

# #4481 ~ Neighborhood Commercial Development Site

**2 Cliffwood Avenue  
Aberdeen Township, NJ 07747**

**Commercial**

**Block: 157  
Lot: 2**

**Land Size: 1.5 Acres  
Building Size: 1,560 Sq. Ft.**

## **Tax Information**

**Land Assessment: \$ 231,300.  
Improvement Assessment: \$ 127,400.  
Total Assessment: \$ 358,700.**

**Taxes: \$ 7,777.  
Tax Year: 2023  
Tax Rate: 2.133/\$100  
Equalization Ratio: 98.43%  
Updated: 02/07/2024**

**Zoning: NC ~ Neighborhood Commercial District**

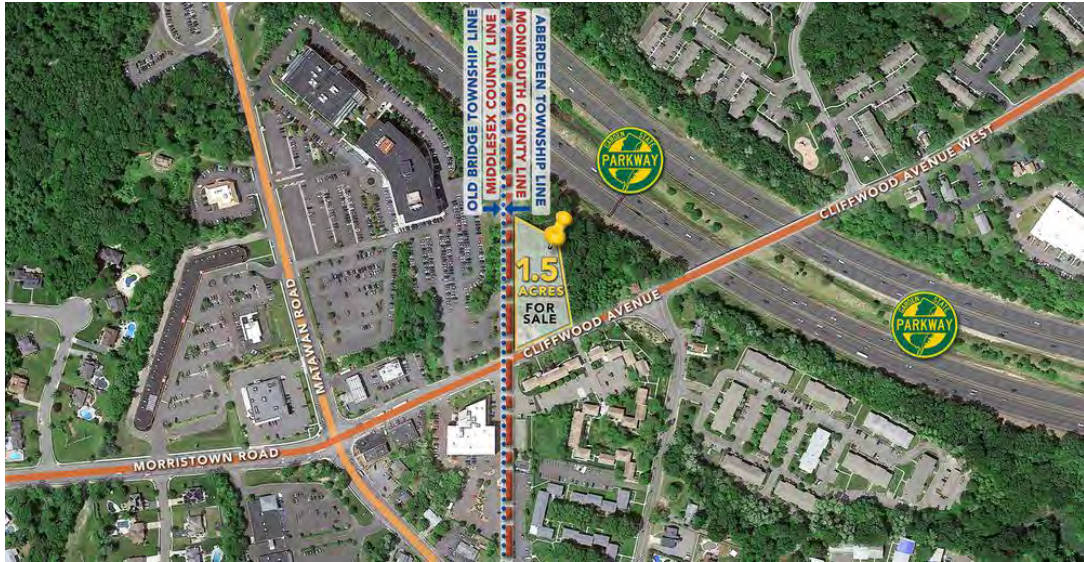
**Remarks: 1.5 Acre Property for Redevelopment with 221' of Frontage on Cliffwood Avenue. A 1,560 Sq. Ft. Two-Story Three Bedroom Home Exists On Site. Permitted Use Include Markets, Stores, Barber/Beauty Shops, Restaurants, Banks and Professional Offices. Drive-Thru Allowed. Minutes to Train and Near Bus Stop. Easy Access to Highway 34 and the Garden State Parkway.**

