# #4247 ~ Holly Hill Motel/Stewart's

## 270-274 Highway 36
## Hazlet, NJ 07734

**Land/Commercial**

**Block:** 120
**Lot:** 24, 24.02

**Land Size:** 1.56 Acres
**Building Size:** 9,435 Sq. Ft.

**Tax Information**

| | |
|---|---|
| **Land Assessment:** | $ 942,000. |
| **Improvement Assessment:** | $ 705,600. |
| **Total Assessment:** | $ 1,647,600. |
| **Taxes:** | $ 43,579. |
| **Tax Year:** | 2018 |
| **Tax Rate:** | 2.402/$100 |
| **Equalization Ratio:** | 93.66% |

**Zoning:** B-H ~ Business Highway

**Remarks:** Two Properties with a 26-Room Motel with a 2-Bedroom Apartment and Stewart's Fast Food Building Rented Month-to-Month on Highway 36. Great Properties "As Is" Or To Redevelop. Easy Access to Highway 35, 36 and the Garden State Parkway.

## Price: $ 1,449,000. ~ Sale

Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental, commission or other conditions, prior sale, lease, financing or withdrawal without notice.

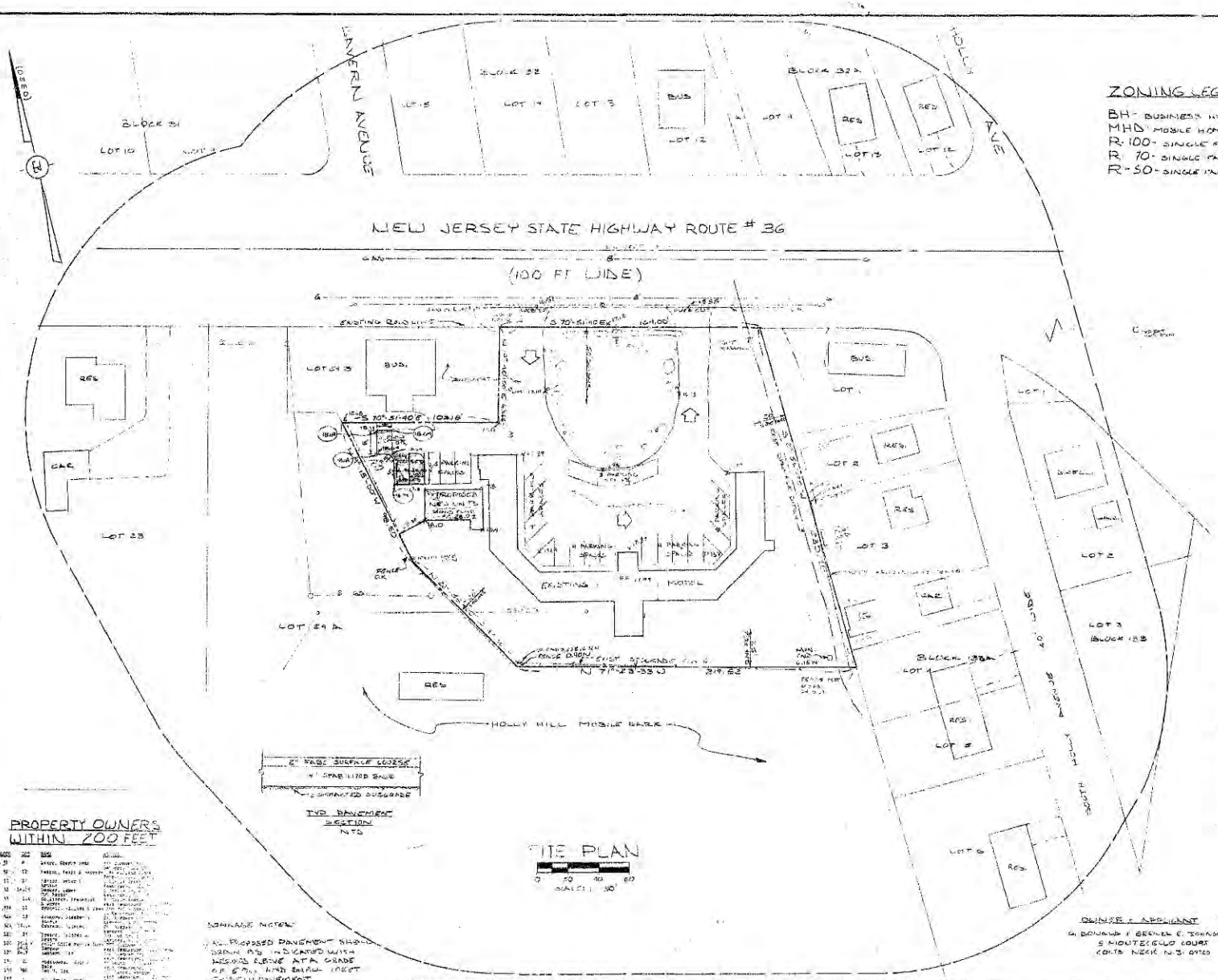
630 Broad Street, Shrewsbury, New Jersey 07702-4118
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com

HOLLY HILL
MOTEL

BURGERS•HOT DOGS•ICE CREAM
BURGERS•HOT DOGS•WINGS•ICE CREAM

[redacted]

[redacted]

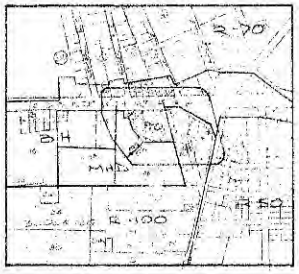



SITE PLAN

SCALE: 1" = 50'

## ZONING LEGEND

BH - BUSINESS HIGHWAY
MHD - MOBILE HOME DISTRICT
R-100 - SINGLE FAMILY RES
R-70 - SINGLE FAMILY RES.
R-50 - SINGLE FAMILY RES




KEY MAP

SCALE: 1" = 1400'

