

## #4094 ~ Restaurant ~ It's Greek to Me

2128 Highway 35  
Holmdel, New Jersey 07733

**Business / Restaurant**

**Block:** 50.35  
**Lot:** 1

**Building Size:** 3,000 Sq. Ft.

### Tax Information

**Tax Year:** 2015  
**Tax Rate:** 1.99/\$100  
**Equalization Ratio:** 100%

**Zoning:** LIH-PUD ~ Redevelopment District

**Remarks:** 3,000 Sq. Ft. "It's Greek to Me" Restaurant which Seats 120 is Available in Prestigious Holmdel Commons Retail Center. The Successful Restaurant has been open for 15 years and has 15 years remaining on the lease. Easy Access to Highway 35, 36 and the Garden State Parkway.

**Price: \$ 195,000. ~ 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.











# History

It's Greek to Me® is a full service restaurant that offers traditional Greek cuisine along with a diverse variety of contemporary Greek dishes. Our restaurants all feature a bright Greek island décor and a warm family friendly atmosphere. Our menu is designed to offer an option to everyone and their different dining preferences. All menu items are made in house daily; everything served at our restaurant is prepared at each location.

James and Stacy Papavasiliou were born in Greece and arrived in America in 1960. From a family background of restaurateurs it did not take long to establish the It's Greek to Me name throughout Northern Jersey.

It all started in 1986 when James and Stacy, together with their mother, Ero Papavasiliou, opened their first restaurant in Cliffside Park.

Ero's home recipes made it an immediate success! She used recipes handed down from grandmother to grandmother; delicious recipes she used to make at home. The Mediterranean food, fresh and simple with a healthy approach, is very authentic. Ero Papavasiliou still makes daily stops at the restaurants to sample the food in the kitchen, making sure it is the way it should be.

In 2002 Stacy's son Anthony joined the It's Greek to Me family. With Anthony overseeing operations they now operate 9 restaurants. They have also franchised the name and are looking to expand.

Each restaurant is friendly, has a comfortable atmosphere and sparks a desire for Greek food and specialties. The sunny Greek Island decor is the restaurant's signature and provides a cheerful atmosphere for an informal and moderately priced lunch or dinner.



## APPETIZERS

|  |       |
|--|-------|
| SOUP of the Day  | 5.00  |
| GREEK FRIES - Seasoned w/Lemon & Oregano                                   | 5.00  |
| DOLMADES - Stuffed Grape Leaves  | 6.00  |
| REVITHOSALATA - Chick Pea Dip  | 8.00  |
| TARAMOSALATA - Caviar Dip  | 8.00  |
| FRESH BEETS  | 8.00  |
| TZATZIKI - Yogurt, Cucumber & Garlic Dip                                   | 8.00  |
| MELITZANOSALATA - Eggplant Salad   | 8.00  |
| PIKILIA APPETIZERS - Assortment of Cold Appetizers                         | 22.00 |
| SPANAKOPITA - Spinach Pie  | 7.00  |
| KOLOKITHOKEFTEDES - Fried Zucchini Croquettes                              | 8.00  |
| KEFTEDES - Seasoned Meatballs  | 9.00  |
| KOLOKITHAKIA - Fried Zucchini with Tzatziki                                | 8.75  |
| MELITZANA - Fried Eggplant with Tzatziki                                   | 8.75  |
| GRILLED FETA - w/Fresh Tomato & Sweet Pepper                               | 11.00 |
| SAGANAKI - Kefalograviera Cheese   | 12.00 |
| CALAMARAKIA - Fried Calamari   | 14.00 |
| SHRIMP SAGANAKI - Shrimp with Kefalograviera Cheese, Fresh Tomato & Garlic | 16.00 |
| GRILLED OCTOPUS  | 16.00 |
| GREEK STYLE SPINACH DIP with Artichokes & Feta                             | 9.00  |
| GIGANTES - Giant lima beans in tomato sauce                                | 9.00  |

## SIDES

|   |      |
|---|------|
| OVEN ROASTED LEMON POTATOES with Thyme                | 7.00 |
| GARLIC MASHED POTATOES                                | 7.00 |
| HORTA Cooked Greens                                   | 8.00 |
| SAUTEED SPINACH w/Fresh Tomato & Feta or Lemon Garlic | 7.00 |
| STRING BEANS in a light Tomato Sauce                  | 7.00 |
| SPANAKORIZO - Spinach Rice                            | 7.00 |
| BRIAM oven baked Vegetables w/fresh Tomato & Garlic   | 7.00 |
| GRILLED VEGETABLES                                    | 7.00 |

## TRADITIONAL DISHES

|  |       |
|--|-------|
| HALF ROASTED CHICKEN in Tomato Sauce w/String Beans & Rice           | 20.00 |
| GRILLED CHICKEN over Sautéed Spinach w/fresh Tomato & Feta           | 18.00 |
| IMAM BALDI Baked Eggplant with Onion, Parsley, Garlic & Tomato Sauce | 18.00 |
| YEMISTA Pepper & Tomato Stuffed with Ground Meat, Rice & Mint        | 18.00 |
| PASTICHIO Baked Macaroni with Ground Meat & Béchamel                 | 18.00 |
| MOUSAKA Eggplant, Potato, Ground Meat & Béchamel                     | 19.00 |
| LAMB KOKKINISTO Slow Cooked Lamb w/Tom. Sauce & Cinnamon over Orzo   | 20.00 |
| BRAISED LAMB SHANK served with Rice, Pasta or Orzo                   | 28.00 |