**Price: \$ 1,300,000. ~ Sale**

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

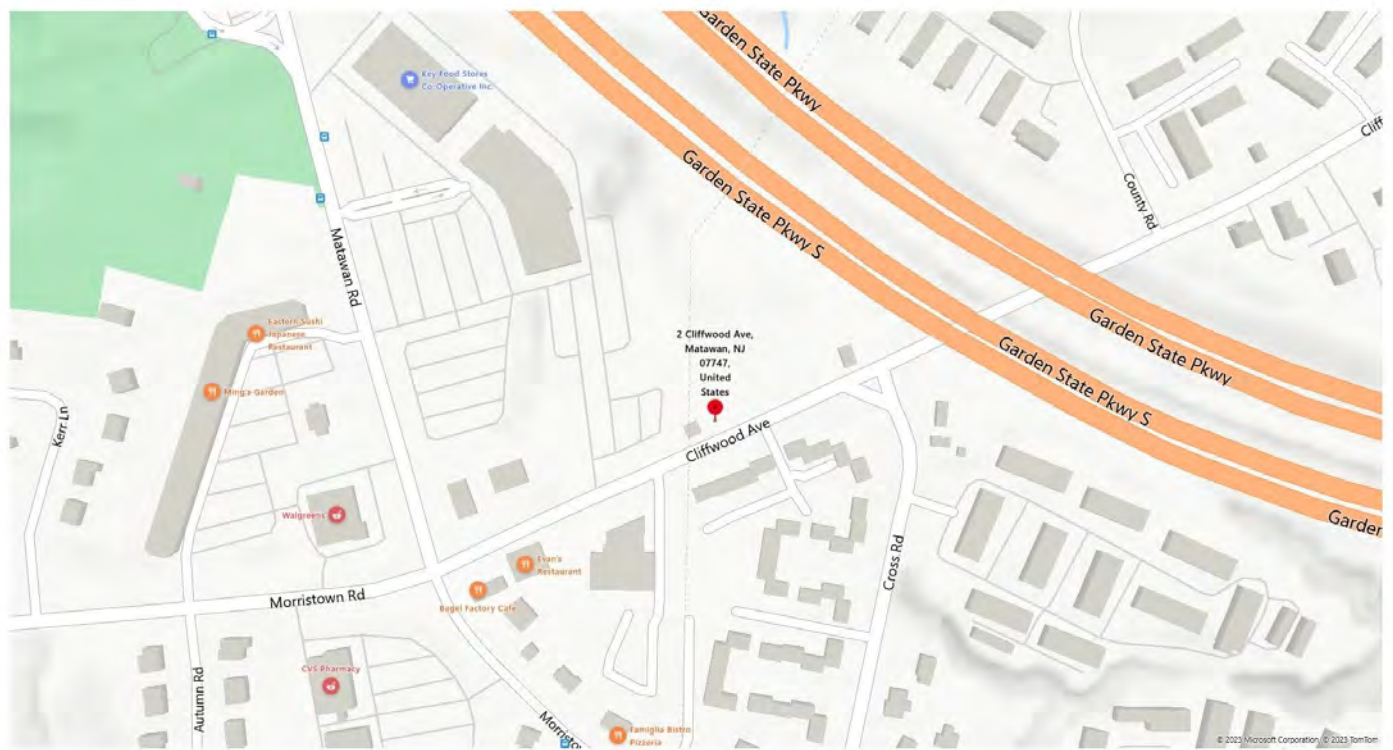
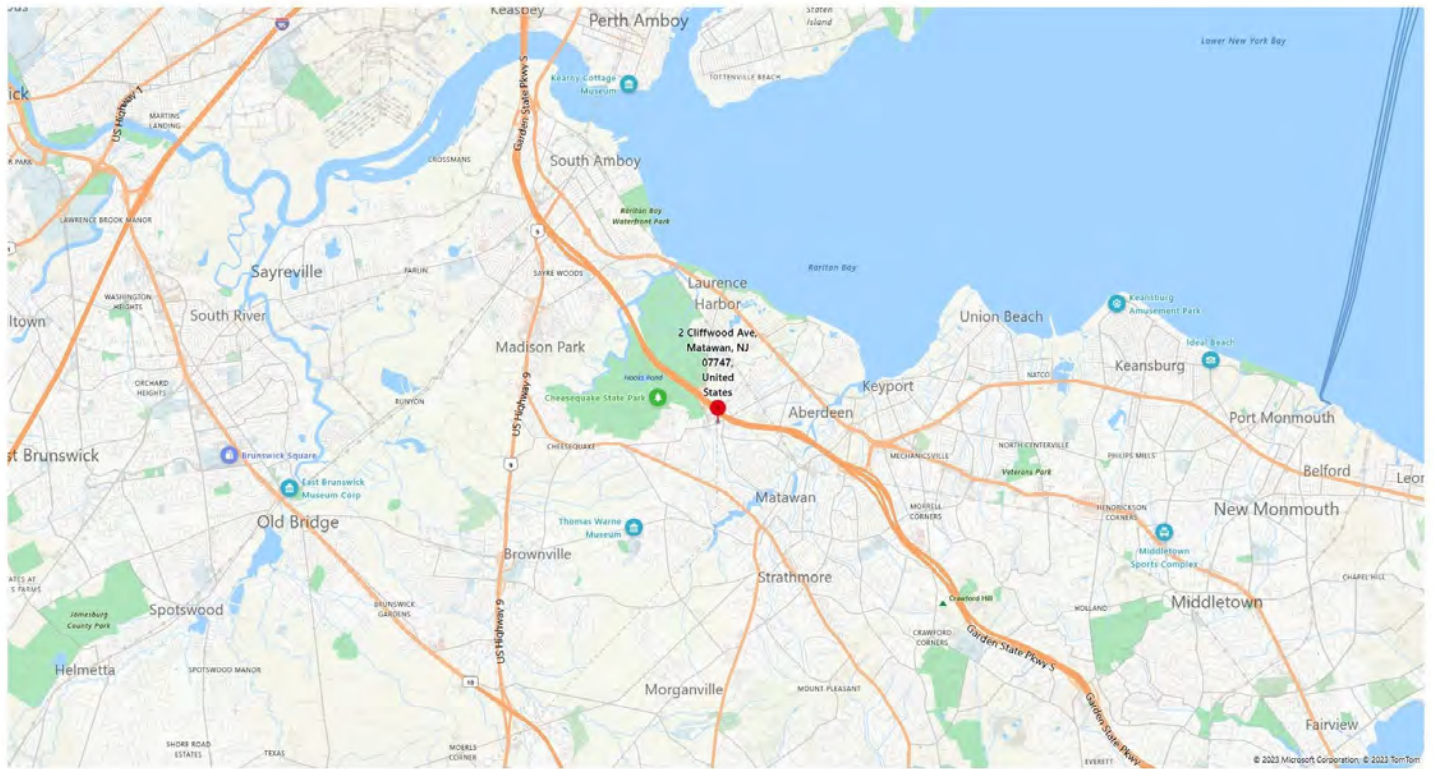
530 Prospect Avenue, 2E, Little Silver, NJ 07739-1444  
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542  
732-747-1000 • [Ray@SSRealty.com](mailto:Ray@SSRealty.com) • [www.SSRealty.com](http://www.SSRealty.com)











