

#4353 ~ Tommy's Inn At Millstone

**560 Monmouth Road
Millstone Township, NJ 08510**

Restaurant/Land

**Block: 56
Lot: 9**

**Land Size: 3.75 Acres
Building Size: 5,220 Sq. Ft.**

Tax Information

**Land Assessment: \$ 455,000.
Improvement Assessment: \$ 476,900.
Total Assessment: \$ 931,900.**

**Taxes: \$ 22,496.
Tax Year: 2021
Tax Rate: 2.083/\$100
Equalization Ratio: 88.99%
Updated: 05/10/2022**

Zoning: HC-1 ~ Highway Commercial Zone

Remarks: 5,220 Sq. Ft. Operating Freestanding Restaurant and Bar on 3.75 Acres on Well-Traveled Monmouth Road (Highway 537). Excellent Signage and Visibility. Located Within Short Distance to Six Flags Great Adventure. Real Estate, C Liquor License, Business and Equipment Included. Bar with 36 Stools, Bar Area/Dining Room with 90 Seats and Separate Party Room with 110 Seats. Parking for 59 Cars in Main Parking Lot, Additional 33 Cars in Rear Lot. Easy Access to Highway 18, 33 and Interstate 195.

Price: \$ 2,225,000. ~ 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**







- Road Centerlines
- Parcels (cadastral non-survey)



— Road Centerlines



at her store in Point Pleasant Beach.

G WITH PPING

ly stocked right now
I anticipated this shortage.”

erston

un Toys in Point Pleasant Beach and Hoboken
lla's Toys in Manasquan

early. Shop local. And give new experi-
operators such as ourselves are really on
ging products into our stores at the local
Howard Henschel, chief executive officer
s Hallmark. “It’s a very disruptive situa-
’re working through it.”

ING, Page 5A

nd to retailers’ on Black Friday

their doors later too. Gone are the days of
1 a.m. for that special price.
November 24, 2021 7:40 am (GMT -5:00)
es are open on Thanksgiving. Target.

Jackson turns into ‘prime spot’ for warehouse construction

Mike Davis

Asbury Park Press

USA TODAY NETWORK – NEW JERSEY

JACKSON – When a developer proposed 1 million square feet of warehouse space on Route 537, on a tract of untouched forest, the plan was lambasted as a “disaster.”

But less than a year after it was approved, the Adventure Crossing warehouses appear to be a harbinger of what to expect: More warehouses are coming to Jackson — a lot of them — and they’re coming soon.

Developers have proposed more than 1.3 million square feet of warehouse space across multiple projects in the township, the majority located just off Interstate 195, a key highway that leads to the New Jersey Turnpike — only 17 miles away from town hall — and Interstate 295, 24 miles away.

See WAREHOUSE, Page 2A

More on mobile

Get instant news updates on your phone or tablet. Download the free **APP.com** “app” for videos, photos and more about Jackson. Search “Asbury Park Press” in the app store.

Monmouth County’s home prices rise 17.2%

Sean Lahman

USA TODAY NETWORK

The median sales price for a single-family home in Monmouth County during July was \$545,000. That’s an increase of 17.2% compared with July 2020, according to data from Realtor.com.

The number of houses sold fell by 14.1% from a year earlier. A total of 645 houses were sold county-wide during the month of July. During the same period a year earlier, 751 single-family homes were sold.

Real estate sales can take weeks or months to be recorded and collected. This is the latest data made available through the National Association of Realtors

PEOPLE IN THE NEWS

Williams has few words at Country Music Hall of Fame induction



Williams

It took 57 years from the release of his first single for Hank Williams Jr. to become a member of the Country Music Hall of Fame. His induction speech took less than two minutes.

Williams, an avid hunter, opened by celebrating the start of deer season. He said the many people to thank "know who they are," and closed by referencing several of his classic songs.

"All my rowdy friends are coming over tonight. I was born to boogie, and this —"

He turned to point at his just-unveiled plaque, which will now hang in the museum's famed rotunda. "... is a 'Family Tradition.'"

Williams, country torchbearer Marty Stuart and master songwriter Dean Dillon were inducted Sunday during the Hall of Fame's annual Medallion Ceremony.

Spacey ordered to pay \$31M for 'House of Cards' losses



Spacey

Kevin Spacey and his production companies must pay the studio behind "House of Cards" more than \$30 million because of losses brought on by his firing for sexual misconduct,

according to an arbitration decision made final Monday.

A document filed in Los Angeles Superior Court requesting a judge's approval of the ruling says that the arbitrators found that Spacey violated his contract's demands for professional behavior by "engaging certain conduct in connection with several crew members in each of the five seasons that he starred in and executive produced House of Cards."

MRC, the studio behind "House of Cards," had to fire Spacey, halt production of the show's sixth season, rewrite it to remove Spacey's central character, and shorten it from 13 to eight episodes to meet deadlines, resulting in tens of millions in losses, the document said.

TODAY IN HISTORY

Today is Wednesday, Nov. 24, the 328th day of 2021. There are 37 days left in the year.

On this date:

1859: British naturalist Charles Darwin published "On the Origin of Species," which explained his theory of evolution by means of natural selection.

1941: The U.S. Supreme Court, in *Edwards v. California*, unanimously struck down a California law prohibiting people from bringing impoverished non-residents into the state.

