



#3956 ~ Auto Service Building and Land

**129 Highway 35 and 259 Broadway
Keyport, NJ 07735**

Commercial/Retail/Land

**Block: 31 30
Lot: 1 4, 5, 6, 7**

**Land Size: 1.0473 Acres
Building Size: 1,320 Sq. Ft.**

Tax Information

Land Assessment:	\$ 527,200.
Improvement Assessment:	\$ 104,200.
Total Assessment:	\$ 631,400.
Taxes:	\$ 14,916.
Tax Year:	2022
Tax Rate:	2.442/\$100
Equalization Ratio:	88.49%
Updated:	10/09/2023

Zoning: HC ~ Highway Commercial District

Remarks: 1,320 Sq. Ft. Auto Service Building on 0.4017 Acre Plus 0.6456 Acres of Adjacent Land in Corner Location on Busy Highway. Building is Currently Leased Until August 2028 with Five-Year Option for \$55,000./Year. Easy Access to Highway 35, 36 and the Garden State Parkway.

Price: \$ 1,295,000. ~ 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.

**530 Prospect Avenue, 2E, Little Silver, New Jersey 07739-1444
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com**



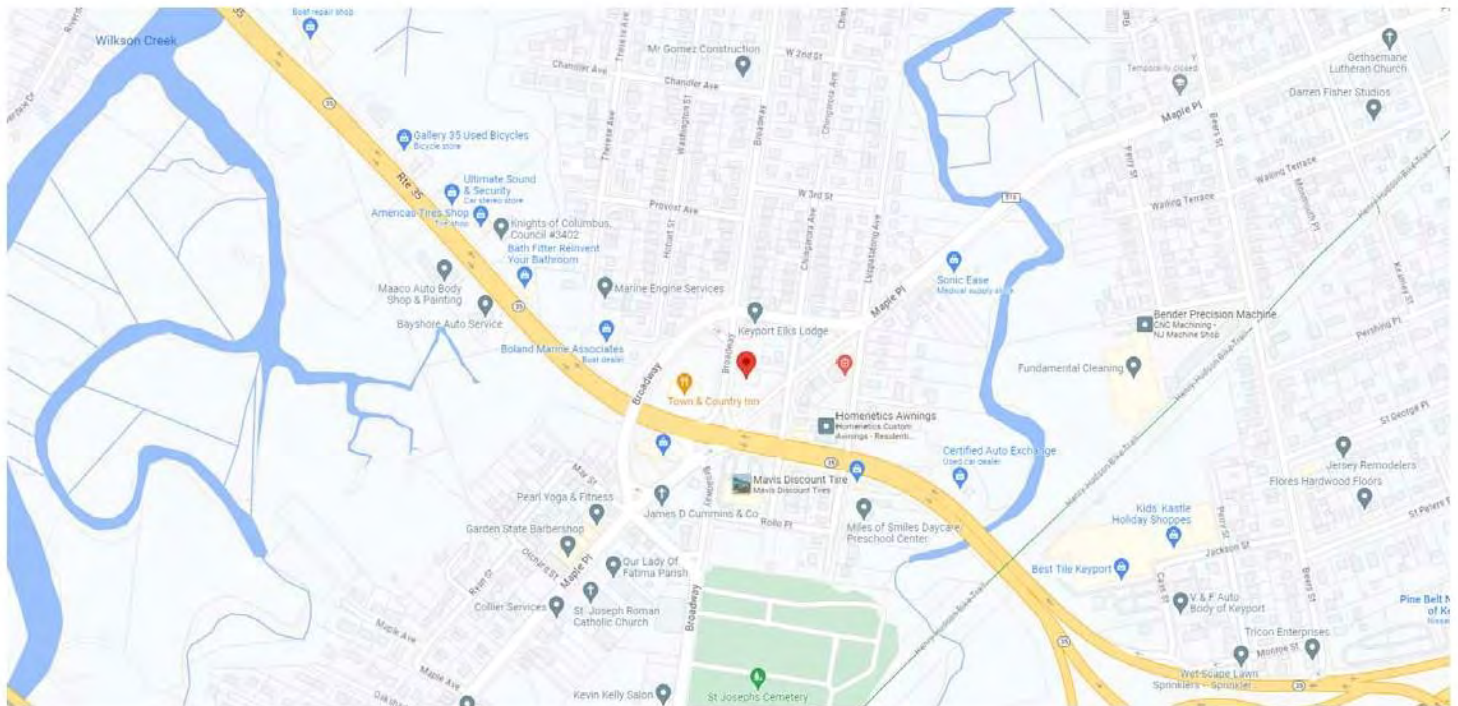
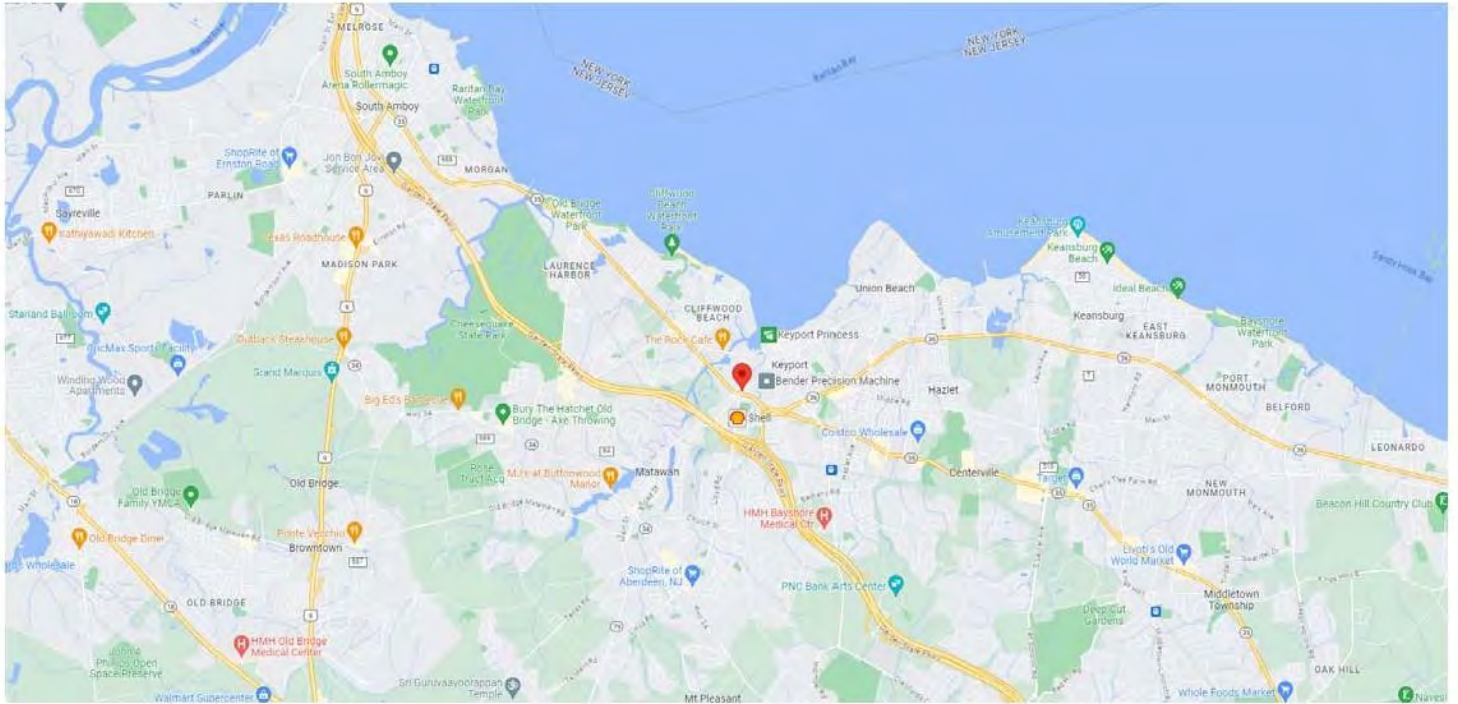




