



#4407 ~ Vacant Land

**526 Squankum Yellowbrook Road
Howell Township, NJ 07728**

Land

**Block: 219
Lot: 17.02**

Land Size: 18.57 Acres

Tax Information

Farm Assessed

Land Assessment:	\$ 2,900.
Improvement Assessment:	\$ 0.
Total Assessment:	\$ 2,900.

Taxes:	\$ 66.
Tax Year:	2020
Tax Rate:	2.149/\$100
Equalization Ratio:	95.28%
Updated:	1/11/2022

Zoning: ARE-2 ~ Agricultural Rural Estate 2 Zone

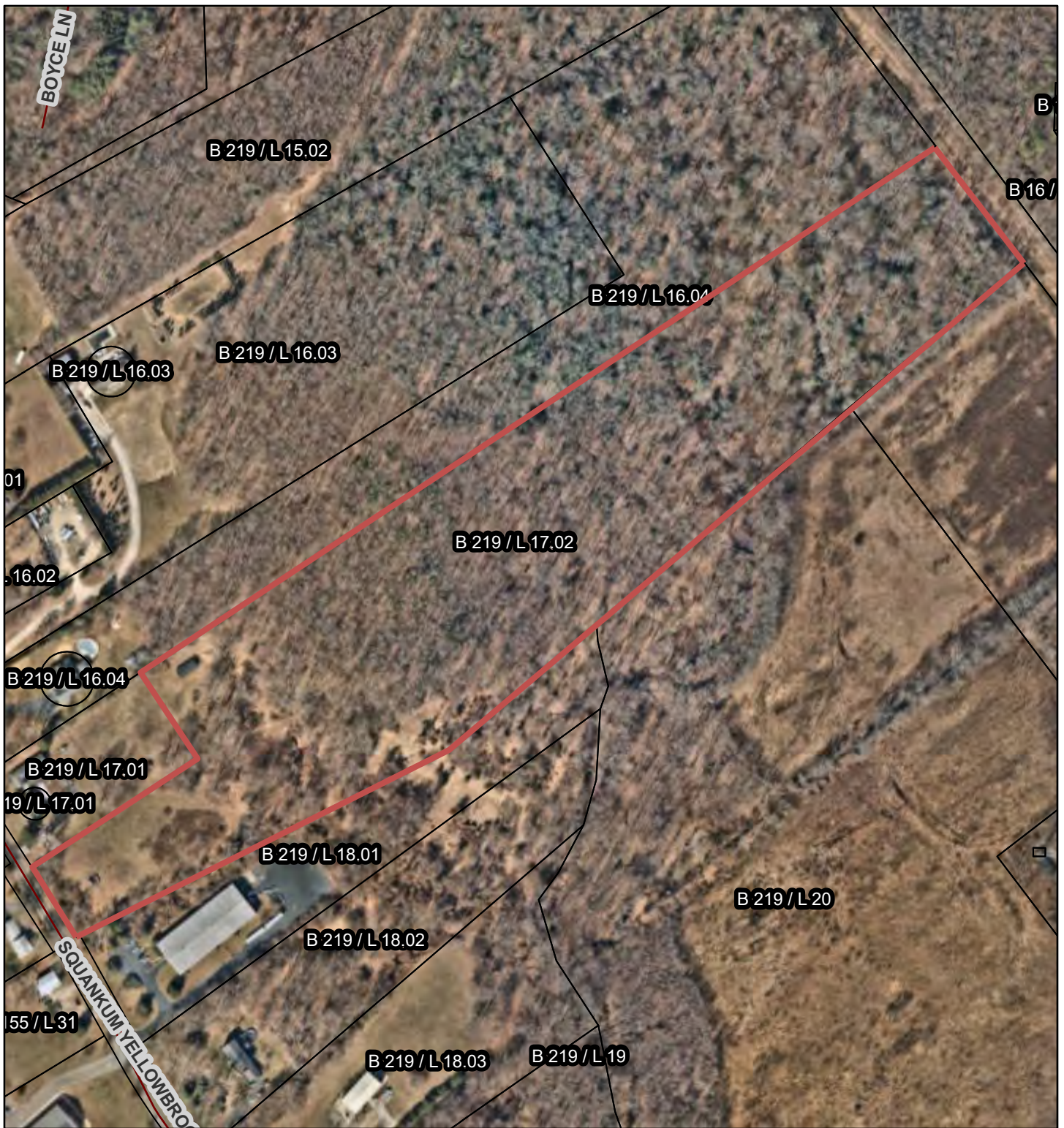
Remarks: 18.57 Acres of Vacant Land Available in Farmingdale/Howell Township. Easy Access to Highway 34, 138, Interstate 195 and the Garden State Parkway.

Price: \$ 695,000. ~ 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.