1947: A group of writers, producers and directors that became known as the "Hollywood Ten" was cited for contempt of Congress for refusing to answer questions about alleged Communist influence in the movie industry. John Steinbeck's novel "The Pearl" was first published.

1950: The musical "Guys and Dolls," based on the writings of Damon Runyon and featuring songs by Frank Loesser, opened on Broadway.

1971: A hijacker calling himself "Dan Cooper" (but who became popularly known as "D.B. Cooper") parachuted from a Northwest Orient Airlines 727 over the Pacific Northwest after receiving \$200,000 in ransom. His fate remains unknown.

1974: The bone fragments of a 3.2



Land is cleared in the Adventure Crossing development along Route 537 in Jackson in 2020.

THOMAS P. COSTELLO & MIKE DAVIS/ASBURY PARK PRESS

Warehouse

Continued from Page 1A

"There's been intense demand — and there's been no let-up — for fulfillment space," said Rutgers University professor James W. Hughes, former dean of the Edward J. Bloustein School of Planning and Public Policy. "Different towns and their development policies are going to be an influence, but a place like Jackson can become a prime spot for warehouse developers."

The biggest project under consideration calls for seven 100,000-square-foot warehouses on Wright Debow Road. The project, proposed by Wright Debow LLC, is on the site of a previously approved recycling center for A&A Truck Parts, which residents panned as a "junkyard." The Planning Board began its hearing on the project earlier this month. The next scheduled meeting is Dec. 20.

At the same meeting, the board is expected to hear initial testimony on the West Commodore Business Park, which calls for more than 334,000 square feet of retail space on West Commodore Boulevard.

In October, the Planning Board heard the Ehrman Family Investment Co.'s plans for a 116,000-square-foot warehouse on North County Line Road. And earlier this month, the board heard plans for the Whitesville Business Park, with more than 93,000 square feet of warehouse space.

The Jackson Township Municipal Utilities Authority approved providing sewer service to the proposed GM Equities project, with 38,000 square feet of warehousing space, in August, but it's yet to appear on a Planning Board agenda.

Every warehouse application, except the Whitesville Business Park, is located within a few turns of I-195, which Hughes said was key.

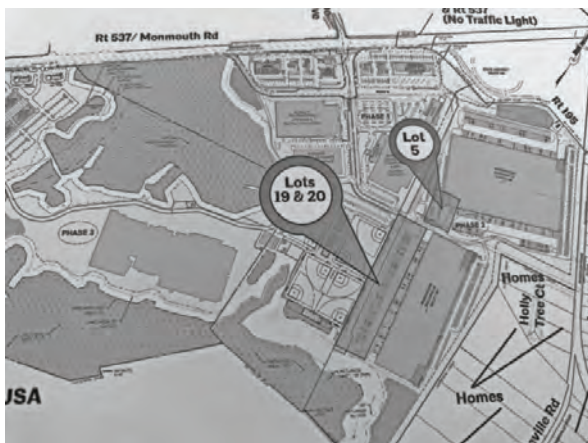
"If the sites have easy access to I-195, that's a key advantage."

Supply and demand

It's all about supply and demand. An October report from commercial real estate conglomerate Newmark reported that Central New Jersey was home to more than 363 million square feet of retail space, with another 9.8 million under construction. But only 2.6% of that space was vacant.

In the Exit 7A and Monmouth County markets, the closest to Jackson, the vacancy rate was slightly higher, between 5.6% and 5.7%, the Newmark report said.

The rent for warehousing across the state spiked to about \$10.72 per square foot in the third quarter, nearly double



A map of the Adventure Crossing USA project shows proposed warehouses on the right. JERRY CARINO/ASBURY PARK PRESS

the \$6 per square foot rent charged for warehousing in 2016, according to the report. Why the need for the warehousing? Consumer habits, Hughes said. New Jerseyans were already flocking to online retailers for goods, leaving brick-and-mortar retail stores struggling. The COVID-19 pandemic has only exacerbated that trend, Hughes said.

"E-commerce has been a long-term trend and it accelerated during the pandemic," Hughes said. "There doesn't seem to be a stop to that trend on the immediate horizon — people aren't going to flock back to the malls."

But that doesn't mean residents are happy about warehouses coming to a town like Jackson, which until the 21st century was largely known — with the exception of Six Flags Great Adventure — as a rural community that was connected more to the Pinelands than the industrial sector.

Marlborough Court resident John Conway criticized the Ehrman Family warehouse project as not taking into account increased traffic in the area after scores of new homes were built over the last few years. He expects crashes and congestion to continue with the new plan.

"We're just creating these numerous places where you can create more traffic accidents," Conway said.

Pushback

The pushback against warehousing gained a key ally in the spring when Senate President Stephen Sweeney, D-Gloucester, introduced a bill that would require warehouse developers to provide regional notification for warehouse projects, not just for residents in the

specific town. The bill also would allow county planning boards to approve or deny such projects.

