



## #5023 ~ Commercial Building

**25 Church Street  
Keyport, NJ 07735**

**Commercial/Retail/Mixed-Use**

**Block: 93  
Lot: 1, 9, 10**

**Land Size: 0.53 Acre  
Building Size: 22,476 Sq. Ft.**

### **Tax Information**

**Land Assessment: \$ 556,200.  
Improvement Assessment: \$ 551,500.  
Total Assessment: \$ 1,107,700.**

**Taxes: \$ 27,405.  
Tax Year: 2022  
Tax Rate: 2.442/\$100  
Equalization Ratio: 88.49%  
Updated: 05/11/2023**

**Zoning: GC ~ General Commercial District**

**Remarks: 22,476 Sq. Ft. Three-Story Versatile Mixed-Use Building on 0.53 Acre Located on the Corner of Church Street and 1st Street. Building Contains Retail Space on the First Floor, and Food Manufacturer Improvements Including Stainless Steel Trench Drains and Wash-Down Production Room with Walk-In Refrigerator/Freezer. Third Floor is Unfinished. Two Drive-In Doors and Freight Elevator. Large Parking Lot. Easy Access to Highway 35, 36 and the Garden State Parkway.**

**Price: \$ 2,500,000. ~ Sale**

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

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](mailto:Ray@SSRealty.com) • [www.SSRealty.com](http://www.SSRealty.com)



























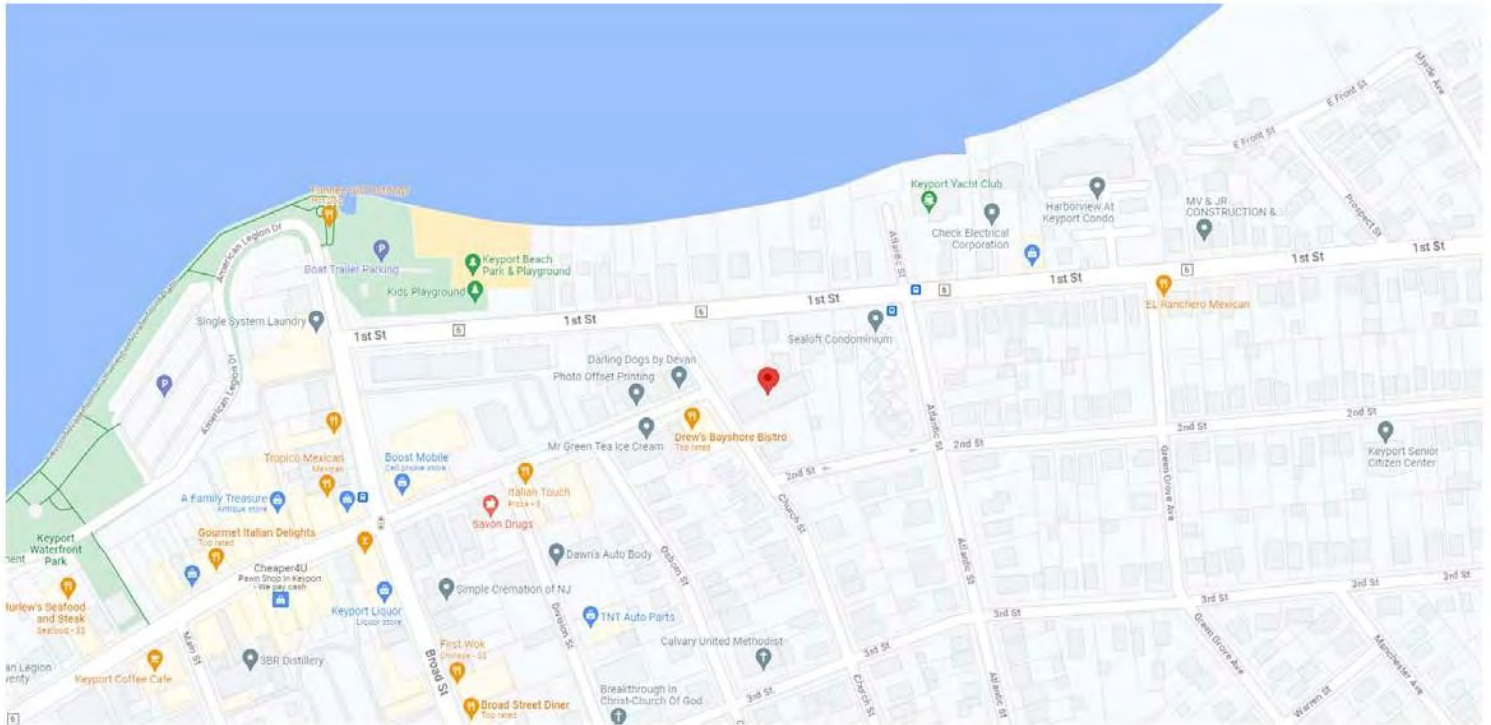
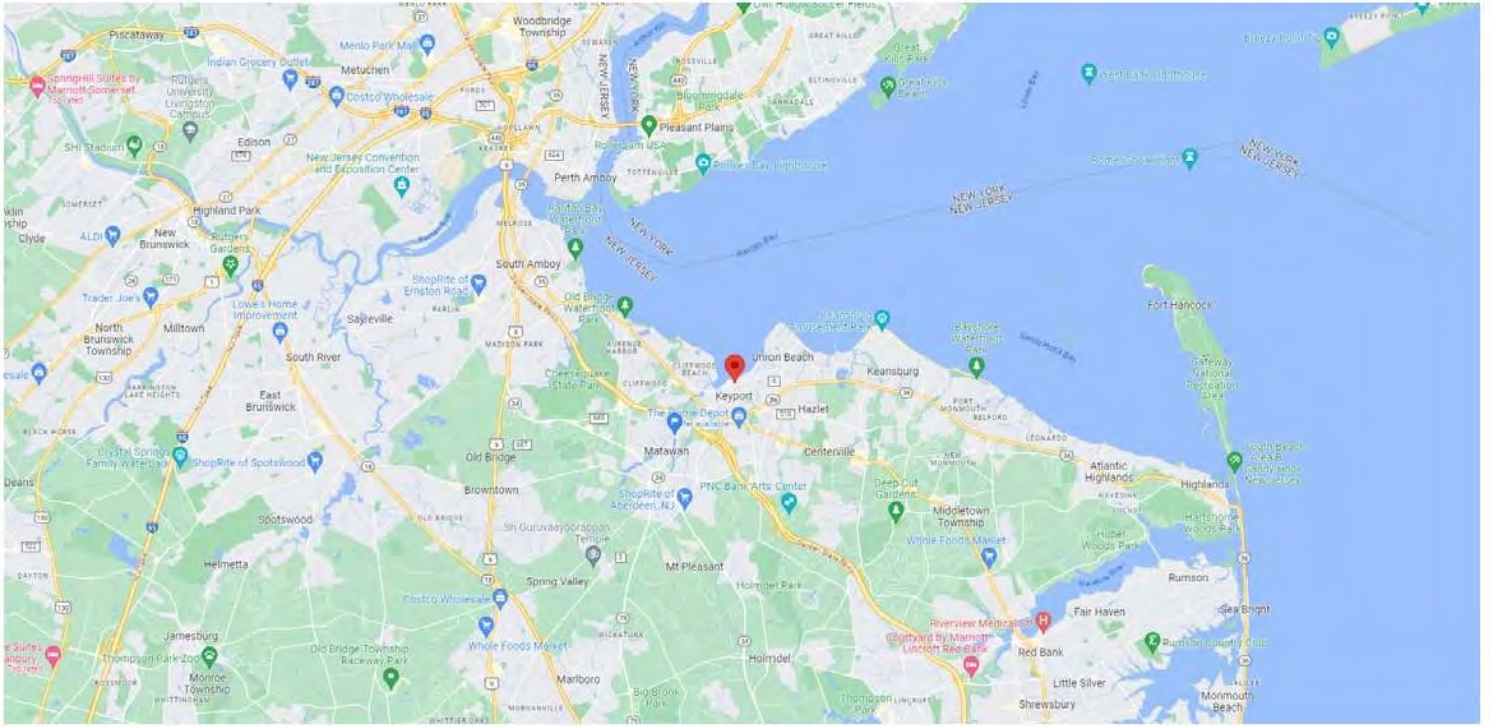
- Road Centerlines
- ▭ Parcels (cadastral non-survey)