## FROM THE GRILL

|   |       |
|---|-------|
| DOUBLE CUT CENTER PORK CHOP with Lemon Spinach & Garlic Mashed Potatoes | 24.00 |
| PAIDAKIA Grilled Lamb Chops with Greek Fries and Grilled Vegetables     | 28.00 |
| BRIZOLA NY Strip Steak with Lemon Spinach & Garlic Mashed Potatoes      | 32.00 |

## SEAFOOD

|  |       |
|--|-------|
| STEAMED MUSSELS Ouzo Sauce with Fennel and Tomato            | 18.00 |
| GRILLED CALAMARI Served with Rice and Grilled Vegetables     | 20.00 |
| SEAFOOD ORZO Shrimp, Calamari, Octopus in Light Tomato Sauce | 23.00 |
| SHRIMP MYKONOS Over Orzo with Fresh Tomatoes & Feta Cheese   | 23.00 |
| SALMON Over Sautéed Spinach & Feta                           | 23.00 |
| PAN SEARED TUNA Over Spanakorizo (Spinach Rice)              | 23.00 |
| GRILLED SEAFOOD Combination of Shrimp, Calamari & Octopus    | 26.00 |
| GRILLED EXTRA LARGE PRAWNS served with Horta                 | 26.00 |

## WHOLE FISH SELECTION

FAGRI (PINK SNAPPER)  
STRIPED BASS  
BRANZINI

BARBOUNIA (MULLET)  
ROYAL DORADO  
RED SNAPPER

Served with Roasted Potatoes and Horta  
Market Price • Subject to availability

|             |      |                 |      |
|-------------|------|-----------------|------|
| SOFT DRINKS | 1.75 | SPARKLING WATER | 6.00 |
|-------------|------|-----------------|------|

## SALADS

|  |                     |
|--|---------------------|
| ROMAINE SALAD with Tomato & Cucumber                                     | 8.00                |
| GREEK SALAD  | Sm. 10.50 Lg. 13.50 |
| HORIATIKI Tomato Salad w/Cucumber, Onion, Pepper, Feta & Olives          | Sm. 10.50 Lg. 13.50 |
| ARUGULA SALAD Topped w/shaved Kefalograviera Cheese                      | 10.50               |
| SPINACH SALAD Tossed w/Beets, Chick Peas, Feta, Walnuts, Garlic Balsamic | 10.50               |

**ADD: CHICKEN 6 • GYRO 6 • SALMON 8  
GRILLED CALAMARI 7 • GRILLED TUNA 8 • SHRIMP 8**

|   |       |
|---|-------|
| MEDITERRANEAN STEAK SALAD Orzo tossed w/Arugula, Chick Peas, Tomato, Olives & Feta Balsamic Cilantro Dressing | 18.00 |
|---|-------|

## PIZZA

|  |       |
|--|-------|
| KASSERI CHEESE                         | 10.00 |
| HORIATIKI - Fresh Tomato, Feta, Olives | 10.00 |
| SPINACH & FETA                         | 11.00 |

## SOUVLAKI

|  | PITA | PLATTER |
|--|------|---------|
| PORK                                   | 8.50 | 19.50   |
| GYRO                                   | 9.00 | 19.50   |
| BIFTEKI                                | 8.50 | 19.50   |
| CHICKEN                                | 8.75 | 19.50   |
| LAMB                                   | 9.50 | 20.50   |
| SHRIMP                                 | 9.50 | 20.50   |
| GRILLED VEGETABLES                     | 7.50 |         |
| VEGETARIAN                             | 7.50 |         |
| GTM COMBO - Gyro & Choice of two Meats |      | 25.00   |

Platters served with Greek Fries, Grilled Sweet Pepper & Tomato, Onions & Tzatziki • Extra Tzatziki 1.50

|   |       |
|---|-------|
| GTM MIXED GRILL: Gyro, Pork, Bifteki, Lamb & Chicken Served w/Grilled Pepper, Grilled Tomato, Onions & Tzatziki | 39.00 |
|---|-------|

PLEASE NOTIFY US IN ADVANCE OF ANY FOOD ALLERGIES



**U.S. Income Tax Return for an S Corporation**

**2014**

Department of the Treasury  
Internal Revenue Service

▶ Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation.  
▶ Information about Form 1120S and its separate instructions is at [www.irs.gov/form1120s](http://www.irs.gov/form1120s).

For calendar year 2014 or tax year beginning \_\_\_\_\_, ending \_\_\_\_\_

|   |                      |   |  |
|---|----------------------|---|--|
| <b>A</b> S election effective date<br>1/1/2008                      | <b>TYPE OR PRINT</b> | Name<br>D & S Foods Inc   | <b>D</b> Employer identification number<br>20-5719471  |
| <b>B</b> Business activity code number (see instructions)<br>722511 |                      | Number, street, and room or suite no. If a P.O. box, see instructions.<br>2128 Route 35 | <b>E</b> Date incorporated<br>9/19/2006                |
| <b>C</b> Check if Sch. M-3 attached <input type="checkbox"/>        |                      | City or town State ZIP code<br>Holmdel NJ 07733   | <b>F</b> Total assets (see instructions)<br>\$ 241,365 |
|   |                      | Foreign country name Foreign province/state/county Foreign postal code                  |  |

**G** Is the corporation electing to be an S corporation beginning with this tax year?  Yes  No If "Yes," attach Form 2553 if not already filed  
**H** Check if: (1)  Final return (2)  Name change (3)  Address change (4)  Amended return (5)  S election termination or revocation  
**I** Enter the number of shareholders who were shareholders during any part of the tax year ▶ 2