## ZONE - BH BUSINESS HIGHWAY

| REQUIREMENTS: | REQUIRED | PROVIDED |
|---|---|---|
| LOT AREA | 40,000 S.F. | 22363 S.F. |
| WIDTH | 150 FT. | 166 FT. |
| DEPTH | — | |
| BUILDING SETBACK | 50 FT. | [illegible] |
| REAR YARD | 25 FT. | |
| SIDE YARD | 20 FT. | 20.0 FT |
| MAX. LOT COVERAGE | 25 % | [illegible] |

APPROVED BY THE TOWNSHIP OF HAZLET PLANNING BOARD ON _____

CHAIRMAN _____

SECRETARY _____

TWP ENGINEER _____

## NOTES:

1) BEING KNOWN AS LOT 24 IN BLOCK 120 AS SHOWN ON THE TOWNSHIP OF HAZLET TAX MAPS SHEET 8.
2) SIZE AND LOCATION OF BUILDINGS WITHIN 200 FT. ARE APPROXIMATE.
3) AREA OF LOT 24, BLOCK 120 = 1.20 ACRES.
4) BUILDING AREA - 5339 SQ. FT.
5) PRESENT NUMBER OF UNITS PROPOSED - 110 (TOTAL 310 SEATS)
6) NUMBER OF UNITS PROPOSED - 110 (TOTAL 310 SEATS)
7) PARKING SPACES PROVIDED
8) THE MOTEL ADDITION WILL CONSIST OF 110 MOTEL UNITS AND ONE 216 SQ. FT. STORAGE AREA.
9) APPLICANT MISC OWNS LOT 24 B BUT RENTS LAND TO A RESERVE SIGN.
10) NO VARIANCES SET AS PER CONTENTIOUS AGREEMENT.
11) NO REZONING IS ANTICIPATED.
12) NO NEW LANDSCAPING IS PROPOSED.
13) THERE ARE NO PROPOSED CHANGES IN EGRESS OR INGRESS TO PARKING AREA.

## PROPERTY OWNERS WITHIN 200 FEET

| BLOCK | LOT | ADDRESS | OWNER |
|---|---|---|---|
| [illegible] | [illegible] | [illegible] | [illegible] |

GENERAL NOTES:

1) ALL PROPOSED PAVEMENT SHALL BE DRAIN AS INDICATED WITH INDICATED ELEVATIONS AT A GRADE OF 0.7% AND BELOW INFEET OF SUBSTITUTE PAVEMENT
2) EXISTING GRADE = x 0.00
PROPOSED GRADE = x (0.00)

OWNER & APPLICANT

G. DONALD & BERNICE E. TOMASOS
5 MONTECELLO COURT
COLTS NECK N.J. 07722

| NO. | DATE | DESCRIPTION | CHK'D | APPR'D |
|---|---|---|---|---|
| | | | | |

REVISION

DESIGNED: [illegible] CHECKED: [illegible]
DRAWN: [illegible] APPROVED: [illegible]

HOLLY HILL MOTEL

SITE PLAN
FOR
LOT 24 IN BLOCK 120
SITUATED IN
TOWNSHIP OF HAZLET
MONMOUTH COUNTY, NEW JERSEY

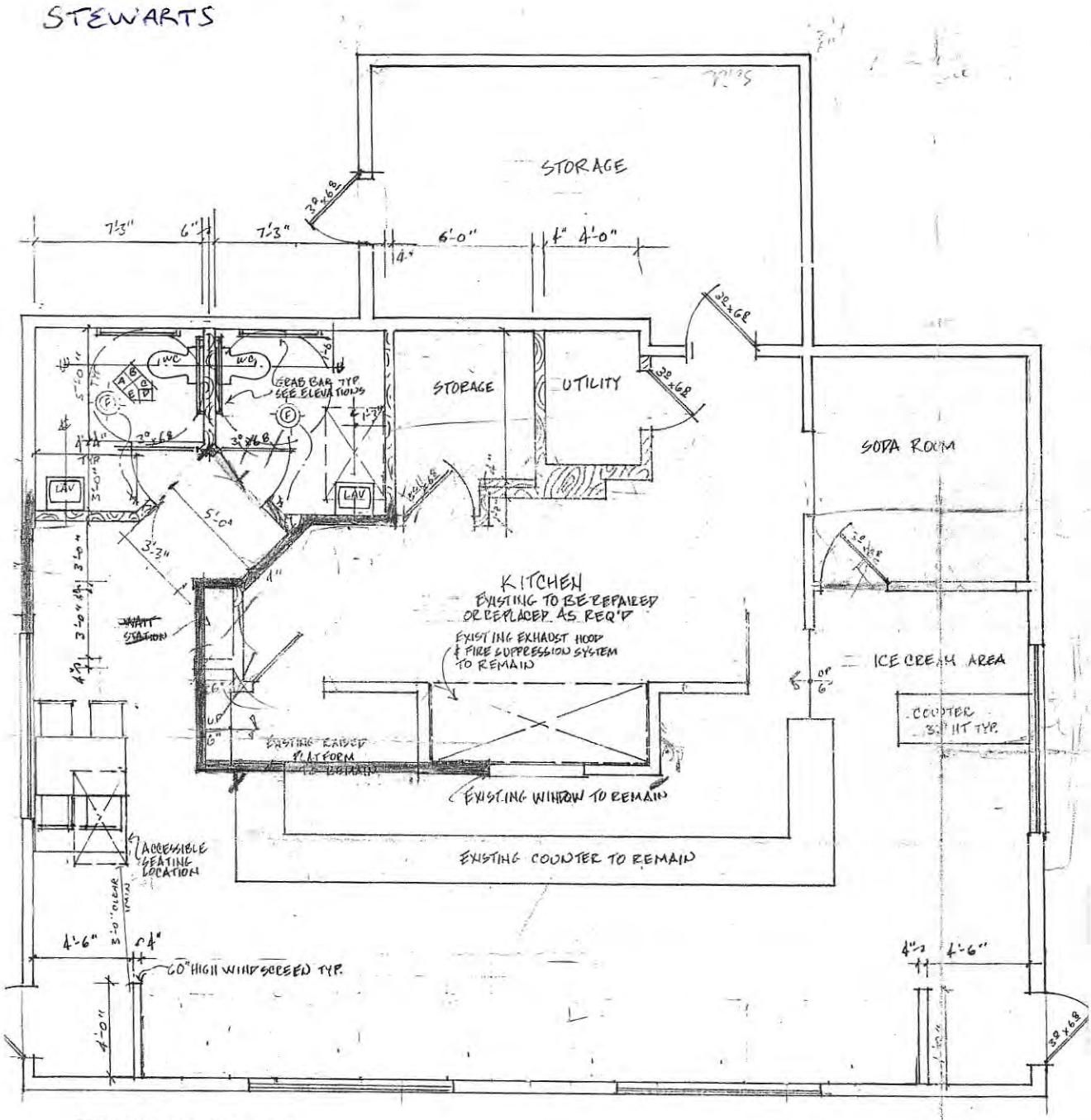
SCALE: 1" = 50' DATE: [illegible]

