



FOR SALE
INVESTMENT OPPORTUNITY

ADDRESS OF PROPERTY
20 Robbins Steet Toms River, NJ 08753

Prepared by...
Keller Williams Shore Properties

Mike Little
732-267-3980
MikeLittle@kw.com

Robert Cecchini
732-921-3983
Rcecchini@kw.com

May 12, 2026

TABLE OF CONTENTS

<i>The Property</i>	<i>Page 1</i>
<i>Specifications</i>	<i>Page 2</i>
<i>Building and Area Photos</i>	<i>Page 3</i>
<i>Market Overview</i>	<i>Page 4</i>

THE PROPERTY

LOCATION:

**** Commercial Building Downtown Toms River** -Currently Toms River Community Church-**

Located in the heart of the Downtown Toms River, this commercial building offers a prime location for businesses seeking a central hub with convenient access to key amenities. Situated within walking distance to the picturesque river and Huddy Park. Ideal for businesses looking to establish a strong presence in the community, this property is just a short walk away from the courthouse, library and town hall providing high visibility. With outstanding local eateries in the vicinity, employees and visitors alike can enjoy a diverse selection of dining options within easy reach. Moreover, the property's proximity to the parkway and public transportation ensures seamless connectivity to major thoroughfares and transportation hubs, enhancing the accessibility of the location for both customers and employees. Currently owner - occupied operating the Toms River Community Church on level one and classroom on level two. The current owner is open to renting back to continue operating the church should the opportunity present itself. This is a great investment opportunity in the heart of the *Redevelopment Zone*. Private parking lot is a rarity in the downtown area as well as additional parking for clients directly across the street at the municipal parking garage. *Must see location.*

PROPERTY SPECIFICATIONS

SITE: *Approximately 4,080 square foot two-story professional office building on 0.1225 acres.*

PROPERTY ADDRESS: *43 Main Street Toms River, NJ 08753*

Lot: *12.06* **Block:** *662* **Parcel Number:** *08-00662-0000-00012-02*

AVAILABLE VACANT AREA: *Owner - Occupied – (Can be delivered vacant)*

PARKING AVAILABLE: *Private Parking Lot – 7 spaces with an Existing perpetual lease (2 spaces) included in the sale of 47 Main Street MEB Flooring*

ASKING PRICE: *\$849,000*

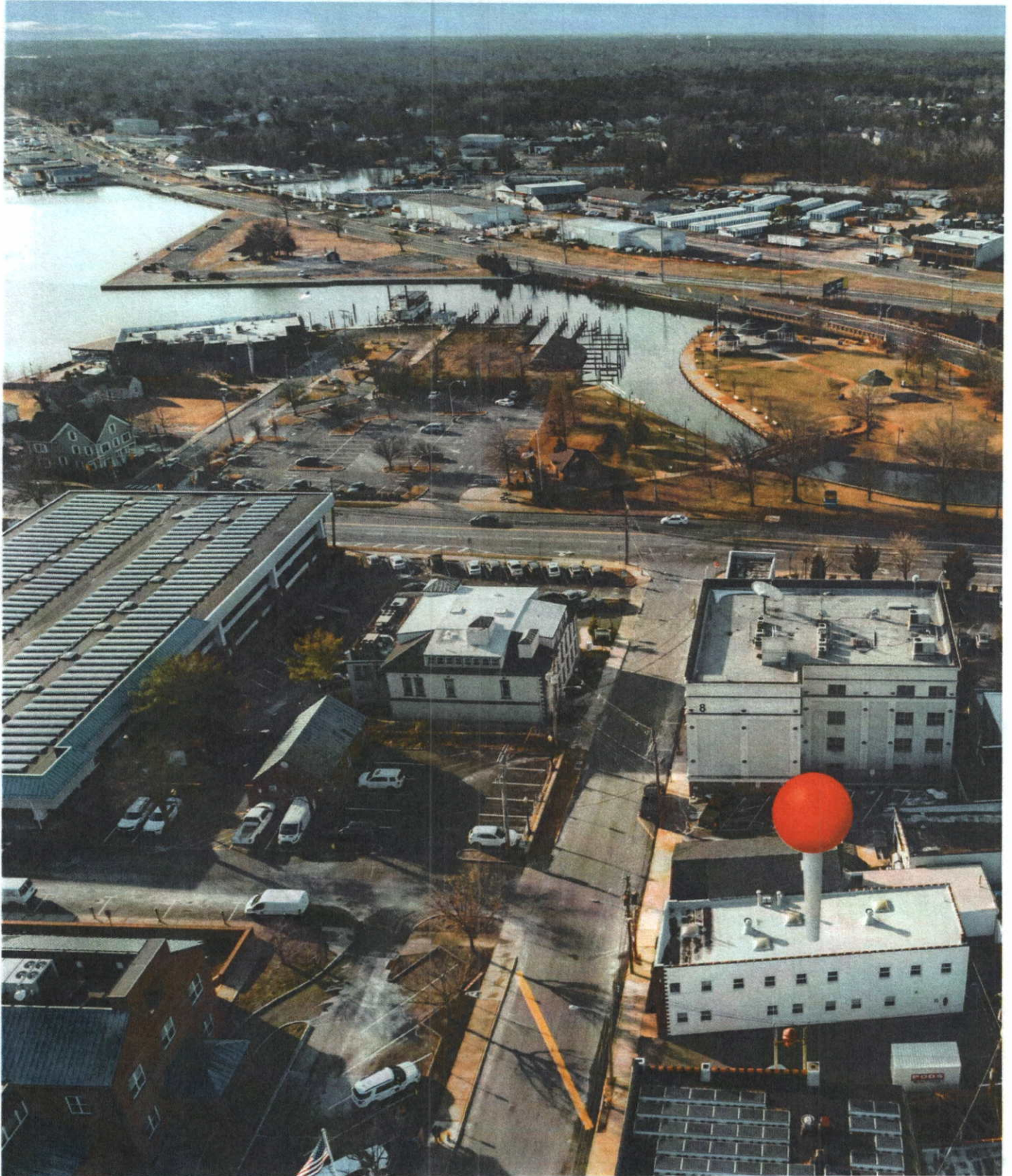
OPERATING COSTS:

