

**BOROUGH OF TINTON FALLS
MONMOUTH COUNTY
NEW JERSEY**

ORDINANCE NO. 2024-1510

**AN ORDINANCE AMENDING CHAPTER 7, PART III OF THE
BOROUGH CODE TO DELETE AND REPLACE THE LIST OF PRIVATE
PROPERTIES SUBJECT TO TITLE 39 JURISDICTION IN THE BOROUGH**

BE IT ORDAINED by the Borough Council of the Borough of Tinton Falls as follows:

SECTION 1. Chapter 7, Part III of the Borough Code, entitled “Applicability of Subtitle One of Title 39 of the Revised Statutes of New Jersey to Semi-Public and Private Roads, Streets and Driveways,” shall be deleted in its entirety, including Sections 7-31 through Section 7-60E, and shall be replaced by the following:

**PART III. Applicability of Subtitle One of Title 39 of the Revised
Statutes of New Jersey to Semi-Public and Private Roads, Streets and
Driveways**

§ 7-31. Schedule of Properties Subject to Title 39 Jurisdiction.

The provisions of Subtitle One, Title 39 of the revised Statutes of New Jersey are made applicable to the following semi-public and private roads, streets, driveways, and parking lots located in the Borough of Tinton Falls:

Block	Lot	Development	Location/Address
1.01	2.02	Former Burger King	15 Newman Springs Road
2.02	41	Alliance Pest Services	1 Steven Avenue
14.03	29.01	Mezzasalma Office Building	67 Apple Street
14.03	35	Bella Legacy Fund (Books-N-Things)	57 Apple Street
14.04	55.01	Office Building	27 Apple Street
14.04	45.01, 49.01	Apple Street Kitchen	33 Apple St
15	3.01	Bowers Office Complex	44 Apple Street
15	15.01	78 Apple Associates (EPS Corp.)	78 Apple Street
15	16.10	Tinton Falls Business Center	1 & 3 Sheila Drive
15	17	New Shrewsbury Raquet Club	71 Gilbert Street North
15	18	Wendy's Restaurant	600 Shrewsbury Ave
15.01	6	Red Bank Animal Hospital	197 Hance Ave
15.01	16.03	106 Apple Street Holdings Office Building	106 Apple Street
15.03	1.01	McDonald's	588 Shrewsbury Ave
15.03	16.05	The Chelsea at Tinton Falls	1 Hartford Drive

16	1.01	Greenbriar Falls	All Streets in Community
18.01	6.01	The Pour House	640 Shrewsbury Avenue
18.01	6.02	Gilbert Street Associates Office Building	21 Gilbert Street North
18.02	15	NMI-USA Technology Center	36 Gilbert Street South
21	5	Warshauer Electric	800 Shrewsbury Avenue
21	9.01	Jerral Office Building	766 Shrewsbury Ave
21	10.01	Balfour Corporation Office Building	776 Shrewsbury Ave
23.01; 23.02	74; 1.07	Winding Brook Condominiums	All Streets in Community
24	5.01	Arbor Terrace	864 Shrewsbury Avenue
25	3.01	Armed Forces Career Center	968 Shrewsbury Ave
25	15	Shrewsbury Animal Hospital	1008 Shrewsbury Ave
25	5.01, 16, 17	Tinton Falls Plaza	980 Shrewsbury Ave
26; 26.01	1000; 1000	Society Hill Condominiums	All Streets in Community
28.01; 29	1.01; 1.01	Ranney School	235 Hope Road
37	4	Monmouth Reform Temple	332 Hance Ave
56.01; 56.02; 56.03	1; 1; 1	Lenape Woods	All Streets in Community
67.01	1.11	MJ's Restaurant	1213 Sycamore Ave
70.02	28	Woody's Restaurant	1202 Sycamore Ave
75	100	Spring Meadows Condominiums	All Streets in Community
76.04	11	Regency at Trotters Pointe	Sunset, Northcrest, Monterey, Morgan
100	1	Municipal Complex	556 Tinton Ave
101.02	1	CommVault	One Commvault Way
101.02	2	Trinity Hall High School	101 Corregidor Road
101.18	1	Patriots Square Townhouses	All Streets in Community
109	Various	Stavola Wayside Crossing West	157 Hamilton Road/1810 Wayside Road
111; 113.01	10.02; 16.02	Capelli Soccer Complex	1660 Wayside Road
113.01	30	Stavola Flex Space	1511 Wayside Road
113.02	5.03	Stavola Self Storage	1819 Wayside Road
114	13.02	Mid-Monmouth Tech Center	1200 Pine Brook Road
114.01	18.01	Hawthorne Suites	90 Park Road
114.01	22	Applebees Restaurant	14 Park Road
115	1.01	DoubleTree Hotel	700 Hope Road
115	3.01	Hope Road Professional Plaza	730 Hope Road
115	4.02 & 4.03	Stavola Flex Space	10 & 15 Centre Plaza
115	7.01	Encompass Health	2 Centre Plaza
115	11.01	JSM Medline Warehouse	1470 Shafto Road
116	1	MOESC	100 Tornillo Way
120	21.02	Tractor Supply	1535 West Park Ave
120.01	1	Wawa	2000 Shafto Road
120.02	1.03	Tormee Office Complex (Open Text)	100 Tormee Drive