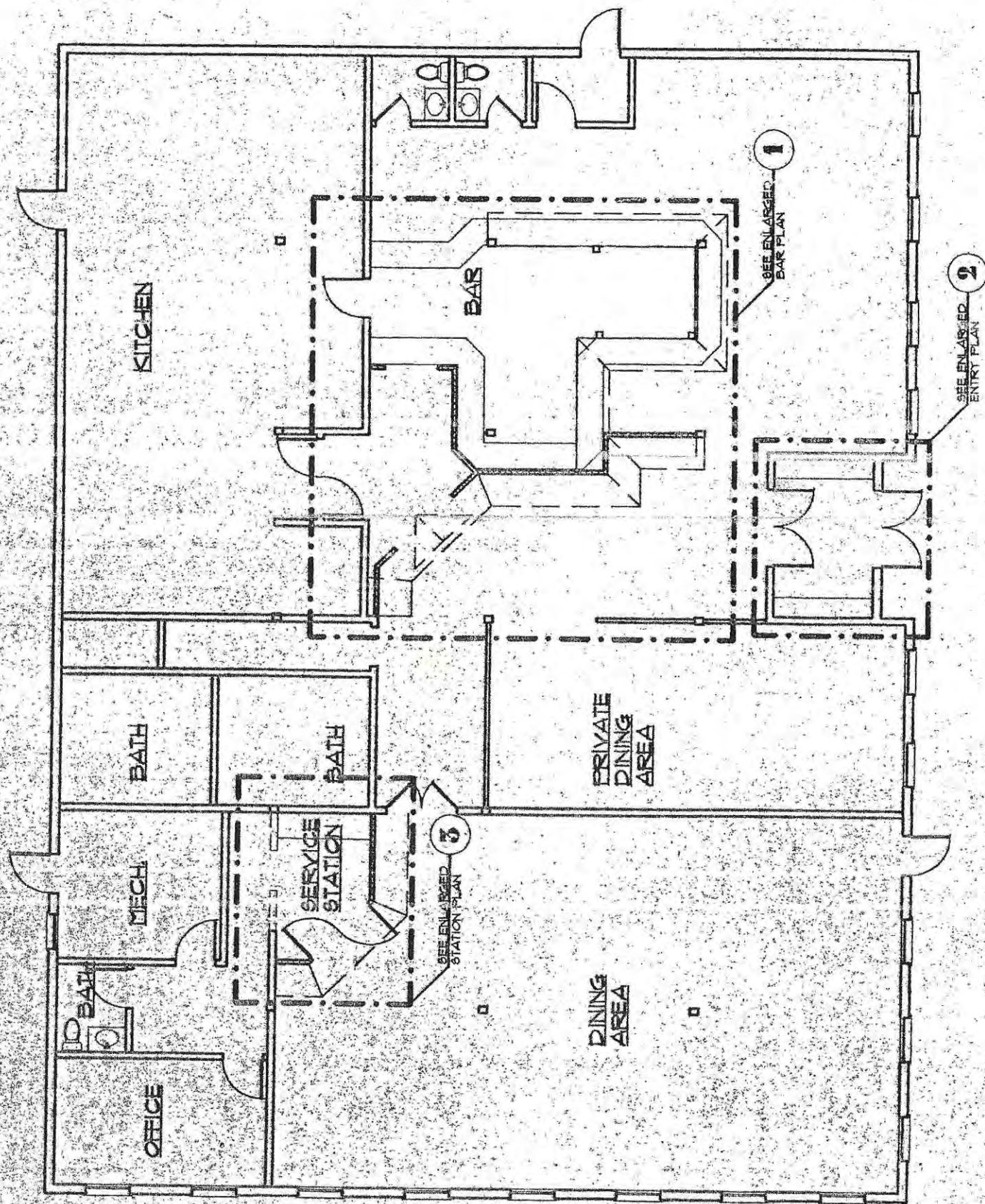
"New Jersey is proud to be known as the Garden State, but we are at risk of becoming the warehouse state," Sweeney said at the time. "The rapid increase in the construction and operation of retail warehouses poses a threat to the preservation of farmland and open space. The impact of these large-scale projects extends to neighboring communities that can experience economic and environmental consequences that impact their quality of life."

Sweeney's bill was approved by the Senate Budget Committee in May, but no Assembly version was ever introduced. And now, Sweeney is on the outside looking in after losing his reelection bid to Edward Durr, a truck driver.

The New Jersey Business and Industry Association and other business groups said the bill would fly in the face of unprecedented growth.