E. J. HODER ASSOC.
ENGINEERS SURVEYORS PLANNERS
315 HIGHWAY 35 HAZLET, N.J. 07730
201/264-3122

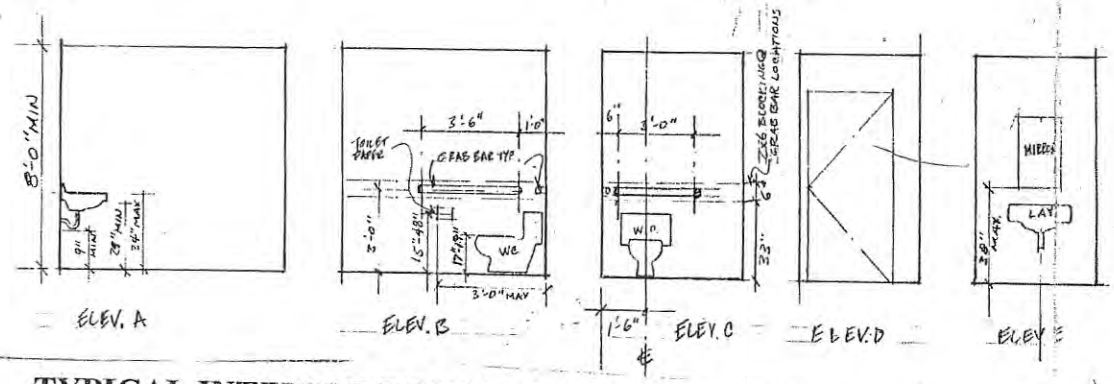
ROBERT A. RYAN P.L.S. — NJ LIC. NO 27482 — DATE 4/29/82

DAVID J. HODER P.E. — NJ LIC. NO 27825 — DATE 4/29/82

STEWARTS




# FLOOR PLAN




# TYPICAL INTERIOR RESTROOM ELEVATIONS

# 270-274 Highway 36 ~ Hazlet ~ Monmouth County ~ NJ

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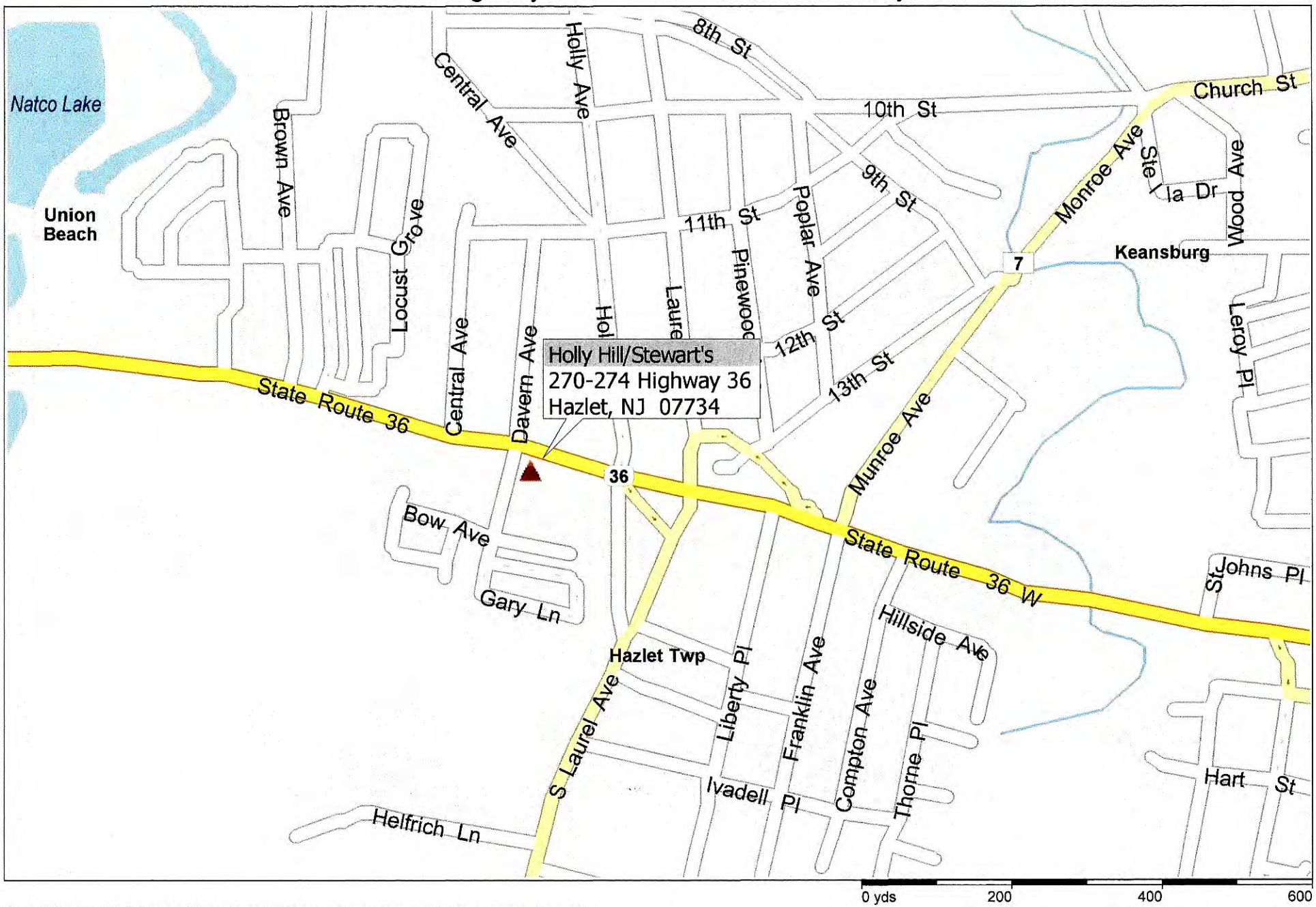
# 270-274 Highway 36 ~ Hazlet ~ Monmouth County ~ NJ