# WETLANDS MAP



— Road Centerlines

▭ Parcels (cadastral non-survey)

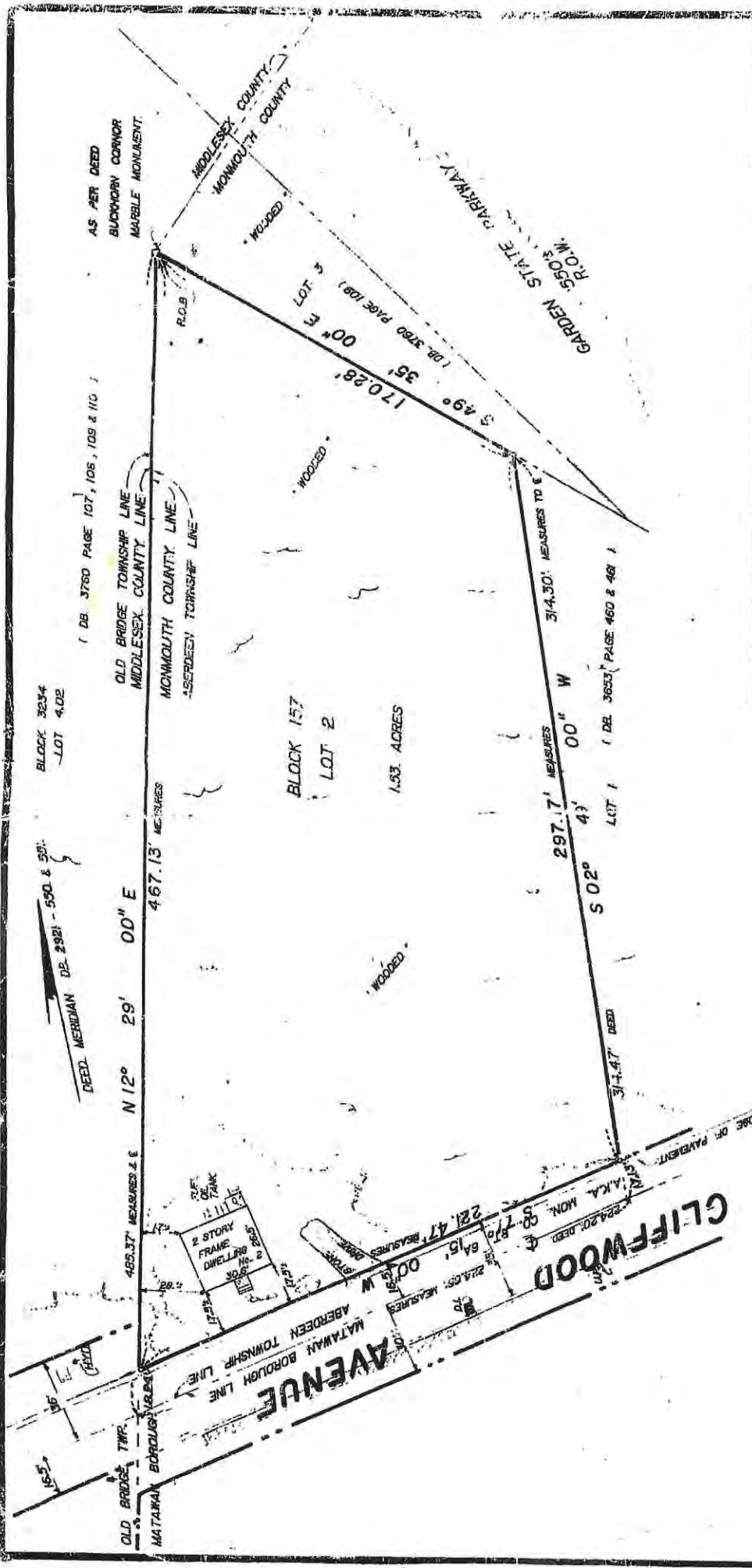
Wetlands of New Jersey (from Land Use/Land Cover 2012 Update) - Wetlands (2012)