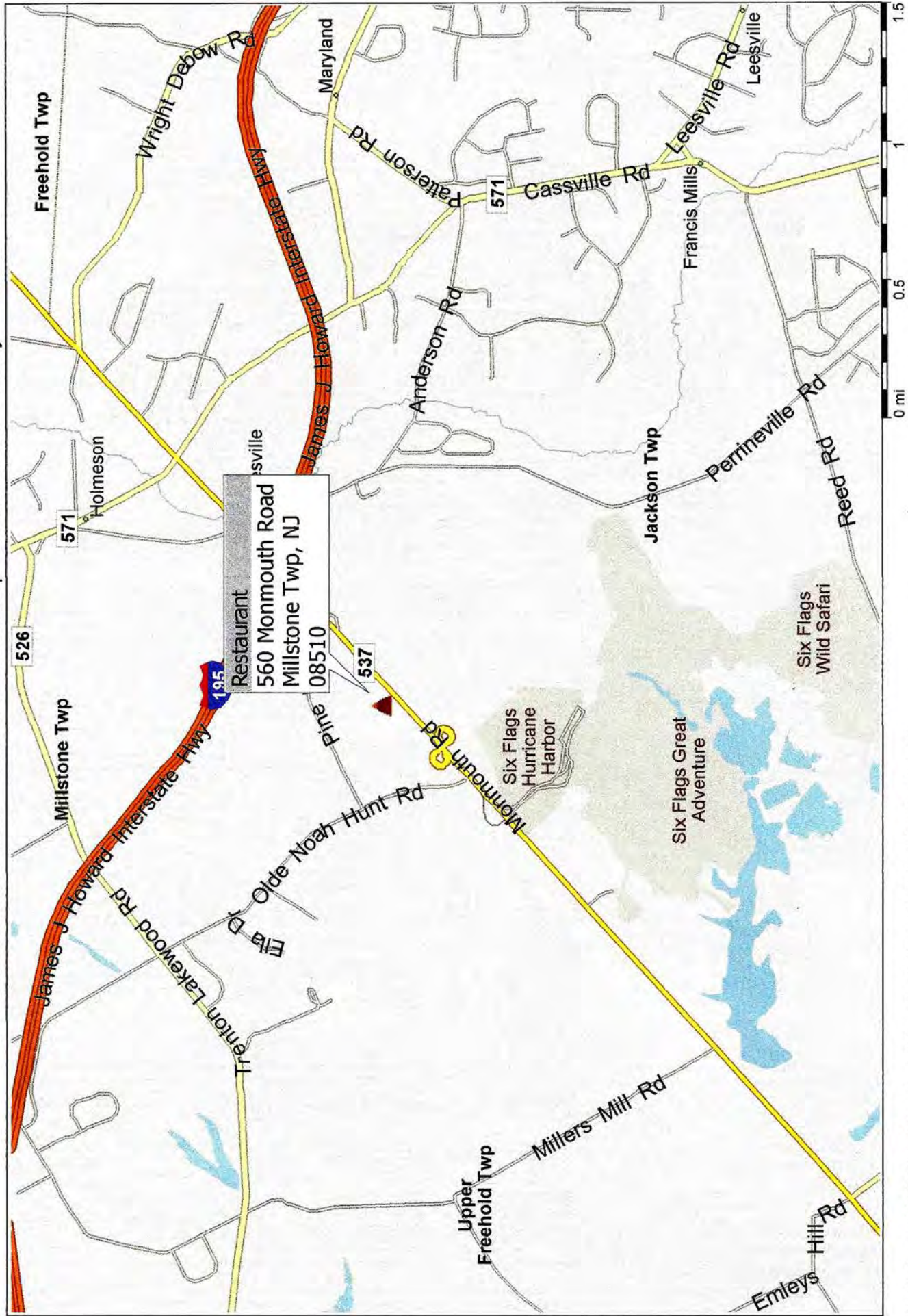
"New Jersey is a torrid market for logistics space and is a thriving distribution center," NJBIA Vice President of Government Affairs Ray Cantor said in a statement. "This is a historic time when e-commerce is growing exponentially, logistics and distribution jobs are rising rapidly, and supply chain issues are increasingly prevalent. This is not a time to take the wind out of our economic sails."

Mike Davis has spent the last decade covering New Jersey local news, marijuana legalization, transportation and a little bit of everything else. He's won a few awards that make his parents very proud. Contact him at mdavis@gannett.com or @byMikeDavis on Twitter.