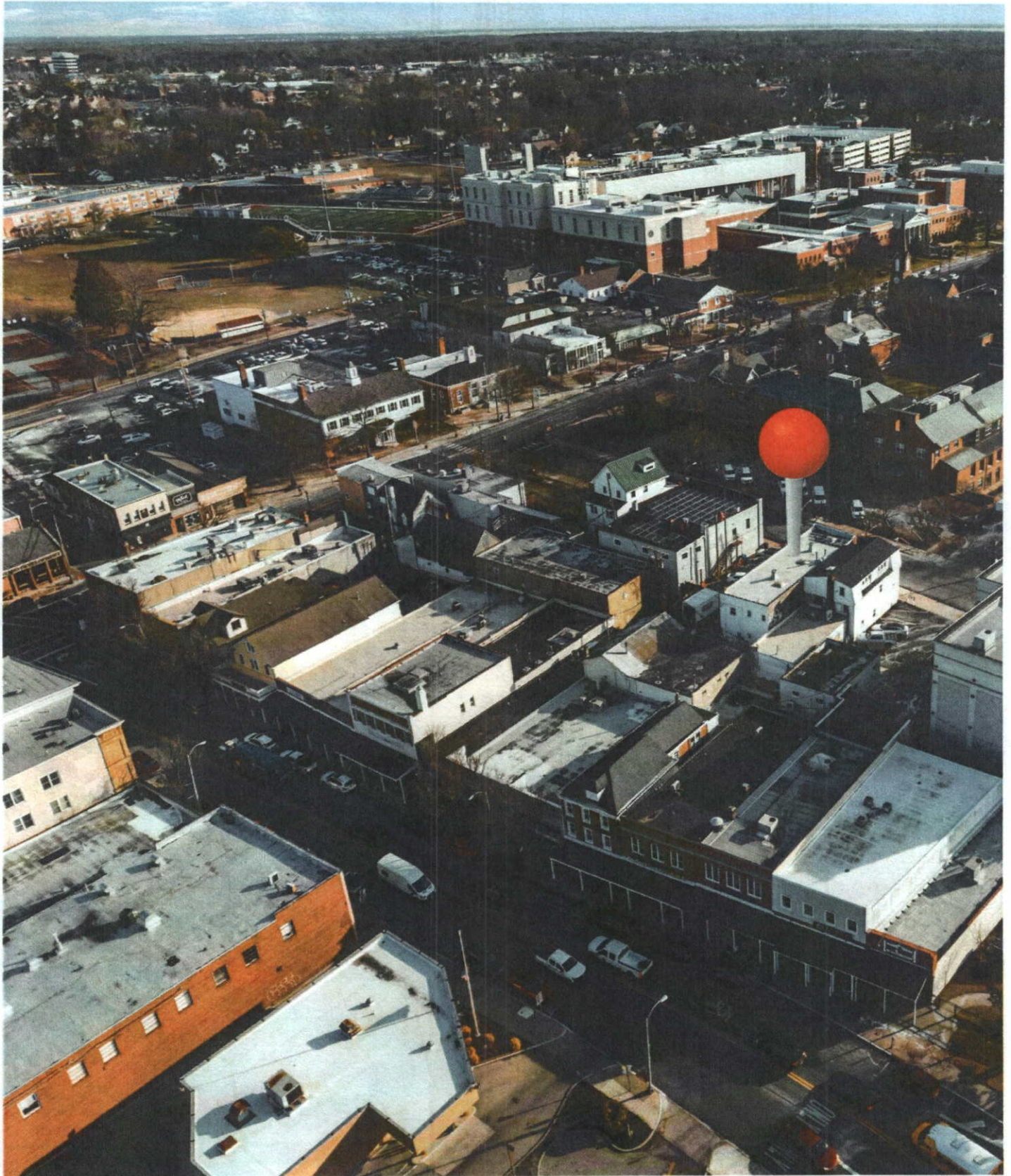
- *Real Estate Taxes* *\$12035.00 (2025)*
- *Electric* *\$250.00 monthly*
- *Gas* *\$150.00 monthly*
- *Water* *\$40.00 monthly*
- *Sewer* *\$147.00 quarterly*