▭ DECIDUOUS WOODED WETLANDS

**Tax Map Location**







REVISIONS		LOCATION	SURVEY
		LOT 2	BLOCK 157
		ON THE OFFICIAL TAX MAP	
		TOWNSHIP	OF
		MONMOUTH	COUNTY
			NEW JERSEY
		PROFESSIONAL LAND SURVEYOR	THOMAS A. FRANNIGAN
		LIC. No. 10884	LIC. No. 1234
		PLANNED BY	PLANNER
		THOMAS A. FRANNIGAN	
		CHECKED BY	T.A.F.
		DATE	JAN 23, 1986
		SCALE	1" = 40'
		FILE No.	062295

CERTIFIED TO,  
 ALLAN D. BROUKE AND VEE S. BROUKE  
 COMMUNITY HOME MORTGAGE CORPORATION, ITS SUCCESSORS AND / OR ASSIGNS  
 CENTURY / INTERCOUNTY TITLE AGENCY INC.  
 CHICAGO TITLE INSURANCE COMPANY  
 STEPHEN FRANK CEA, ESQUIRE

NO PROPERTY CORNERS SET AS PER  
 WRITTEN CONTRACTUAL AGREEMENT,  
 SUBJECT TO ANY EASEMENTS OF  
 RECORD.

**CLIFFWOOD**

**AVENUE**

AS PER DEED  
 BUCKHORN CORNER  
 MARBLE MONUMENT

( DB. 3780 PAGE 107, 108, 109 & 110 )

BLOCK 3234  
 LOT 4, D2

DEED MERIDIAN DB. 2921 - 590 & 581

OLD BRIDGE TWP.  
 MATAWAN BOROUGH LINE

ABERDEEN TOWNSHIP LINE

N 12° 29' 00" E

OLD BRIDGE TOWNSHIP LINE

MIDDLESEX COUNTY LINE

MONMOUTH COUNTY LINE

MIDDLESEX COUNTY

MONMOUTH COUNTY

BLOCK 157  
 LOT 2

1.53 ACRES

WOODED

WOODED

WOODED

EDGE OR PAVEMENT

CLIFFWOOD

DEED

DEED

DEED

DEED

DEED

DEED

DEED

DEED

DEED

DEED

DEED

(c) Three-bedroom unit: 1,200 sq. ft.

Each additional bedroom shall require that a minimum of two hundred (200) additional square feet be added to the gross floor area of the apartment or townhouse.