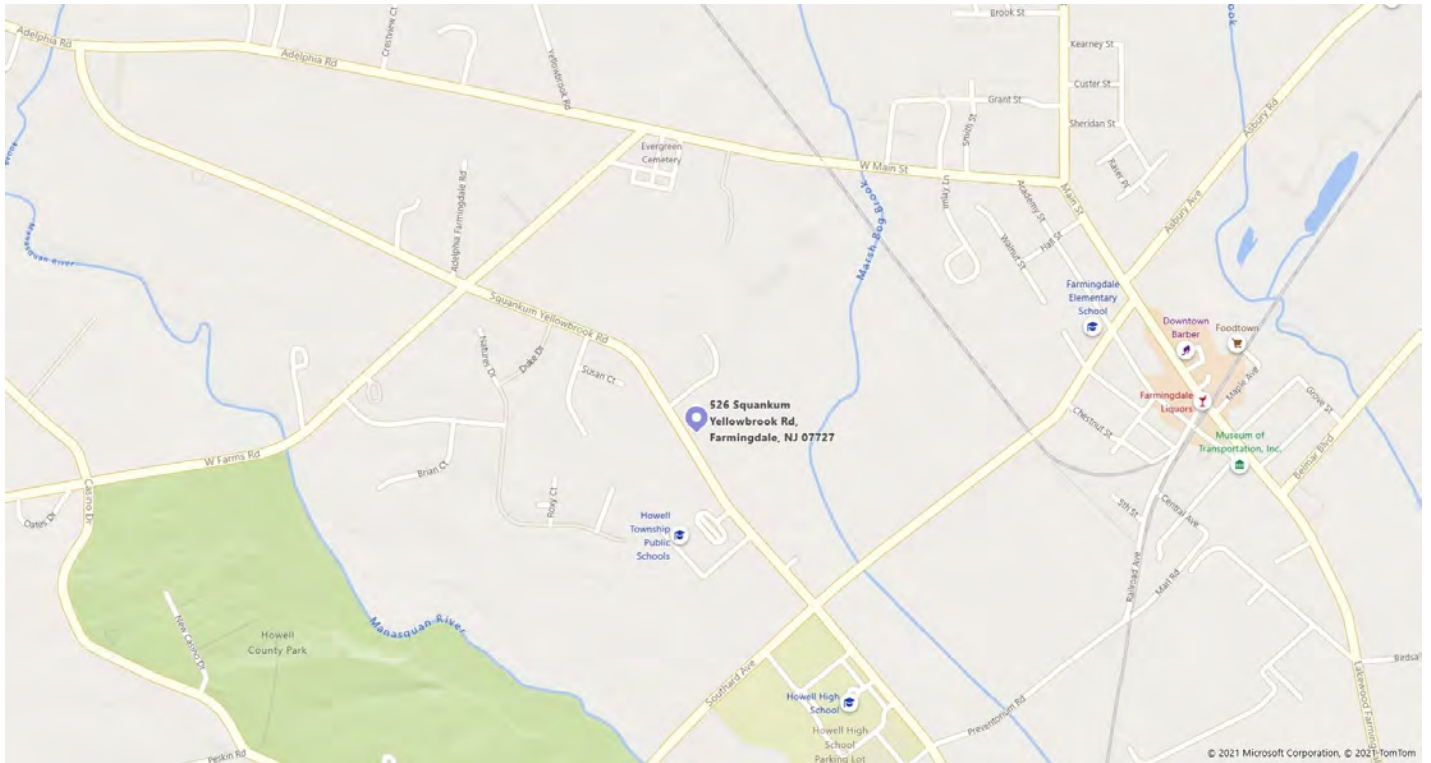
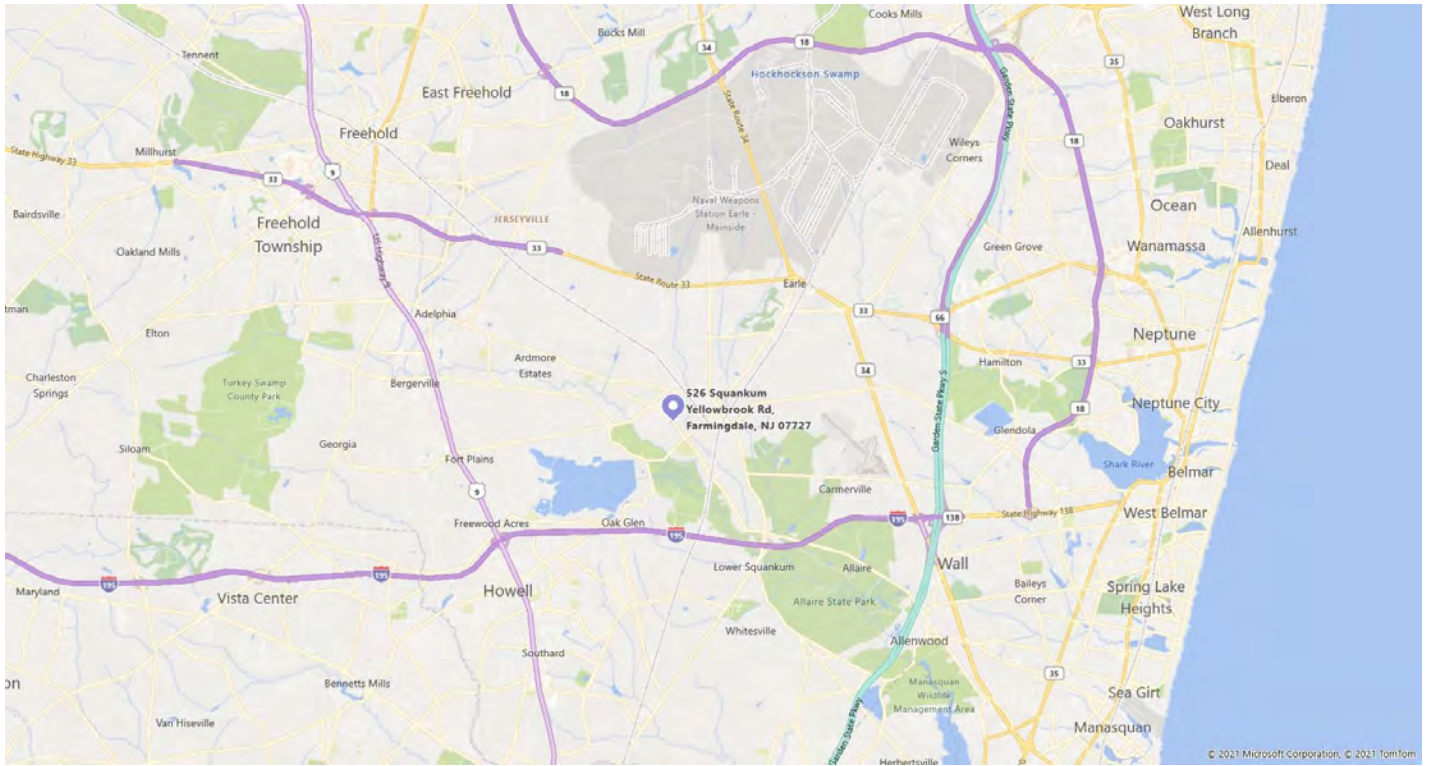
630 Broad Street, Shrewsbury, New Jersey 07702-4118
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com



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



— Road Centerlines

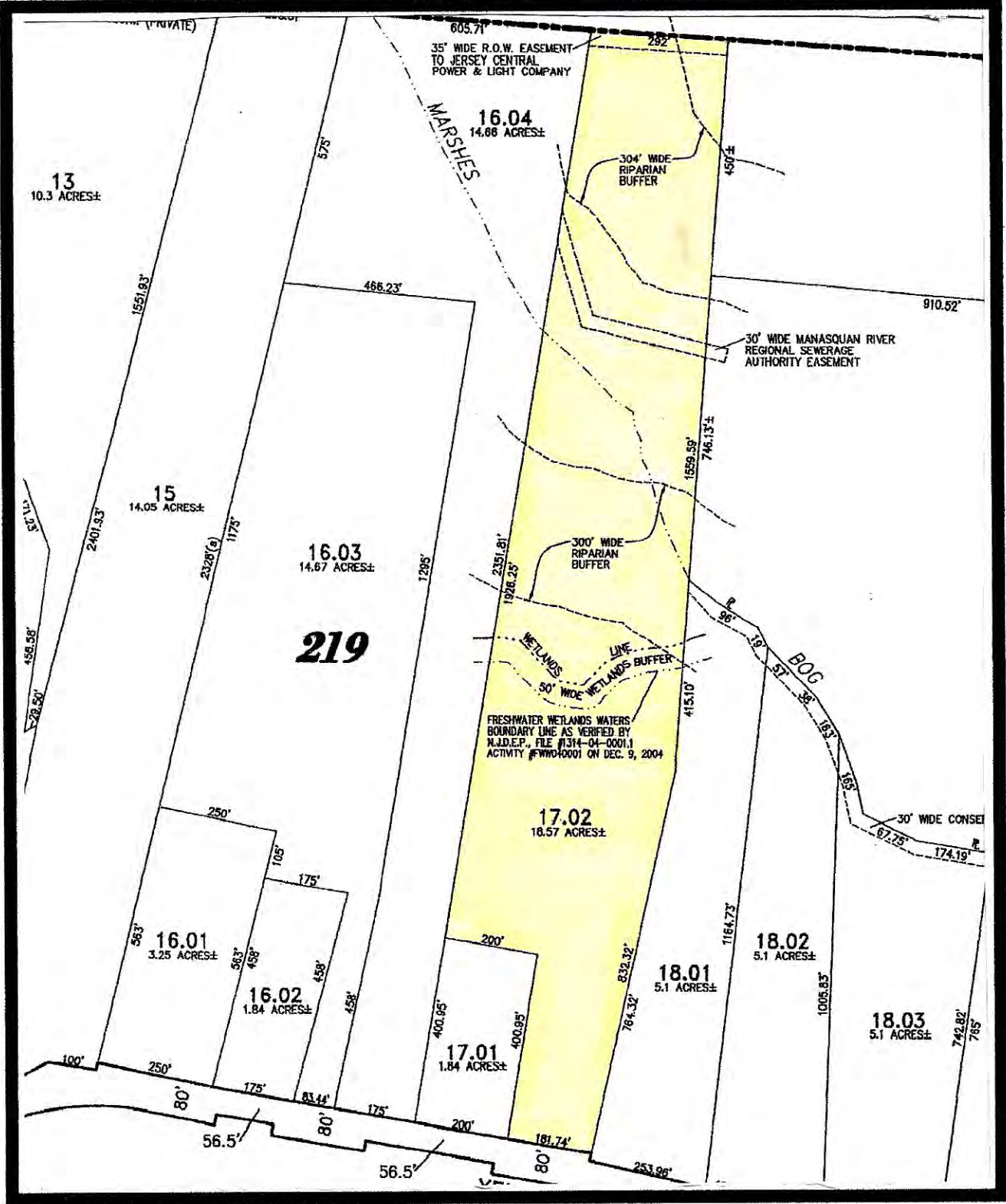


WETLANDS MAP



— Road Centerlines

Tax Map Location



PLAN

SCALE 1"=100'