FLOOR PLAN

560 Monmouth Road ~ Millstone Township ~ Monmouth County ~ NJ



WETLANDS MAP

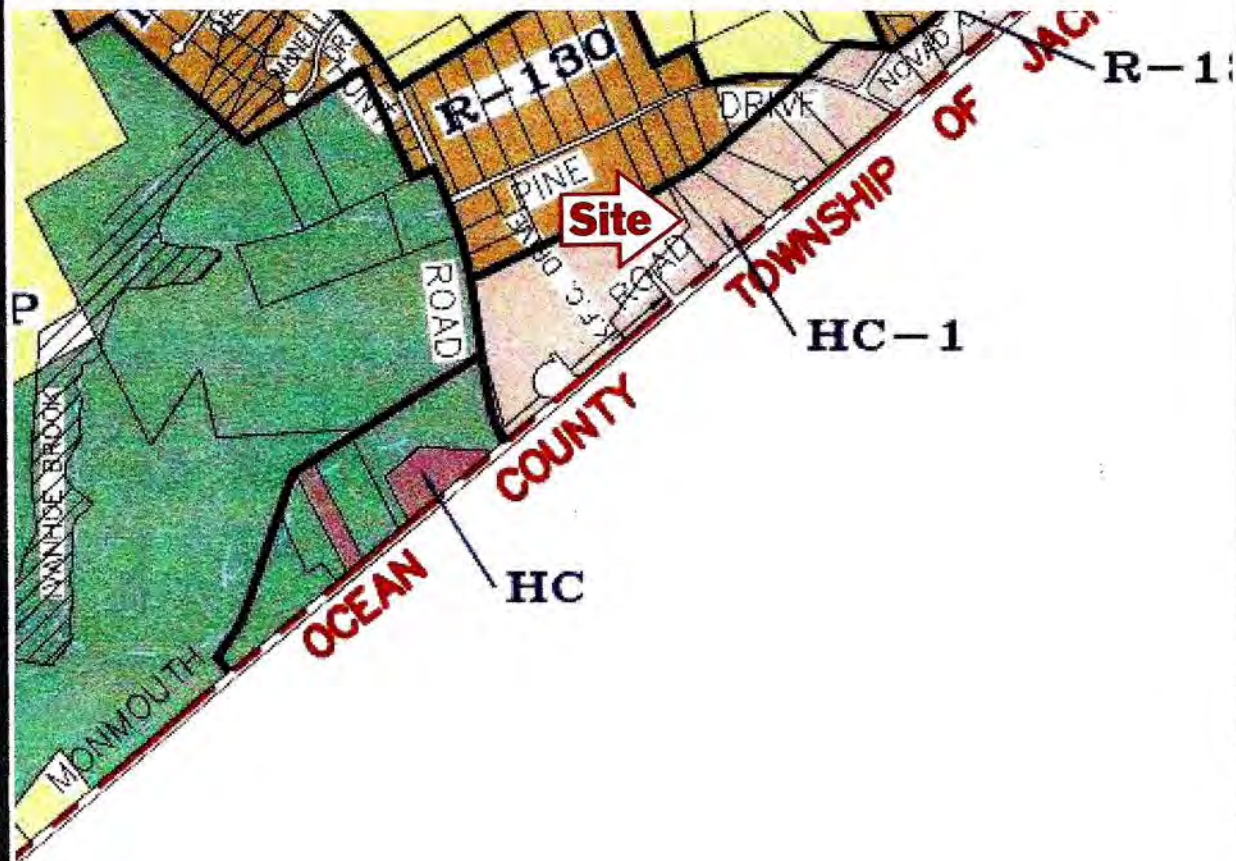


- Road Centerlines
- Parcels (cadastral non-survey)

Tax Map Location



Zoning Map



Minimum Combined Side Yard Setback	100 feet
Minimum Rear Yard Setback	75 feet
Accessory Building	
Minimum Side Yard Setback	20 feet
Minimum Rear Yard Setback	75 feet
Maximum Height	30 feet; 2 stories
Maximum Percent Lot Coverage	50 percent
Maximum Percent Building Coverage	25 percent
(Ord. No. 00-04 §III)	

5-11.5 Other Provisions and Requirements.

All uses permitted in this Zone shall conform to the following requirements:

- a. Off-street parking and loading space shall be provided in accordance with the requirements of Article 7.
 - b. All uses permitted in this Zone, other than agricultural uses, shall conform to the requirements of Article 4.
 - c. Outdoor sales areas and outdoor storage areas of merchandise, products, or materials shall be prohibited except for permitted agricultural uses.
- (Ord. No. 00-04 §III; Ord. No. 03-24 §VI)

5-12 HC-1, HIGHWAY COMMERCIAL.

Editor's Note: Section 5-12, "CI, Commercial Industrial Zone" was deleted in its entirety by Ord. No. 00-04 § V.

Purpose: The Highway Commercial HC-1 zoning district is intended to provide for services and retail commercial uses along County Route 537 and recognizes the existence of fast food restaurants, convenience shopping and the potential for other uses to serve the needs of the tourist trade generated by Great Adventure and other travelers exiting off I-195. (Ord. No. 03-24 §VII)

5-12.1 Permitted Principal Use.

The following uses are permitted as a matter of right in this Zone:

- a. Retail trade establishments such as but not limited to the following:
 1. Bakery.
 2. Candy and confectionery store.
 3. Clothing store.
 4. Delicatessen.
 5. Drug store.
 6. Florist.
 7. Grocery store.
 8. Hardware store.
 9. Liquor store.
 10. Newspaper, book and tobacco store.
 11. Toy store.
 12. Appliance store.
- b. Service trade establishments limited to the following:
 1. Banks and similar forms of financial institutions.
 2. Barber shop.
 3. Beauty shop.
 4. Dry cleaning and laundry pick-up stations only. No dry cleaning or laundry is permitted on the premises.
 5. Medical, dental, optician and optometrist offices and professional offices including accounting, attorney, engineering, architectural, surveying, realtor, and similar types of offices.
 6. Repair service (radio, television, appliances, shoe, clothing, lawn and garden equipment, etc.)
 7. Undertaking and funeral homes.
 8. Pest control, electrical, plumbing and auto parts.
 9. Dance school.

- 10. Martial arts school.
- 11. Fitness Center.
- c. Theaters, bowling alleys and similar forms of indoor commercial recreation.
- d. Ice and roller skating rinks.
- e. Indoor and outdoor tennis courts.
- f. Health spas shall be contained in a structure and shall meet the requirements of Schedule of Area, Yard and Building Requirements as to minimum gross floor area.
- g. Quasi-public buildings and facilities for group assemblies, including patriotic societies, lodges, veterans' organizations, fraternal, charitable organizations, including social clubs, subject to the standards and conditions set forth in Article 6.
- h. Farms and agriculture.
- i. Child care centers.

(Ord. No. 03-24 § VII; Ord. No. 2015-05 §2)

5-12.2 Permitted Accessory Uses.

The following accessory uses normally incidental to a permitted use are permitted:

- a. Customary farm buildings other than residential.
 - b. Structures or areas for the sale of farm products not in excess of one thousand (1,000) square feet.
- (Ord. No. 03-24 §VII)

5-12.3 Conditional Uses.