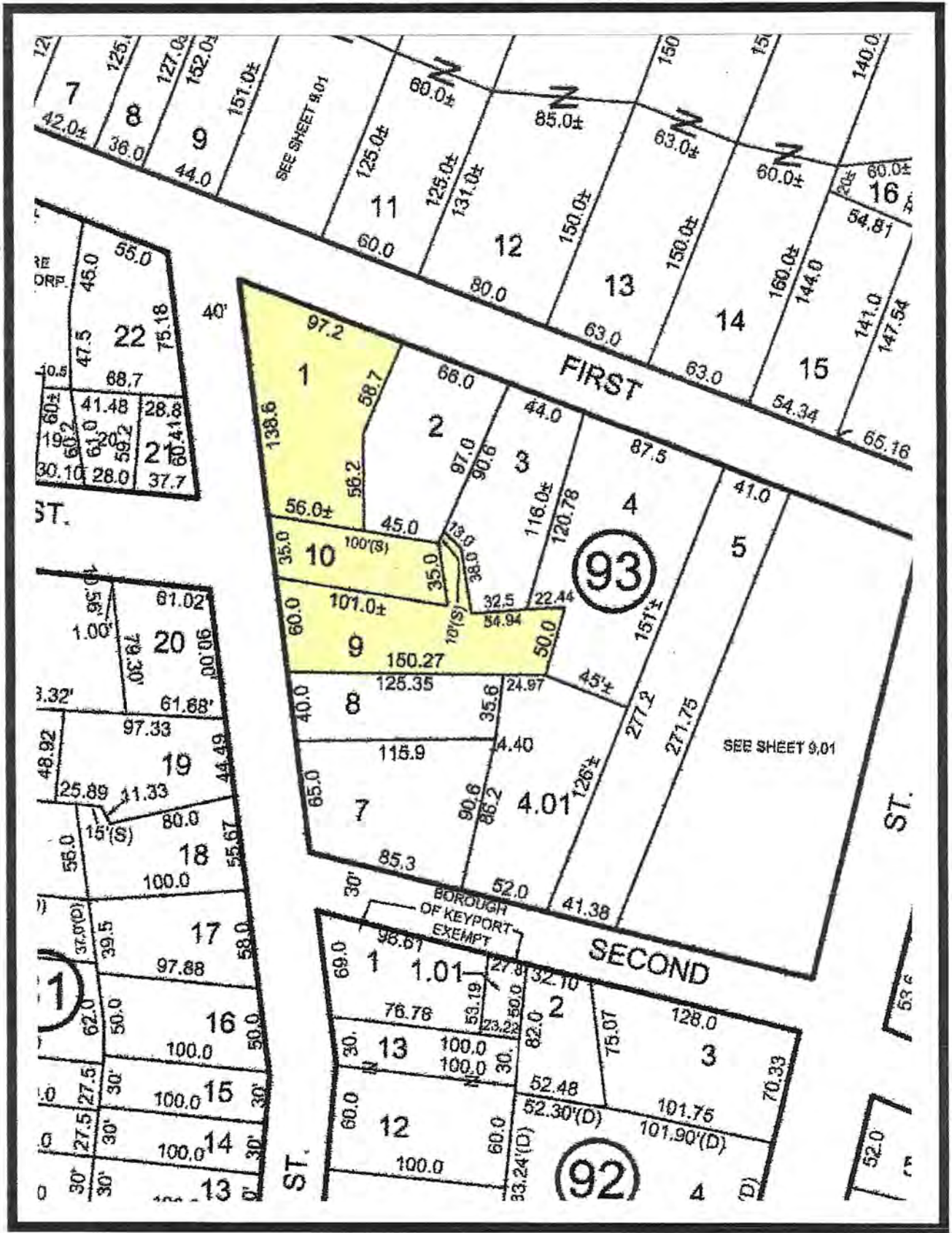


— Road Centerlines



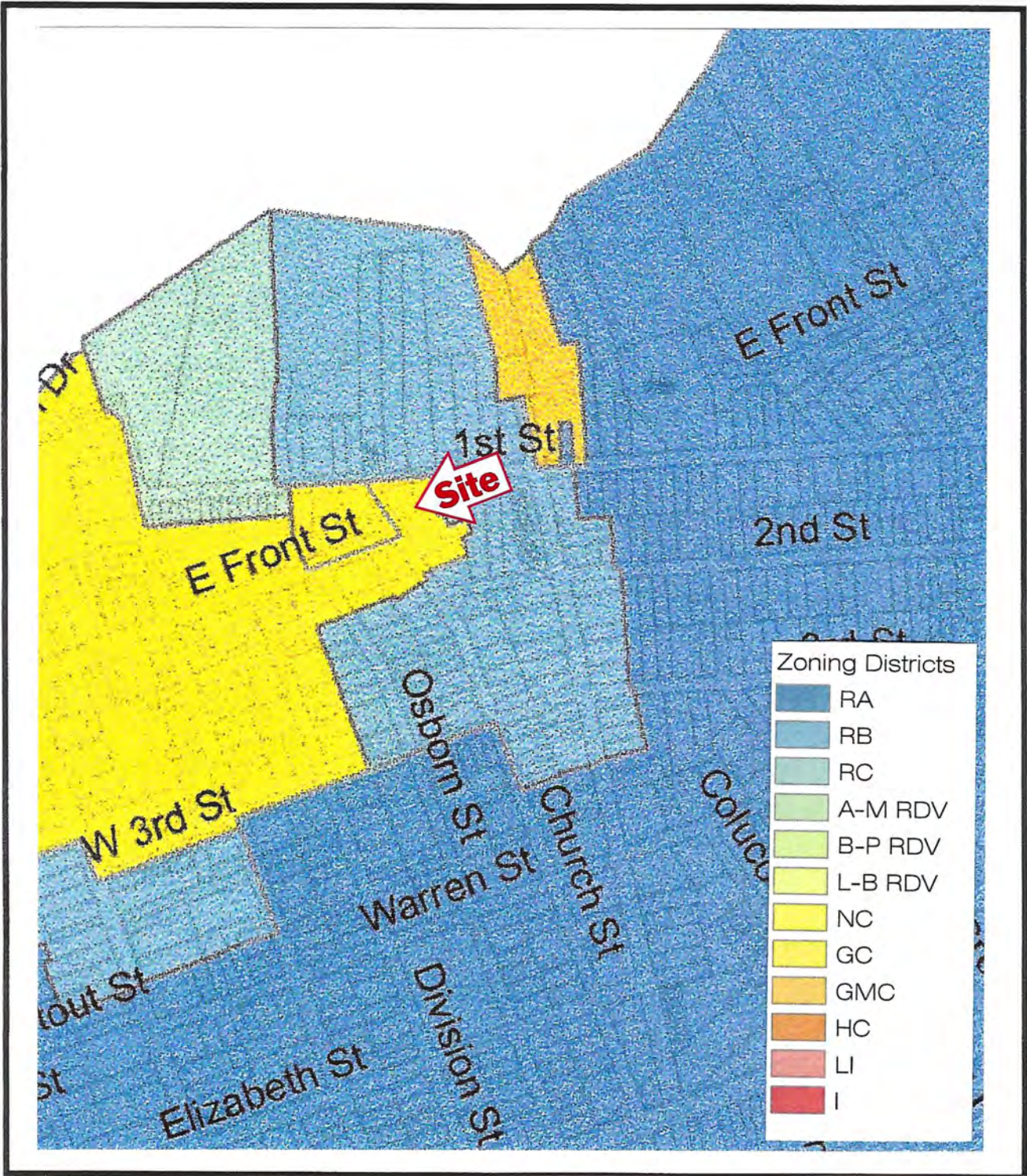


# TAX MAP LOCATION





# Zoning Map



- j. Hardware stores.
- k. Laundries, hand or automatic.
- l. Office, business and professional.
- m. Package liquor stores.
- n. Photographic equipment and supplies.
- o. Radio, television, computer or other electronics repair.
- p. Shoe repair shops.
- q. Tailor and dressmaker shops.

### § 25-1-8.2. Permitted accessory uses.

[Ord. No. 13-90; amended 12-18-2018 by Ord. No. 28-18]

- a. Required and permitted off-street parking and loading facilities.
- b. Signs subject to § 25-1-17.
- c. Accessory uses and structures customarily incidental to a permitted principal use.

### § 25-1-8.3. Development standards.

[Ord. No. 13-90; amended 12-18-2018 by Ord. No. 28-18]

As set forth in § 25-1-16 unless specific standard is set forth hereinafter or within § 25-1-14 (General Regulations) and § 25-1-15 (Supplemental Regulations).

### § 25-1-8.4. Minimum off-street parking requirements.

[Ord. No. 13-90; amended 12-18-2018 by Ord. No. 28-18]

Requirements are contained in § 25-1-18.

### § 25-1-8.5. Other required conditions.

[Ord. No. 13-90; amended 12-18-2018 by Ord. No. 28-18]

All uses shall be conducted within a completely enclosed building, except for service stations, branch banks, dry cleaning, florist and off-street parking and loading facilities.

## § 25-1-9. GENERAL COMMERCIAL DISTRICT (GC) REGULATIONS.

[Amended 12-18-2018 by Ord. No. 28-18]

Purpose. The purpose of the GC General Commercial District is to serve as the commercial and business hub of the Borough, offering a variety of shops, restaurants, banks, retail uses, offices and business establishments serving local commercial needs of the immediate community as well as those uses that support waterfront tourism.