LEGEND

- WOC
- CON
- IRON
- CON
- CAPI
- CONI

ZONE REQUIREMENTS

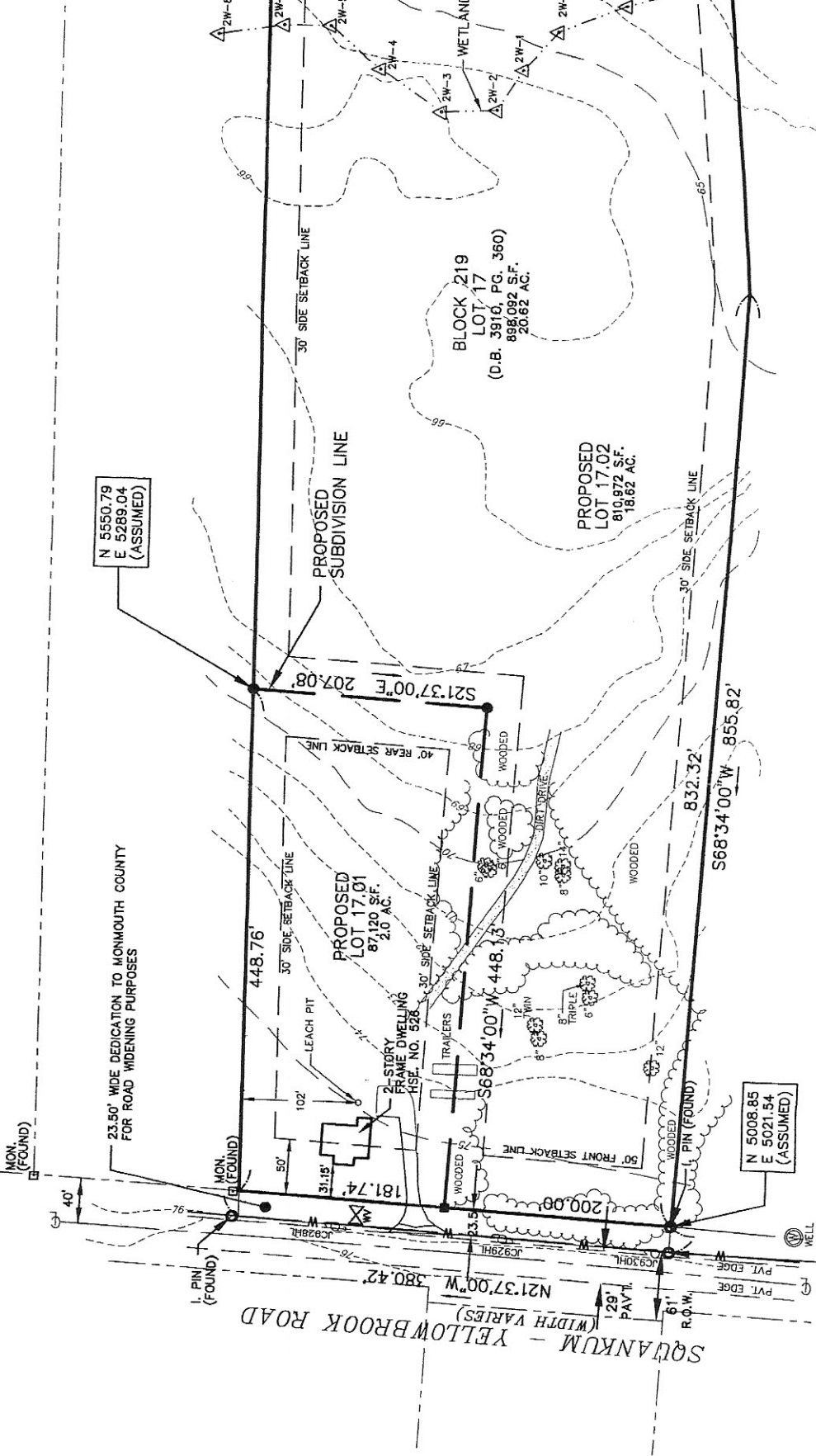
	ARE-2_ZONE	NEW_LOT_17.01	NEW_LOT_17.02	SED_ZONE
MINIMUMS:	REQUIRED	NEW_LOT_17.01	NEW_LOT_17.02	REQUIRED
LOT AREA	80,000 S.F. (1.84 AC)	87,120 S.F.	810,972 S.F.	120,000 S.F.
LOT FRONTAGE	200'	* 181.74'	200.00'	200'
LOT DEPTH	NONE	448.13'	2,400'±	60'
FRONT SETBACK		* 31.15' (EXISTING)	50'	50'
REAR SETBACK		40'	40'	50'
SIDE SETBACK		30'	30'	50'
ACCESSORY BUILDINGS				
REAR SETBACK	BLDG. HT. (15')	N/A	N/A	
SIDE SETBACK	BLDG. HT. (15')	N/A	N/A	
MAXIMUMS:				
MAX. BUILDING HEIGHT	30' (2½ STORIES)	30' (2½ STORIES)	30' (2½ STORIES)	

* INDICATES VARIANCE REQUESTED

Fredrick I. Vance
FREDRICK I. VANCE

GTS CONSULTANTS
 Engineering and Surveying

LOT
16.03



PENNSYLVANIA RAILROAD

(FREEHOLD - JAMESBURG DIV) (N.J. TRANSIT CORP)

S27°52'00"E 292.00'

N 6085.35
E 7151.40
(ASSUMED)

LOT 8

MARSHES BOG BROOK

LOT 16.04

35' WIDE ROW EASEMENT
TO JERSEY CENTRAL
POWER & LIGHT COMPANY

ZONE SED

150'
RIPARIAN
BUFFER

100 YEAR
FLOOD ZONE A

RIPARIAN
BUFFER ZONE

150'
RIPARIAN
BUFFER

ZONE ARE-2

S60°18'15"W 1559.59'

N65°19'50"E 2371.50'

1899.21'

364.08'

648.28'

68.14'

189.87'

231.81'

246.04'