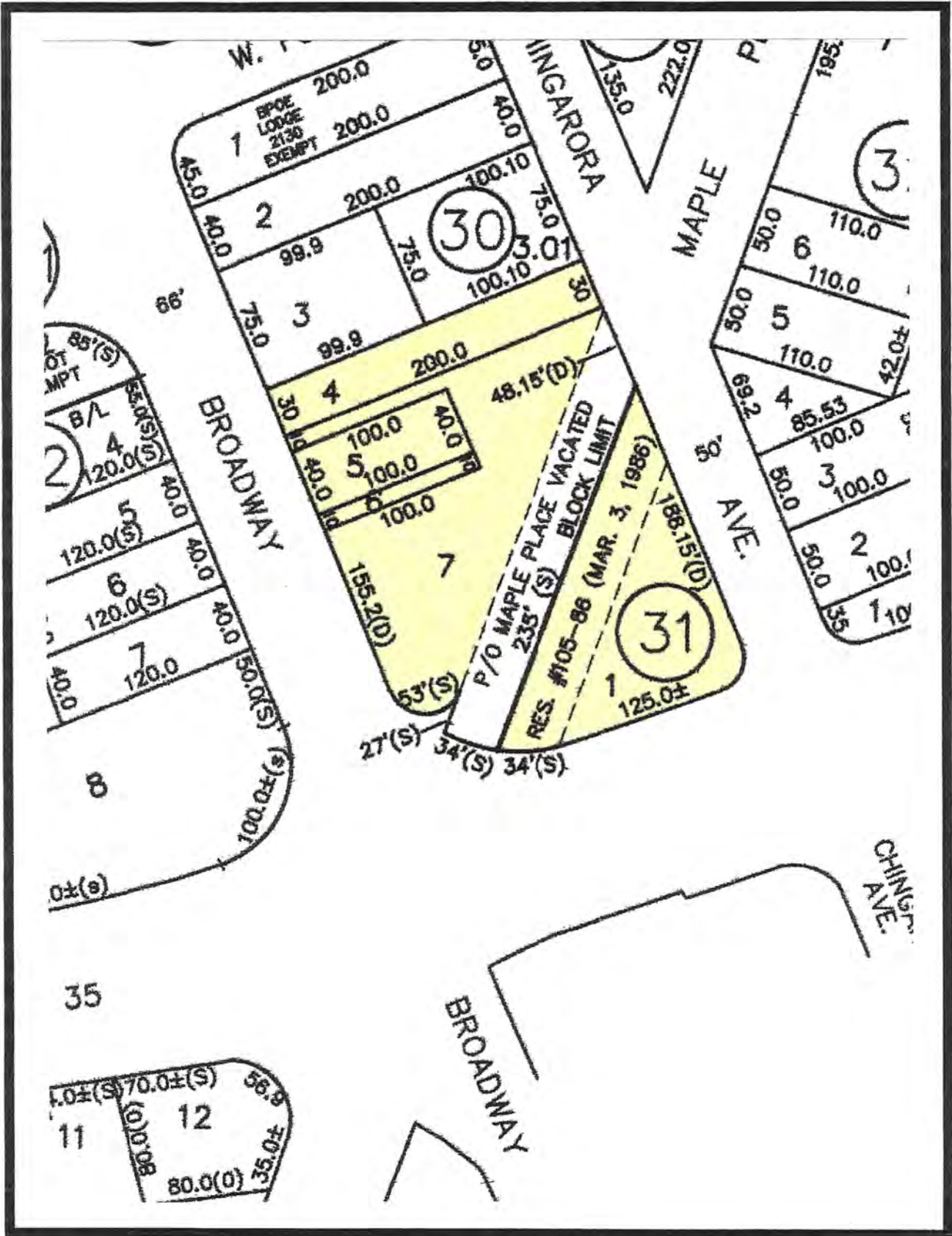
- Road Centerlines
- ▭ Parcels (cadastral non-survey)