### § 25-1-9.1. Permitted principal uses.

[Ord. No. 13-90; Ord. No. 28-95; amended 11-22-2016 by Ord. No. 22-16; 12-18-2018 by Ord. No. 28-18]

- a. Uses permitted in the Neighborhood Commercial District.
- b. Apparel shops.
- c. Banks and other financial institutions.
- d. Bars and cocktail lounges.
- e. Club, exclusive of a swimming pool club.
- f. Furniture stores.
- g. (Reserved)
- h. Theaters.
- i. Department stores, specialty shops, personal and business service establishments.
- j. Paint and wallpaper stores.
- k. Studios for yoga, personal training, exercise, gyms, photography, art, music and dance.
- l. Sporting and athletic goods.



m. Mixed residential commercial use.

### § 25-1-9.2. Permitted accessory uses.

[Ord. No. 13-90; amended 12-18-2018 by Ord. No. 28-18]

- a. Signs subject to § 25-1-17.
- b. Parking garages, off-street parking and loading areas.
- c. Accessory uses and structures customarily incidental to a principal permitted use.
- d. Accessory storage within a wholly enclosed permanent building of materials, goods and supplies intended for sale, processing or consumption on the premises, except new and used cars and boats may be stored outside.

### § 25-1-9.3. Conditional use.

[Added 12-18-2018 by Ord. No. 28-18]

- a. Bed-and-breakfast residences.
- b. Hotels.

### § 25-1-9.4. Minimum off-street parking requirements.

[Ord. No. 13-90; amended 12-18-2018 by Ord. No. 28-18]  
Requirements are contained in § 25-1-18.

### § 25-1-9.5. Development standards.

[Ord. No. 13-90; amended 12-18-2018 by Ord. No. 28-18]

As set forth in § 25-1-16 unless specific standard is set forth hereinafter or within § 25-1-14 (General Regulations) and § 25-1-15 (Supplemental Regulations).