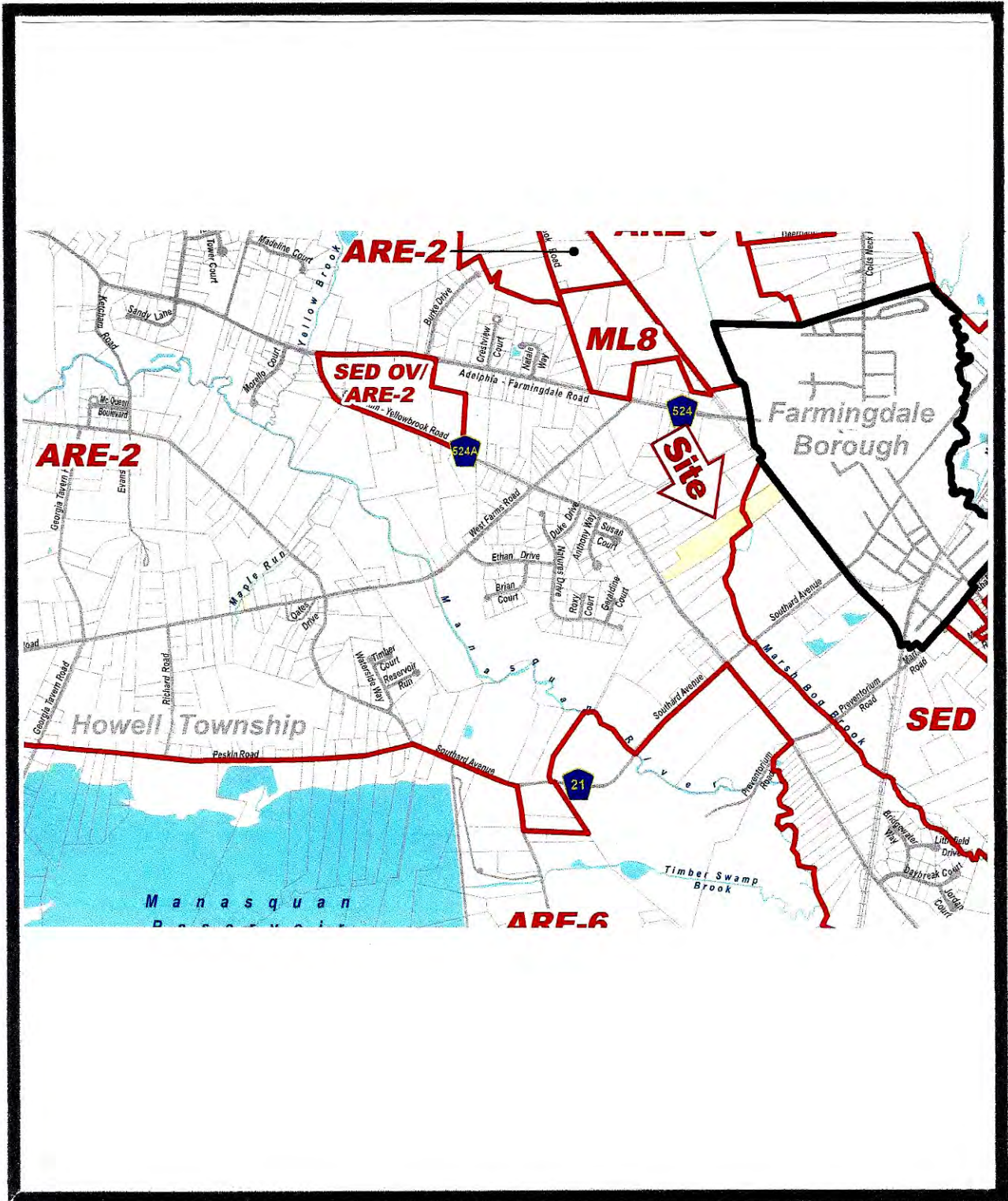
268.40'

30.45'



-2A
ZW-3A
ZW-4A

Zoning Map



- (f) The deed for any lot created by lot averaging shall contain a restriction against its further subdivision for the purpose of creating an additional lot or lots.
 - (g) The applicant is advised to submit a concept plan of the lot averaging subdivision for review and comment in accordance with this chapter.
- (6) Farmland preservation parcels. These parcels are intended to provide a development option to an individual who intends to remove the development rights from the majority of the property, typically through a government or nonprofit sponsored farmland preservation program in accordance with the following standards. The farmland preservation option shall also apply to existing farms and other proposed farms in the ARE zones:
- (a) To receive treatment under this section, farmland preservation property must consist of a lot, tract or parcel of land with a minimum contiguous acreage of 15 acres.
 - (b) The owner of a lot, tract or parcel of land who intends to place a portion of such property into farmland preservation shall be entitled to subdivide one or more residential lots from the lot, tract or parcel. The remainder shall be placed in farmland preservation. Use of the subdivided lot shall be limited to a detached single-family dwelling with permitted accessory uses.
 - (c) The number lots subdivided shall be in accordance with the following table:

Range by Acres	Permitted Lots
15 to 29.99	1
30 to 49.99	2
50 or more	3

- (d) The subdivided residential lot shall meet the following zoning requirements:

- [1] Minimum lot area.
 - [a] ARE-6: 2 acres.
 - [b] ARE-4: 1.5 acres.
 - [c] ARE-3: 1.25 acres.
- [2] Lot frontage: 100 feet.
- [3] Minimum front yard setback: 50 feet.
- [4] Minimum rear yard setback: 40 feet.
- [5] Minimum side yard: 30 feet.
- [6] Maximum height: 30 feet/2 1/2 stories.
- [7] Building coverage: 10%.
- [8] Lot coverage: 15%.
- [9] Accessory buildings: side and rear yards shall equal building height.

[1] *Editor's Note: Ord. No. 0-07-18, adopted 5-15-2007, "grandfathered" the bulk and dimensional requirements of existing lots and lots that were the subject of final subdivision approvals prior to the effective date of Ord. No. 0-07-9 as follows: "All lots in existence on the official Zoning Map of the Township of Howell, or which were approved for final subdivision by the Howell Planning Board prior to the effective date of Ordinance 07-09, shall not be deemed nonconforming under the zoning criteria and bulk and dimensional requirements of Ordinance 07-09, but shall instead be subject to the bulk and dimensional requirements of the zoning districts pursuant to the zoning ordinances that were in effect immediately prior to the adoption of said ordinance. The bulk and dimensional requirements established by Ordinance 07-09 shall apply only to lots created after the effective date of said ordinance."*

§ 188-69.1 Agricultural Rural Estate (ARE-2).

[Added 3-20-2007 by Ord. No. 0-07-9^[1]]

A. Purpose. The purpose of the ARE-2 Zone is to minimize the impacts of development in areas located outside of the centers identified in the Township's Master Plan. The goals include not only the preservation of rural and agricultural uses and preservation of rural character, but in addition to act as a buffer between zones of greater development and the ARE-3, ARE-4 and ARE-6 Zones. (See Schedule III, Bulk and Dimensional Requirements, for the ARE-2 Zone^[2]).

[2] *Editor's Note: Schedule III is included as an attachment to this chapter.*

B. Permitted uses.

(1) Principal uses: same as § 188-69B(1) and including the following:

(a) Public recreation (passive or active) facilities, including soccer and baseball fields.^[3]

[3] *Editor's Note: Former Subsection B(1)(b), educational facilities, which immediately followed this subsection, was repealed 1-25-2016 by Ord. No. 0-16-01.*

(b) Multigenerational family accommodations.

[Added 6-12-2018 by Ord. No. O-18-8]

(2) Accessory uses: same as § 188-69B(2).

(3) Conditional uses.

[Amended 5-24-2011 by Ord. No. 0-11-13; 5-20-2014 by Ord. No. 0-14-13]

(a) Houses of worship.

(b) (Reserved)

(c) Community residences for the developmentally disabled and community shelters for victims of domestic violence that contain more than six and fewer than 15 occupants.

(d) Solar energy generation facility in ARE-2 Zone only. See § 188-98.3 for conditional requirements.

C. Design standards for solar energy generation facilities.

[Added 5-24-2011 by Ord. No. 0-11-13^[4]]

(1) Ground-mounted systems shall provide emergency vehicle access to all components as per the New Jersey State Fire Code, Section 305, "Fire Apparatus Access Roads."