— Road Centerlines



TAX MAP LOCATION



NOTES

1. ONLY COPIES FROM THE ORIGINAL OF THIS MAP MARKED WITH THE NUMBER OF THE ORIGINAL AND EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
2. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE AND STANDARDS OF THE PROFESSION OF LAND SURVEYORS AND LAND SURVEYORS. CERTIFICATION INDICATED HEREIN SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS.
3. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING BY LAW THE SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.
4. PROPERTY SUBJECT TO DOCUMENTS OF RECORD.
5. BY CONTRACTUAL ARRANGEMENT CORNER MARKERS HAVE NOT BEEN SET. THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, HAS NOT BEEN MADE.

PROPERTY KNOWN AND DESTIMATED AS LOTS 2, 3, 4, 5, 6 & 7 IN BLOCK 30 AND HALF OF MAPLE AVENUE (VACATED) AS SHOWN ON
 The Official Tax Map of the Borough of Keyport, Monmouth County, New Jersey, Revised to November 20, 1990.

DATA FOR SURVEY OBTAINED FROM FIELD WORK AND THE FOLLOWING:

1. DEED: Road Vacation Vacating of a Portion of Maple Place (CR 516) Borough of Keyport, Resolution 87-549, and recorded on October 15, 1987 in Road Vacation Book 8, Page 139.
2. DEED: Lot 2 in Block 30 husband and wife, dated January 23, 1974 and recorded in the Monmouth County Clerk's Office on January 24, 1974 in Deed Book 1874, Page 433.
3. DEED: Lot 3 in Block 30 Meude E. Neff to Dennis Angelo and Iro Angelo, dated February 22, 1973 and recorded in the Monmouth County Clerk's Office on February 23, 1973 in Deed Book 3822, Page 724.
4. DEED: Lot 4 in Block 30 James E. Trigg and Mildred Jane Trigg, his wife, to Dennis Angelo and Iro Angelo, dated March 9, 1978 and recorded in the Monmouth County Clerk's Office on May 2, 1978 in Deed Book 4894, Page 868.
5. DEED: Lot 1 in Block 31 Humble Oil & Refining Company to Dennis Angelo, which deed was recorded in the Monmouth County Clerk's Office on October 26, 1972 in Deed Book 3885, Page 433.
6. DEED: Lot 2 in Block 30 Thomas J. Scully and Muriel R. Scully, his wife, and Mildred Trigg and James Trigg, her husband, to The State of New Jersey, dated September 19, 1969 and recorded in the Monmouth County Clerk's Office on October 2, 1969 in Deed Book 3668, Page 11.
7. DEED: Lot 9, 01 in Block 08 Meude E. Neff, wife to Clifford C. Martin and Marie E. Martin, husband and wife, dated October 16, 1963 and recorded in the Monmouth County Clerk's Office on October 17, 1963 in Deed Book 3277, Page 487.
8. MAP ENTITLED: The Official Tax Map of the Borough of Keyport, Monmouth County, New Jersey, Revised to November 20, 1990.
9. MAP ENTITLED: "New Jersey State Highway Department General Property Parcel Map, Route 35 (1953) Section 10, Morrisstown Road to Route 36 Showing Existing Right of Way And Parcels to Be Acquired in The Township of Medford, County of Middlesex And in The Township of Paterson And Borough of Keyport, County Of Passaic, New Jersey, Dated August 12, 1953. This map was duly filed in the Monmouth County Clerk's Office on August 14, 1978 in Case No. 183, Sheet No. 33.

GENERAL NOTES:

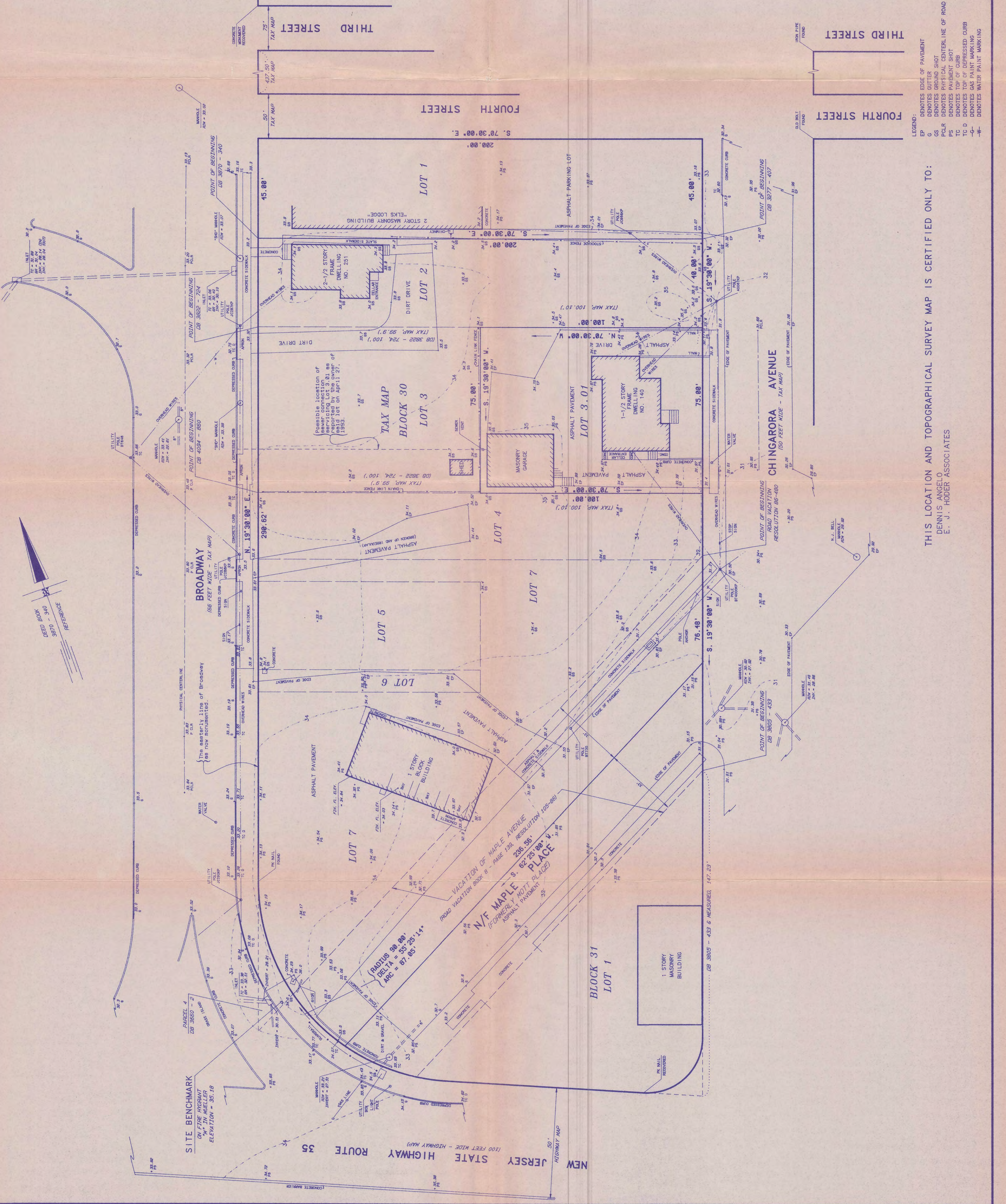
1. Topographical Information shown hereon is on NVD 1929 Datum, established from National Geodetic Vertical Control Monument U 95.
2. Local Site Benchmark is the M in Mueller on the Fire Hydrant at the intersection of Broadway and Route 35, at Elevation 35.18.
3. As of the date of this survey, underground utilities were not physically marked in the field and therefore have not been field located.
4. As of the date of this survey, underground tanks on, near or pertaining to the subject property have not been located.
5. The property is subject to the rights and privileges of Lot 3.01 in Block 30 to lay and maintain a permanent easement across the property and running from Broadway easterly to said property.
6. The property is subject to conditions set forth in Road Vacation Resolution 105-66 of Maple Avenue.
7. The property is subject to the rights of the owner of Lot 3.01 in Block 30 to lay and maintain a permanent easement across the property and running from Broadway easterly to said property.
8. Area of Property Known as Lots 2, 3, 4, 5, 6 & 7 in Block 30 and Half of Maple Avenue (Vacated) is 50,632.93 square feet or 1.162 more or less acres of land.

LOCATION AND TOPOGRAPHICAL SURVEY MAP OF PROPERTY KNOWN AS LOTS 2, 3, 4, 5, 6 & 7 IN BLOCK 30 AND HALF OF MAPLE AVENUE (VACATED) BOROUGH OF KEYPORT MONMOUTH COUNTY - NEW JERSEY

YORKANIS LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS & PLANNERS
 157 BROAD STREET, RED BANK, N.J. 07701 (808-741-0870)

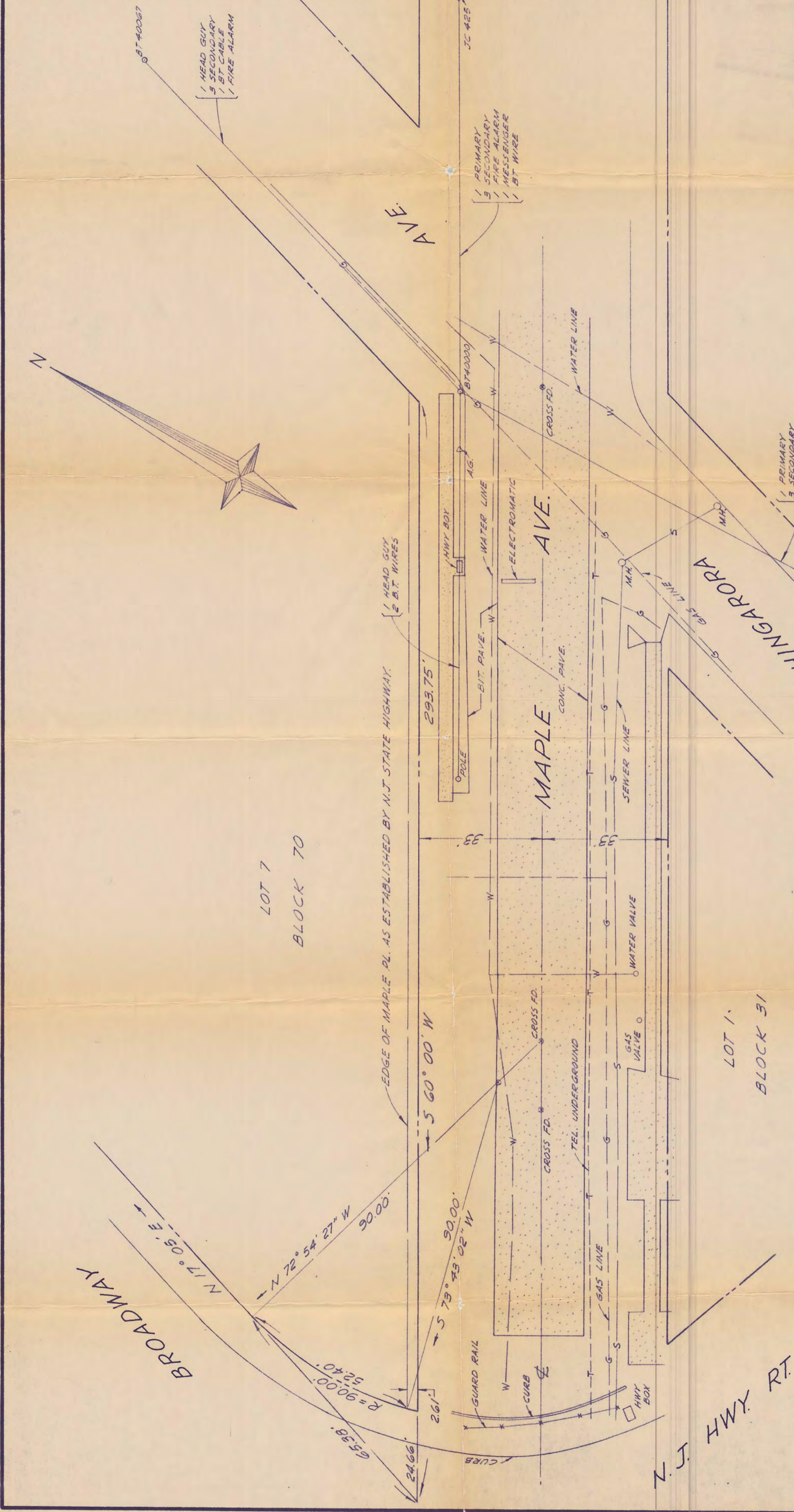
DAVID H. YORKANIS, PLS., PP. DATE: 5/12/92