**Caution.** Include only trade or business income and expenses on lines 1a through 21. See the instructions for more information.

|   |   |            |         |         |
|---|---|------------|---------|---------|
| <b>Income</b>   | <b>1a</b> Gross receipts or sales   | <b>1a</b>  | 760,839 |         |
|   | <b>b</b> Returns and allowances   | <b>1b</b>  |         |         |
|   | <b>c</b> Balance. Subtract line 1b from line 1a   | <b>1c</b>  |         | 760,839 |
|   | <b>2</b> Cost of goods sold (attach Form 1125-A)  | <b>2</b>   |         | 247,876 |
|   | <b>3</b> Gross profit. Subtract line 2 from line 1c   | <b>3</b>   |         | 512,963 |
|   | <b>4</b> Net gain (loss) from Form 4797, line 17 (attach Form 4797)   | <b>4</b>   |         |         |
| <b>5</b> Other income (loss) (see instructions—attach statement)  | <b>5</b>  |            |         |         |
| <b>6</b> Total income (loss). Add lines 3 through 5   | <b>6</b>  |            | 512,963 |         |
| <b>Deductions</b> (see instructions for limitations)  | <b>7</b> Compensation of officers (see instructions — attach Form 1125-E)                                   | <b>7</b>   |         | 31,720  |
|   | <b>8</b> Salaries and wages (less employment credits)   | <b>8</b>   |         | 126,970 |
|   | <b>9</b> Repairs and maintenance  | <b>9</b>   |         | 846     |
|   | <b>10</b> Bad debts   | <b>10</b>  |         |         |
|   | <b>11</b> Rents   | <b>11</b>  |         | 128,000 |
|   | <b>12</b> Taxes and licenses  | <b>12</b>  |         | 21,088  |
|   | <b>13</b> Interest  | <b>13</b>  |         | 2,619   |
|   | <b>14</b> Depreciation not claimed on Form 1125-A or elsewhere on return (attach Form 4562)                 | <b>14</b>  |         |         |
|   | <b>15</b> Depletion (Do not deduct oil and gas depletion.)  | <b>15</b>  |         |         |
|   | <b>16</b> Advertising   | <b>16</b>  |         | 7,815   |
|   | <b>17</b> Pension, profit-sharing, etc., plans  | <b>17</b>  |         |         |
|   | <b>18</b> Employee benefit programs   | <b>18</b>  |         |         |
|   | <b>19</b> Other deductions (attach statement)   | <b>19</b>  |         | 116,125 |
|   | <b>20</b> Total deductions. Add lines 7 through 19  | <b>20</b>  |         | 435,183 |
|   | <b>21</b> Ordinary business income (loss). Subtract line 20 from line 6                                     | <b>21</b>  |         | 77,780  |
| <b>Tax and Payments</b>   | <b>22a</b> Excess net passive income or LIFO recapture tax (see instructions)                               | <b>22a</b> |         |         |
|   | <b>b</b> Tax from Schedule D (Form 1120S)   | <b>22b</b> |         |         |
|   | <b>c</b> Add lines 22a and 22b (see instructions for additional taxes)                                      | <b>22c</b> |         | 0       |
|   | <b>23a</b> 2014 estimated tax payments and 2013 overpayment credited to 2014                                | <b>23a</b> |         |         |
|   | <b>b</b> Tax deposited with Form 7004   | <b>23b</b> |         |         |
|   | <b>c</b> Credit for federal tax paid on fuels (attach Form 4136)  | <b>23c</b> |         |         |
|   | <b>d</b> Add lines 23a through 23c  | <b>23d</b> |         | 0       |
|   | <b>24</b> Estimated tax penalty (see instructions). Check if Form 2220 is attached <input type="checkbox"/> | <b>24</b>  |         |         |
|   | <b>25</b> Amount owed. If line 23d is smaller than the total of lines 22c and 24, enter amount owed         | <b>25</b>  |         | 0       |
| <b>26</b> Overpayment. If line 23d is larger than the total of lines 22c and 24, enter amount overpaid                        | <b>26</b>   |            | 0       |         |
| <b>27</b> Enter amount from line 26 Credited to 2015 estimated tax <input type="checkbox"/> Refunded <input type="checkbox"/> | <b>27</b>   |            | 0       |         |

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

May the IRS discuss this return with the preparer shown below (see instructions)?  Yes  No

**Sign Here** ▶ Signature of officer \_\_\_\_\_ Date **2/24/2015** Title \_\_\_\_\_

**Paid Preparer Use Only**

|   |  |                             |  |                   |
|---|--|-----------------------------|--|-------------------|
| Print/Type preparer's name<br>Edward Silver | Preparer's signature<br><i>Edward Silver</i> | Date<br>2/24/2015           | Check <input checked="" type="checkbox"/> if self-employed | PTIN<br>P00499103 |
| Firm's name<br>Edward Silver CPA            | Firm's EIN<br>22-3006098                     | Phone no.<br>(201) 791-4901 |  |                   |
| Firm's address<br>16-08 Landzettel Way      | City<br>Fair Lawn                            | State<br>NJ                 | ZIP code<br>07410  |                   |

**COPY**



**U.S. Income Tax Return for an S Corporation**

Department of the Treasury  
Internal Revenue Service

Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation.

**2015**

Information about Form 1120S and its separate instructions is at [www.irs.gov/form1120s](http://www.irs.gov/form1120s).