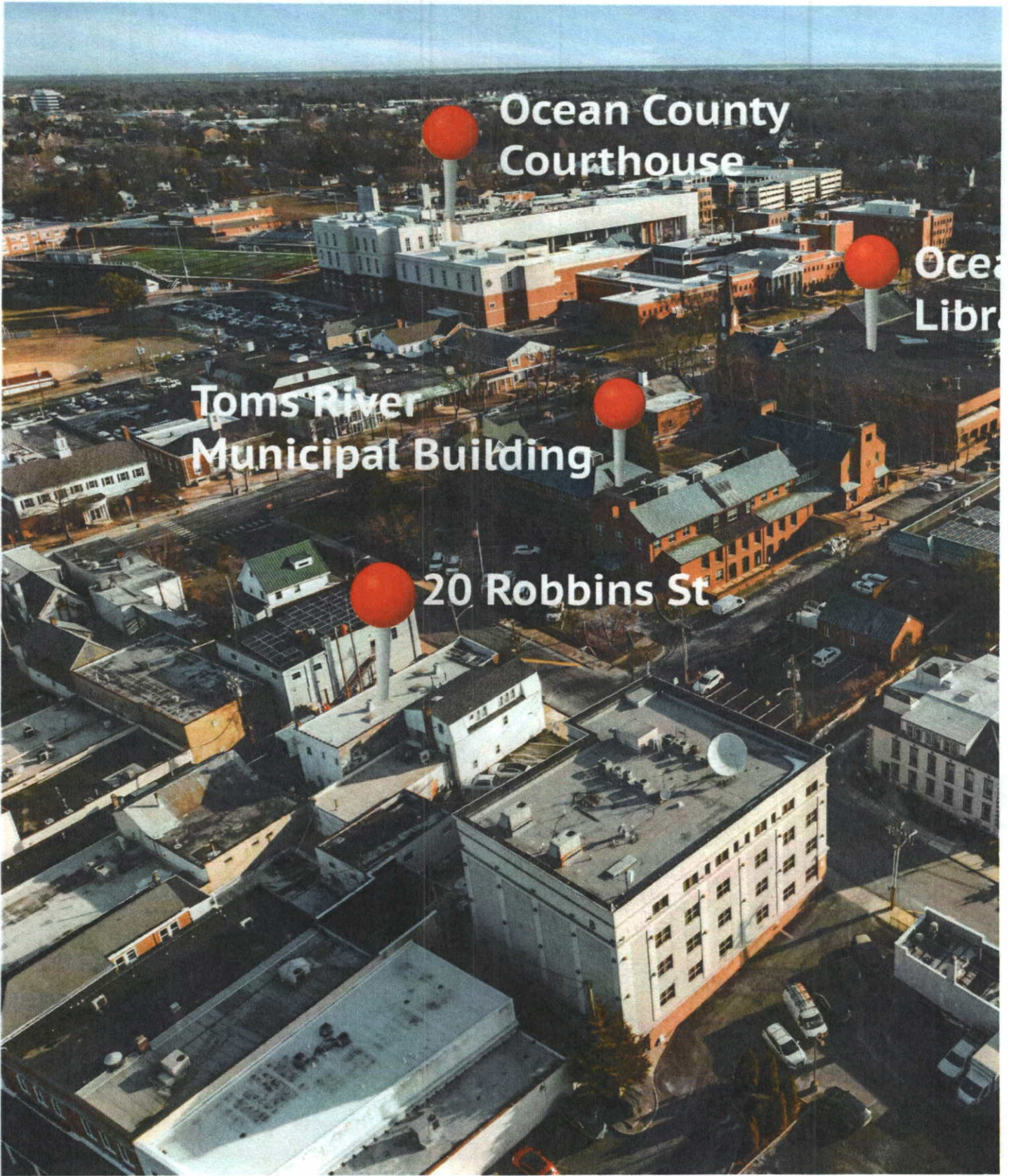
POSSESSION: *At Closing*

COMMENTS: *Owner is the pastor of the Toms River Community Church and would consider leasing back the lower level upon sale to continue the church services. To maximize your investment this property can be purchased in conjunction with 43 Main Street currently on the market for \$650,000 located directly behind 20 Robbins. (Same Owner)*



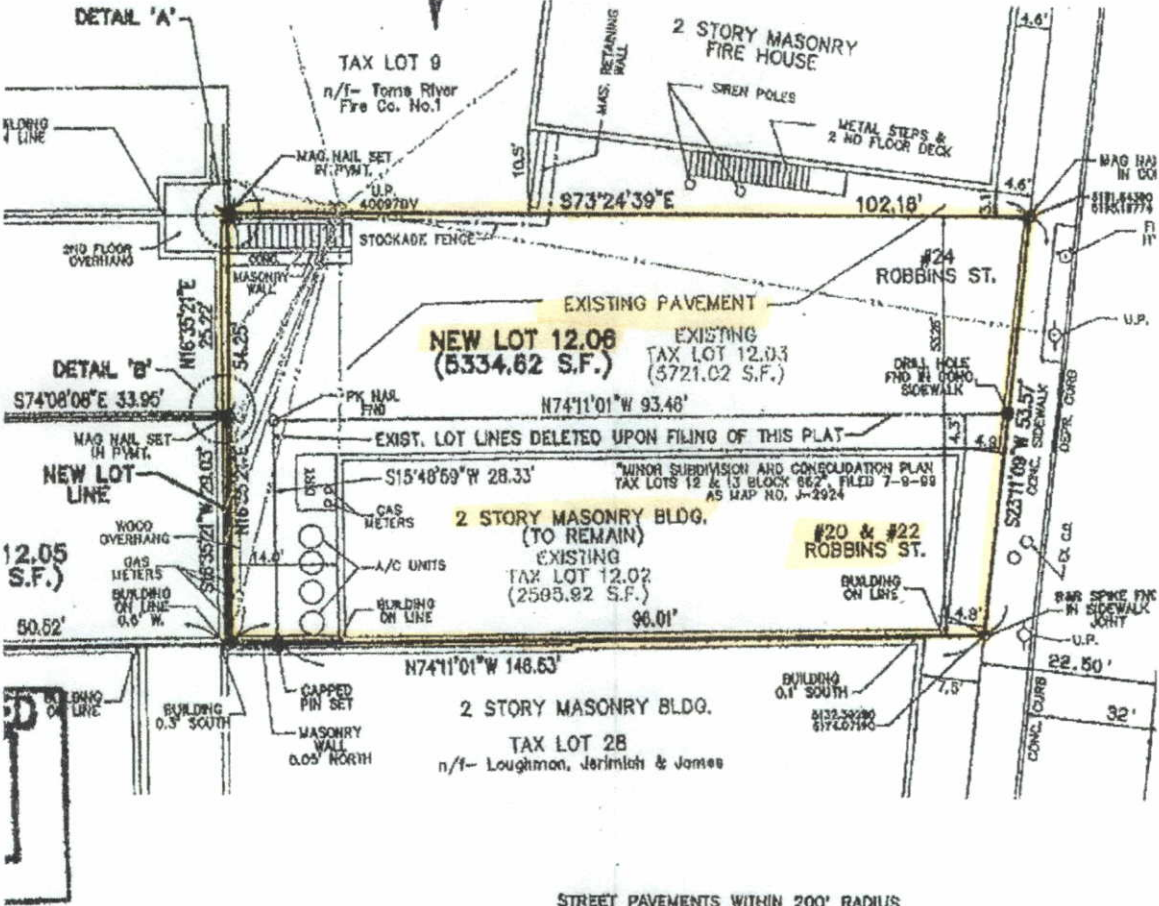
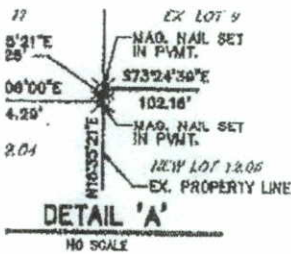