SCALE: 1" = 20'
 BOOK: _____
 CHKS: _____
 DRAWN: S.R.
 DATE OF SURVEY: APRIL 21, 1993
 FILE NO.: R83010
 (DWG. R83010S)



- LEGEND:
- DENOTES EDGE OF PAVEMENT
 - DENOTES GUTTER
 - C DENOTES CENTERLINE OF ROAD
 - PC/L DENOTES PHYSICAL CENTERLINE OF ROAD
 - PS DENOTES PAVEMENT SHOT
 - TC DENOTES TOP OF CURB
 - TD DENOTES TOP OF DEPRESSION CURB
 - DENOTES WATER PAINT MARKING

THIS LOCATION AND TOPOGRAPHICAL SURVEY MAP IS CERTIFIED ONLY TO:
 DENNIS ANGELO
 E. J. HODER ASSOCIATES



W. U. MURRAY
SURVEYOR
PLANNER

W. U. Murray
WILLIAM U. MURRAY
N.J. L.C. NO. 116668 PHONE 222-8904
840 SO. LINCOLN AVE., ELBERON, N.J. 07720

PROJECT: LOCATION SURVEY
OF MAPLE PLACE
KEYPORT, MON. CTY., N.J.

FOR: DEVIN'S ANGELO

JOB NO. F. 850

SCALE: 1" = 20'
DATE: JUNE 21, 1979

DWG. NO. FM958

NOTE:
LOT AND BLOCK NUMBERS REFER TO THE
TAX MAP OF THE BORO OF KEYPORT,
MONMOUTH COUNTY, N. J.



SAWYER, GALE & DOYLE

ATTORNEYS AT LAW
2814 HIGHWAY 35
(AT MILLER AVENUE JUGHANDLE)
HAZLET, NEW JERSEY

SIDNEY I. SAWYER*
JEFFREY B. GALE
MARY ELLEN DOYLE

(201) 264-6000

MAILING ADDRESS
P.O. BOX 7
HAZLET, N.J. 07730-0007

*CERTIFIED CIVIL TRIAL ATTORNEY

March 31, 1986

Mr. Dennis Angelo
19 Overlook Drive
Holmdel, NJ 07732

Re: Vacation of Maple Place, Keyport, New Jersey
Our File 527-79

Dear Mr. Angelo:

Enclosed herewith please find copy of Resolution #105-86, adopted by the Mayor and Council of the Borough of Keyport on March 25, 1986.

If you have any questions, please contact me at your earliest convenience.

Very truly yours,

SAWYER, GALE & DOYLE

Jeffrey B. Gale
Jeffrey B. Gale BA

/ba
Encl.

*Είρεν για το
Οροφίο του
MAPLE PL.
Keyport*

734-3303

Dept of Public Works

577-8758

*431-7760
Div of Enlg*

R E S O L U T I O N

105-86

WHEREAS, Dennis and Iro Angelo, are the owners of lands and premises commonly known as Lot 1, Block 31, and Lots 4, 5, 6 and 7, Block 30, on the Tax Map of the Borough of Keyport; and

WHEREAS, said property owners have petitioned the Mayor and Council for their consent to the vacation of a portion of Maple Place which abuts the lands and premises of the property owners as shown on an abstract of the Tax Map of the Borough of Keyport annexed hereto; and

WHEREAS, said portion of Maple Place requested to be vacated is a County road and terminates at New Jersey State Highway 35 which is located at the westerly end of said portion of Maple Place to be vacated; and

WHEREAS, the Mayor and Council have considered and have determined that the portion of Maple Place requested to be vacated is not required or necessary for public purposes insofar as the Borough of Keyport is concerned; and

WHEREAS, Jersey Central Power and Light Company, New Jersey Natural Gas Company, and New Jersey Bell Telephone Company have reservations or rights for aerial and/or underground facilities, including utility poles which may exist in, on, under, or over the area being vacated or for which easements may or may not be of record on said portion of Maple Place with respect to other public utilities;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Keyport as follows:

1. That portion of Maple Place described as hereinafter set forth, is not necessary for public purposes and request

is made that the County of Monmouth through the Monmouth County Board of Freeholders vacate said portion of Maple Place described as follows:

All that certain lot, tract or parcel of land situate, lying and being in the Borough of Keyport, County of Monmouth, State of New Jersey and being a portion of Maple Place, also formerly known as Mott Avenue and being more particularly described as follows.