For calendar year 2015 or tax year beginning \_\_\_\_\_, ending \_\_\_\_\_

|   |  |   |   |                     |
|---|--|---|---|---------------------|
| <b>A</b> S election effective date<br>1/1/2008                      | <b>TYPE</b><br><b>OR</b><br><b>PRINT</b> | Name<br>D & S Foods Inc   | <b>D</b> Employer identification number<br>20-5719471 |                     |
| <b>B</b> Business activity code number (see instructions)<br>722511 |  | Number, street, and room or suite no. If a P.O. box, see instructions.<br>2128 Route 35 | <b>E</b> Date incorporated<br>9/19/2006               |                     |
| <b>C</b> Check if Sch. M-3 attached <input type="checkbox"/>        |  | City or town<br>Holmdel   | State<br>NJ   | ZIP code<br>07733   |
|   |  | Foreign country name  | Foreign province/state/county                         | Foreign postal code |

**G** Is the corporation electing to be an S corporation beginning with this tax year?  Yes  No If "Yes," attach Form 2553 if not already filed

**H** Check if: (1)  Final return (2)  Name change (3)  Address change (4)  Amended return (5)  S election termination or revocation

**I** Enter the number of shareholders who were shareholders during any part of the tax year ▶ 2

**Caution:** Include only trade or business income and expenses on lines 1a through 21. See the instructions for more information.

|   |   |                   |                   |  |
|---|---|-------------------|-------------------|--|
| <b>Income</b>   | <b>1a</b> Gross receipts or sales   | <b>1a</b> 716,365 |                   |  |
|   | <b>b</b> Returns and allowances   | <b>1b</b>         |                   |  |
|   | <b>c</b> Balance. Subtract line 1b from line 1a   |                   | <b>1c</b> 716,365 |  |
|   | <b>2</b> Cost of goods sold (attach Form 1125-A)  |                   | <b>2</b> 225,718  |  |
|   | <b>3</b> Gross profit. Subtract line 2 from line 1c   |                   | <b>3</b> 490,647  |  |
|   | <b>4</b> Net gain (loss) from Form 4797, line 17 (attach Form 4797)   |                   | <b>4</b>          |  |
| <b>5</b> Other income (loss) (see instructions—attach statement)  |   | <b>5</b>          |                   |  |
| <b>6</b> Total income (loss). Add lines 3 through 5   |   | <b>6</b> 490,647  |                   |  |
| <b>Deductions</b> (see instructions for limitations)  | <b>7</b> Compensation of officers (see instructions — attach Form 1125-E)                                   |                   | <b>7</b> 33,800   |  |
|   | <b>8</b> Salaries and wages (less employment credits)   |                   | <b>8</b> 112,494  |  |
|   | <b>9</b> Repairs and maintenance  |                   | <b>9</b> 894      |  |
|   | <b>10</b> Bad debts   |                   | <b>10</b>         |  |
|   | <b>11</b> Rents   |                   | <b>11</b> 129,853 |  |
|   | <b>12</b> Taxes and licenses  |                   | <b>12</b> 19,840  |  |
|   | <b>13</b> Interest  |                   | <b>13</b> 1,359   |  |
|   | <b>14</b> Depreciation not claimed on Form 1125-A or elsewhere on return (attach Form 4562)                 |                   | <b>14</b>         |  |
|   | <b>15</b> Depletion (Do not deduct oil and gas depletion.)  |                   | <b>15</b>         |  |
|   | <b>16</b> Advertising   |                   | <b>16</b> 6,619   |  |
|   | <b>17</b> Pension, profit-sharing, etc., plans  |                   | <b>17</b>         |  |
|   | <b>18</b> Employee benefit programs   |                   | <b>18</b>         |  |
|   | <b>19</b> Other deductions (attach statement)   |                   | <b>19</b> 110,759 |  |
|   | <b>20</b> Total deductions. Add lines 7 through 19  |                   | <b>20</b> 415,618 |  |
|   | <b>21</b> Ordinary business income (loss). Subtract line 20 from line 6                                     |                   | <b>21</b> 75,029  |  |
| <b>Tax and Payments</b>   | <b>22a</b> Excess net passive income or LIFO recapture tax (see instructions)                               | <b>22a</b>        |                   |  |
|   | <b>b</b> Tax from Schedule D (Form 1120S)   | <b>22b</b>        |                   |  |
|   | <b>c</b> Add lines 22a and 22b (see instructions for additional taxes)                                      |                   | <b>22c</b> 0      |  |
|   | <b>23a</b> 2015 estimated tax payments and 2014 overpayment credited to 2015                                | <b>23a</b>        |                   |  |
|   | <b>b</b> Tax deposited with Form 7004   | <b>23b</b>        |                   |  |
|   | <b>c</b> Credit for federal tax paid on fuels (attach Form 4136)  | <b>23c</b>        |                   |  |
|   | <b>d</b> Add lines 23a through 23c  |                   | <b>23d</b> 0      |  |
|   | <b>24</b> Estimated tax penalty (see instructions). Check if Form 2220 is attached <input type="checkbox"/> |                   | <b>24</b>         |  |
|   | <b>25</b> Amount owed. If line 23d is smaller than the total of lines 22c and 24, enter amount owed         |                   | <b>25</b> 0       |  |
|   | <b>26</b> Overpayment. If line 23d is larger than the total of lines 22c and 24, enter amount overpaid      |                   | <b>26</b> 0       |  |
| <b>27</b> Enter amount from line 26 Credited to 2016 estimated tax <input type="checkbox"/> Refunded <input type="checkbox"/> |   | <b>27</b> 0       |                   |  |

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

May the IRS discuss this return with the preparer shown below (see instructions)?  Yes  No