(2) Except pursuant to a permit issued by the New Jersey Department of Environmental Protection ("NJDEP"), no portion of a solar energy generation facility shall occupy areas of land designated and regulated by NJDEP as floodplains, flood hazard areas, wetlands, wetland transition areas or riparian corridors. An applicability determination from the NJDEP shall be provided to document the presence and/or absence of these regulated areas. Except pursuant to a permit issued by NJDEP, a three-hundred-foot buffer shall be maintained between NJDEP-designated Category One waters, as defined in the existing Surface Water Quality Standards rules at N.J.A.C. 7:9B-1.4, and any portion of a proposed solar energy generation facility. Category One waters include, and may not be limited to, the Metedeconk River and the Manasquan Reservoir.

(3) Solar energy generation facilities shall be screened from the public traveled way (public roads, trails, navigable waterways, scenic highways and byways), publicly owned properties, open space, preserved farmland and historic resources, including sites and buildings listed or eligible for listing on the State and National Registers of Historic Places.

(a) Installations shall be sited behind existing vegetation, which shall be supplemented with landscaping to shield the installation from public view.

(b) To the extent achievable, solar energy facilities shall be sited using the natural topography to screen the energy project from public view and the view of any adjoining residences.

(4) Decommissioning plan. All applications for a solar energy generation facility shall be accompanied by a decommissioning plan to be implemented upon abandonment, or cessation of activity, or in conjunction with removal

of solar energy systems. The decommissioning plan shall be submitted in accordance with the requirements of this Subsection D(4). Prior to removal of solar energy systems, a demolition permit for removal activities shall be obtained from the Howell Township construction official. Prior to issuance of a demolition permit, the owner or operator of the facility shall post a performance bond, letter of credit or cash to ensure removal of the facility or systems in accordance with the decommissioning plan. Removal of solar energy systems shall be conducted by an electrician licensed in the State of New Jersey.

- (a) Solar and photovoltaic energy facilities and structures (roof or ground) which have not been in active and continuous service for a period of one year shall be removed from the property to a place of safe and legal disposal in accordance with a decommissioning plan.
- (b) If the applicant ceases operation of the energy project for one year, or begins, but does not complete, construction of the project within 180 days of receipt of final site plan approval, the applicant shall restore the site according to a decommissioning plan prepared by the applicant and approved by the Board. The applicant shall submit a decommissioning plan that ensures that the site will be restored to a useful, nonhazardous condition without significant delay, including but not limited to the following:
 - [1] Removal of aboveground and underground equipment, structures and foundations to a depth of at least three feet below grade. Underground equipment, structures and foundations need not be removed if they are at least three feet below grade and do not constitute a hazard or interfere with agricultural use or other resource uses of the land. The plan shall describe the means by which all equipment and components of the system(s) shall be disposed of in an environmentally responsible manner and in accordance with prevailing federal, state and/or local regulations.
 - [2] Restoration of the surface grade and soil after removal of aboveground structures and equipment.
 - [3] Restoration of surface grade and soil.
 - [4] Revegetation of restored soil areas with native seed mixes and plant species suitable to the area, which shall not include any invasive species. In farmland areas, the revegetation component of the decommissioning plan should include provisions to resume agricultural use of the site.
 - [5] The plan may provide for the retention of access roads, fences, gates or buildings in place or regarding restoration of agricultural crops or forest resource land.
 - [6] The plan must provide for the protection of public health and safety and for protection of the environment and natural resources during site restoration.
 - [7] The plan must include a schedule for completion of site restoration work.
- (c) A cost estimate shall be provided for the cost of fully implementing the decommissioning plan prior to the issuance of a demolition permit. The cost estimate shall be subject to review and approval by the Township Engineer.
- (d) Before beginning any decommissioning activities, the applicant must submit a performance bond, cash or letter of credit in a form and amount satisfactory to the Township Attorney, which shall be based upon an estimate approved by the Board Engineer, assuring the availability of adequate funds to restore the site to a useful, nonhazardous condition in accordance with the decommissioning plan.
- (e) Upon cessation of activity for a cumulative period of 180 days of construction or installation activities of an approved solar energy system, the Township may notify the owner and/or the operator of the facility to complete construction and installation of the facility. If the owner and/or operator fails to complete construction and installation activities within 180 additional days, the Township may order the owner and/or operator of the facility to implement the decommissioning plan. Within six months of notice being served, the owner and/or operator shall substantially complete all activities in the decommissioning plan.
- (f) Upon cessation of activity of a fully constructed solar energy system for a cumulative period of one year, the Township may notify the owner and/or the operator of the facility to implement the decommissioning plan. Within 180 days of notice being served, the owner and/or operator shall either resume energy generation to at least eighty-percent capacity of the facility or system as established at the time of approval, or fully implement the decommissioning plan. If, within 180 days of receipt of notice, the owner and/or operator of the facility or

system fail to resume energy generation to at least 80% of capacity of the facility or system as established at the time of approval, the Township may order the owner and/or operator of the facility to implement the decommissioning plan.

- (g) If the operator fails to fully implement the decommissioning plan subject to the procedures and timelines set forth in Subsection D(4)(e) and (f) above, or is otherwise unable to restore the site as required within 180 days of the Township's service of notice in accordance with this Subsection D(4), the Township may, at its own expense, provide for the restoration of the site in accordance with the decommissioning plan and may in accordance with the law recover all expenses incurred for such activities.

[4] *Editor's Note: Pursuant to this ordinance, former Subsection C was redesignated as Subsection D.*

D. Development options.

- (1) All subdivisions in the ARE-2 Zone are required to utilize one of the following three development options discussed below: (1) open lands subdivisions; (2) lot averaging subdivisions; and (3) conventional subdivisions, which are permissible for minor subdivisions and in cases where applicants can demonstrate to the Planning Board that the objectives of the district will be enhanced by the submission of a conventional subdivision. Factors to be utilized by the Planning Board in its determination are:
 - (a) Retention of large contiguous wooded tracts.
 - (b) Retention of large farm tracts.
 - (c) Aggregation of smaller wooded and farm parcels.
 - (d) Enhancement of water quality.
 - (e) Protection of habitats.
- (2) Open lands subdivisions. This option is intended to promote the retention of contiguous wooded tracts and large farm tracts, and to promote the aggregation of smaller wooded and farm parcels. It is also intended to encourage and promote flexibility, economy and environmental soundness in subdivision layout and design. The following standards shall apply to open lands subdivisions.
 - (a) In order to determine the maximum number of lots for open lands subdivision, a conforming plan of a conventional subdivision shall be submitted based on minimum lot areas of two acres in the ARE-2 District. The concept plan shall be in sufficient detail to permit the Planning Board to make an informed decision as to the subdivision satisfying all ordinance requirements and in a form that would be acceptable to the Planning Board as a conventional subdivision without the need for any lot area or lot dimension variances or exceptions to subdivision design standards. The number of lots on the conventional concept plan shall be the maximum number of lots permitted under an open lands subdivision.
 - (b) At least 50% of the tract if located in the ARE-2 District shall be designated as "open lands" and shall, as a condition of approval of the development, be deed restricted for agricultural or conservation use. Lots qualifying as open lands shall be permitted a primary residence and other accessory building uses as provided in this section. Development density shall be one unit per acre.
 - (c) At least 20% of designated "open lands" shall be some combination of unconstrained land area, or prime soils or soils of statewide importance, or prime forested area. On tracts in areas which are predominantly active agricultural lands or consist of prime agricultural soils or soils of statewide importance, the preservation of agricultural lands and soils shall take precedence. On tracts in areas which are predominantly prime forested areas, the preservation of forested areas shall take precedence.
 - (d) All lots created under this subdivision option shall be deed restricted against further subdivision for the purpose of creating an additional lot or lots.
 - (e) The design of the development utilizing this option shall foster the following objectives: retention of contiguous farmland areas; retention of contiguous prime forested areas; stream corridor and wetlands preservation; aquifer recharge protection; overall site design; reduction of impervious coverage; traffic circulation; and sensitivity to the site's natural features, topography and relationship to open lands on neighboring parcels.

