been completed and a certificate of occupancy issued thereupon or with six months of the first certificate of occupancy, whichever occurs sooner. The common elements shall be deeded to the homeowners' association. The common lands or open spaces shall not be conveyed to any other body, and such restriction shall be placed in the master deed. Such documents required by Part 2 of this chapter shall provide that any common lands or open lands, recreational facilities and properties intended to be deeded and conveyed to a homeowners' association must be deeded to a nonprofit corporation or an analogous body immediately upon its incorporation and organization and be free and clear of any encumbrances or liens at the time of passing of control to the homeowners' association.
- (19) There shall be provided in each PRRC a swimming pool of not less than 2,500 square feet, together with a patio complex consisting of recreational facilities and picnic benches and such other recreational facilities as may be required by the Planning Board. If more than 500 units are erected, the size of the pool shall be increased by five square feet per dwelling unit. All

ground surrounding recreational and administrative facilities shall be attractively landscaped with appropriate walkways. Underground irrigation shall be installed for all such areas. Said complex and facilities may be separate and at different locations within the PRRC.

(20) Where a PRRC is a fee simple development, covenants and restrictions and plot plans shall indicate that recreational areas and green areas shall be dedicated to a homeowners' association or analogous body.

(21) Recreational vehicle storage space shall be required.

(22) The applicant shall also comply with the following:

(a) The site plan for all recreational facilities shall be in accordance with the requirements of Part 4, Site Plan Review.

(b) Parking requirements for recreational buildings shall be at one space per every eight seats or potential seats.

(23) In case of fee simple ownership, the requirements for site development plan and subdivision shall both be applicable.

C. Application procedure. In addition to the requirements contained above, all applications for approval of the PRRC shall be accompanied by a site development plan for the property sought to be approved, which shall be submitted to the Planning Board for its approval as consistent for the purposes and intent of this zone. No such application shall be approved until the site development plan has been approved by the Planning Board at a duly constituted public meeting by resolution. All conditions of approval shall be set forth in the resolution adopted by the Planning Board approving said PRRC, and, in the event that approval is denied, all reasons for denial shall be set forth in the resolution of denial.

D. Site development plan approval.

(1) No building permit or certificate of occupancy or zoning permit shall be issued for the construction or use of any building in a PRRC except in accordance with the approved site development plan for the tract which said buildings are to be located.

(2) Application for site development plan approval. Application for approval for the site development plan shall be made to the Planning Board. Such application shall show the plans for the development of the area, including all required elements as set forth in Part 4, Site Plan Review, of the Code of Brick Township. In addition, the following elements shall be shown:

(a) All streets within 200 feet of the proposed site for PRRC and the relationship of these streets with the streets to be constructed.

(b) Such other features as the applicant may consider to be of importance in the evaluation of the site development plan and such other features as the Planning Board might require for additional study of a site development plan which has been submitted.

(c) The location, size, dimension and specific use of all buildings to be erected upon the site and design or plans for construction thereof.

(d) Such application and site development plan shall have attached thereto the bylaws, restrictions, easements and schedules which will affect the land and the development thereof.

(e) Evidence of ownership of the property.

(f) Plans to be signed by the owner.