Beginning at the intersection of the northerly line of the above mentioned Maple Place with the westerly line of Chingarora Avenue and running thence;

- (1) along the prolongation of the westerly line of Chingarora Avenue, S. 17 degrees 05 minutes W. 96.30 feet to the intersection of the said westerly line of Chingarora Avenue with the southerly line of the aforementioned Maple Place; thence
- (2) along the southerly line of Maple Place S. 60 degrees 00 minutes W. 187.32 feet to the northerly line of N.J. State Highway Rt. #35, thence;
- (3) along the same, on a curve bearing to the right and having a radius of 90.00 feet an arc distance of 68.64 feet to the northerly line of Maple Place; thence;
- (4) along the said northerly line of Maple Place N. 60 degrees 00 minutes E. 269.74 feet to the point or place of beginning.

Containing 0.3529 Acre.

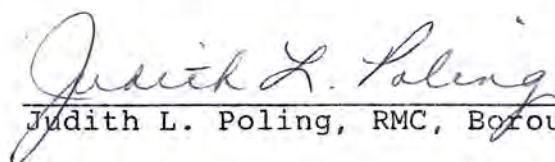
2. That the vacation of said portion of Maple Place be expressly subject to the provisions of P.L. 1985, Chapter 421, (R.S. 40:67-1) in that said vacation does expressly reserve and except from vacation all rights and privileges possessed by public utilities, including but not limited to New Jersey Bell Telephone Company, Jersey Central Power & Light Company and New Jersey Natural Gas Company, as defined in R.S. 48:2-13, and by any cable television company as defined in the "Cable Television Act" P.L. 1972, c. 186, reserving unto said utilities the right to maintain, repair and replace their existing facilities in, adjacent to, over or under the street or any part thereof, to be vacated, whether such rights and privileges appear of record or not; and

3. That upon vacation of said portion of Maple Place the owners of the lands and premises will remove existing concrete over the water main before raising the road level and install a water main control valve at the intersection of Maple Place and Chingarora Avenue and construct a manhole in the vicinity of the guard rail or approximately 240 feet west of junction mahole at the intersection of Maple Place and Chingarora Avenue. All of this to be done at the sole cost and expense of the land owners and in accordance with the rules, regulations and directives of the Borough of Keyport, Department of Public Works, and its Borough Engineer, said cost and expense to also cover reimbursement to the Borough of Keyport for any expense incurred for professional services including but not limited to engineering fees as may be reasonably necessary; and

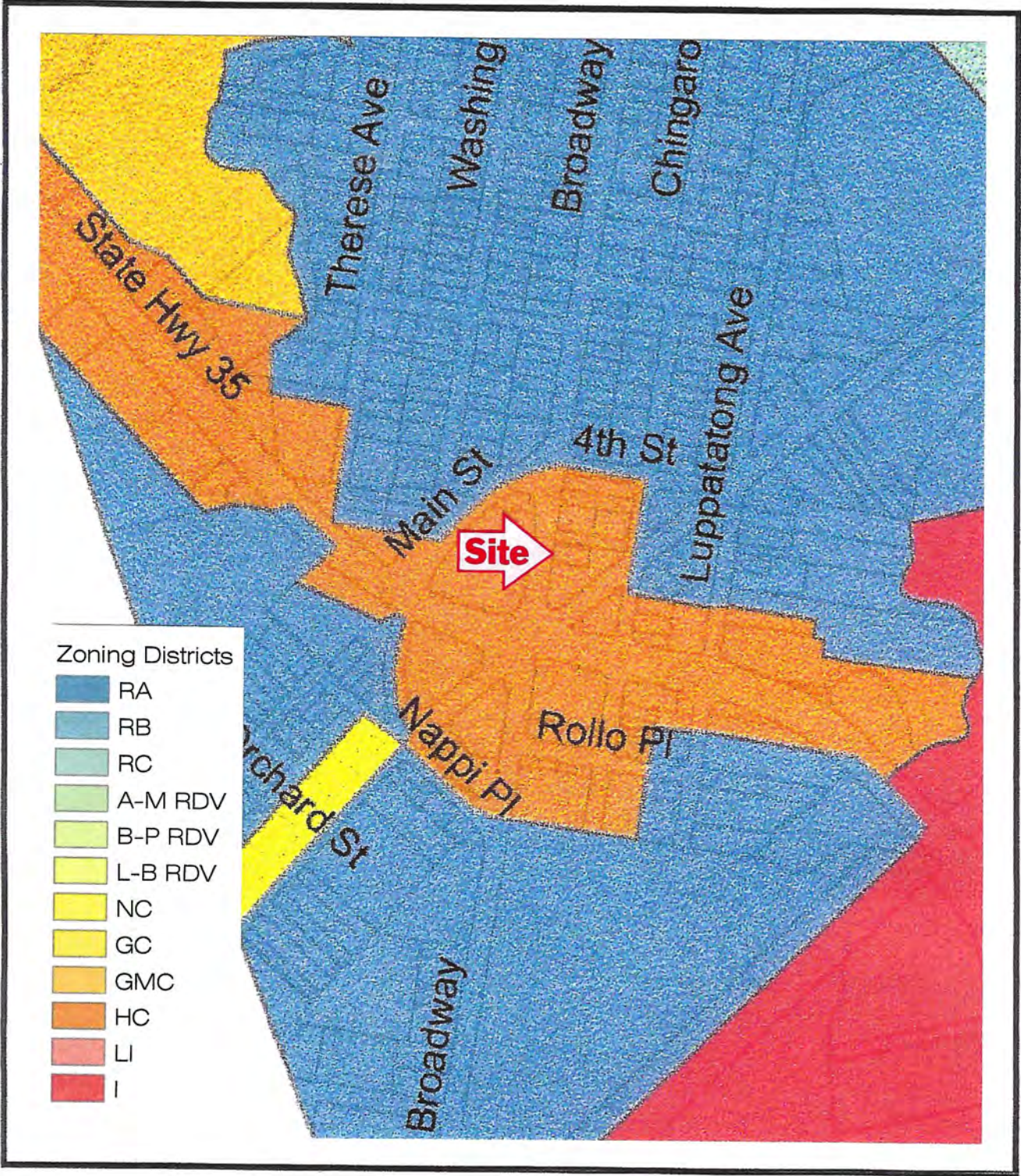
BE IT FURTHER RESOLVED that the Borough Clerk of the Borough of Keyport be and she is hereby authorized and directed to forward a certified copy of this Resolution upon adoption to the Monmouth County Board of Freeholders and to Sawyer, Gale & Doyle, attorneys for the property owners, Dennis and Iro Angelo.