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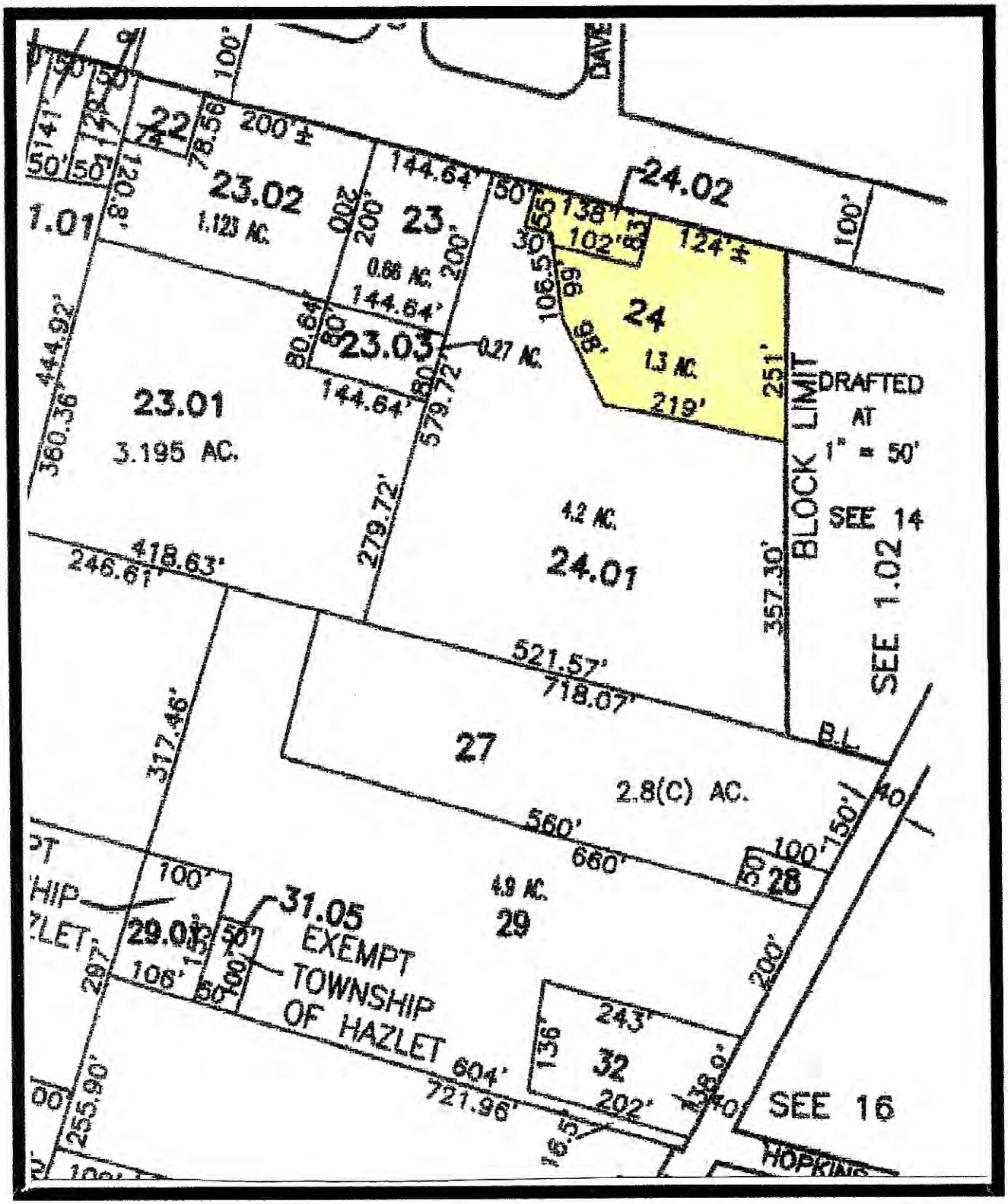
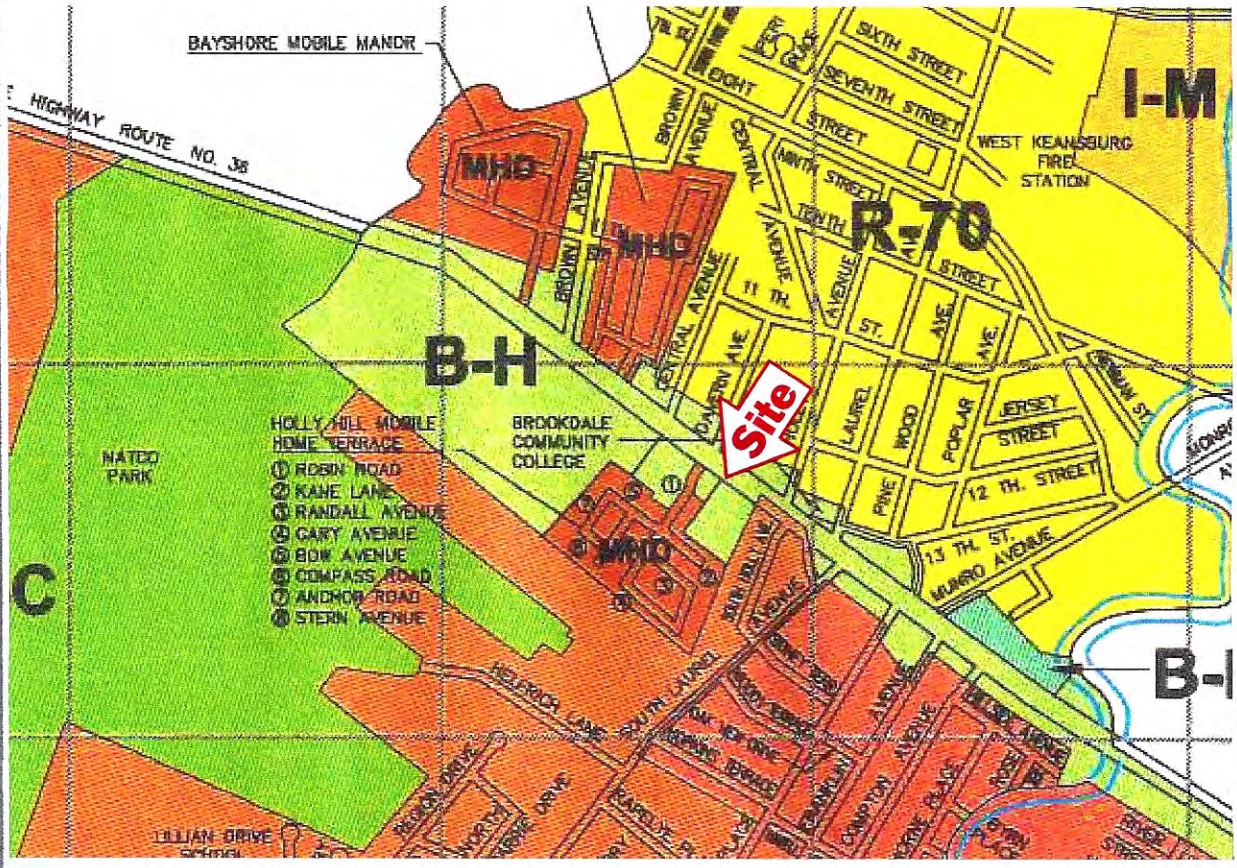
# Tax Map Location