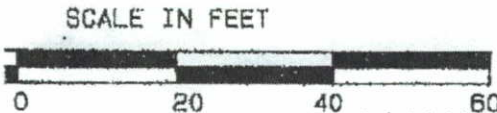


2010
 IF
 FLORIDA
 DATES: 2/12/2012

880.01	44	CDM	GOOD BOYS TR LLC	942	24
882	1	CDM	DOWNTOWN, INC.	662	28
882	2	CDM	T & S GIBBELTA, LLC	663	1
882	3, 4	CDM	JFM INVESTMENTS, LLC	663	7
882	5	CDM	27 WASHINGTON ST ASSOCIATES LLC		
882	6	CDM	63 MAIN STREET LLC @ CICCONE		
882	7	CDM	MISSERI, JANET & PHILIP		
882	8	CDM	ALTONENTANOS, THOMAS & EDITH		
882	9	OTH. EX.	FIRE CO., - TOMS RIVER CO., NO. 1		
882	10	CDM	GOOD BOYS TR LLC		
882	11	CDM	JFR REALTY ASSOCIATES, LLC		
882	12.02	CDM	FUGGI & FUGGI, LLC		
882	12.03	CDM	HOFFMAN, RICHARD & BIRTE		
882	12.04	CDM	FUGGI & FUGGI, LLC		
882	14	CDM	HARRIS, SIDNEY & RITA		



L3830



STREET PAVEMENTS WITHIN 200' RADIUS
 MAIN STREET - R.O.W. WIDTH VARIES - PAVT 40' & VARIABLE
 ROBBINS STREET - 45' R.O.W. - 32' PAVEMENT

PLANNING BOARD
 MAP FILED IN THE OCEAN COUNTY CLERK'S OFFICE C
 2-12
 Richard Wolk
 CHAIRMAN
 FILE NO. _____

CLASSIFIED AND APPROVED AS A MINOR
 SUBDIVISION BY THE TOMS RIVER TOWNSHIP
 PLANNING BOARD ON SEP 2 2011

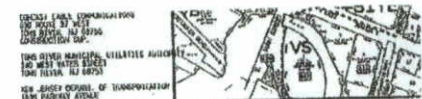
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND
 THIS MAP AND LAND SURVEY DATED JULY 19, 2010 MEETS

DAY OF JANUARY, 2012
 TARY PUBLIC OF NEW JERSEY
 COMMISSION EXPIRES: 2/12/2012

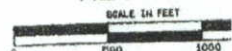
DAY OF JANUARY, 2012
 A NOTARY PUBLIC
 MY COMMISSION EXPIRES: 2/12/2012

860.01	41	CONR	GOOD BOYS IN LLC	662	24
862	1	CONR	CONRAD, INC.	662	20
862	2	CONR	T & S CONSTR. LLC	663	1
862	3	CONR	JPS INVESTMENTS, LLC	663	7
862	4	CONR	27 WASHINGTON ST ASSOCIATES LLC		
862	5	CONR	61 NASH STREET LLC & CINCOREI		
862	6	CONR	ALTOHERMAN, THOMAS & EASTH		
862	7	CONR	PIRE CO. - TOWN RIVER CO. INC.		
862	8	CONR	GOOD BOYS IN LLC		
862	9	CONR	JOB HEALTH ASSOCIATES, LLC		
862	10	CONR	PIRELLI & PIRELLI, LLC		
862	11	CONR	NEFFMAN, HOWARD & BIRTE		
862	12	CONR	FUGGI & FUGGI, LLC		
862	13	CONR	FUGGI & FUGGI, LLC		
862	14	CONR	FRANKE, SIDNEY & IRINA		

3. BEING USED HEREIN
 AND BEING
 IN CONJUNCTION WITH
 THE TOWNSHIP OF TOMBS RIVER
 AND BEING APPLICABLE
 TO THE TOWNSHIP OF
 TOMBS RIVER, NJ 08751



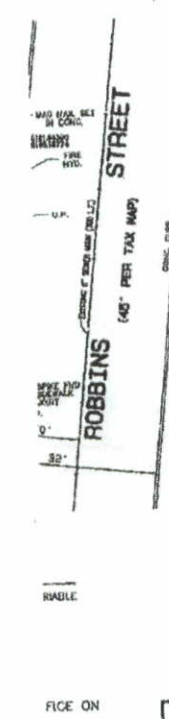
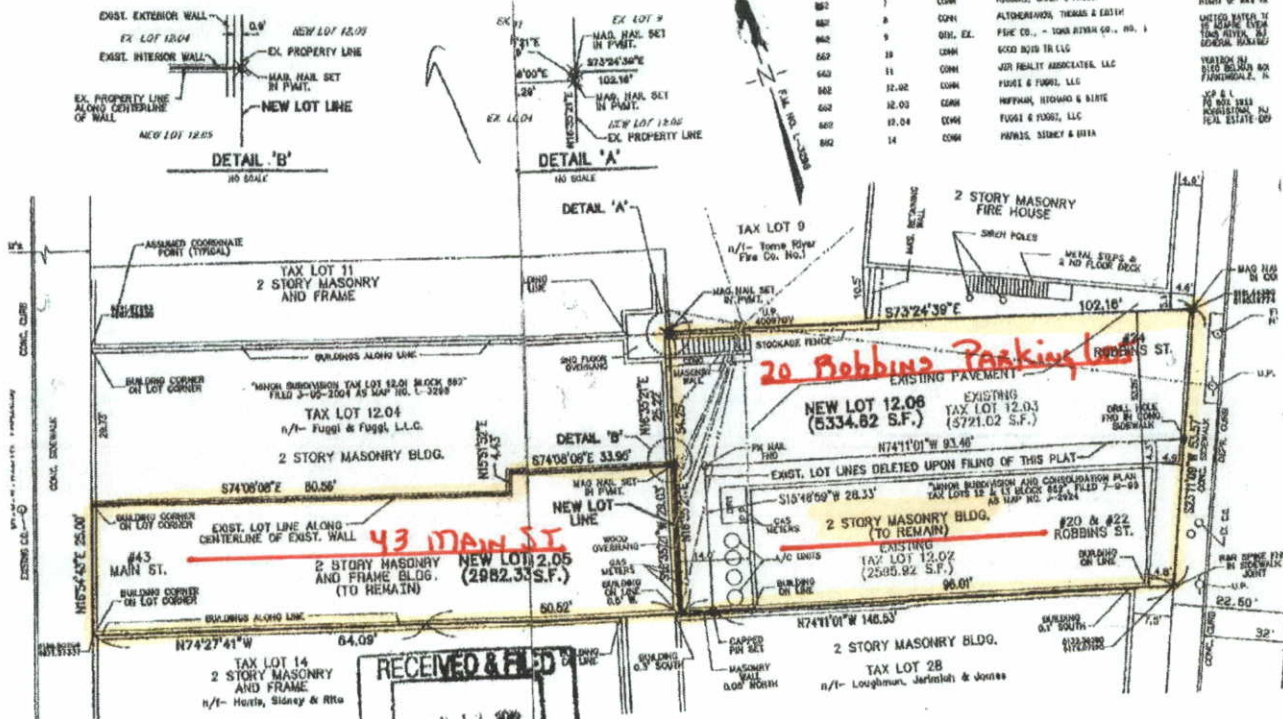
KEY MAP