DATED: March 25, 1986

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Keyport at a meeting held on March 25, 1986.


Judith L. Poling, RMC, Borough Clerk

Zoning Map



- (a) Dry storage shall be permitted on land or in racks and secured.
- (b) Boat maintenance shall be undertaken as far from the water as possible.
- (c) Maintenance areas shall be screened by fencing and/or landscaping and shall include measures to prevent materials from entering the water.

§ 25-1-10. HIGHWAY COMMERCIAL DISTRICT (HC) REGULATIONS.

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

Purpose. The purpose of the HC Highway Commercial District is to provide for the development of nonresidential uses that serve the greater Bayshore region and high density residential uses.

§ 25-1-10.1. Permitted principal uses.

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

- a. All uses generally considered of a commercial, retail or business character including professional offices and banks, and all outdoor retail sales, display, and storage of merchandise, and new car and boat sales, except live poultry market and the slaughtering of animals or fowl.
- b. Hotels and motels.
- c. Club, exclusive of a swimming pool club subject to § **25-1-15**.
- d. Building for the retail sale of agricultural or horticultural products, exclusive of livestock or poultry. No flowers, fruits or vegetables shall be sold at retail out of doors.
- e. Billiard parlor, bowling alley, theater, moving picture theater, except for drive-in theaters.
- f. Restaurant, cocktail lounge, bar and other similar places of food or liquid consumption.
- g. Church or other place of worship, parish house, Sunday school building subject to § **25-1-15**.
- h. Public utility building or structure, telephone exchange.
- i. Personal service establishment, shop for custom work, or group thereof.
- j. New car dealership and showroom. Used car sales shall be accessory and incidental to the principal use.
- k. High-density residential development.
- l. Mixed use development.
- m. Car wash.
- n. Funeral homes.
- o. Gym/exercise facility.

§ 25-1-10.2. 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, goods and supplies intended for new and used car and boat sales.

§ 25-1-10.3. Conditional uses.

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

- a. Drive-in restaurants subject to conditions set forth in § **25-1-15.3**.

§ 25-1-10.4. 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. High-density residential development.

1. High-density residential development shall be permitted within the HC zone along the south side of NJSH Route 36 between the Garden State Parkway and the municipal border with Hazlet Township.
2. High-density residential buildings shall have a minimum lot area of not less than three acres with a minimum lot width of 200 feet.
3. Maximum permitted density: 100 units per acre.
4. The first floor of the mixed use buildings may include commercial/retail uses as permitted in the GC or HC Zone.
5. Minimum setbacks:
 - (a) From any other property line: Each principal building shall be set back at least 50 feet.
 - (b) Landscaped buffer zone to a New Jersey State Highway shall be at least 20 feet.
6. Maximum building coverage shall not exceed 20%.
7. Maximum impervious coverage shall not exceed 70%.
8. Maximum building height shall not exceed 12 stories or 125 feet.
9. The maximum length of any dwelling structure shall not exceed 250 feet and the exterior wall on any such building shall not exceed a length of 50 feet, unless there is a variation in the surface plane of such wall at least once every 50 feet, with such variation consisting of either a recess or protrusion of the surface plane for a minimum depth of five feet.
10. Minimum building separation: The minimum distance between building facades shall be 50 feet.
11. The following accessory uses shall be permitted within a principal multiple dwelling structure for the use of its residents:
 - (a) Laundry rooms, recreational rooms, personal storage lockers and other similar accessory uses, which are for the common benefit of all residents of the multifamily dwelling.
 - (b) A leasing office, building manager or superintendent's office, including space for the storage of maintenance equipment, may be provided within a principal multifamily building for the purpose of serving such building or community.
12. Minimum outdoor usable open space shall be 5% of the overall property area.

- (a) Required usable open space shall be easily accessible to the occupants of all of the dwelling units on the premises.
- (b) Areas attributed to swimming pools and other outdoor recreational structures shall be counted toward meeting the usable open space requirement, provided that not more than 25% of any recreational structure shall be covered by a roof.
- (c) No portion of any required front yard or any required planting area shall be used for required usable open space.
- (d) No portion of any required usable open space shall be used for driveways or parking spaces.
- (e) Required usable open space shall be subject to site plan review as to design and layout, shall be attractively landscaped and shall be of a design to accommodate the needs of the occupants of the dwelling units it is designed to serve.

13. Off-street parking requirements:

- (a) The number and size of spaces required shall be in accordance with N.J.A.C. 5:21, the Residential Site Improvement Standards, and § **25-1-18**.
- (b) Off-street parking facilities shall be located no closer than 25 feet to any building facade and shall not be located in any required front yard setback.
- (c) All off-street parking spaces and drive aisles shall be screened to prevent headlight glare on on-site residential structures and adjacent properties.
- (d) All off-street parking spaces and maneuvering areas shall be set back from landscaping so as to not encroach or damage such landscaped areas by vehicle overhangs.

14. Signs subject to § **25-1-17**.

b. Mixed use development.