- a. Mixed residential commercial uses:
  1. Shall consist of GC District permitted commercial uses on the ground floor and residential dwellings on upper floors. Residential dwelling units shall not be permitted on the basement or first (ground) floor level.
  2. Pedestrian access for the commercial spaces for the mixed use buildings along West Front and East Front Streets shall be provided from West Front Street and East Front Street.
  3. Vehicles shall not be permitted to back on to West Front Street or East Front Street.
  4. Residential dwelling units may be studios, one, two or three bedroom units.
  5. Residential dwelling units shall be a minimum of 675 square feet. The minimum square footage for each dwelling unit may be split between floors however direct access shall be provided between floors in each dwelling unit.
  6. Each residential dwelling unit shall contain its own bathroom, kitchen and closet. Three-bedroom dwelling units shall contain a minimum of two bathrooms.
  7. Each bedroom within the dwelling unit shall contain a closet.
  8. Off-street parking requirement. The number and size of spaces required for the residential use shall be in accordance with N.J.A.C. 5:21, the Residential Site Improvement Standards.

### § 25-1-9.6. (Reserved)

### § 25-1-9.7. Other required conditions.

[Ord. No. 13-90; amended 12-18-2018 by Ord. No. 28-18]

- a. All uses shall be conducted wholly within a completely enclosed building, except for outdoor dining, drinking and food preparation, service stations, banks, dry cleaners and florists, parking lots, off-street parking and loading facilities, provided such outdoor uses comply with all setback requirements for commercial buildings abutting properties located in a residential zoning district, as set forth in this section.  
[Amended 11-12-2019 by Ord. No. 19-19]
- b. All uses abutting a residential district shall be screened as required in Subsection 25-1-14.6.

### § 25-1-9.8. Prohibited uses.

[Ord. No. 24-07; amended 12-18-2018 by Ord. No. 28-18]

- a. Storage of boats outside; exceptions. No person shall be permitted to store any boat or boats outside in the General Commercial Zone. The foregoing notwithstanding, on any parcel of real property located within a General Commercial Zone and which is currently occupied for an exclusively residential use, one boat may be stored in the back yard thereof, provided that the same does not exceed 24 feet in length, is owned by, and if required, registered to, a resident of said parcel and the same is reasonably screened from view from outside the borders of said parcel and/or appropriately covered.

## § 25-1-9B. GENERAL MARINE COMMERCIAL DISTRICT (GMC) REGULATIONS.

[Added 12-18-2018 by Ord. No. 28-18]

Purpose. The purpose of the GMC General Marine Commercial District is to provide for the development of a marine-based economy and the permitted uses of this district are restricted to related to marina operations and services, water-based recreation and marine-oriented retail and entertainment.

### § 25-1-9B.1. Permitted principal uses.

[Added 12-18-2018 by Ord. No. 28-18]

- a. Marinas and yacht clubs.
- b. Eating and drinking establishments.
- c. Bicycle, boat, jet ski or similar rentals and launch.
- d. Retail sales or services that support water-based recreation or entertainment.
- e. Single-family dwelling on lands outside the special flood hazard area subject to the requirements of the RA District.

### § 25-1-9B.2. Permitted accessory uses.

[Added 12-18-2018 by Ord. No. 28-18]

- a. Signs subject to § 25-1-17.
- b. Parking garages, off-street parking and loading areas.
- c. Accessory uses and structures customarily incidental to a principal permitted use.
- d. Accessory storage within a wholly enclosed permanent building of materials, goods and supplies intended for sale, processing or consumption on the premises, goods and supplies intended for new and used boat sales.

### § 25-1-9B.3. Development standards.

[Added 12-18-2018 by Ord. No. 28-18]

As set forth in § 25-1-16 unless specific standards are set forth hereinafter or within § 25-1-14 (General Regulations) and § 25-1-15 (Supplemental Regulations).

### § 25-1-9B.4. Marinas.

[Added 12-18-2018 by Ord. No. 28-18]

- a. Marina standards:
  1. Marina design. Marina layout should promote water quality, including minimizing impacts on the photic zone, circulation and to reduce loads on pier structures.
  2. Dock-side fueling of vessels shall be permitted provided:
    - (a) Fuel pumps shall include back pressure cut-off valves.
    - (b) Main cut-off valves shall be available both at the dock and in the upland area of the marina.
    - (c) Fuel docks should be sturdy using a floating design wherever possible in order to withstand significant storm-affected tidal ranges.
    - (d) The fueling facility shall be designed to accommodate four of the largest expected vessels.
  3. Sanitary and solid waste provisions.
    - (a) The marina shall develop and implement a recycling plan for solid waste as appropriate to Borough and county requirements.
    - (b) Abundant trash receptacles with adequate measures to capture fly-away and floatable materials shall be provided and emptied daily.
    - (c) Adequate fish cleaning areas, including separate and well-marked dispensers for organic refuse shall be provided.
    - (d) "No discharge" signs shall be posted throughout the marina basin.
    - (e) Slip-side pump-out station(s) (fixed or portable) shall be provided in marinas which allow occupation of berthed vessels for a period of 72 hours or more.