- (3) Such application, site development plan and subdivision map shall have attached thereto the following:
 - (a) Covenants and restrictions for the community or any other plan or restriction upon the community property.
 - (b) Proposed master deed or deeds.
 - (c) Bylaws of the proposed homeowners' association.
 - (d) Proposed agreement of sale.
 - (e) Proposed form of deed.
 - (f) Financial projection of the five years of maintenance costs and assessment.
 - (g) Certificate of incorporation of homeowners' association.
 - (4) Said documents shall be forwarded to the Planning Board and shall be subject to the review of the Planning Board as to their adequacy of ensuring that the community shall be constituted so as to be consistent with the purpose and requirements of this section. The proposed documents and restrictions shall indicate a comprehensive and equitable program for the orderly transition of control over the homeowners' association from the applicant or the developer to the actual homeowners in the community.
 - (5) In addition to the foregoing, it shall be mandatory for any applicant to provide the Planning Board with a copy of all submissions to be made to any state agency pursuant to the Retirement Community Full Disclosure Act (N.J.S.A. 45:22A-1 et seq.) at all stages of development and, in keeping with the state's right to regulate such community in matters not relating to local planning issues, which regulations of said state agency shall be controlling.
- E. It shall be mandatory that all documents required referred to above shall contain the following provisions:
- (1) Such documents shall not allow the developer or the Board of Trustees of the nonprofit homeowners' association, while the developer controls the majority members of the Board of Trustees, the right to bring in within the scheme of the approved preliminary map or site plan, by purchase, gift or other acquisition, additional lands to the project. Nothing contained herein shall prevent a developer from proceeding with the finalization of the project in various sections; subject, however, to the condition that the entire area of the project shall be designated in the original filings of the applications on the preliminary maps or site plans. This subsection shall not apply to any application or preliminary approval dealing with lands that are contiguous to an existing PRRC. Such application must have been made to the Planning Board of the Township of Brick prior to the adoption of Part 2, Zoning, of this chapter. This exception applies only to those lands that are contiguous to an existing PRRC and not divided by any roadway.
 - (2) While the developer controls the Board of Trustees, the association shall not be permitted to merge, consolidate or enter into any contract or agreement with any person, partnership, corporation or association whereby its property, rights or obligations may be transferred to any such person, partnership, corporation or association, nor shall the documents required herein permit property rights and obligations of another person, partnership, corporation or association to be assumed or be added to the property rights or obligations of the association. Nothing contained in this subsection, however, shall limit the association from conducting the necessary and ordinary business of such association, it being the purpose of this subsection to protect the rights of the residents from merger with or acquisition of additional properties without their consent.

- (3) The documents shall provide that detailed books of account must be maintained in accordance with generally accepted accounting principles, and, in those cases where the books are not kept on the site of the PRRC, said books shall be kept at the office of the developer or of the developer's accountant. Said office shall be no further than 45 miles from the site of the PRRC. Said books shall be available for inspection and audit by a committee of no more than three of the residents of the PRRC on a regularly monthly basis, in no event less than quarterly in each year. The documents shall give the committee of residents designated for said purpose the right to inspect all contracts and agreements relating to and governing the operation of such project in the same manner as set forth herein.
- (4) Any board which is established by said documents for the purpose of governing and maintaining the PRRC shall be composed of not fewer than five members nor more than 11 members. The developer of the project may constitute a majority of said Board until such time as the developer has sold 90% of the units in said project; provided, however, that an earlier date may be fixed by said documents. Immediately upon transfer of title to 90% of the dwelling units, a special election shall be held to elect trustees from the association to replace the trustees appointed by the developer. Immediately upon issuance of a certificate of occupancy for the final dwelling unit, another special election shall be held, at which election the remaining trustees appointed by the developer shall be replaced. During the time the developer controls the majority of the Board of Trustees, the minority members shall be resident homeowners who are nominated and elected solely by the residents of the project, the developer having no vote in the nomination or election of the minority trustees. However, the developer, upon the passing of the fixed time or happening, whichever occurs first, shall be assigned two seats on the Board of Trustees, to which the developer may appoint persons of his or its choice until the construction of all proposed units has been completed. All trustees, whether majority or minority, shall be nonsalaried. The majority trustees appointed by the developer may be employees or officers of the developer and/or nonhomeowners.
- (5) The term of the initial appointees to the Board of Trustees shall be staggered among terms of not less than one and more than three years. Thereafter, all appointed or elected terms shall be three years.
- (6) There shall be no amendment or change made to the declaration of covenants and restriction by laws, proposed master deed or deeds, which affect zoning, site plan consideration or any other item which is within the jurisdiction or right of review of the Brick Township Planning Board or any other municipal agency without approval, in writing, by said Board or municipal agency.