# Zoning Map



BAYSHORE MOBILE MANOR
HIGHWAY ROUTE NO. 36
MHD
MHD
MHD
B-H
R-70
I-M
C
B-I
Site
WEST KEANSBURG FIRE STATION
SIXTH STREET
SEVENTH STREET
EIGHT STREET
NINTH STREET
TENTH STREET
11 TH. ST.
12 TH. STREET
13 TH. ST.
JERSEY STREET
MUNRO AVENUE
BROWN AVENUE
CENTRAL AVENUE
LAUREL
WOOD
POPLAR
PINE
HOLLY HILL MOBILE HOME TERRACE
① ROBIN ROAD
② KANE LANE
③ RANDALL AVENUE
④ GARY AVENUE
⑤ BOW AVENUE
⑥ COMPASS ROAD
⑦ ANCHOR ROAD
⑧ STERN AVENUE
BROOKDALE COMMUNITY COLLEGE
NATCO PARK
HELFRICH LANE
SOUTH LAUREL
LILLIAN DRIVE

**B-H Business Highway District ~ West Keansburg / Hazlet Township, NJ**

## A. Purpose

The B-H Zone District seeks to accommodate business uses that primarily serve highway traffic.

## B. Permitted Uses

1. Automobile Dealerships, except Automobile Service Stations* and Used Automobile Dealerships (Ordinance No. 1421-07 adopted 10/16/07)
2. Bank
3. Child care center
4. Community center
5. Computer training facility
6. Family day care
7. Garden center/nursery
8. Health and fitness club
9. Hotels
10. Hotels, extended stay lodging facilities
11. Professional offices
12. Restaurant
13. Retail sales and services

a. Car wash
b. Laundromat
c. Nail Salon

14. Theater, motion-picture
15. Office Buildings

## C. Conditional Uses

1. Propane Gas

a. The placement of twenty (20) pound cylinder exchange cabinets for propane gas shall be governed by the following criteria:

(i) Proposed locations must customarily have an outdoor attendant in conjunction with the principal use.

(ii) Storage unit shall be limited in size to contain eighteen (18) units maximum.

(iii) Unit must be located in a previously designated pedestrian walkway or landscaped area as the unit may not encroach on any parking or loading area. Any features lost as a result of the units placement shall be replaced.

(iv) Unit shall be located on the sides or front facades of the principal building.

(v) Any unit meeting all of the above criteria listed in paragraphs (i) through (iv) above may be approved at the discretion of the Zoning Officer.

(vi) Any unit not meeting all of the above shall require site plan review before the Planning Board.

b. Construction Standards shall be as follows:

(i) Storage cabinets, dispensing devices and other equipment shall meet all applicable Federal, State and Local safety regulations and requirements.

(ii) All tanks, cabinets and equipment shall be screened by a means approved by the Zoning Officer of the Township of Hazlet.

(iii) Bollards shall be installed to protect cabinets, tanks and equipment from vehicular impact.

(iv) Cabinets shall be anchored to prevent displacement by natural forces.