**Sign Here**

Signature of officer

Date

Title

**Paid Preparer Use Only**

Print/Type preparer's name

Preparer's signature

Date

Check  if self-employed

PTIN

P00499103

Firm's name Edward Silver CPA

Firm's EIN 22-3006098

Firm's address 16-08 Landzettel Way

Phone no. (201) 791-4901

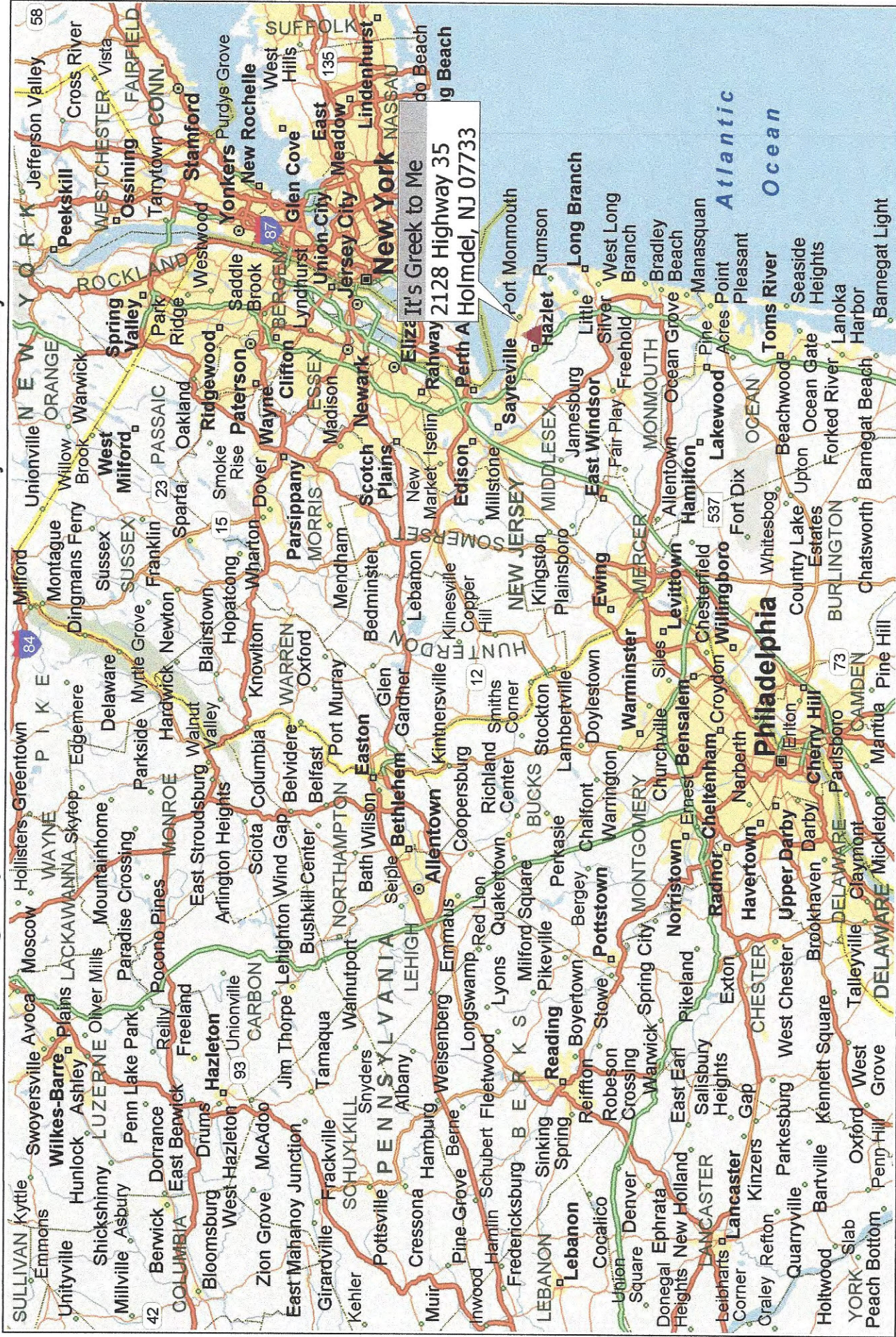
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State NJ