F. Approval procedure.

- (1) Consideration by Planning Board. The Planning Board shall consider the proposed site development plan from the point of view of the standards and purposes of the regulations governing PRRC so as to achieve a maximum of coordination between the proposed development and the surrounding uses, the conservation of woodlands and the protection of watercourses from erosion and silting and a maximum of safety, convenience and amenity for the residents of the community. To these ends, the Planning Board shall consider the relationship of land uses, interior streets and other features with respect to the topography of the area and existing features, such as streams and large trees; and adequacy and location of the green area provided; and such other matters as the Planning Board may find to have a material bearing upon the stated standards and objectives of the PRRC.
- (2) Report by Planning Board. If the Planning Board finds that a proposed site development plan meets the purposes of these regulations, it shall approve the plan by resolution. A copy of said resolution shall be sent to the applicant by normal mail to the address indicated on the application when submitted, promptly, but in no case later than 90 days from the filing of the application, unless the applicant has consented to the extension of this time limit. In case of disapproval, the reasons therefor shall be included in the resolution adopted by the Planning

Board and served in the manner described above upon the applicant, together with a list of objections and proposed changes necessary for approval of the site development plan.

- (3) Effect of approval. Building permits shall be issued only in accordance with the approved site development plan or final subdivision. Any departure from the plan shall be cause for revocation of a building permit or denial of a use and occupancy permit. Any proposed changes or deviations from the site development plan or final subdivision shall require resubmission of the site development plan with its amendments for reconsideration and its approval or rejection by the Planning Board in accordance with Part 2 of this chapter.
- (4) Validity. A site development plan approved in accordance with these regulations shall remain valid for a period of two years following the classification of the property as a planned residential retirement community. If, at the end of that time, at least one building has not been completed and a certificate of occupancy issued therefor, then the plan shall be considered as having lapsed and shall be of no effect unless resubmitted as a new application to the Planning Board.
- (5) Record plat. A record plat showing the boundaries of the area zoned under the provisions of this section shall be recorded prior to the issuance of any building permit for construction thereon. The plat shall state thereon that the property has been classified as a PRRC and shall be duly signed and dated by the Chairman of the Planning Board and attested by the Secretary, with the date of action noted thereon.
- (6) Development. Development for all of the uses and facilities approved on the site development plan shall proceed at the same rate as the dwelling units. To assure compliance with this section, the applicant shall submit a schedule with his site development plan for the development of the public or quasi-public buildings and facilities on the PRRC site. This schedule, or a copy thereof, shall be delivered to the Division of Inspection, and said Division of Inspection Inspector shall review all of the building permits issued for said PRRC and examine the construction which is taking place from time to time. If he shall find that the applicant has deviated from the site plan or the schedule for construction of the public buildings or facilities, he shall report such fact to the Township Administrator, who shall take such action as deemed appropriate. Said failure to construct the public facilities shall be deemed a deviation from the site development plan, and no further building permits or certificates of occupancy shall be issued until the applicant has brought construction or development of the area of the public or quasi-public buildings or facilities into compliance with the site development plan and schedule thereto annexed. No performance bonding of these facilities will be permitted in lieu of construction. The applicant must provide for maintenance of all public or quasi-public buildings and property for a minimum of one year after all construction is completed in accordance with the site development plan approved. The words "buildings and property" shall include but not be limited to streets, driveways, parks, green area and all buildings indicated on the site plan to have title transferred to the property owners' association or other body, as the case may be.

§ 245-91. Accessory uses.

All accessory uses in the R-R-1 Zone are permitted accessory uses.

§ 245-92. Yard, area and building requirements.

Yard, area and building requirements shall be as specified for this zone in the schedule, § 245-10 of this chapter, unless modified in accordance with the standards set forth in Article XXXIII, § 245-299 et seq.

§ 245-93. Off-street parking, loading and vehicular access.

Chapter 245. Land Use

Part 2. Zoning

Article VIII. R-R-1 Rural Residential Zone

[Amended 5-7-1979 by Ord. No. 354-2A-79; 6-26-1979 by Ord. No. 354-2B-79; 9-23-1980 by Ord. No. 354-1B-80; 1-24-1989 by Ord. No. 354-2A-89]

§ 245-79. Applicability.

The following regulations shall apply in the R-R-1 Zone.