(v) Tanks shall be protected from overexposure to heat and sunlight. Protection shall be required to meet conditions of a screening approved by the Zoning Officer of the Township of Hazlet.

c. Application and Licensing:

(i) By virtue of application to the Zoning Officer of the Township of Hazlet for registration/licensing for distribution, the applicant certifies that the premises from which cylinders will be received and distributed has insurance and that training of those persons involved with handling and distribution to the public shall be the responsibility of the supplier.

(ii) Following approval of the application, the license shall be issued by the Zoning Officer of the Township of Hazlet. Licenses shall expire annually on June 30th. No license shall be granted except upon payment of a license fee at the annual rate of one hundred ($100.00) dollars.

D. Accessory Uses

1. Uses customarily incidental and accessory to a principal permitted use
2. Outdoor dining facility
3. Surface level parking areas

**E. Bulk Regulations**

See Schedule B, Bulk Regulations.*

# 270 State Route 36 W, Hazlet Township, NJ 07734-3172, Monmouth County

## Demographics

Based on ZIP Code: **07734**

### Population

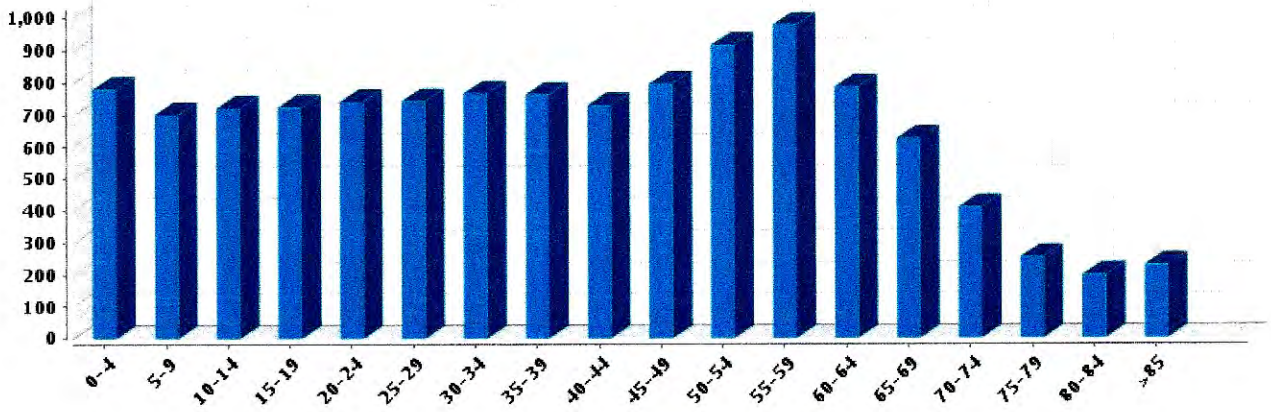
#### Summary

| | |
|---|---|
| Estimated Population: | **11,872** |
| Population Growth (since 2010): | **-10.7%** |
| Population Density (ppl / mile): | **6,697** |
| Median Age: | **39.96** |

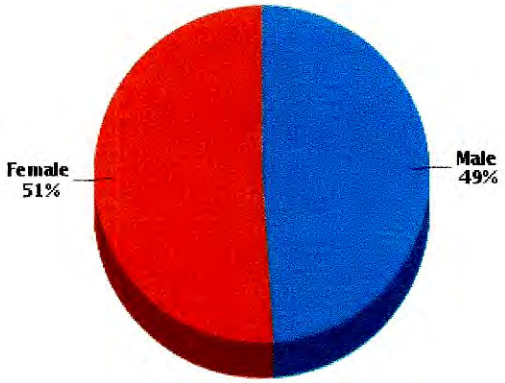
#### Household

| | |
|---|---|
| Number of Households: | **4,428** |
| Household Size (ppl): | **3** |
| Households w/ Children: | **1,094** |

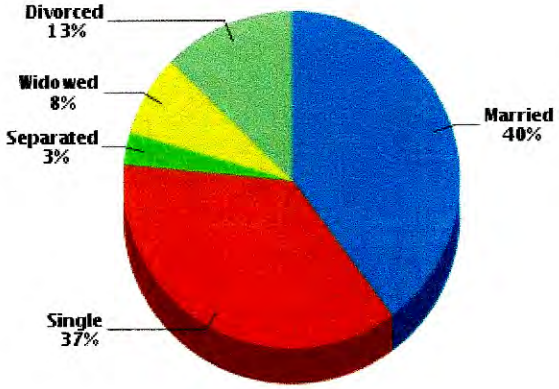
#### Age




#### Gender




#### Marital Status




### Housing

#### Summary

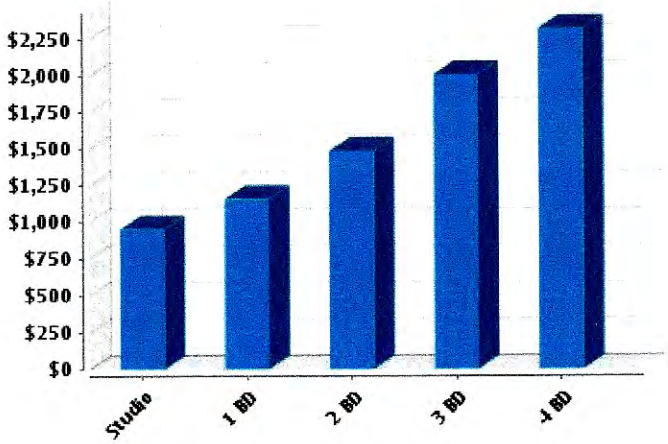
| | |
|---|---|
| Median Home Sale Price: | **$125,000** |
| Median Year Built: | **1958** |