- (f) In forested areas, the design of the development shall include a 100-foot buffer along existing roads, which shall either maintain existing woodlands or establish new forested areas for those areas that are disturbed during site development or are currently cleared. The intent of this provision is to maintain the scenic roadside views in the Township.
 - (g) Natural features such as trees, natural terrain, open waters and natural drainage areas shall be preserved wherever possible in designing any development containing such features. As part of the subdivision or site plan review process, development should be designed to preserve scenic vistas and views of cultural/historic landmarks and of unique geologic and topographic features.
 - (h) The applicant is advised to submit a concept plan of the open lands subdivision for review and comment in accordance with this chapter.
- (3) Lot averaging subdivisions. This option is permitted in the ARE-2 District in accordance with the following standards.
- (a) The lot averaging development plan shall not result in a greater dwelling unit yield than if the property in question were developed as a conventional subdivision. In order to determine the maximum number of lots for a lot averaging subdivision, a conforming plan of a conventional subdivision shall be submitted, based on a minimum lot size of two acres in the ARE-2 District. The concept plan shall be in sufficient detail to permit the Planning Board to make an informed decision as to the subdivision satisfying all ordinance requirements and in a form that would be acceptable to the Planning Board as a conventional subdivision without the need for any lot area or lot dimension variances or exceptions to subdivision design standards. The number of lots on the conventional concept plan shall be the maximum number of lots permitted under an open lands subdivision.
 - (b) A lot averaging subdivision may be permitted when the applicant proposes a distribution of lot areas within the subdivision that results in at least 60% of the lots having a minimum lot area between one acre and three acres except in the case of a two-lot subdivision, in which case one of the two lots shall be one acre to three acres.
 - (c) The site design of lot averaging subdivisions should shift the more intensive development toward those lands that can best support the installation of the dwelling, well, septic system and associated site improvements. Similarly, lot averaging should seek to preserve those areas which exhibit sensitive environmental features (i.e., water bodies, floodplains, aquifer recharge areas, seasonal high water table, etc.) or which contain active or prime agricultural lands or forested areas.
 - (d) On tracts in areas which are predominantly active agricultural lands or consist of prime agricultural soils or soils of statewide importance, the preservation of agricultural lands and soils shall take precedence. On tracts in areas which are predominantly prime forested areas, the preservation of forested areas shall take precedence.
 - (e) The proposed development shall comply with the bulk and dimensional standards contained in Schedule III.^[5]
^[5] *Editor's Note: Schedule III is included at the end of this chapter.*
 - (f) All lots created under this subdivision option shall be deed restricted against further subdivision for the purpose of creating an additional lot or lots.
 - (g) The applicant is advised to submit a concept plan of the lot averaging subdivision for review and comment in accordance with this chapter.
- (4) Farmland preservation parcels. These parcels are intended to provide a development option to an individual who intends to remove the development rights from the majority of the property, typically through a government or nonprofit sponsored farmland preservation program in accordance with the following standards:
- (a) To qualify under this section, farmland preservation property must consist of a lot, tract or parcel with a minimum contiguous acreage of 15 acres.
 - (b) The owner of the lot, tract or parcel of land who intends to place a portion of such property into farmland preservation shall be entitled to subdivide one or more residential lots from the lot, tract or parcel. The remainder shall be placed in farmland preservation. Use of the subdivided lot shall be limited to a detached single-family dwelling with permitted accessory uses.
 - (c) The number of lots subdivided shall be in accordance with the following table:

Range by Acres**Permitted Lots**

15 to 29.99

1

30 to 49.99

2

50 or more

3

(d) The subdivided residential lot shall meet the following zoning requirements:

[1] Minimum lot area: 1 acre.

[2] Lot frontage: 100 feet.

[3] Minimum front yard setback: 50 feet.

[4] Minimum rear yard setback: 40 feet.

[5] Minimum side yard: 30 feet.

[6] Maximum height: 30 feet.

[7] Building coverage: 10%.

[8] Lot coverage: 15%.

[9] Accessory buildings: side and rear yards shall equal building height.

[1] *Editor's Note: Ord. No. 0-07-18, adopted 5-15-2007, "grandfathered" the bulk and dimensional requirements of existing lots and lots that were the subject of final subdivision approvals prior to the effective date of Ord. No. 0-07-9 as follows: "All lots in existence on the official Zoning Map of the Township of Howell, or which were approved for final subdivision by the Howell Planning Board prior to the effective date of Ordinance 07-09, shall not be deemed nonconforming under the zoning criteria and bulk and dimensional requirements of Ordinance 07-09, but shall instead be subject to the bulk and dimensional requirements of the zoning districts pursuant to the zoning ordinances that were in effect immediately prior to the adoption of said ordinance. The bulk and dimensional requirements established by Ordinance 07-09 shall apply only to lots created after the effective date of said ordinance."*

§ 188-70 Residential 2 (R-2) and Residential 3 (R-3).

A. Purpose. The purpose of the R-2 and R-3 Zoning Districts is to permit infill development at moderate densities within the established centers identified in the Howell Township Master Plan.

B. Permitted uses.

(1) Principal uses.

(a) Single-family residences.

(b) Agriculture and horticulture; however, buildings housing livestock shall be set back at least 75 feet from all property lines.

(c) Community residences for the developmentally disabled and community shelters for victims of domestic violence that contain less than six occupants.

(d) Multigenerational family accommodations.

[Added 6-12-2018 by Ord. No. O-18-8]

(2) Accessory uses. Accessory uses customarily incidental and ancillary to a permitted use.

(3) Conditional uses.

(a) Houses of worship.^[1]

[1] *Editor's Note: Former Subsection B(3)(b), which allowed schools with state-approved curricula as a conditional use, which immediately followed this subsection, was repealed 5-20-2014 by Ord. No. 0-14-13; former Subsection B(3)(c), pertaining to community residences, which immediately followed this former Subsection B(3)(b), was repealed 7-26-2005 by Ord. No. 0-05-23.*

- F. This section does not establish new principal or ancillary uses in any zone nor does it affect or alter any bulk requirement of any zone.
- G. This section merely permits temporary, occasional sales via permit process at permanent business establishments in certain zones when certain conditions are met.
- H. Violations and penalties. The failure to obtain a permit from the Land Use Officer prior to holding a sidewalk sale, or similar sale or flea market sale, will subject violators to a fine of up to \$500 per day.

§ 188-69 Agricultural Rural Estate Zones (ARE-1, ARE-3, ARE-4 and ARE-6).

[Amended 3-20-2007 by Ord. No. O-07-9;^[1] 10-16-2007 by Ord. No. O-07-36]

- A. Purpose. The purpose of the ARE-1, ARE-3, ARE-4 and ARE-6 Zones is to minimize the impacts of development in areas located outside of the centers identified in the Township's Master Plan. The goals include preservation of rural and agricultural uses and preservation of rural character. Many areas include significant environmental constraints, including wetlands, floodplains, rare and endangered species habitats, aquifer recharge areas and high-quality watersheds. (See Schedule III, Bulk and Dimensional Requirements, for the ARE-1, ARE-3, ARE-4 and ARE-6 Zones^[2])

[Amended 5-24-2011 by Ord. No. 0-11-13]

[2] *Editor's Note: Schedule III is included at the end of this chapter.*

- B. Permitted uses.

- (1) Principal uses.