§ 245-80. Permitted uses.

[Amended 12-31-1990 by Ord. No. 354-2J-90]

The following are permitted uses in the R-R-1 Zone:

- A. Customary and conventional farming operations.
- B. One-family dwellings.
- C. Public and accredited private schools and institutions which may be conducted as a business.
- D. Municipal parks, playgrounds and other such municipally owned buildings and uses as are deemed appropriate and necessary by the Township Council of the Township of Brick.
- E. Municipal buildings, volunteer first aid buildings and firehouses.
[Added 3-25-2003 by Ord. No. 354-2C-03]
- F. Public libraries.
[Added 3-25-2003 by Ord. No. 354-2C-03]

§ 245-81. Accessory uses.

The following are permitted as accessory uses:

- A. Customary farm buildings for the storage of products or equipment or for the processing of farm products and which are located on the same parcel as the principal use.
- B. Accessory uses as defined in Part 1 of this chapter of the Code of the Township of Brick.

§ 245-82. Yard, area and building requirements.

[Amended 5-23-1989 by Ord. No. 354-2G-89]

Yard, area and building requirements shall be as specified for this zone in the schedule referred to in § 245-10 of this chapter, unless modified in accordance with the standards set forth in Article XXXIII, § 245-299 et seq. In addition, in the R-R-1 Zone, only buildable area shall be included in calculating compliance with the minimum lot area requirements established by § 245-10 of this chapter.

§ 245-83. Off-street parking, loading and vehicular access.

Off-street parking, loading and vehicular access requirements shall be as per Article XXXV, § 245-310 et seq., of this chapter as defined for that particular use.

§ 245-84. Sign requirements.

Sign requirements shall be as per Article XXXVI, § 245-312 et seq., of this chapter.

§ 245-85. Additional provisions.

Any structure used for the raising of livestock, fowl or fur-bearing animals shall not be located within 100 feet of a street or property line or within 300 feet of any neighboring residence existing at the time of the enactment of Parts 2, 3 and 4 of this chapter.

§ 245-86. Conditional uses.

[Amended 6-11-2001 by Ord. No. 354-2II-01; 3-23-2004 by Ord. No. 354-2A-04]

The following uses may be permitted by the Planning Board subject to the conditions and procedures as specified for each use in Article XXXII, § 245-279 et seq.:

- A. Public utility installation.
- B. Public and quasi-public philanthropic and charitable uses.
- C. Quasi-public buildings and recreation areas.
- D. Golf courses.
- E. Places of assembly, parish houses, convents and cemeteries.
[Added 12-31-1990 by Ord. No. 354-2J-90; amended 4-19-2011 by Ord. No. 13-11]

§ 245-87. Affordable Housing Trust Fund contribution.

[Added 5-25-1993 by Ord. No. 354-2D-93]

The provisions of this article are subject to the mandatory fee contribution to the Brick Township Affordable Housing Trust Fund established in Article VI.