## § 25-4.5. "NC" Neighborhood Commercial.

- a. Purpose. The purpose of the "NC" district is to allow for small areas throughout the Township where small retail and service businesses may be located primarily for the convenience of the residents in the immediate neighborhood. Each designated zone is large enough to permit an expansion of these convenience centers in anticipation of continued population growth and increased demand for the goods and services. It is intended that the addition of more buildings in these areas be designed to enhance and improve the centers by insuring that an adequate traffic circulation plan evolves so that each building does not have its own access point(s) to the highway(s); that building appearances and signs are compatible; and that parking facilities are interrelated and capable of common usage where advisable.
- b. Principal Permitted Uses on the Land and in Buildings.
1. Local retail activities including grocery stores having less than three thousand five hundred (3,500) square feet of gross floor area, meat markets, seafood markets, delicatessens, bakeries, drug stores, furniture stores, sporting goods shops, gift shops, hobby shops, book stores, clothing stores, shoe stores, hardware stores, package liquor stores, pet shops, stationery stores, fabric stores and florists.
  2. Local service activities including barber and beauty shops, tailors, dry cleaning and laundering operations, appliance repair shops, shoe repair shops and upholsterers.
  3. Restaurants, bars and taverns.
  4. Banks, including drive-in facilities.
  5. Professional offices limited to doctors, dentists, architects, engineers, lawyers, real estate agents, insurance brokers or similar professional uses.
  6. Public utility uses as Conditional Uses. (See subsection **25-6.6** for additional standards.)
  7. Public purpose uses.
- c. Accessory Uses Permitted.
1. Off-street parking and loading. (See subsection **25-5.12**.)
  2. Fences and walls. (See subsection **25-5.8**.)
  3. Garages to house delivery trucks or other commercial vehicles.
  4. Temporary construction trailers and one (1) sign not exceeding fifty (50) square feet, advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a building permit and concluding with the issuance of a Certificate of Occupancy or one (1) year, whichever is less, provided said trailer and sign are on the site where construction is taking place and set back at least fifteen (15) feet from street and lot lines.
  5. Signs. (See subsection **25-5.18**.)
- d. Maximum Building Height. No building shall exceed thirty-five (35) feet in height except as allowed in subsection **25-6.5**.
- e. Area and Yard Requirements.

### Principal Building

#### Minimum

Lot area	5,000 sq. ft.
Lot frontage	50 ft.
Lot width	50 ft.
Lot depth	80 ft.
Side yard	

In order to encourage an end product which provides parking, access and architectural continuity, even where development occurs piecemeal and with diverse ownership, buildings may be attached and may be built to the interior side line(s) in order to be attached. Attached buildings may include two (2) walls which must be keyed to each other. Where buildings are built to both side lot lines, the site plan shall be accompanied by appropriate legal material and plans showing properly located loading spaces and trash receptacles with permitted access across adjacent properties. If structures are not attached, the side yard(s) shall be ten (10) feet.

Front yard	10 ft.
Rear yard	20 ft.

### Accessory Building

#### Minimum

Distance to side line	10 ft.
Distance to rear line	10 ft.
Distance to other building	15 ft.
Maximum	
Building coverage of principal building	30%
Building coverage of accessory building(s)	10%

f. Gross Floor Area Minimum. Each principal building shall have a minimum gross floor area of one thousand (1,000) square feet.

g. General Requirements.

1. One (1) building may contain more than one (1) use, provided that the total building coverage of the combined uses does not exceed the maximum building coverage specified for this district and, further, that each use occupies a minimum gross floor area of five hundred (500) square feet.
2. At least the first ten (10) feet adjacent to any street line shall not be used for parking and shall be planted and maintained in lawn area, ground cover, or landscaped with evergreen shrubbery and separated from the parking area by curbing.
3. No merchandise or similar material shall be displayed outside beyond five (5) feet of any building. No waste or equipment shall be stored outside.
4. All buildings shall be compatibly designed whether constructed all at one time or in stages over a period of time. Where a side or front exterior wall in excess of fifty (50) feet is proposed, variations in design shall be used to provide attractiveness to the building which shall include changing roof lines and roof designs, altering building heights, varying facade treatment or staggering the building setback. Wherever practicable and feasible, buildings shall be oriented so as to promote the conservation of energy and the use of renewable energy resources. All building walls visible from any street or residential district shall be suitably finished for aesthetic purposes which shall not include unpainted or painted cinder block or concrete block walls.
5. All areas not utilized for buildings, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or similar plantings and maintained in good condition, as outlined in the Aberdeen Township Maintenance Code.