120.04	1.02	Denholtz	150 Tornillo Way
120.04	1.03	Tormee Office Complex (Ria)	200 Tornillo Way
120.04	1.05	Denholtz	151 Tornillo Way
120.05; 120.07; 120.08; 120.09; 120.10	1; 1; 1; 1; 51	Rose Glen Townhouses	All Streets in Community
123	49.02	Garden State Veterinary	1 Pine Street
123	49.04	Atria	44 Pine Street
123	51.02	Tinton Falls Centre	4057 Asbury Avenue
123	62.04	Cablevision of Monmouth	40 Pine Street
124	18	Netti's House of Spaghetti	5119 Asbury Ave
124.13	1	Wayside Fire Company/EMS South	1 Volunteer Way
124.15; 124.16; 124.17	65; 49; 17	Park Place East	Frontier Way & Mill Lane
124.49	13	Tinton Pines Condominiums	Karen Drive, Laurie Drive, Diane Drive
124.50; 124.51	1000, 1001, 1002; 1000, 1001, 1003, 1004	Park Place II	Tallahassee Court, Richmond Court, Des Moines Court, Dover Court, Montpelier Street, Phoenix Court, Madison Court, Honolulu Street, St. Paul Court, Harrisburg Court, Boise Court
124.63	29	Parkview at Tinton Falls	Oak Leaf Lane
128.03	1.09	Atlantic Rentals	301 Essex Road
128.03	5	Soldier On	275 Essex Road
128.03	19.05	Seabrook Village	All Streets in Community
128.03	23.01	The Shoppes at Tinton Falls	4060 Asbury Avenue
128.03	29.01,28.03, 31	CVS Pharmacy & Glad Tidings Church	4000 & 4028 Asbury Avenue
135	1.02	Jersey Shore Premium Outlets	1 Premium Outlets Blvd
136	7.01	Shark River Road Warehouse	49 & 71 Shark River Road
145	15.01	FLM Associates Flex Space	3212 Shafto Road
145	12,13,14,26	Mazza Recycling Center	3230 Shafto Road
147	5	The Barham Group	4239 Route 33
147	10.01	Enclave at Shark River	One Abbey Road
147	2,3.02,13	World Volkswagen	4075 State Highway 33
149	1.02	Hovchild Office Building	4000 Route 66
150.03	109	Ironworks Crossing	Hovchild Boulevard
155	1.01	The Cascades at Tinton Falls	100 Autumn Drive
Various	Various	Fox Chase Developments	All Streets in Communities

SECTION 2. All Ordinances or parts of Ordinances inconsistent with this Ordinance, to the extent of such inconsistencies only, be and the same hereby are repealed.

SECTION 3. This Ordinance shall take effective immediately upon final passage and publication as provided by law.

Introduced:

Adopted:

RISA CLAY
COUNCIL PRESIDENT

VITO PERILLO
MAYOR

ATTEST:

MICHELLE HUTCHINSON
BOROUGH CLERK

APPROVED AS TO FORM:

KEVIN N. STARKEY, ESQ.
DIRECTOR OF LAW