ZIP code 07410



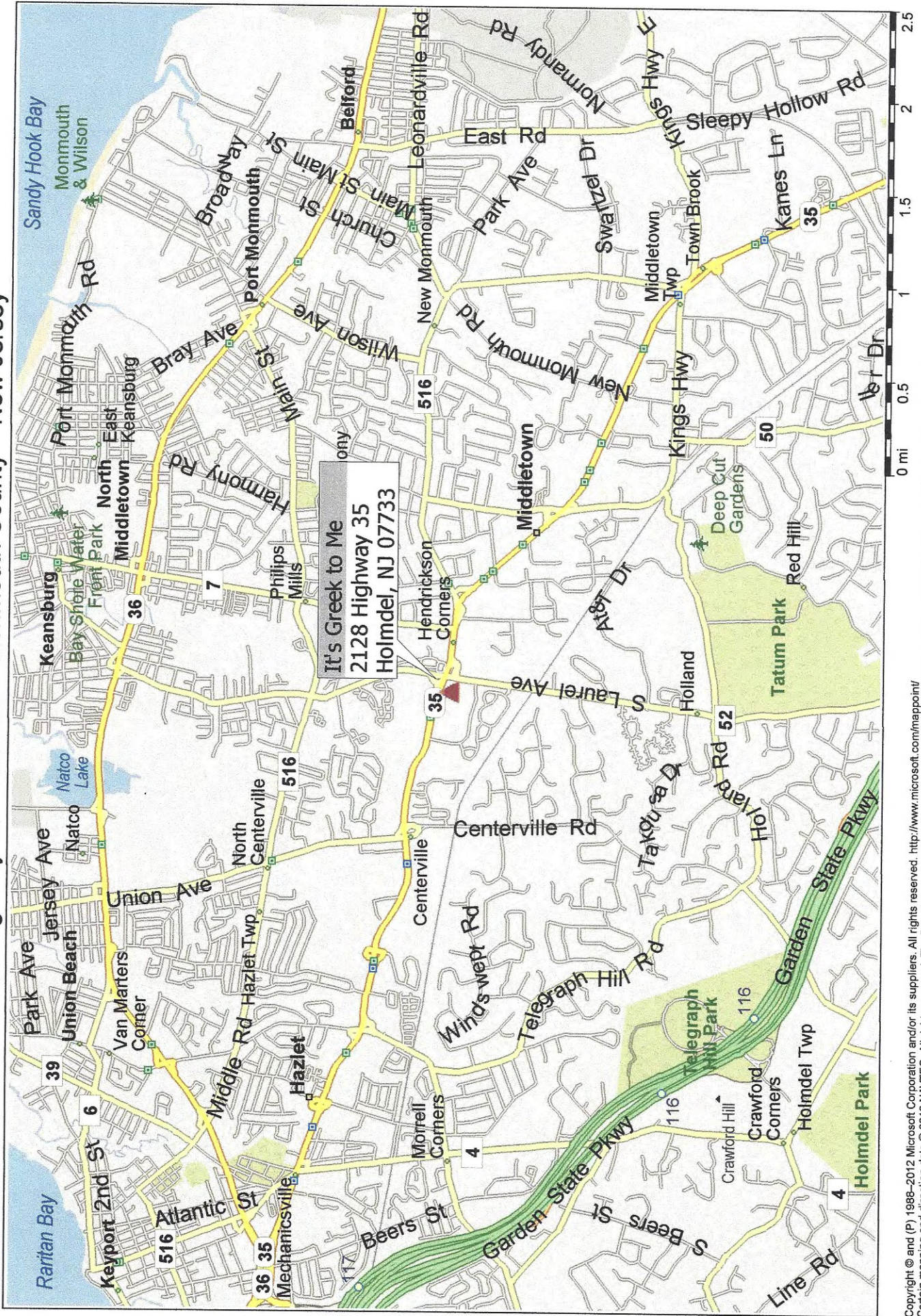
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# 2128 Highway 35 ~ Holmdel ~ Monmouth County ~ New Jersey



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## **30-154 LIH PUD REDEVELOPMENT DISTRICT.**

### **30-154.1 Purpose.**

The purpose of this district is to encourage beneficial redevelopment of property that has fallen into obsolescence, through opportunities for planned development permitting a mix of complimentary uses. Planned retirement communities, senior assisted living, offices and commercial uses, such as retail sales and services combine to provide for limited traffic impacts on the State highway. (Ord. No. 98-4 § II)

### **30-154.2 Uses Allowed by Right.**

a. Offices devoted to medical and other professional, executive, engineering, accounting, scientific research and development, statistical and financial purposes, sales offices, general corporate offices and out-patient surgery facilities, known as surgicenters.

b. Scientific research laboratories devoted exclusively to research, product development and testing, engineering development, and sales development.

c. Indoor recreation facilities limited to skating rinks, racquet clubs, health clubs, miniature golf, and movie theaters.

d. Full service restaurants, cafes and coffee shops.

e. Banks, with or without drive through facilities.

f. Planned retirement communities subject to the requirements as set forth in subsection 30-54.7.

g. Child care centers.

h. Retail sales establishments, including but not limited to, in combination or alone, meat markets, seafood markets, bakeries, supermarkets, art galleries, antique stores, jewelry stores, drug stores, home furnishing stores, sporting goods stores, gift shops, hobby shops, book stores, record and tape stores, art supply stores, clothing stores, shoe stores, hardware stores, packaged liquor stores, office supply stores, fabric stores, paint and wall covering stores, electronic equipment stores, appliance equipment stores, florists, household goods and general merchandise, subject to the requirements as set forth in subsection 30-154.8.

i. Retail service establishments, limited to barber and beauty shops, involved in men's and women's hair and nail care, waxing, tanning and cosmetics, tailoring and dressmaking shops, appliance repair shops, shoe repair shops, optical services and optical clinics, computer service shops, antique appraisal shops, and interior design shops, subject to the requirements as set forth in subsection

j. Garden centers and nurseries, subject to the requirements as set forth in subsection 30-154.8.

(Ord. No. 98-4 § II; Ord. No. 98-30 § IV)



**30-154.3 Accessory Uses.**

- a. Off-street parking and loading/unloading areas.
- b. Accessory uses customarily incidental and subordinate to the uses allowed by right.

(Ord. No. 98-4 § II; Ord. No. 98-11 § 3; Ord. No. 2001-23 § 1)

**30-154.4 Overall Tract Standards for PUD.**

a. *Mix of Uses.* Planned Unit Development (**PUD**) shall be permitted on a tract of at least one hundred (100) acres and the overall tract acreage within the **LIH PUD** Redevelopment District shall be limited to a maximum of thirty-three (33%) percent retail (two hundred thirty-five thousand (235,000) square feet maximum), thirty (30%) percent office and a minimum of forty (40%) percent senior citizen housing (one hundred sixty (160) single family units maximum), which may include assisted living facilities.

b. *Architectural Review.* The Planning Board shall review architectural elevations for all buildings in the **PUD** to assure harmony and compatibility within and between each section of the Planned Development. Architecture should provide a coherent design theme throughout the development, using rooflines, building materials, entrance locations and massing of buildings to provide a compatible visual relationship between the various uses.