## § 25-4.6. "HC" Highway Commercial.

[Ord. No. 20-1982; Ord. No. 18-1996; Ord. No. 22-1998 §§ 1,2; Ord. No. 3-2006 § 2]

- a. Purpose. The purpose of the "HC" district is to provide those uses serving a regional as well as a local function. The areas are located along Routes 34 and 35 for regional accessibility and for rendering services to the traveling public. In all circumstances, the site planning and building designs are intended to be completed in a compatible manner with an overall plan for the development of all lands so zoned in order to coordinate traffic flow, parking needs, building orientation, landscaping, drainage and similar factors which have a relationship to development, whether implemented cumulatively over a period of years or in one (1) major development program.
- b. Principal Permitted Uses on the Land and in Buildings.
  1. Retail sales of goods and services.
  2. Restaurants, bars, taverns and nightclubs.
  3. Banks, including drive-in facilities.
  4. Offices and office buildings.
  5. Theaters.
  6. Department stores.
  7. Shopping centers which shall include only those uses enumerated above and which shall be developed as a single architectural scheme, whether constructed all at one time or in stages over a period of time.
  8. Garden centers engaging in the retail sale of plant material. Outside storage, sale or display areas shall not exceed four (4) times the building coverage and shall be used only for storage, sale and display of living plant material.
  9. Bowling alleys.
  10. Automobile sales whose principal use is the sale of new automobiles through franchised dealers. The sale of used automobiles shall be accessory to and incidental to the principal permitted use.
  11. Car washes as Conditional Uses. (See subsection **25-6.6** for additional standards.)
  12. Service stations as Conditional Uses. (See subsection **25-6.6** for additional standards.)
  13. Public utilities as Conditional Uses. (See subsection **25-6.6** for additional standards.)
  14. Public purpose uses.
  15. Storage yards for towed inoperable vehicles as Conditional Uses under N.J.S.A. 40:55D-67. (See subsection **25-6.6i** for standards.)
  16. Amusement arcades as Conditional Uses. (See subsection **25-6.6** for additional standards.)

# 2 Cliffwood Ave, Matawan, NJ 07747-1103, Monmouth County

APN: 01-00157-0000-00002 CLIP: 6288918834

## POPULATION

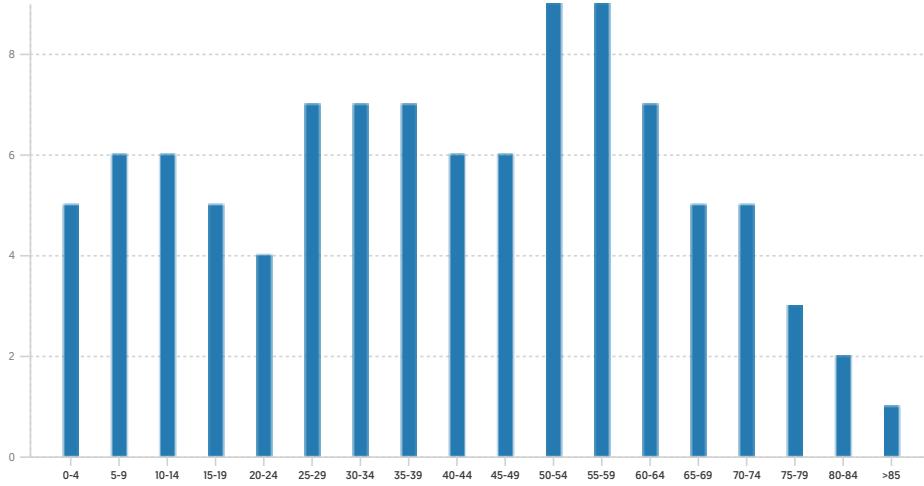
### SUMMARY

Estimated Population	<b>32,462</b>
Population Growth (since 2010)	<b>2.6%</b>
Population Density (ppl / mile)	<b>2,475</b>
Median Age	<b>42.6</b>

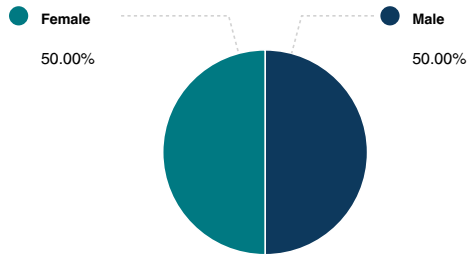
### HOUSEHOLD

Number of Households	<b>12,839</b>
Household Size (ppl)	<b>3</b>
Households w/ Children	<b>6,256</b>