GENERAL NOTES

- PROPERTY SUBJECT AN TAX LOT 12.02 AND 12.03 BY TAX BLOCK 862 AS SHOWN ON TAX MAP SHEET NO. 70-21 DATED OCTOBER 1, 2011.
- BOUNDARY IS BASED ON SURVEY PREPARED BY ERNST, ERNST & LISSENDEN DATED JULY 19, 2010. EASON OF CLASSIC CITY PARK WITH ONE PART IN 10,000.
- PROPERTY COORDINATES 8316.00 S.F. IN 10 ACRES LOT 12.02 - 2099.92 S.F., LOT 12.03 - 8721.62 S.F. AND IS LOCATED IN THE VILLAGE DISTRICT ZONE BETWEEN HOODING STREET AND MAIN STREET IN TOWN RIVER.
- OWNER: LOT 12.02, TOWN & BIRTE HOFFMAN (1027 TOWN COURT) TOWN RIVER, NJ 08753
- APPLICANT: REINHOLD & BIRTE HOFFMAN (1027 TOWN COURT) TOWN RIVER, NJ 08753
- SUBDIVISION CREATED TWO (2) NEW LOTS FROM (2) EXISTING LOTS. PROPERTY IS LOCATED WITHIN TWO (2) COMMERCIAL BUILDINGS. ONE BUILDING FRONTING ON MAIN STREET AND ONE BUILDING FRONTING ON HOODING STREET. PROPERTY WAS PARCELLED ON LOT 4 HOODING HOODING STREET.
- EXISTING PUBLIC UTILITIES AND SEWER CONNECTIONS, THERE ARE NO PROPOSED IMPROVEMENTS.
- SCHEDULE OF USE HIGHLIGHTS:

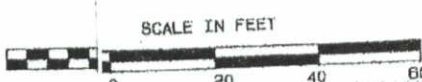
DESCRIPTION	REQUIRED	NEW LOT 12.02	PROPOSED
LOT AREA	8,600 S.F.	8,600 S.F.	8,600 S.F.
LOT WIDTH	100 FT.	100 FT.	100 FT.
LOT DEPTH	100 FT.	100 FT.	100 FT.
FRONT YARD SETBACK (MAIN ST.)	4.8 FT. (PREVAIL.)	0 FT.	0 FT.
MIN. FRONT YARD SETBACK (HOODING ST.)	4.8 FT. (PREVAIL.)	0 FT.	0 FT.
SIDE YARD SETBACK	5 FT.	5 FT.	5 FT.
REAR YARD SETBACK	5 FT.	5 FT.	5 FT.
MAX. OVERHANG	5 FT.	5 FT.	5 FT.
MAX. ELEV. NOT.	100 FT.	100 FT.	100 FT.
- EXISTING NON-CORPORATE CONDITION: PARTNERSHIP
- WATER REQUESTED: SECTION 800-2.02 (3) EXISTING SYSTEM OF SEWAGE TO BE SHOWN - NO EXISTING DESIGN NOT IN ANY SEWAGE SYSTEM PROPOSED.
- NEW LOT MANAGERS APPROVED BY TOWNSHIP OF TOMBS RIVER TAX ASSESSOR.
- PROPERTY LOCATED IN FLOOD ZONE 3 (AREA) DEVELOPMENT TO BE CRUISED BY THE CR. PLANS, AS SHOWN ON FLOOD COMPLIANCE PANEL, TOWNSHIP OF TOMBS RIVER, EFFECTIVE DATE 12/15/2011.
- COORDINATE POINTS SHOWN ARE IN AN ASSUMED DATUM.
- EXISTING ACCESS AND UTILITIES TO REMAIN UNCHANGED.



WATER SEWER FACILITIES APPROVED BY
 DOVER MUNICIPAL UTILITIES AUTHORITY
 CITY ENGINEER DATE

RECEIVED & FILED
 SCOTT M. COLE
 COUNTY CLERK

STREET PAVEMENTS WITHIN 200' RADII:
 MAIN STREET - R.O.W. WIDTH VARIES - PAV'T 40' & VARIABLE
 ROBBINS STREET - 45' R.O.W. - 32' PAVEMENT



CERTIFY THAT THE TOMBS RIVER TOWNSHIP PLANNING BOARD HAS APPROVED THIS MAP FOR THE FILING IN OCEAN COUNTY CLERK'S OFFICE AND IT COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW. THIS MAP (OR A DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF OCEAN COUNTY ON OR BEFORE **MARCH 15, 2012**.
 #1 DATE IS ONE HUNDRED-NINETY (190) DAYS AFTER APPROVAL AS A MINOR SUBDIVISION BY THE TOMBS RIVER TOWNSHIP PLANNING BOARD OR AS EXTENDED BY THE 417 EXTENSION ACT, (DEC. 31, 2011).
 Lucia L. Lavelle

FILED IN THE OCEAN COUNTY CLERK'S OFFICE
 FILE NO. 12-12-12
 Richard Work
 CLERK

I HEREBY CERTIFY AND APPROVED AS A MINOR SUBDIVISION BY THE TOMBS RIVER TOWNSHIP PLANNING BOARD ON OCTOBER 7, 2011.