(Ord. No. 98-4 § II)



**30-154.5 Bulk and Design Requirements for Uses Permitted in Subsection 30-154.2a. and b.**

**Type of Requirement**

|   |                 |
|---|-----------------|
| Minimum lot area, acres                 | 5               |
| Minimum lot frontage and width, feet    | 350             |
| Minimum lot depth, feet                 | 300             |
| Minimum building setback, feet:         |                 |
| From property line                      | 65              |
| From public street                      | 100             |
| From any residential zone district line | 100             |
| Maximum building height, feet           | 35              |
|   | (2 1/2 stories) |
| Maximum building coverage, percent      | 15              |
| Maximum FAR                             | 0.20            |
| Maximum lot coverage, percent           | 50              |
| Minimum off-street parking*             |                 |

\*Off-street parking may be in any yard, provided that it is no closer than fifty (50) feet to a public street or residential district line.

One (1) space per two hundred fifty (250) square feet GFA for all uses except for scientific research laboratories, which shall have one space per four hundred (400) square feet GFA.

Minimum off-street loading of one (1) space. An additional space shall be required for each one hundred thousand (100,000) square feet of gross floor area.

(Ord. No. 98-4 § II; Ord. No. 98-30 § V)

**30-154.6 Buffer.**

The following buffer, landscaping and design standards shall apply in the **LIH PUD** Redevelopment District. In the event of any conflict with other subsections of this section, these regulations as enumerated below shall supersede and control:

- a. Buffers shall be provided to protect existing and proposed residential uses from other land use types. Buffers shall be provided between existing and proposed major roadways, railroads, and between proposed residential and nonresidential uses as follows:



| <b>Between Residential Use And:</b> | <b>Minimum Width (feet)</b> |
|-------------------------------------|-----------------------------|
| 1. Railroad                         | 150 ft.                     |
| 2. Laurel Avenue                    | 75 ft.                      |
| 3. Proposed Collector Road          | 50 ft.                      |
| 4. Nonresidential Use               | 100 ft.                     |
| 5. State Route 35                   | 150 ft.                     |

b. Requirements for plantings in the buffer areas shall conform to regulations as set forth in Section 30-54d. and subsection 30-154.9.

c. The buffer requirements between residential and nonresidential uses set forth in subsection 30-154.6a. and b. shall not apply between nonresidential uses and assisted living facilities or nursing homes and, accordingly, for purposes of subsection 30-154.6 such uses shall be treated as nonresidential uses.

(Ord. No. 98-4 § II; Ord. No. 98-30 § VI)



## It's Greek to Me

2128 Route 35 Holmdel, NJ 07733

| Population                    | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| Population (2014)             | 7,110  | 76,849  | 134,338 |
| Population male (2014)        | 3,414  | 36,936  | 64,933  |
| Population female (2014)      | 3,696  | 39,913  | 69,405  |
| % Population male (2014)      | 48.0%  | 48.1%   | 48.3%   |
| % Population female (2014)    | 52.0%  | 51.9%   | 51.7%   |
| Population age 0-4 (2014)     | 290    | 3,510   | 6,063   |
| Population age 5-9 (2014)     | 392    | 4,681   | 8,199   |
| Population age 10-14 (2014)   | 437    | 5,058   | 8,869   |
| Population age 15-19 (2014)   | 485    | 5,415   | 9,468   |
| Population age 20-24 (2014)   | 512    | 5,445   | 9,315   |
| Population age 25-29 (2014)   | 475    | 5,055   | 8,515   |
| Population age 30-34 (2014)   | 401    | 4,454   | 7,517   |
| Population age 35-39 (2014)   | 360    | 4,160   | 7,174   |
| Population age 40-44 (2014)   | 396    | 4,427   | 7,778   |
| Population age 45-49 (2014)   | 465    | 5,076   | 8,957   |
| Population age 50-54 (2014)   | 519    | 5,452   | 9,666   |
| Population age 55-59 (2014)   | 533    | 5,496   | 9,672   |
| Population age 60-64 (2014)   | 484    | 5,037   | 8,849   |
| Population age 65-69 (2014)   | 410    | 4,143   | 7,263   |
| Population age 70-74 (2014)   | 326    | 3,163   | 5,595   |
| Population age 75-79 (2014)   | 237    | 2,287   | 4,095   |
| Population age 80-84 (2014)   | 157    | 1,537   | 2,761   |
| Population age 85+ (2014)     | 231    | 2,453   | 4,582   |
| % Population age 0-4 (2014)   | 4.1%   | 4.6%    | 4.5%    |
| % Population age 5-9 (2014)   | 5.5%   | 6.1%    | 6.1%    |
| % Population age 10-14 (2014) | 6.1%   | 6.6%    | 6.6%    |
| % Population age 15-19 (2014) | 6.8%   | 7.0%    | 7.0%    |
| % Population age 20-24 (2014) | 7.2%   | 7.1%    | 6.9%    |
| % Population age 25-29 (2014) | 6.7%   | 6.6%    | 6.3%    |
| % Population age 30-34 (2014) | 5.6%   | 5.8%    | 5.6%    |
| % Population age 35-39 (2014) | 5.1%   | 5.4%    | 5.3%    |
| % Population age 40-44 (2014) | 5.6%   | 5.8%    | 5.8%    |
| % Population age 45-49 (2014) | 6.5%   | 6.6%    | 6.7%    |
| % Population age 50-54 (2014) | 7.3%   | 7.1%    | 7.2%    |
| % Population age 55-59 (2014) | 7.5%   | 7.2%    | 7.2%    |