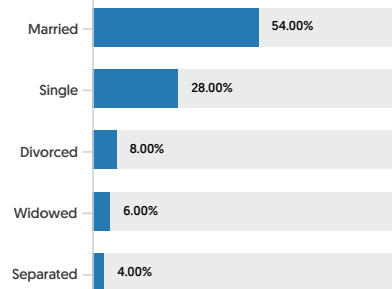
### AGE



### GENDER



### MARITAL STATUS



## HOUSING

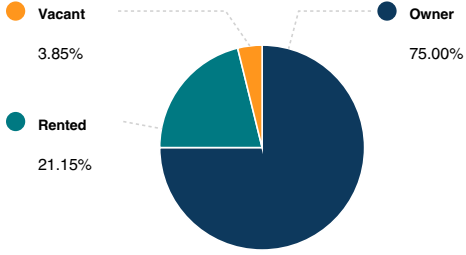
### SUMMARY

Median Home Sale Price	<b>\$382,800</b>
Median Year Built	<b>1976</b>

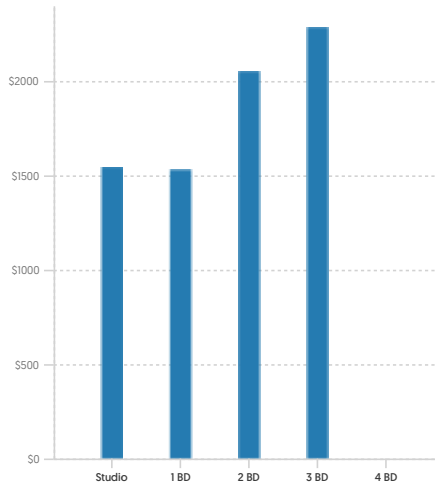
### STABILITY

Annual Residential Turnover	<b>8.73%</b>
-----------------------------	--------------

OCCUPANCY



FAIR MARKET RENTS (COUNTY)

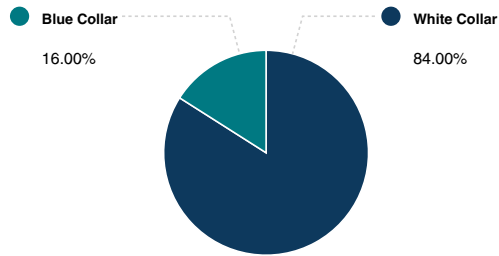


QUALITY OF LIFE

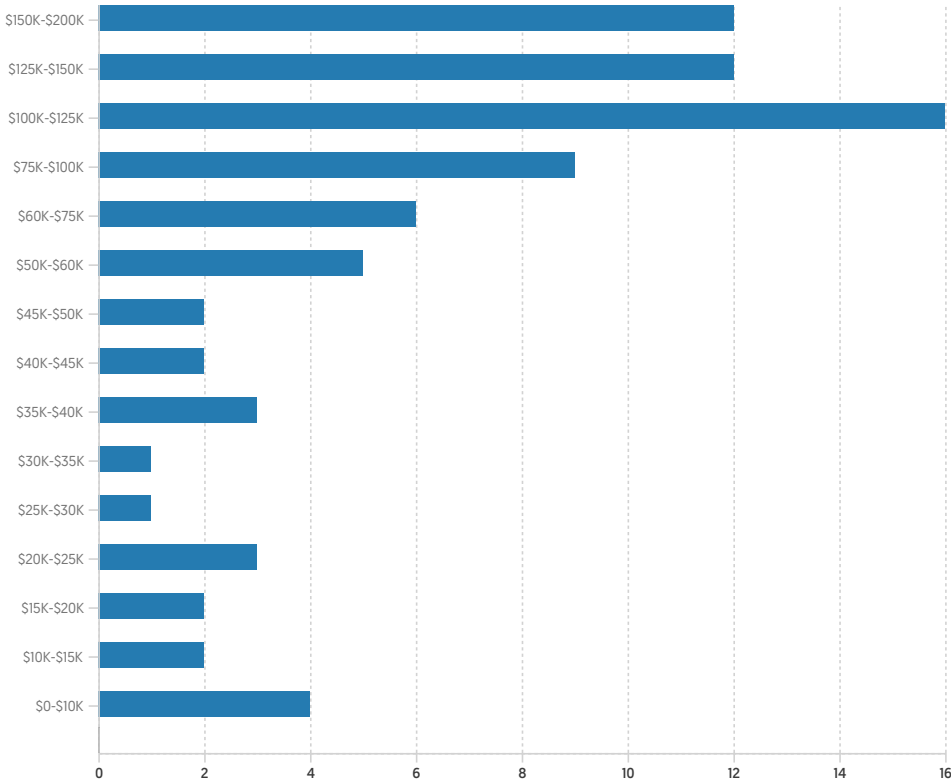
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	1,233
Manufacturing	968
Transportation and Communications	1,133
Wholesale Trade	569
Retail Trade	2,027
Finance, Insurance and Real Estate	1,731
Services	6,186
Public Administration	668
Unclassified	