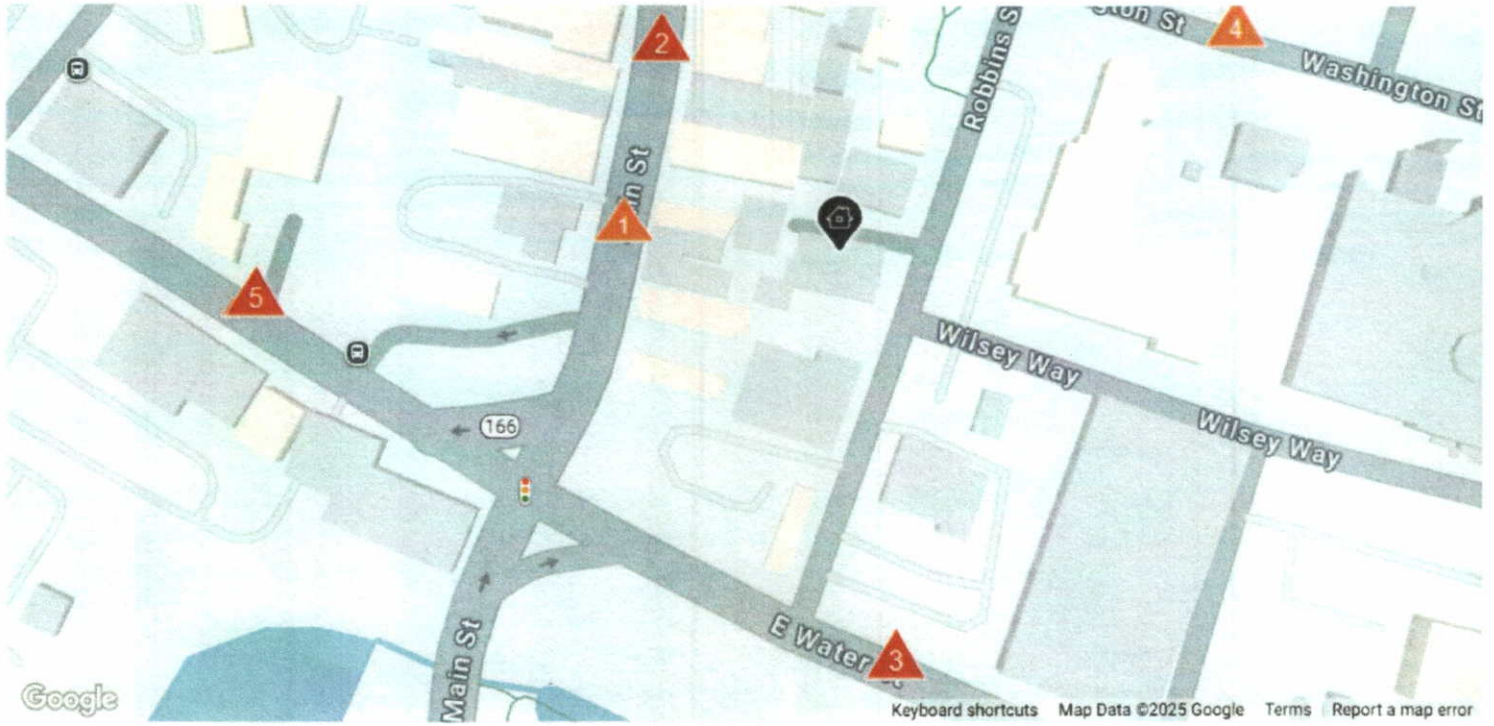
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND THIS MAP AND LAND SURVEY DATED JULY 19, 2010 MEETS

1	9-27-11	REV. PER BOARD ENGR'S LTR. OF 1:
NO.	DATE	REVISION

MINOR SUBDIVISION
 MUNICIPAL APPLICATION #X-23-P01-049
 TAX LOTS 12.02 & 12.03 IN BLOCK 862
 TOMBS RIVER TOWNSHIP, OCEAN COUNTY
 ERNST, ERNST & LISSENDEN
 ENGINEERS & SURVEYORS
 P.O. Box 301 - 02 Myers Street, Tombs River, New Jersey 08764
 PHONE: 732-349-2215, FAX: 732-281-3114
 CERTIFICATE OF AUTHORIZATION #240A27927000
 Carl P. Werner 9/26/11
 CARL P. WERNER, P.L.S.
 PROFESSIONAL LAND SURVEYOR LICENSE #30061

6-12-12 L3

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

14,922

2024 Est. daily traffic counts

Street: **N Main St**
Cross: **Washington St**
Cross Dir: **N**
Dist: -

Historical counts

Year	Count	Type
2013	▲ 19,872	AWDT
2007	▲ 7,880	AADT
1997	▲ 15,000	AADT

2

23,968

2024 Est. daily traffic counts

Street: **North Main Street**
Cross: **Washington St**
Cross Dir: **N**
Dist: -

Historical counts

Year	Count	Type
2018	▲ 24,089	AADT

3

18,132

2024 Est. daily traffic counts

Street: **E Water St**
Cross: **Robbins St**
Cross Dir: **NW**
Dist: -

Historical counts

Year	Count	Type
2007	▲ 18,390	AADT

4

9,590

2024 Est. daily traffic counts

Street: **Washington St**
Cross: **Cthouse Ln**
Cross Dir: **E**
Dist: -

Historical counts

Year	Count	Type
2013	▲ 9,645	AWDT

5

21,362

2022 Est. daily traffic counts

Street: **West Water Street**
Cross: **Irons St**
Cross Dir: **NW**
Dist: **0.05 miles**

Historical counts

Year	Count	Type
2020	▲ 21,362	AADT
2018	▲ 21,024	AADT
2017	▲ 21,585	AADT
2011	▲ 23,488	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

VB Village Zone.

The Village Business (VB) zone in Toms River, NJ, primarily governs the downtown area, focusing on mixed-use development, active retail, office spaces, and residential options. It is part of a redevelopment plan designed to create a walkable community with access to the riverfront. [1, 2]

Key Aspects of the VB Zone:

- **Location:** Covers the downtown neighborhood, often interacting with the downtown business improvement district.
- **Purpose:** To revitalize the area, encourage transit use near the NJ Transit bus station, and enhance the character of the downtown area.
- **Development Potential:** Focuses on combining commercial businesses with residential living.
- **Zoning Authority:** Projects in this area must adhere to the specific Downtown Toms River Waterfront Redevelopment Plan and local zoning

Permitted uses.