The following uses may be permitted after application to and approval of the Planning Board:

- a. Golf courses subject to the standards and conditions set forth in Article 6.
 - b. Swim clubs subject to the standards and conditions set forth in Article 6.
 - c. Restaurants including Category-One, Category-Two and Drive Thru and Taverns as set forth in Article 6.
- (Ord. No. 03-24 §VII)

5-12.4 Schedule of Area, Yard and Building Requirements.

The following restrictions shall apply to all uses in the Zone as set forth in the Schedule of Area, Yard and Building Requirements of this Chapter and as specifically detailed below:

Minimum Lot Area	3 acres
Minimum Lot Width/Frontage	250 feet
Minimum Lot Depth	450 feet
Minimum Front Yard Setback	100 feet
Minimum Rear Yard Setback	75 feet
Minimum Side Yard Setback	40 feet
Minimum Combined Side Yard Setback	100 feet
Accessory Buildings	
Minimum Side Yard Setback	20 feet
Minimum Rear Yard Setback	75 feet
Maximum Height	30 feet; 2 stories
Maximum Percent Lot Coverage	50 percent
Maximum Percent Building Coverage	15 percent
Maximum Building Floor Area Ratio	.15

(Ord. No. 03-24 §VII)

5-12.5 Other Provisions and Requirements.

All uses permitted in this Zone shall conform to the following requirements:

- a. Off-street parking and loading spaces shall be provided in accordance with the requirements of Article 7.
- b. All uses permitted in this zone, other than agricultural uses, shall conform to the requirements of Article 4.
- c. A minimum setback of three hundred (300) feet is required between any building constructed within the zone district and a residential zone or rural preservation zone in Millstone Township.

d. Any property adjacent to a residential district or a rural preservation zone in Millstone Township shall provide a buffer that is at least twenty-five (25) percent of the lot depth or one hundred fifty (150) feet, whichever is greater.

e. Landscaping is required to ensure that there is an effective visual screen between commercial and residential uses.
(Ord. No. 03-24 §VII)

5-13 BP, BUSINESS PARK ZONE.

Purpose: The Business Park zoning district is designed to provide for limited industrial uses within a rural business park setting. The Business Park zones are located near regional arterial roadways (Route 33 and Interstate 195). Due to environmental restrictions from the requirement for on-site septic and individual wells, all industrial, warehouse, and other permitted uses must adhere to the environmental performance standards established by the New Jersey Department of Environmental Protection, the Monmouth County Health Department, and the Millstone Township Land Use and Development Regulations. (Ord. No. 96-16)

5-13.1 Permitted Principal Uses.

The following uses are permitted as a matter of right in this Zone:

- a. Storage warehouse and distribution centers, excluding trailer storage yards.
- b. Scientific and research laboratories devoted to design and/or experimentation.
- c. The fabrication, manufacturing, processing or assembly of goods and materials.
- d. The manufacture, compounding, processing, packaging or treatment of beverages, food, candy, dairy products, ice, plastics, toilet supplies and similar products. (Ord. No. 96-16)
- e. The finishing or assembly of articles made from previously prepared or refined materials such as bone, cellulose, cork, feathers, fiber, fur, glass, gums, hair, horn, leather, metals, paper, plastics, shell, stone, textiles and wood.
- f. Quasi-public buildings and facilities for group assemblies, including, patriotic societies, lodges, veterans' organizations, fraternal and charitable organizations, including social clubs, subject to the standards and conditions set forth in Article 6. (Ord. No. 96-16)
- g. Farms and agriculture.
- h. (Reserved).
- i. Corporate offices and business centers for professional use.
- j. Banks and other similar financial institutions.
- k. Child care centers.
- l. Wind, solar or photovoltaic energy facilities for the production of electric energy on tracts of land at least twenty (20) contiguous acres or more in size that are owned by the same person or entity as permitted at N.J.S.A. 40:55D-66.11, subject to the following:
 1. A minimum lot size of twenty (20) acres shall be required.
 2. The minimum distance between any portion of a solar or photovoltaic energy facility and a street line shall be seventy-five (75) feet and the minimum distance from any other property line shall be fifty (50) feet.
 3. Wind towers shall be set back a distance equal to one and one-half (1.5) times the height of the tower from all property lines, public roads, dwellings, and overhead power lines. The distance shall be measured from the center of the tower.
 4. The maximum total height of any small wind energy system shall not exceed one hundred twenty (120) feet; the total height shall include the vertical distance from the ground to the tip of a wind generator blade when the tip is at its highest point.
 5. More than one (1) tower for a small wind energy system shall be permitted on a lot as a principal permitted use.
 6. No rooftop installation is permitted for wind, solar or photovoltaic energy facilities as principal uses.
 7. Small wind energy systems shall have a nameplate capacity of ten (10) kilowatts or less.
 8. All other applicable requirements in subsection 4-9.8 of this chapter shall be met, except that there shall be no limitation on the total surface square footage area of any ground-mounted or freestanding solar collectors on a lot.
 9. Wind, solar or photovoltaic energy facilities as principal permitted uses shall require major site plan approval. In addition to the submission requirements for a minor site plan application set forth in subsection 4-9.8h.3. of this ordinance and all other applicable submission requirements for a major site plan, a visual site distance analysis must be submitted, including photos of the subject property that graphically simulates the appearance of any proposed energy system from at least five (5) locations around and within one (1) mile of the proposed tower(s) or solar arrays.
(Ord. No. 03-24 §VIII; Ord. No. 11-18 §4)

5-13.2 Permitted Accessory Uses.