Hooper Ave, Brick, NJ 08723, Ocean County

Demographics

Based on ZIP Code: **08723**

Population

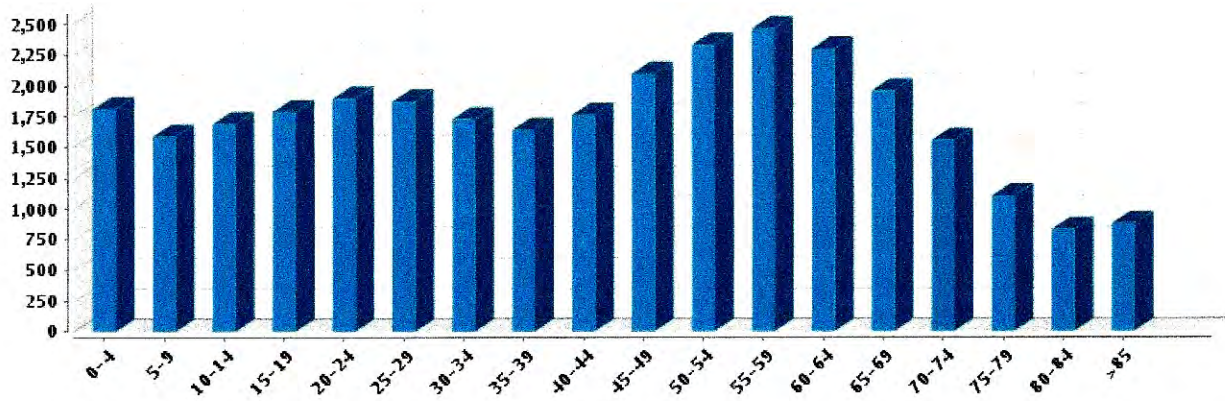
Summary

Estimated Population: **31,284**
Population Growth (since 2010): **-1.1%**
Population Density (ppl / mile): **2,592**
Median Age: **44.6**

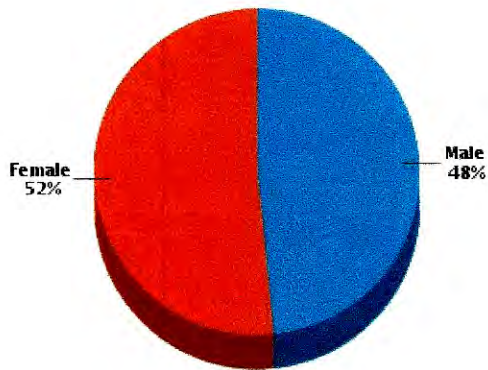
Household

Number of Households: **12,383**
Household Size (ppl): **3**
Households w/ Children: **3,163**

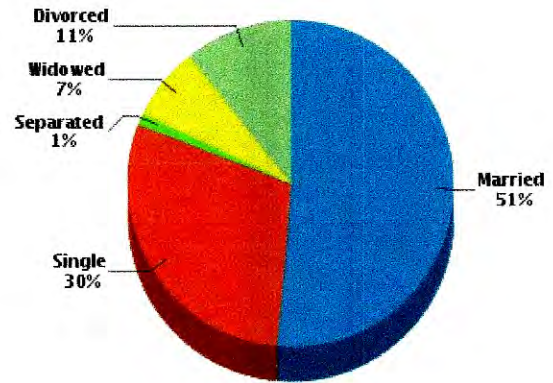
Age



Gender



Marital Status



Housing

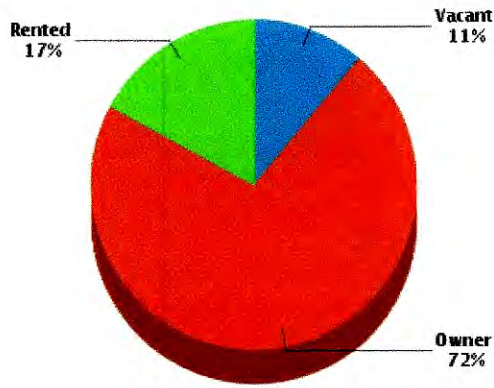
Summary

Median Home Sale Price: **\$235,000**
Median Year Built: **1965**

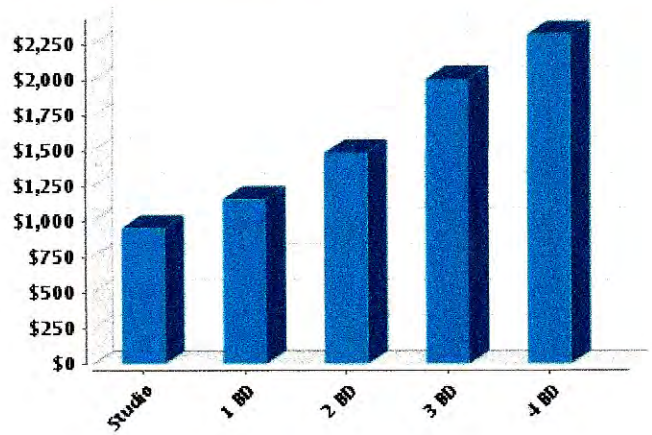
Stability

Data not available

Occupancy



Fair Market Rents (County)