(1)

The retail sale of goods, which may include the following:

(a)

Grocery stores.

(b)

Drugstores.

(c)

Dry goods stores.

(d)

Meat and poultry stores.

(e)

Baked goods stores.

(f)

Packaged liquor stores.

(g)

Flower shops.

(h)

Confectionary stores.

(i)

Household supplies stores.

(j)

Stationery supplies, tobacco and periodical stores.

(k)

Haberdashery, dress goods and notions.

(l)

Hardware, plumbing supplies and electrical supplies.

(m)

Boat supplies.

(n)

Shops of artisans and craftsmen.

(o)

Furniture and appliance stores.

(p)

Gift shops.

(2)

Personal service establishments, which may include the following but shall not include tattoo parlors and body piercing:

[Amended 12-27-2006 by Ord. No. 4064-06]

(a)

Barbershops and beauty shops.

(b)

Tailoring and dressmaking shops.

(c)

Dry-cleaning and laundry collection shops, but not including self-service laundries.

(d)

Shoe repair shops.

(e)

Appliance repair shops.

(f)

Radio and television repair shops.

(g)

Art, music, dancing, gymnastics and other similar instructional schools.

(3)

Business and professional offices and banks and financial institutions.

(4)

Restaurants, lunchrooms, bars and other eating and drinking establishments, but not including drive-in restaurants.

(5)

Publication of newspapers and periodicals.

(6)

Federal, state, county and municipal buildings and grounds, but excluding schools.

(7)

Essential services.

(8)

Funeral homes, including one dwelling unit.

[Added 4-11-1990 by Ord. No. 2729-90]

(9)

Churches and places of worship.

[Added 8-14-1991 by Ord. No. 2848-91]

(10)

Child-care centers.

[Added 8-14-1991 by Ord. No. 2848-91]

(11)

Theaters and related performing arts venues.

[Added 8-14-1991 by Ord. No. 2848-91; amended 8-22-2017 by Ord. No. 4554-17]

(12)

Offices and facilities for businesses in the communications and information industry in that portion of the zone south of West Water Street.

[Added 9-28-1994 by Ord. No. 3055-94]

(13)

Adult-care centers.

[Added 9-24-1996 by Ord. No. 3196-96]

(14)

Schools for vocational instruction.

[Added 2-25-1997 by Ord. No. 3230-97]

(15)

Dwelling units on the second floor and higher only, subject to the provisions of § **348-8.39**.

[Added 12-27-2006 by Ord. No. 4064-06]

(16)

Veterinary clinics or hospitals.

[Added 10-14-2014 by Ord. No. 4459-14]

(17)

Brewpubs: microbreweries associated with a restaurant.

[Added 8-22-2017 by Ord. No. 4554-17]

(18)

Nano brewery.

[Added 8-22-2017 by Ord. No. 4554-17; amended 12-26-2017 by Ord. No. 4569-17; 3-9-2021 by Ord. No. 4695-21]

(19)

Artisan distilleries.

[Added 8-22-2017 by Ord. No. 4554-17; amended 12-26-2017 by Ord. No. 4569-17; 3-9-2021 by Ord. No. 4695-21]

(20)

Art galleries and museums.

[Added 8-22-2017 by Ord. No. 4554-17]

(21)

Antique and curio shops.

[Added 8-22-2017 by Ord. No. 4554-17]

B.

Required accessory uses.

[Amended 4-11-1990 by Ord. No. 2729-90; 9-24-1996 by Ord. No. 3196-96; 12-18-2007 by Ord. No. 4123-07]

(1)

Off-street parking subject to the provisions of § **348-8.20**, except that parking requirements shall be modified as follows:

(a)

A new use that occupies an existing building or portion thereof shall not be required to provide parking, provided that the building is not being expanded to accommodate the new use, and provided that any existing parking previously dedicated to the building or portion thereof remains so dedicated following occupancy by the new use.

(b)

A new use or building within 500 feet of a public parking facility operated by the Toms River Parking Authority or its successor agencies shall not be required to provide parking, provided that the Authority or its successor agency certifies that sufficient parking spaces are available within

the parking facility to accommodate the requirements for the use.

(2)

Off-street loading subject to the provisions of § **348-8.19** in that portion of the zone west of the rear line of the properties fronting on the west side of Main Street south of Irons Street and all properties north of Irons Street zoned VB Village Business, except that a new use that occupies an existing building or portion thereof shall not be required to provide off-street loading, provided that the building is not being expanded to accommodate the new use, and provided that any existing loading area previously dedicated to the building or portion thereof remains so dedicated following occupancy by the new use.

C.

Permitted accessory uses.

(1)

Fences subject to the provisions of § **348-8.13**.

(2)

Signs subject to the provisions of § **348-8.26**.

(3)

Other customary accessory uses and buildings which are clearly incidental to the principal use and building.

(4)

Outdoor cafes, subject to the provisions of § **348-8.41**.

[Added 12-27-2006 by Ord. No. 4064-06]

D.

Conditional uses subject to the provisions of Article IX of this chapter.

(1)

Public utilities (§ **348-9.6**).

(2)

(Reserved)^[1]

[1]

Editor's Note: Former Subsection D(2), concerning theaters as a conditional use, was repealed 8-14-1991 by Ord. No. 2848-91. See now Subsection A(11).

(3)

(Reserved)^[2]

[2]

Editor's Note: Former Subsection D(3), concerning trailers as a conditional use, was repealed 2-8-1989 by Ord. No. 2633-89. For current provisions concerning trailers, see Ch. 308, Fire Prevention and Protection, Art. VIII.

(4)

Hotels and motels (§ 348-9.15) only in that portion of the Village Business Zone located south of West Water Street.
[Added 11-25-1986 by Ord. No. 2453-86]

(5)

(Reserved)^[3]

[3]

Editor's Note: Former Subsection D(5), which listed multifamily dwellings, added 11-25-1986 by Ord. No. 2453-86, was repealed 12-27-2006 by Ord. No. 4064-06.