LAND USE REGULATIONS

25 Attachment 2

Borough of Keyport

Zoning Schedule  
(Keyport Borough Code § 25-1-16)  
[Ord. No. 13-90; Ord. No. 22-03; Ord. No. 4-05; Ord. No. 1-07; amended 12-18-2018 by Ord. No. 28-18]

District	Minimum Lot Requirements		Minimum Requirement Yard Depth						Maximum Height				Maximum Percent Lot Coverage				Maximum Percentage of Front Yard Coverage By Parking (%)	
			Principal Building			Accessory Building			Principal Building		Accessory Building		Principal Building (%)	Accessory Building (%)	Buildings Inclusive of Accessory Building (%)	All Buildings and Impervious Surface (%)		
			Front Yard (feet)	Minimum One Side Yard (feet)	Both Side Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Stories	Feet	Stories	Feet						
RA	5,000	50	20	6	16	15	3	3	3	2.5	30	1.5	16	30%	10%	40%	60%	30%
RB 1 family	5,000	50	20	6	16	15	3	15	2.5	30	1.5	16	30%	10%	40%	60%	30%	
RB 2 family	7,500	75	20	6	16	20	3	15	2.5	30	1.5	16	30%	10%	40%	60%	30%	
RC 1 family	5,000	50	20	6	16	15	3	15	2.5	30	1.5	16	30%	10%	40%	60%	30%	
RC 2 family	7,500	75	20	6	16	20	3	15	2.5	30	1.5	16	30%	10%	40%	60%	30%	
RC multifamily																		
NC	7,500	75	5	N/A	10	25	3	15	2	25	1.5	16	75%	15%	75%	90%	N/A	
GC	N/A	N/A	N/A	N/A	Note 3	Note 3	Note 3	Note 3	N/A	Note 4	1.5	16	85%	15%	85%	90%	N/A	
GC mixed-use	Note 5	N/A	N/A	N/A	Note 3	Note 3	Note 3	Note 3	N/A	Note 4	1.5	16	85%	15%	85%	90%	N/A	
GMC	10,000	100	20	6	16	20	6	16	3	35	1.5	16	35%	15%	35%	90%	N/A	
HC	10,000	100	50	6	16	20	6	16	3.5	40	1.5	16	35%	15%	35%	90%	N/A	
HC Residential																		
LJ	12,500	100	15	6	16	25	6	16	3	40	1.5	16	50%	10%	50%	90%	N/A	
I	15,000	100	15	6	16	25	10	10	3	40	1.5	16	50%	10%	50%	90%	N/A	

N/A: Not applicable

Note 1: Sections 25-1-14 and 25-1-15 set forth general regulations which also govern the development of land and uses.

Note 2: No accessory structure shall be permitted in the required front yard area.

Note 3: Minimum setback from a residential district lot is 20 feet.

Note 4: The peak of the roof and any equipment shall not exceed an elevation of 70.0 feet referenced to Datum NAVD 88.

Note 5: For mixed residential/commercial use development in the GC Zone, see § 25-1-9.5, Development standards.

# 25 Church St, Keyport, NJ 07735-2076, Monmouth County

APN: 24-00093-0000-00001 CLIP: 4320927985

## POPULATION

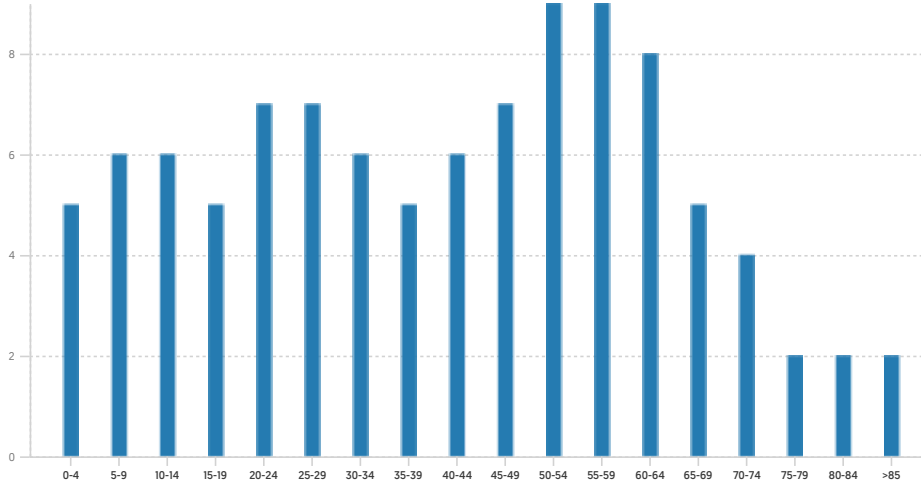
### SUMMARY

Estimated Population	<b>18,586</b>
Population Growth (since 2010)	<b>-8.9%</b>
Population Density (ppl / mile)	<b>3,471</b>
Median Age	<b>42.7</b>