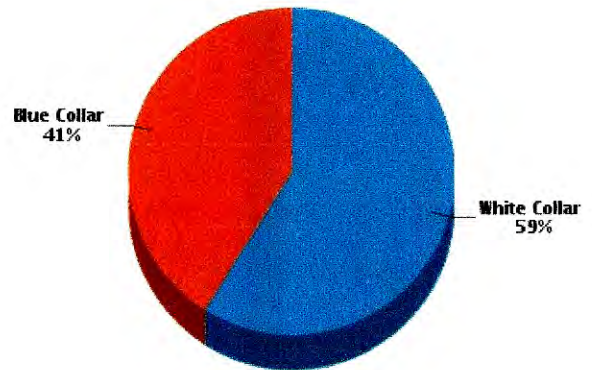


Quality of Life

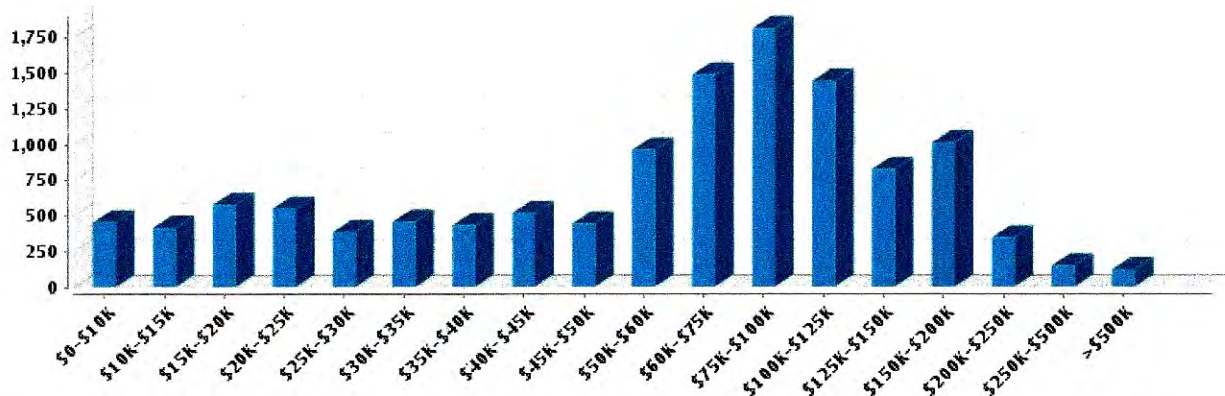
Workers by Industry

Agricultural, Forestry, Fishing:	171
Mining:	33
Construction:	701
Manufacturing:	817
Transportation and Communications:	96
Wholesale Trade:	31
Retail Trade:	2,915
Finance, Insurance and Real Estate:	265
Services:	635
Public Administration:	276
Unclassified:	71

Workforce



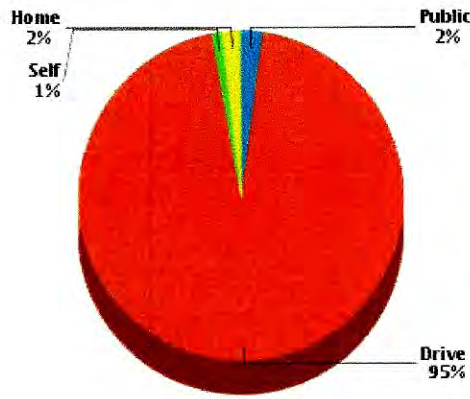
Household Income



Average Household Income: **\$83,865**

Average Per Capita Income: **\$33,420**

Commute Method

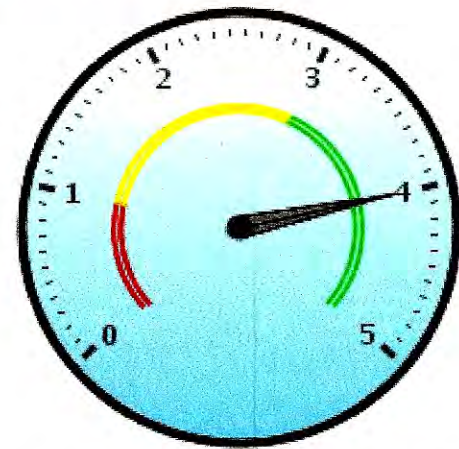


Weather

January High Temp (avg °F):	40.6
January Low Temp (avg °F):	21.8
July High Temp (avg °F):	86.1
July Low Temp (avg °F):	63.8
Annual Precipitation (inches):	48.81