#### Stability

| | |
|---|---|
| Annual Residential Turnover: | **10.36%** |

## Occupancy

## Fair Market Rents (County)

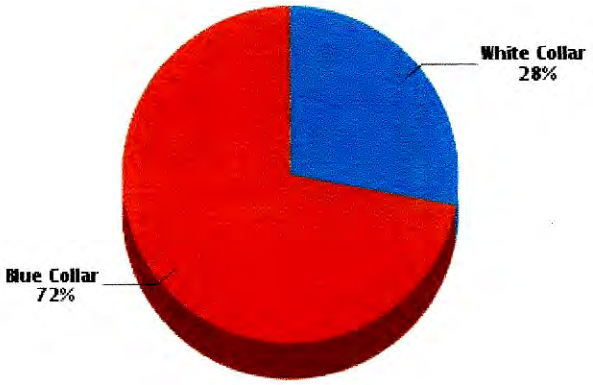



# Quality of Life

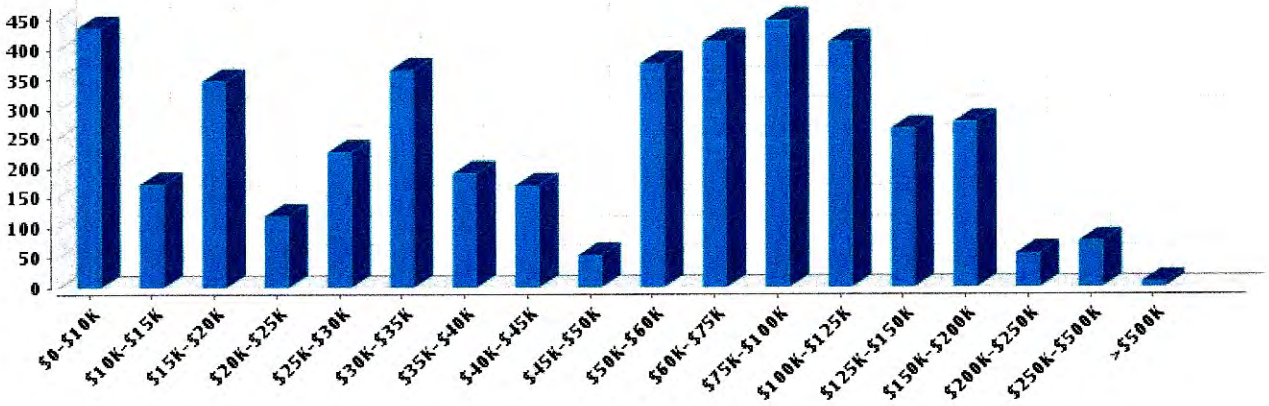
## Workers by Industry

| | |
|---|---|
| Construction: | **180** |
| Manufacturing: | **174** |
| Transportation and Communications: | **121** |
| Wholesale Trade: | **6** |
| Retail Trade: | **316** |
| Finance, Insurance and Real Estate: | **126** |
| Services: | **137** |
| Public Administration: | **205** |
| Unclassified: | **11** |

## Workforce



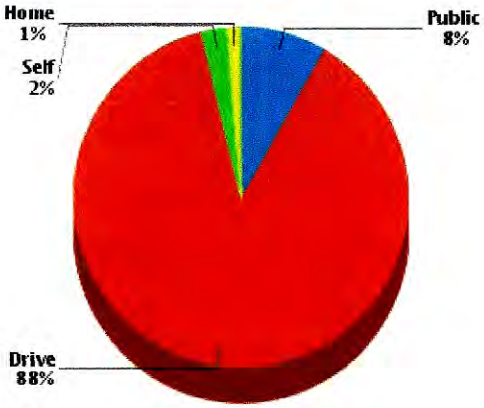

## Household Income




Average Household Income: **$70,892**

Average Per Capita Income: **$26,959**

### Commute Method

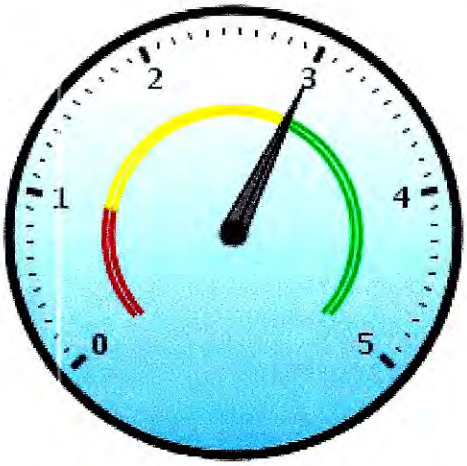



### Weather

| | |
|---|---|
| January High Temp (avg °F): | **38.3** |
| January Low Temp (avg °F): | **25.7** |
| July High Temp (avg °F): | **83.1** |
| July Low Temp (avg °F): | **67.7** |
| Annual Precipitation (inches): | **43.58** |

## Education

### Educational Climate Index (1)




### Highest Level Attained

| | |
|---|---|
| Less than 9th grade: | **247** |
| Some High School: | **892** |
| High School Graduate: | **3,240** |
| Some College: | **1,763** |
| Associate Degree: | **599** |
| Bachelor's Degree: | **1,076** |
| Graduate Degree: | **386** |

(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.
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## Schools

Radius: **2.00 mile(s)**

### Public - Elementary

| *Hazlet Township School District* | Distance | Grades | Students | Students per Teacher | SchoolDigger .com Rating (1) | Community Rating (2) |
|---|---|---|---|---|---|---|
| Lillian Drive School<br>28 Lillian Dr | 0.6 | 1st-4th | 250 | 11 | ★★★☆☆ | |
| Middle Road School<br>305 Middle Rd | 1.53 | 1st-4th | 261 | 15 | ★★★☆☆ | |
| Cove Road School<br>8 Cove Rd | 1.67 | 5th-6th | 208 | 14 | | |

| *Keansburg Borough School District* | Distance | Grades | Students | Students per Teacher | SchoolDigger .com Rating (1) | Community Rating (2) |
|---|---|---|---|---|---|---|
| Joseph C Caruso School<br>285 Carr Ave | 0.78 | 3rd-4th | 250 | 12 | ★☆☆☆☆ | |
| Port Monmouth Rd School<br>142 Port Monmouth Rd | 1.02 | Pre-K-2nd | 350 | 13 | | |