The following uses are permitted in conjunction with a permitted use: Same as specified in the HC, Highway Commercial Zone.
(See subsection 5-11.2)

POPULATION

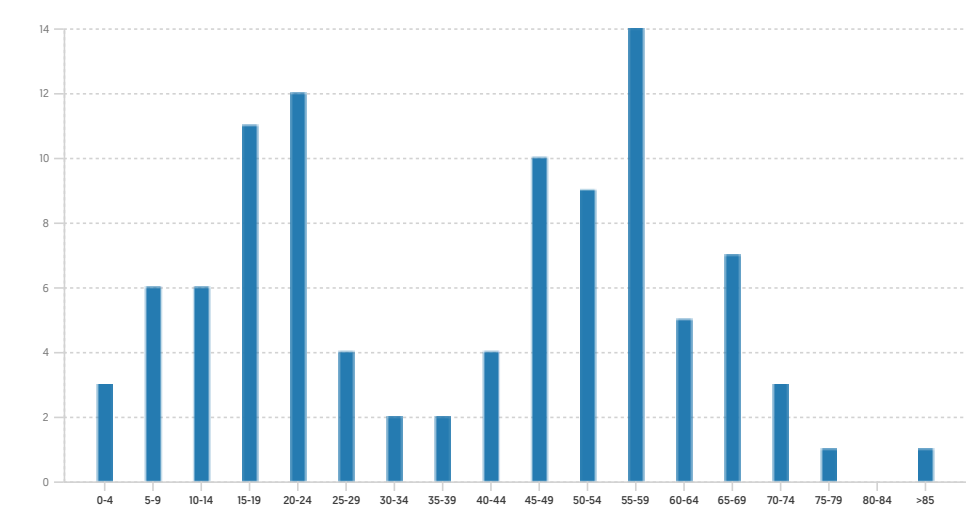
SUMMARY

Estimated Population	5,753
Population Growth (since 2010)	-2.6%
Population Density (ppl / mile)	297
Median Age	46

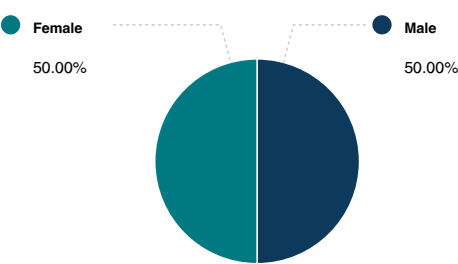
HOUSEHOLD

Number of Households	1,727
Household Size (ppl)	3
Households w/ Children	1,289

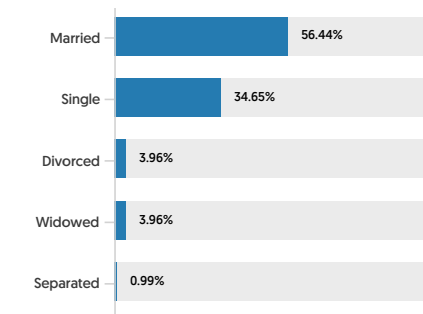
AGE



GENDER



MARITAL STATUS



HOUSING

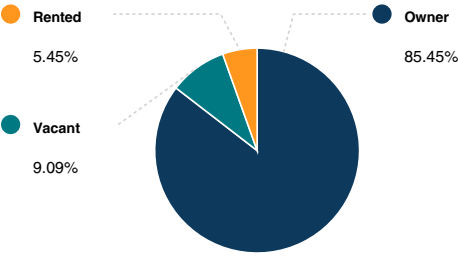
SUMMARY

Median Home Sale Price	\$590,300
Median Year Built	1988

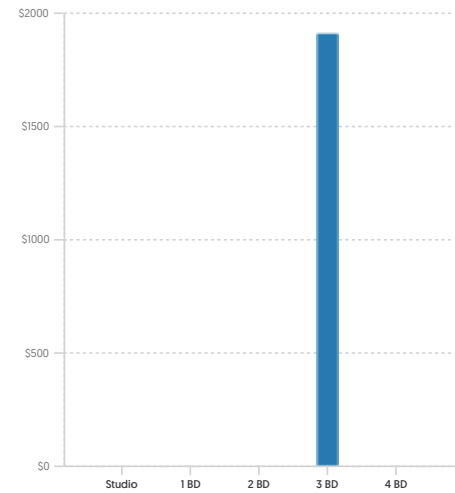
STABILITY

Annual Residential Turnover	4.94%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