- (a) Agricultural and horticulture.

- (b) Single-family residences.

- (c) Municipal buildings and other public-purpose buildings owned by the Township, as well as quasi-public uses limited to fire stations and first-aid buildings.

- (d) Community residences for the developmentally disabled and community shelters for victims of domestic violence that contain fewer than six occupants.

- (e) Multigenerational family accommodations.

- [Added 6-12-2018 by Ord. No. O-18-8]

- (2) Accessory uses.

- (a) Accessory uses customarily incidental and ancillary to a permitted use.

- (b) Home occupations as regulated in this chapter.

- (3) Conditional uses.

- (a) Houses of worship.

- (b) Schools with state-approved curricula in accordance with § 188-93 and limited to ARE-4 and ARE-6.

- [Amended 5-20-2014 by Ord. No. 0-14-13]

- (c) Community residences for the developmentally disabled and community shelters for victims of domestic violence that contain more than six and fewer than 15 occupants.

- (d) Solar energy generation facility in ARE-3, ARE-4, and ARE-6 Zones only. See § 188-98.3 for conditional requirements, and see Schedule III for bulk and dimensional requirements.^[3]

- [Added 5-24-2011 by Ord. No. 0-11-13]

- [3] *Editor's Note: Schedule III is included at the end of this chapter.*

- C. Design standards for solar energy generation facilities.

[Added 5-24-2011 by Ord. No. 0-11-13]^[4]

- (6) Any residential component of a planned mixed-use age-restricted development and converted age-restricted development shall be conceived, designed and approved as a single entity which shall be planned and developed with a common architectural theme subject to review and approval by the Board; the architectural theme shall be consistent, as appropriate, with the Township's design standards, as amended, with regard to the appearance of buildings, signage, fencing, lighting, paving, curbing, walkways and landscaping.
- (7) All residential units shall be connected to an approved public water and sanitary sewer system.
- (8) The design of residential development within a planned mixed-use age-restricted development and converted age-restricted development shall be pedestrian friendly, with a continuous pedestrian walkway system, including jogging and bicycle paths through open space lands and sidewalks provided on both sides of all internal streets and crosswalks at all intersections. Where sidewalks are not required, the Board may require the installation of trails and paths to provide pedestrian linkage to commercial areas and site amenities.
- (9) Traffic controls governing access to the planned mixed-use age-restricted development and converted age-restricted development deemed necessary by NJDOT shall commence construction prior to the issuance of 50% of the building permits for the total number of approved residential units. Upon commencement of construction of the required traffic controls, the issuance of building permits may continue.

K. Parking requirements.

[Added 12-11-2012 by Ord. No. 0-12-22]

- (1) Any recreation center or clubhouse shall be provided a minimum of 0.10 off-street parking space per dwelling unit, which parking shall serve the recreation center or clubhouse and accommodate visitors to the residents within the residential component of the planned mixed-use age-restricted development and converted age-restricted development.
- (2) No off-street parking area shall be located within 50 feet of any tract boundary.

L. Signage.

[Added 12-11-2012 by Ord. No. 0-12-22]

- (1) Gateway identification signage is permitted at the main entrance road to the residential component of the planned mixed-use age-restricted development and converted age-restricted development equal to one freestanding sign, not exceeding 36 feet in area, on each side of the main entrance road. The sign shall be designed within a decorative fence and/or wall feature not exceeding seven feet in height, set back so as not to impair sight lines from any street or driveway. The sign shall be used solely to identify the name of the development.
- (2) Gateway identification signage is permitted at secondary entrance roads to the residential component of the planned mixed-use age-restricted development and converted age-restricted development equal to one freestanding sign, not exceeding 30 square feet in area, on each side of the secondary entrance road. The sign shall be designed within a decorative fence and/or wall feature not exceeding six feet in height, set back so as not to impair sight lines from any street or driveway. The sign shall be used solely to identify the name of the development.
- (3) Additionally, information and directional signs, each not more than three feet in height and 10 square feet in area, shall be permitted, where appropriate and as approved by the Board, in order to guide traffic to its intended destination in a safe and convenient manner.

§ 188-79 Special Economic Development (SED).

[Amended 4-22-2002 by Ord. No. 0-02-08; 10-20-2009 by Ord. No. 0-09-52]

- A. Purpose.** The purpose of the SED Zone is to provide for a variety of economic development opportunities in areas of the Township where rail and highway infrastructure are readily available. (See Schedule II, Bulk and Dimensional Requirements, for the SED Zone.^[1])

[Amended 5-24-2011 by Ord. No. 0-11-13]

[1] *Editor's Note: Schedule II is included at the end of this chapter.*

B. Permitted uses.

- (1) Principal uses:

526 Squankum Yellowbrook Rd, Farmingdale, NJ 07727-3744, Monmouth County

POPULATION

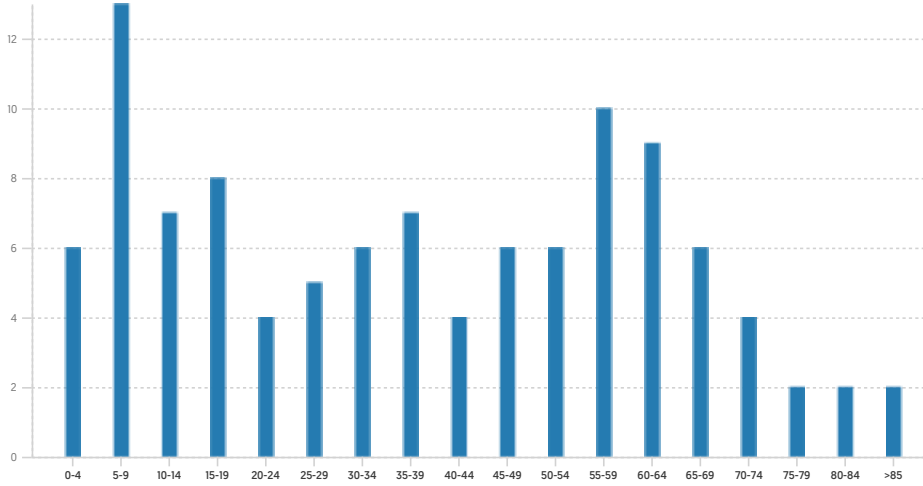
SUMMARY

Estimated Population	7,479
Population Growth (since 2010)	4.8%
Population Density (ppl / mile)	336
Median Age	40

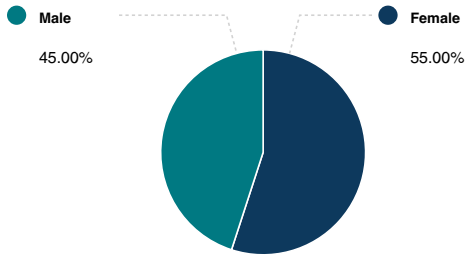
HOUSEHOLD

Number of Households	2,679
Household Size (ppl)	3
Households w/ Children	1,847

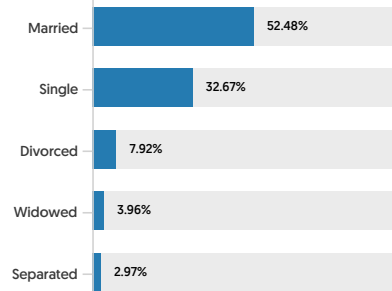
AGE



GENDER



MARITAL STATUS



HOUSING

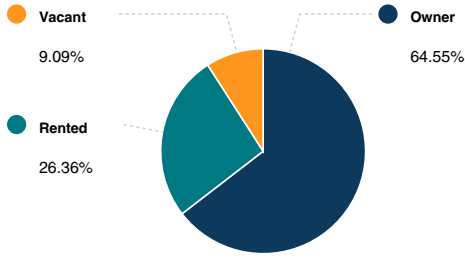
SUMMARY

Median Home Sale Price	\$428,700
Median Year Built	1988

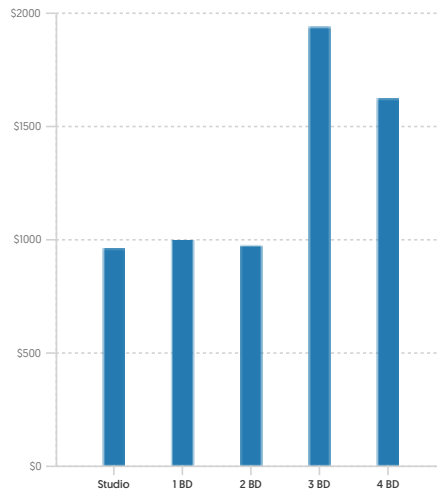
STABILITY

Annual Residential Turnover	4.39%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