| *Middletown Township School District* | Distance | Grades | Students | Students per Teacher | SchoolDigger .com Rating (1) | Community Rating (2) |
|---|---|---|---|---|---|---|
| Ocean Avenue Elementary School<br>235 Ocean Ave | 1.38 | Pre-K-5th | 300 | 18 | ★★★☆☆ | |
| Harmony Elementary School<br>100 Murphy Rd | 1.79 | Pre-K-5th | 520 | 19 | ★★★☆☆ | |
| ***Union Beach Borough School District*** | **Distance** | **Grades** | **Students** | **Students per Teacher** | **SchoolDigger .com Rating (1)** | **Community Rating (2)** |
| Memorial Elementary School<br>221 Morningside Ave | 1.62 | Pre-K-8th | 625 | 15 | ★★★☆☆ | |

### *Public - Middle/High*

| *Hazlet Township School District* | Distance | Grades | Students | Students per Teacher | SchoolDigger .com Rating (1) | Community Rating (2) |
|---|---|---|---|---|---|---|
| Raritan High School<br>419 Middle Rd | 1.02 | 9th-12th | 966 | 14 | ★★☆☆☆ | ★★★★☆ |
| Hazlet Middle School<br>1639 Union Ave | 1.11 | 7th-8th | 470 | 10 | ★★☆☆☆ | |
| Cove Road School<br>8 Cove Rd | 1.67 | 5th-6th | 208 | 14 | | |
| ***Keansburg Borough School District*** | **Distance** | **Grades** | **Students** | **Students per Teacher** | **SchoolDigger .com Rating (1)** | **Community Rating (2)** |
| Joseph R Bolger Middle School<br>100 Palmer Pl | 0.73 | 5th-8th | 429 | 13 | ★☆☆☆☆ | |
| Keansburg High School<br>140 Port Monmouth Rd | 1.01 | 9th-12th | 375 | 11 | | ★★★★☆ |
| ***Middletown Township School District*** | **Distance** | **Grades** | **Students** | **Students per Teacher** | **SchoolDigger .com Rating (1)** | **Community Rating (2)** |
| Thorne Middle School<br>70 Murphy Rd | 1.74 | 6th-8th | 720 | 13 | ★★☆☆☆ | |
| ***Union Beach Borough School District*** | **Distance** | **Grades** | **Students** | **Students per Teacher** | **SchoolDigger .com Rating (1)** | **Community Rating (2)** |
| Memorial Elementary School<br>221 Morningside Ave | 1.62 | Pre-K-8th | 625 | 15 | ★★★☆☆ | |

### *Private*

| | Distance | Grades | Students | Classrooms | Community Rating (2) |
|---|---|---|---|---|---|
| Baytul Iman Academy - Hazlet<br>311 Laurel Ave | 0.12 | Pre-K-12th | | | |
| New School Of Monmouth County<br>301 Middle Rd | 1.06 | K-8th | 43 | | |
| King Of Kings School<br>250 Harmony Rd | 1.96 | Pre-K-Pre-K | 134 | | |

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)
(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.
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## Local Businesses

Radius: **2.00 mile(s)**

### Eating - Drinking

| | Address | Phone # | Distance | Description |
|---|---|---|---|---|
| **Stewart's Drive In** | 274 State Route 36 | (732) 495-5969 | 0.04 | Restaurants - American |
| **Laurel Market** | 257 Laurel Ave | (732) 495-1665 | 0.23 | Delicatessens |
| **Catering Jacques** | 403 State Route 36 | (732) 787-2830 | 0.27 | Caterers |
| **Jacques Caterers** | 403 State Route 36 | (732) 495-2600 | 0.27 | Caterers |
| **Valley Produce** | 4 Helfrich Ln | (732) 495-5858 | 0.27 | Fruits And Vegetables And Produce - Retail |
| **Polar Bear Ice Cream** | 130 State Route 36 W | (732) 787-2402 | 0.36 | Restaurants |
| **Wah Mei Chinese Restaurant** | 59 State Route 36 W | (732) 787-7765 | 0.47 | Restaurants - Chinese |
| **Cvs/Pharmacy** | 14 State Route 36 W | (732) 787-6227 | 0.52 | Health Food |
| **Keelen's Liquor Store** | 3 Railroad Ave | (732) 787-1919 | 0.57 | Bars |

| | | | | |
|---|---|---|---|---|
| **Dunkin' Donuts** | 9 State Route 36 W | (732) 495-9864 | 0.6 | Doughnuts |

## Shopping

| | Address | Phone # | Distance | Description |
|---|---|---|---|---|
| **Jewelers A Plus** | 275 State Route 36 | (732) 201-0243 | 0.14 | Jewelers - Retail |
| **J B Sales & Svc** | 421 State Route 36 | (732) 495-1500 | 0.29 | General Merchandise - Retail |
| **Best Buy Liquors** | 14 State Route 36 W | (732) 787-3383 | 0.52 | Liquors - Retail |
| **Cvs/Pharmacy** | 14 State Route 36 W | (732) 787-6227 | 0.52 | Pharmacies |
| **J T F Sells** | 34 Saint Johns Pl | (732) 241-7645 | 0.53 | Internet And Catalog Shopping |
| **Keelen's Liquor Store** | 3 Railroad Ave | (732) 787-1919 | 0.57 | Liquors - Retail |
| **Earl's Appliance Repair** | 116 Hudson Ave | (732) 787-8564 | 0.63 | Appliance Repairs |
| **Family Dollar Store** | 6 State Route 36 E | (732) 471-9402 | 0.64 | Variety Stores |
| **Bo's Attic** | 490 Palmer Ave | (732) 787-1150 | 0.64 | Consignment Shops |
| **Jacques Reception Ctr** | 500 Palmer Ave | (732) 671-0700 | 0.65 | Beverages |

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