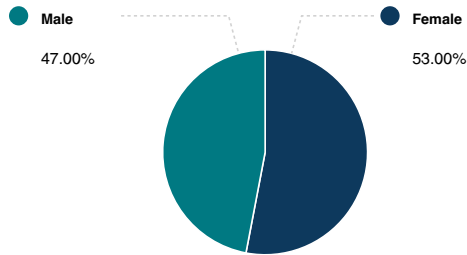
### HOUSEHOLD

Number of Households	<b>6,980</b>
Household Size (ppl)	<b>3</b>
Households w/ Children	<b>3,661</b>

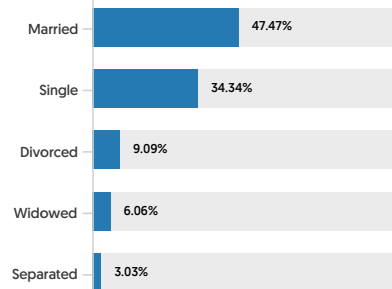
### AGE



### GENDER



### MARITAL STATUS



## HOUSING

### SUMMARY

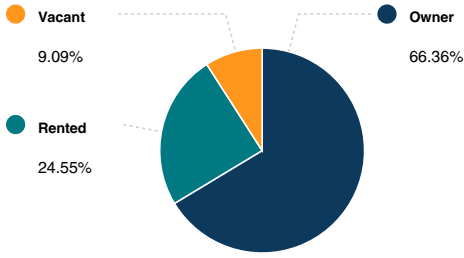
Median Home Sale Price	<b>\$257,700</b>
Median Year Built	<b>1959</b>

### STABILITY

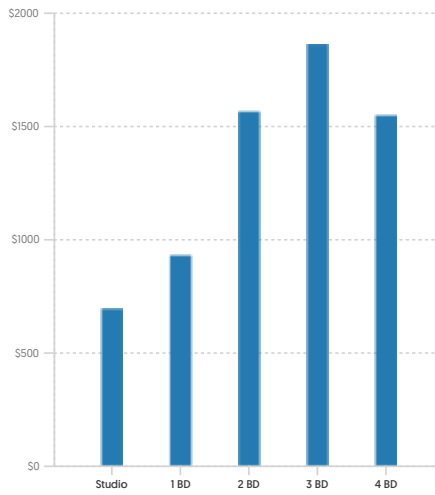
Annual Residential Turnover	<b>7.72%</b>
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

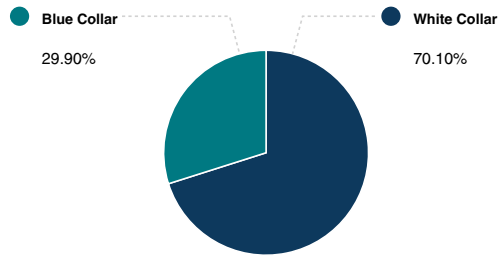


QUALITY OF LIFE

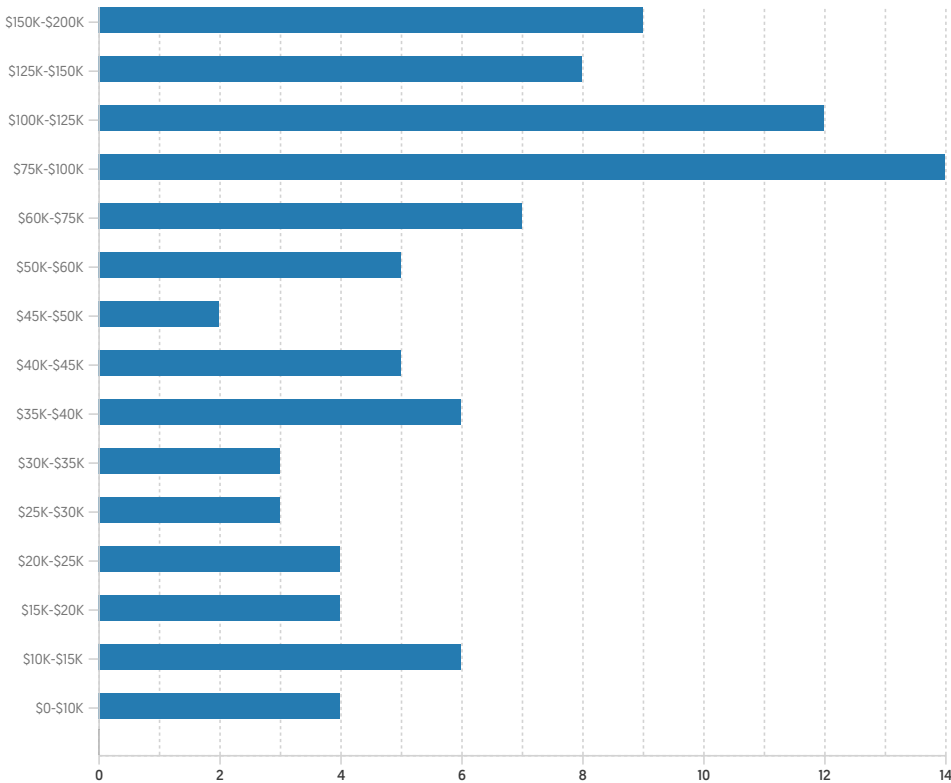
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	16
Mining	
Construction	866
Manufacturing	690
Transportation and Communications	771
Wholesale Trade	298
Retail Trade	1,236
Finance, Insurance and Real Estate	665
Services	3,203
Public Administration	472
Unclassified	