WORKFORCE



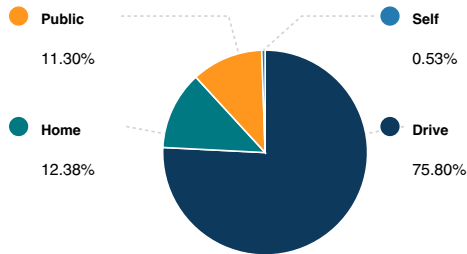
HOUSEHOLD INCOME



Average Household Income **\$115,272**

Average Per Capita Income **\$54,291**

**COMMUTE METHOD**



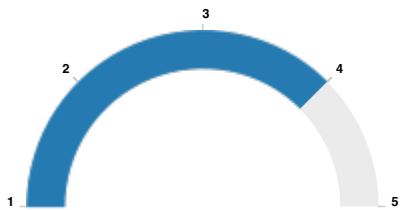
Median Travel Time **40 min**

**WEATHER**

January High Temp (avg °F)	<b>40</b>
January Low Temp (avg °F)	<b>22.4</b>
July High Temp (avg °F)	<b>85.3</b>
July Low Temp (avg °F)	<b>65.9</b>
Annual Precipitation (inches)	<b>46.87</b>

**EDUCATION**

**EDUCATIONAL CLIMATE INDEX (1)**



**HIGHEST LEVEL ATTAINED**

Less than 9th grade	<b>129</b>
Some High School	<b>843</b>
High School Graduate	<b>5,765</b>
Some College	<b>4,198</b>
Associate Degree	<b>1,707</b>
Bachelor's Degree	<b>9,280</b>
Graduate Degree	<b>4,124</b>

(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)**

**PUBLIC - ELEMENTARY**

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Ravine Drive Elementary School	<b>0.58</b>	<b>K-4th</b>	<b>319</b>	<b>12</b>	<b>3</b>
			Community Rating (2)		
Ravine Drive Elementary School			<b>4</b>		

**PUBLIC - MIDDLE/HIGH**

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Matawan-Aberdeen Middle School	<b>0.92</b>	<b>6th-8th</b>	<b>897</b>	<b>12</b>	<b>3</b>
			Community Rating (2)		
Matawan-Aberdeen Middle School					

(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.  
 (3) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved

**LOCAL BUSINESSES**

**RADIUS: 1 MILE(S)**

**EATING - DRINKING**

	Address	Phone #	Distance	Description
Ono Korean Bbq	<b>40 Cross Rd</b>	<b>(732) 970-7489</b>	<b>0.11</b>	<b>Barbecue Restaurant</b>
Attilio's Pizza, Inc.	<b>8 Cliffwood Ave</b>	<b>(732) 583-1433</b>	<b>0.12</b>	<b>Pizzeria, Independent</b>

Ming's Garden	40 Cross Rd 349	(732) 583-7133	0.15	Chinese Restaurant
Townsquare Liquor & Bar	40 Cross Rd 345	(732) 290-3033	0.15	Drinking Places
Jade Garden Chinese Restaurant	326 Matawan Rd	(732) 566-8877	0.15	Chinese Restaurant
Blue Wasabi	351c Matawan Rd	(732) 765-8818	0.16	Japanese Restaurant
J&P Chinese Restaurant	25 Morristown Rd Ste B	(732) 583-2888	0.17	Chinese Restaurant
Nail Cafe	25 Morristown Rd Ste H	(732) 290-9200	0.17	Cafe
Fromsouptonutz LLC	65 County Rd	(848) 702-0597	0.2	Eating Places
Bagel Mania Inc	347c Matawan Rd	(732) 583-7673	0.21	Bagels

#### SHOPPING

	Address	Phone #	Distance	Description
Quick Chek Corporation	1 Cliffwood Ave	(732) 441-3975	0.15	Convenience Stores
Eunice Siaw	65 County Rd Unit N87	(732) 763-0161	0.2	Miscellaneous General Merchandise
Empire Mirror & Glass Ltd.	77 Cliffwood Ave Ste 3a	(732) 566-7335	0.28	Glass
7 Eleven Inc	326 Morristown Rd	(732) 566-9739	0.34	Convenience Stores, Chain
Spray Paint Arts Inc.	5 Gulfstream Blvd	(732) 583-4162	0.63	Paint
Beachwood Realty LLC	9 Treeview Ln	(908) 769-6500	0.88	Miscellaneous General Merchandise