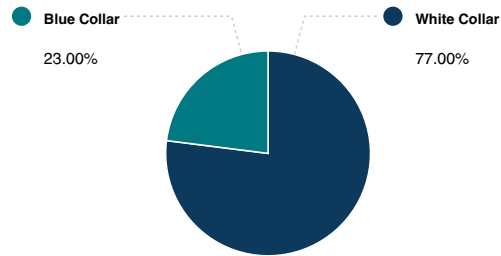


QUALITY OF LIFE

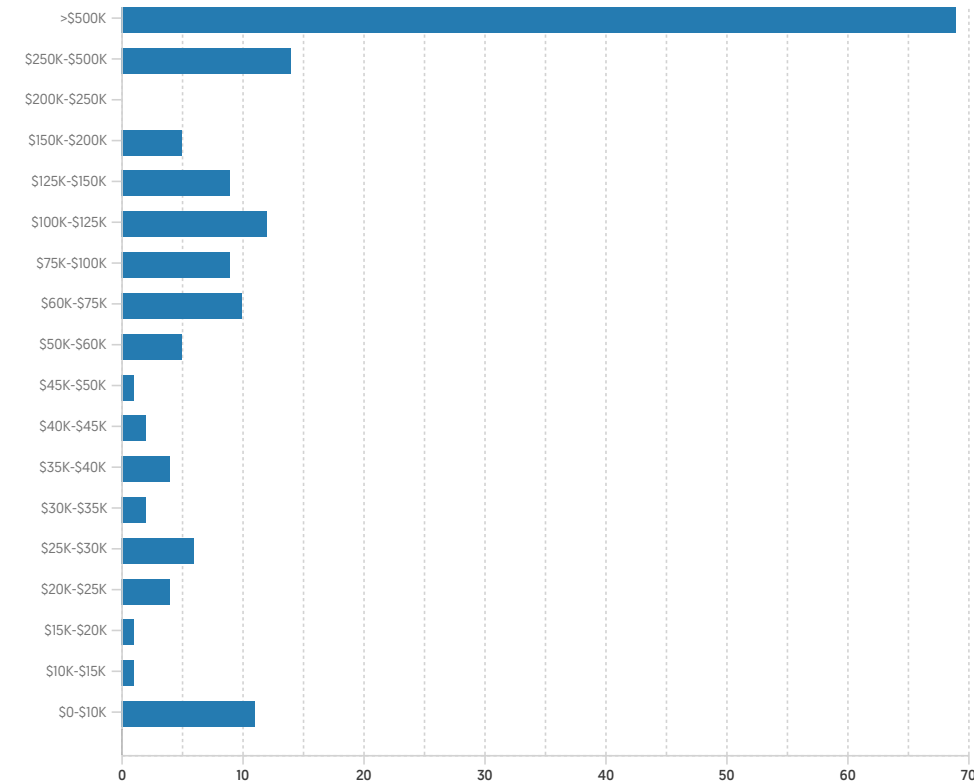
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	3
Mining	
Construction	481
Manufacturing	331
Transportation and Communications	189
Wholesale Trade	127
Retail Trade	232
Finance, Insurance and Real Estate	327
Services	1,152
Public Administration	143
Unclassified	

WORKFORCE



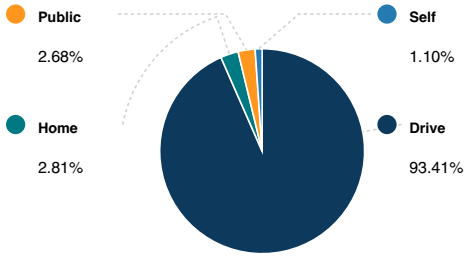
HOUSEHOLD INCOME



Average Household Income **\$80,438**

Average Per Capita Income **\$39,879**

COMMUTE METHOD



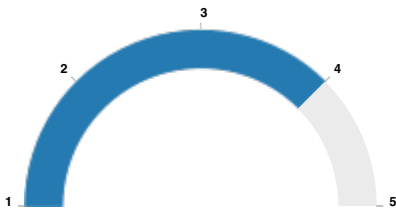
Median Travel Time **32 min**

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	68
Some High School	219
High School Graduate	1,755
Some College	734
Associate Degree	337
Bachelor's Degree	1,438
Graduate Degree	887

(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)
Farmingdale Elementary	0.64	Pre-K-8th	162	7	4

Community Rating (2)

Farmingdale Elementary

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Howell Township Middle School North	0.19	6th-8th	1,129	12	3
Howell High School	0.52	9th-12th	2,130	16	2
Farmingdale Elementary	0.64	Pre-K-8th	162	7	4

Community Rating (2)

Howell Township Middle School North

Howell High School

5

Farmingdale Elementary

(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
The Queen Frost LLC	620 Sqnkum Yellowbrook Rd	(347) 258-3841	0.43	Ice Cream Stands Or Dairy Bars
Farmingdale Breakfast Club	14 Bank St	(732) 751-1191	0.78	Family Restaurants
El Burro	72 Main St	(732) 256-9661	0.8	Mexican Restaurant
Anthony Schiano	78 Main St	(732) 938-7707	0.81	Pizzeria, Independent
Harvest Restuarant	83 Main St	(732) 919-3276	0.81	Restaurant, Family: Independent
Woodys Roadside Tavern	105 Academy St	(732) 938-6404	0.82	Family Restaurants
Brunos Pizza	93 Main St Ste 4	(732) 576-2044	0.85	Pizza Restaurants
Garden State Restaurant Equipm	349 Sqnkum Yellowbrook Rd	(732) 919-1035	0.85	Cafe
Kitrich Corporation	7 Yard Ave	(732) 449-4233	0.87	Cafe

SHOPPING

	Address	Phone #	Distance	Description
Laguraj Food Corp	33 W Main St	(732) 919-7811	0.57	Convenience Stores, Independent
Moksh Convenience LLC	33 W Main St	(732) 938-3206	0.57	Convenience Stores
Glass Bottom Music LLC	653 Sqnkum Yellowbrook Rd	(732) 938-2041	0.62	Glass
Mj Enterprises Of Monmouth County Inc	10 Bank St	(732) 835-4150	0.78	Supermarkets
Crosslin Contractors Supplies Corp	3 Railroad Ave	(732) 938-5424	0.79	Lumber And Other Building Materials
Country Farms	84 Main St	(732) 919-0833	0.82	Convenience Stores, Chain
Everyday Its Gourmet LLC	149 Yellowbrook Rd	(908) 770-4202	0.86	Gourmet Food Stores
Freeman Modular Homes	34 Asbury Ave	(732) 919-0651	0.92	Modular Homes