WORKFORCE



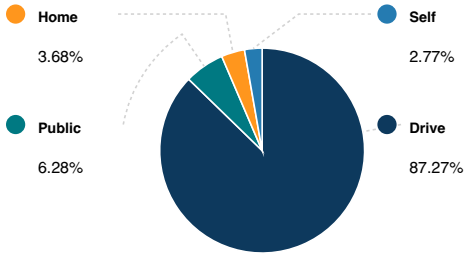
HOUSEHOLD INCOME



Average Household Income **\$72,015**

Average Per Capita Income **\$32,813**

**COMMUTE METHOD**



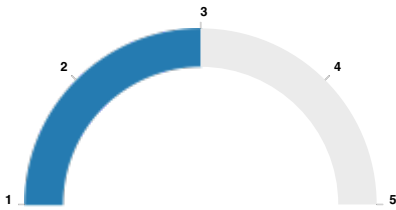
Median Travel Time **30 min**

**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>454</b>
Some High School	<b>1,300</b>
High School Graduate	<b>5,201</b>
Some College	<b>2,790</b>
Associate Degree	<b>1,033</b>
Bachelor's Degree	<b>3,109</b>
Graduate Degree	<b>893</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)
Keyport Central School	<b>0.62</b>	<b>Pre-K-8th</b>	<b>659</b>	<b>10</b>	<b>2</b>

Community Rating (2)

Keyport Central School

**PUBLIC - MIDDLE/HIGH**

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Keyport Central School	<b>0.62</b>	<b>Pre-K-8th</b>	<b>659</b>	<b>10</b>	<b>2</b>
Keyport High School	<b>0.7</b>	<b>9th-12th</b>	<b>373</b>	<b>10</b>	<b>1</b>

Community Rating (2)

Keyport Central School

Keyport High School

**4**

**PRIVATE**

	Distance	Grades	Students	Classrooms	Community Rating (2)
Icob Academy	<b>0.89</b>	<b>Pre-K-5th</b>	<b>35</b>		

(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



## EATING - DRINKING

	Address	Phone #	Distance	Description
28 East Enoteca	28 E Front St	(732) 497-0900	0.08	Wine Bar
Italian Touch	28 E Front St	(732) 497-5557	0.08	Italian Restaurant
Tropico Mexican Rest	38 Broad St	(732) 888-8422	0.14	Mexican Restaurant
Uptown Keyport Bar & Grill	32 Broad St	(732) 888-1878	0.14	Family Restaurants
Mcdonaughs Pub	2 W Front St	(732) 264-0999	0.15	Tavern (Drinking Places)
First Wok	77 Broad St	(732) 888-5533	0.15	Chinese Restaurant
Dazas Subs & Deli LLC	88 Broad St	(732) 485-1377	0.17	Delicatessen (Eating Places)
Digiorgio's Pizza	150 1st St	(732) 242-3629	0.17	Pizza Restaurants
Lenoras Cafe	18 W Front St	(732) 217-1483	0.18	Cafe
Louie G Uncle	46 W Front St	(732) 497-0430	0.24	Ice Cream Stands Or Dairy Bars

## SHOPPING

	Address	Phone #	Distance	Description
Apache Food	44 E Front St	(732) 264-8805	0.05	Convenience Stores
Niketan Inc	35 N Rr 182	(732) 583-6990	0.14	Grocery Stores, Independent
Family Dollar Stores Of New Jersey Inc	17 W Front St Ste 221	(732) 739-0740	0.18	Variety Stores
Sensational Sweets	7 Burtina Pl	(732) 497-0627	0.39	Candy, Nut, And Confectionery Stores
Mike Nosti	150 W Front St	(732) 264-9723	0.45	Seafood Markets
Central Jersey Door And Hardware LLC	314 Broad St	(201) 575-0651	0.58	Hardware Stores
7-Eleven	93 State Route 36	(732) 739-3540	0.79	Convenience Stores, Chain
The Stop & Shop Supermarket Company LLC	100 State Route 36	(732) 203-2233	0.8	Supermarkets, Chain
Christopher Perno	1285 State Route 36	(732) 888-4808	0.89	Fruit And Vegetable Markets
Lumber Super Mart	1201 State Route 36	(732) 739-1428	0.91	Sand And Gravel