(6)

Bed-and-breakfast establishments subject to the provisions of § 348-9.30.

[Added 12-27-2006 by Ord. No. 4064-06]

(7)

Home professional offices subject to the provisions of § 348-9.11.

[Added 12-27-2006 by Ord. No. 4064-06]

E.

Area, yard and building requirements.

(1)

Minimum lot area: 5,000 square feet.

(2)

Minimum lot width: 50 feet.

(3)

Minimum lot frontage:

(a)

Interior lot: 50 feet.

(b)

Corner lot: 75 feet on both streets.

(4)

Minimum lot depth: 100 feet.

(5)

Front setback:

(a)

On Courthouse Lane, Legion Court, Main Street, Hyers Street, Robbins Street and Washington Street, the required front setback shall be no greater or less than the existing prevailing front setback, plus or minus five feet. The prevailing front setback shall be established in accordance with the definition of "prevailing front setback" provided in § 348-2.3 of this chapter.

(b)

On all other streets, the minimum front setback shall be five feet, and the maximum front setback shall be 10 feet.

(c)

On Washington Street, the area within the required front setback shall be suitably landscaped with a mixture of grass, shrubbery and flowering plants, and no more than 50% of such area shall consist of impervious surfaces. An outdoor cafe may be operated as an accessory use in such location, subject to the requirements of § **348-8.41**.

(6)

Minimum rear yard setback:

(a)

Principal and accessory buildings: 20 feet.

(7)

Minimum side yard setback: none required.

(8)

Maximum building height: 50 feet subject to the provisions of § **348-5.12**. A maximum height of 55 feet is permitted if the first floor is utilized for retail, restaurants, theaters, galleries, nanobreweries and other similar non-office uses only. Minimum required setback for five-story buildings: fourth and fifth floors shall be set back 10 feet from the edges of the maximum building footprint of the first three floors to maintain a pedestrian scale.

[Amended 8-22-2017 by Ord. No. 4554-17; 2-26-2019 by Ord. No. 4622-19]

(9)

Maximum lot coverage by buildings: 80%.

[Amended 12-9-2003 by Ord. No. 3843-03]

(10)

Minimum unoccupied open space: none required.

(11)

Off-street parking spaces: none required in that portion of the zone east of the rear line of the properties fronting on the west side of Main Street and south of Snyder Avenue.

[Amended 4-11-1990 by Ord. No. 2729-90]

(12)

Off-street loading spaces: none required in that portion of the zone east of the rear line of the properties fronting on the west side of Main Street and south of Snyder Avenue.

[Amended 4-11-1990 by Ord. No. 2729-90]

F.

Architectural design. All building plans for restoration of existing buildings or new development shall conform to the architectural guidelines prepared by the Site Plan Review Advisory Board and approved by the Planning Board.^[4]

[4]

Editor's Note: Former Subsection G, Alternate regulations for restoration of existing buildings and/or new development, which immediately followed this subsection, was repealed 12-27-2006 by Ord. No. 4064-06.

Table 1: VB Village Business Zone: Summary of Uses, Area, Yard & Building Requirements

Principal Permitted Uses*

1. The retail sale of goods, which may include the following:

Grocery stores.
 Drugstores.
 Dry goods stores.
 Meat and poultry stores.
 Baked goods stores.
 Packaged liquor stores.
 Flower shops.
 Confectionary stores.
 Household supplies stores.
 Stationery supplies, tobacco and periodical stores.
 Haberdashery, dress goods and notions.
 Hardware, plumbing supplies and electrical supplies.
 Boat supplies.
 Shops of artisans and craftsmen.
 Furniture and appliance stores.
 Gift shops.

2. Personal service establishments, which may include the following but shall not include tattoo parlors and body piercing:

Barbershops and beauty shops.
 Tailoring and dressmaking shops.
 Dry-cleaning and laundry collection shops, but not including self-service laundries.
 Shoe repair shops.

3. Business and professional offices and banks and financial institutions.
 4. Restaurants, lunchrooms, bars and other eating and drinking establishments, but not including drive-in restaurants.
 5. Publication of newspapers and periodicals.
 6. Federal, state, county and municipal buildings and grounds, but excluding schools.
 7. Essential services.
 8. Funeral homes, including one dwelling unit.
 9. Churches and places of worship.
 10. Child-care centers.
 11. Theaters.
 12. Offices and facilities for businesses in the communications and information industry in that portion of the zone south of West Water Street.
 13. Adult-care centers.
 14. Schools for vocational instruction.
 15. Dwelling units on the second floor and higher only, subject to the provisions of § 348-8.39.

Appliance repair shops.
 Radio and television repair shops.
 Art, music, dancing, gymnastics and other similar instructional schools.

Permitted Accessory Uses

Fences subject to the provisions of § 348-8.13.
 Signs subject to the provisions of § 348-8.26.
 Other customary accessory uses and buildings which are clearly incidental to the principal use and building.
 Outdoor cafes, subject to the provisions of § 348-8.41.

Required Accessory Uses

Off-street parking subject to the provisions of § 348-8.20
 Off-street loading subject to the provisions of § 348-8.19

Permitted Conditional Uses

Public utilities (§ 348-9.6).
 Hotels and motels (§ 348-9.15) only in that portion of the Village Business Zone located south of West Water Street.
 Bed-and-breakfast establishments subject to the provisions of § 348-9.30.
 Home professional offices subject to the provisions of § 348-9.11.

Bulk Standards for Principal Use

- | | |
|---|---|
| <ul style="list-style-type: none"> · Min. lot area: 5,000 sq.ft. · Min. lot width: 50 ft. · Min. lot frontage: 50 ft. (interior lot), 75 feet (corner lot) · Min. lot depth: 100 feet · Min. front setback 5 to 10 feet · Min. side yard: none* | <ul style="list-style-type: none"> · Min. rear yard: 20 feet · Min. gross floor area: 1,200 sq. ft. · Max. lot coverage: 80% · Min. unoccupied open space: None · Max. building height 50 feet or 4 "usable stories" |
|---|---|

Downtown Toms River Waterfront Redevelopment Plan