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## Demographic Report

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|                                  |               |                |                |
|----------------------------------|---------------|----------------|----------------|
| % Population age 60-64 (2014)    | 6.8%          | 6.6%           | 6.6%           |
| % Population age 65-69 (2014)    | 5.8%          | 5.4%           | 5.4%           |
| % Population age 70-74 (2014)    | 4.6%          | 4.1%           | 4.2%           |
| % Population age 75-79 (2014)    | 3.3%          | 3.0%           | 3.0%           |
| % Population age 80-84 (2014)    | 2.2%          | 2.0%           | 2.1%           |
| % Population age 85+ (2014)      | 3.2%          | 3.2%           | 3.4%           |
| Population white (2014)          | 5,834         | 71,169         | 123,892        |
| Population black (2014)          | 25            | 632            | 2,066          |
| Population Am In/AK Nat (2014)   | N/A           | 20             | 37             |
| Population Hawaiian/PI (2014)    | N/A           | N/A            | N/A            |
| Population multirace (2014)      | 128           | 1,642          | 3,468          |
| Population Hispanic (2014)       | 324           | 4,564          | 8,562          |
| % Population white (2014)        | 82.1%         | 92.6%          | 92.2%          |
| % Population black (2014)        | 0.4%          | 0.8%           | 1.5%           |
| % Population Am In/AK Nat (2014) | N/A           | 0.0%           | 0.0%           |
| % Population Hawaiian/PI (2014)  | N/A           | N/A            | N/A            |
| % Population multirace (2014)    | 1.8%          | 2.1%           | 2.6%           |
| % Population Hispanic (2014)     | 4.6%          | 5.9%           | 6.4%           |
| Non Hispanic White (2014)        | 5,310         | 63,921         | 110,621        |
| % Non Hispanic White (2014)      | 74.7%         | 83.2%          | 82.3%          |
| <b>Population Change</b>         | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
| Population (2014)                | 7,110         | 76,849         | 134,338        |
| Population (2005)                | 8,976         | 80,910         | 141,344        |
| Households (2005)                | 3,104         | 28,009         | 50,167         |
| Population 2000                  | 8,778         | 78,235         | 136,217        |
| Households 2000                  | 2,992         | 26,686         | 47,647         |
| Population 1990                  | 5,993         | 75,293         | 132,661        |
| Households 1990                  | 1,854         | 24,592         | 44,524         |
| Population Change 2005-2014      | -             | -4,061         | -7,006         |
| % Population Change 2005-2014    | --26.2%       | --5.3%         | --5.2%         |
| Population Change 2000-2005      | 198           | 2,675          | 5,127          |
| Household Change 2000-2005       | 112           | 1,323          | 2,520          |
| % Population Change 2000-2005    | 2.2%          | 3.3%           | 3.6%           |
| % Household Change 2000-2005     | 3.6%          | 4.7%           | 5.0%           |
| Population Change 1990-2005      | 2,983         | 5,617          | 8,683          |
| Household Change 1990-2005       | 1,250         | 3,417          | 5,643          |
| % Population Change 1990-2005    | 33.2%         | 6.9%           | 6.1%           |
| % Household Change 1990-2005     | 40.3%         | 12.2%          | 11.2%          |
| Total Establishments (2005)      | 290           | 2,418          | 4,480          |

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## Demographic Report

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|   |               |                |                |
|---|---------------|----------------|----------------|
| Total Employees (2005)                    | 3,602         | 22,742         | 42,773         |
| <b>Housing</b>                            | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
| Housing Units (2014)                      | 2,904         | 30,632         | 54,134         |
| Owner Occupied Housing Units (2014)       | 2,366         | 23,835         | 41,870         |
| Renter Occupied Housing Units (2014)      | 396           | 5,290          | 9,788          |
| Vacant Housing Units (2014)               | 142           | 1,507          | 2,476          |
| Occupied Housing Units (2014)             | 2,762         | 29,125         | 51,658         |
| <b>Income</b>                             | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
| Median Household Income (2014)            | \$85,804.50   | \$85,488.50    | \$85,985.00    |
| Household Income < \$10000 (2014)         | 59            | 1,175          | 1,830          |
| Household Income \$10000-\$14999 (2014)   | 96            | 1,070          | 1,793          |
| Household Income \$15000-\$19999 (2014)   | 109           | 956            | 1,548          |
| Household Income \$20000-\$24999 (2014)   | 110           | 905            | 1,390          |
| Household Income \$25000-\$29999 (2014)   | 41            | 943            | 1,547          |
| Household Income \$30000-\$34999 (2014)   | 92            | 722            | 1,445          |
| Household Income \$35000-\$39999 (2014)   | 39            | 748            | 1,565          |
| Household Income \$40000-\$44999 (2014)   | 59            | 1,175          | 1,830          |
| Household Income \$45000-\$49999 (2014)   | 26            | 646            | 1,310          |
| Household Income \$60000-\$74999 (2014)   | 247           | 2,210          | 4,064          |
| Household Income \$75000-\$99999 (2014)   | 367           | 3,761          | 6,864          |
| Household Income \$100000-\$124999 (2014) | 295           | 3,628          | 6,181          |
| Household Income \$125000-\$149999 (2014) | 252           | 2,299          | 4,182          |
| Household Income \$150000-\$199999 (2014) | 294           | 2,574          | 4,490          |
| Household Income > \$200000 (2014)        | 337           | 3,035          | 5,356          |

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