Education

Educational Climate Index (1)



Highest Level Attained

Less than 9th grade:	637
Some High School:	1,427
High School Graduate:	8,322
Some College:	5,286
Associate Degree:	1,517
Bachelor's Degree:	3,782
Graduate Degree:	1,536

(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 Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.

Schools

Radius: **2.00 mile(s)**

Public - Elementary

<i>Brick Township School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Emma Havens Young Elementary School 43 Drum Point Rd	0.41	K-5th	755	15	★★★★★	
Drum Point Road Elementary School 41 Drum Point Rd	0.42	K-5th	440	14	★★★★★	
Osbornville Elementary School 218 Drum Point Rd	0.55	K-5th	437	13	★★★★★	

Public - Middle/High

<i>Brick Township School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Lake Riviera Middle School 171 Beaverson Blvd	1.42	6th-8th	1,000	14	★★★★★	

Private

	Distance	Grades	Students	Classrooms	Community Rating (2)
<u>The Goddard School</u> 65 Drum Point Rd	0.36	Pre-K-K	57		
<u>Good Hands Day Care</u> 582 Plaza Ter	1.21	Pre-K-K	120		
<u>Ocean Early Childhood Center</u> 58 Princeton Ave	1.85	Pre-K-Pre-K	60		

(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.

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Local BusinessesRadius: **2.00 mile(s)****Eating - Drinking**

	Address	Phone #	Distance	Description
Sub Shack	2500 Hooper Ave	(732) 477-1413	0.2	Sandwiches
Decaro Pizza	2518 Hooper Ave	(732) 262-7746	0.28	Pizza
Boardwalk Hot Dogs	143 Drum Point Rd # A	(732) 920-0892	0.3	Restaurants - American
Cloud Nine Donuts	143 Drum Point Rd	(732) 206-6526	0.3	Doughnuts
Terrigani's Bagels	2526 Hooper Ave	(732) 920-4546	0.32	Bagels
Jersey Farms	2540 Hooper Ave	(732) 477-6464	0.35	Food Markets
Walgreens	2546 Hooper Ave	(732) 477-3428	0.36	Health Food
Cvs/Pharmacy	2545 Hooper Ave	(732) 920-1604	0.38	Health Food
Emma Corporate Office	185 Drum Point Rd	(732) 475-7154	0.39	Health And Diet Foods - Retail
Pizza Hut	320 Brick Blvd	(732) 477-6755	0.52	Pizza

Shopping

	Address	Phone #	Distance	Description
All County Appliance Ac	11 Lighthouse Ct	(732) 262-9367	0.24	Appliance Repairs
Del Negro & Senft Eye Assoc	100 Drum Point Rd	(732) 774-5566	0.29	Opticians
Barry J Edison Do	100 Drum Point Rd	(732) 477-7190	0.29	Optical Goods - Retail
Sue's Jewelry Boutique	2528 Hooper Ave	(732) 477-7808	0.32	Jewelers - Retail
Joe Gold	150 Drum Point Rd # 2	(732) 475-7256	0.33	Gold Silver And Platinum - Dealers
Walgreens	2546 Hooper Ave	(732) 477-3428	0.36	Pharmacies
Cvs/Pharmacy	2545 Hooper Ave	(732) 920-1604	0.38	Pharmacies
Shorettees	180 Drum Point Rd # B	(732) 477-8337	0.41	Clothing - Retail
Global Premier Soccer	317 Brick Blvd	(848) 241-3463	0.53	Sporting Goods - Retail
Nj Wine Gallery	294 Brick Blvd	(732) 920-2570	0.55	Art Galleries And Dealers

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