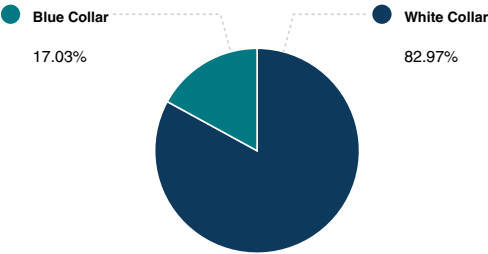


QUALITY OF LIFE

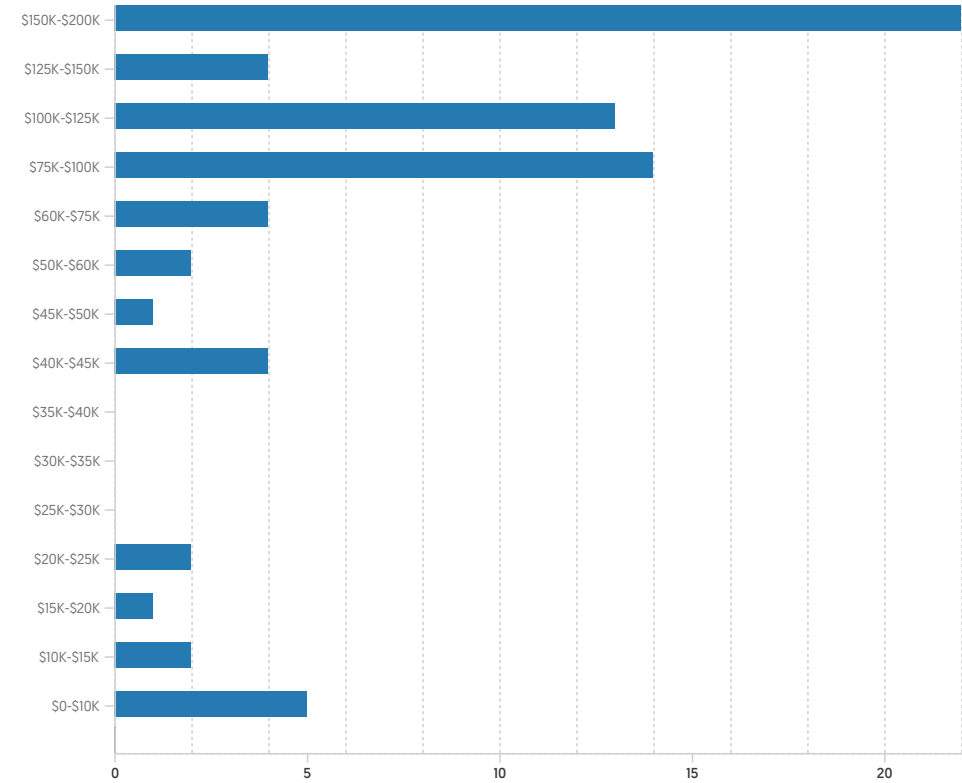
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	40
Mining	
Construction	245
Manufacturing	181
Transportation and Communications	159
Wholesale Trade	124
Retail Trade	566
Finance, Insurance and Real Estate	221
Services	927
Public Administration	79
Unclassified	

WORKFORCE



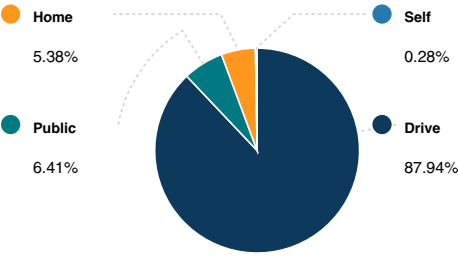
HOUSEHOLD INCOME



Average Household Income \$148,045

Average Per Capita Income \$56,124

COMMUTE METHOD



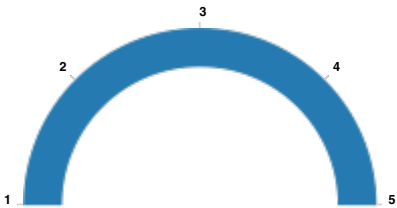
Median Travel Time 45 min

WEATHER

January High Temp (avg °F)	39.4
January Low Temp (avg °F)	22.2
July High Temp (avg °F)	85.7
July Low Temp (avg °F)	63.7
Annual Precipitation (inches)	46.77

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	57
Some High School	252
High School Graduate	1,061
Some College	462
Associate Degree	305
Bachelor's Degree	1,367
Graduate Degree	472

(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)

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
The Inn At Millstone	560 Monmouth Rd	(732) 928-6600	0.06	Restaurant, Family: Independent
D'ambrosio Associates	542 Monmouth Rd	(609) 259-1483	0.4	Eating Places
Gloria Jeans Coffees	537 Monmouth Rd	(732) 703-1976	0.81	Coffee Shop
Haagen-Dazs Subway	537 Monmouth Rd Ste 173	(732) 928-8660	0.92	Ice Cream Stands Or Dairy Bars
Nathan's	537 Monmouth Rd Ste 176	(732) 343-5024	0.92	Fast-Food Restaurant, Chain
Subway	537 Monmouth Rd Ste 172	(732) 928-8660	0.92	Sandwiches And Submarines Shop
Wok & Roll	537 Monmouth Rd Ste 171	(732) 994-5888	0.92	Chinese Restaurant
Wok N Roll Of Jackson LLC	537 Monmouth Rd Ste 171	(732) 928-0038	0.92	Chinese Restaurant
Junior's Pizza LLC	569 Monmouth Rd	(609) 468-8184	0.93	Pizza Restaurants
Los Pinos Restaurant Corp Los Pinos Restaurant Corp & C	569 Monmouth Rd	(732) 928-5110	0.94	Mexican Restaurant