- 1. Mixed use development shall be permitted within the HC zone along the south side of NJSH Route 36 between the Garden State Parkway and the municipal border with Hazlet Township.
- 2. Mixed use development uses shall have a minimum lot area of not less than 30,000 square feet with a minimum lot width of 100 feet.
- 3. Maximum permitted residential density: 40 units per acre.
- 4. The first floor of the mixed use buildings may include commercial/retail uses as permitted in the GC or HC Zone.
- 5. Minimum setbacks:
 - (a) Front yard: 50 feet.
 - (b) Side yard: six feet for one side yard, 16 feet for both side yards.
 - (c) Rear yard: 40 feet.
- 6. Maximum building coverage shall not exceed 35%.
- 7. Maximum impervious coverage shall not exceed 90%.
- 8. Maximum building height shall not exceed 3 1/2 stories or 40 feet.
- 9. The maximum length of any dwelling structure shall not exceed 200 feet and the exterior wall on any such building shall not exceed a length of 50 feet, unless there is a variation in the surface plane of such wall at least once every 50 feet, with such variation consisting of either a recess or protrusion of the surface plane for a minimum depth of five feet.
- 10. Minimum building separation: The minimum distance between building facades shall be 40 feet.

11. The following accessory uses shall be permitted within a principal multiple dwelling structure for the use of its residents:
 - (a) Laundry rooms, recreational rooms, personal storage lockers and other similar accessory uses, which are for the common benefit of all residents of the multifamily dwelling. A minimum of 15 square feet per dwelling unit shall be dedicated to recreation or common use rooms.
 - (b) A leasing office, building manager or superintendent's office, including space for the storage of maintenance equipment may be provided within a principal multifamily building for the purpose of serving such building or community.
12. Minimum outdoor usable open space shall be 50 square feet per dwelling unit.
 - (a) Required common space shall be easily accessible to the occupants of all of the dwelling units on the premises.
 - (b) No portion of any required front yard or any required planting area shall be used for required usable open space.
 - (c) No portion of any required usable open space shall be used for driveways or parking spaces.
 - (d) Required usable open space shall be subject to site plan review as to design and layout, shall be attractively landscaped and shall be of a design to accommodate the needs of the occupants of the dwelling units it is designed to serve.
13. Off-street parking requirements:
 - (a) The number and size of spaces required shall be in accordance with N.J.A.C. 5:21, the Residential Site Improvement Standards, and § 25-1-18.
 - (b) Off-street parking facilities shall be located no closer than 15 feet to any building facade.
 - (c) All off-street parking spaces and drive aisles shall be screened to prevent headlight glare on on-site residential structures and adjacent properties.
 - (d) All off-street parking spaces and maneuvering areas shall be set back from landscaping so as to not encroach or damage such landscaped areas by vehicle overhangs.
14. Signs subject to § 25-1-17.

§ 25-1-10.5. Off-street parking and loading requirements.

[Ord. No. 13-90; amended 12-18-2018 by Ord. No. 28-18]
Requirements are contained in § 25-1-18, Tables 1 and 2.

§ 25-1-10.6. 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 service stations, banks, dry cleaners, florists, parking lots, off-street parking and loading facilities and boat storage, docking and display areas.
- b. All uses abutting a residential district shall be screened as required in Subsection 25-1-14.6.

§ 25-1-11. LIMITED INDUSTRIAL DISTRICT (LI).

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

Purpose. The purpose of the LI Light Industrial District is to provide suitable locations for a less intense industrial space that does not encourage heavy traffic, excessive noise or pollution that is developed with

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.

259 Broadway, Keyport, NJ 07735, Monmouth County

APN: 24-00030-0000-00005 CLIP: 7863375367

POPULATION

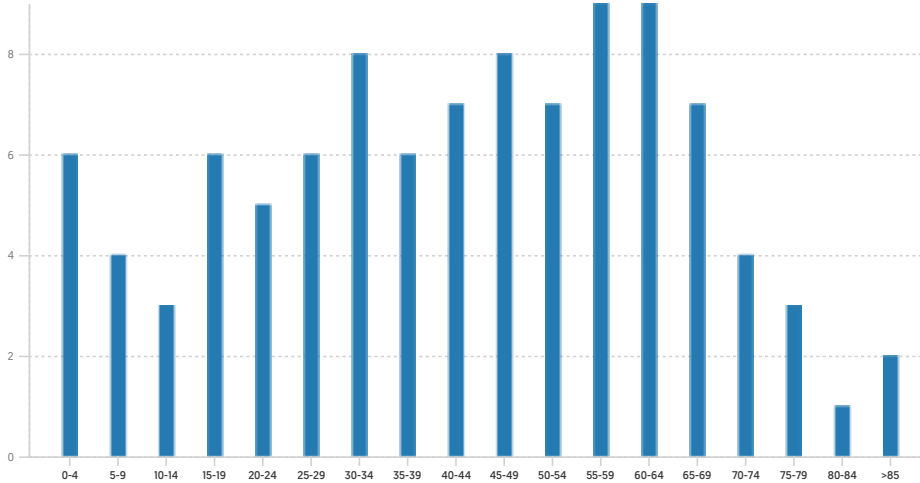
SUMMARY

Estimated Population	19,661
Population Growth (since 2010)	-2.9%
Population Density (ppl / mile)	3,916
Median Age	44.7

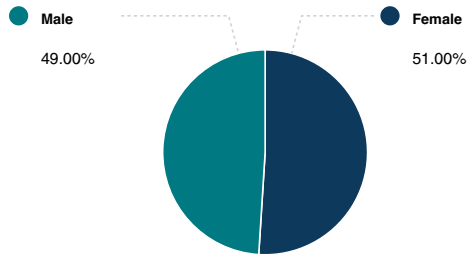
HOUSEHOLD

Number of Households	7,954
Household Size (ppl)	2
Households w/ Children	3,317

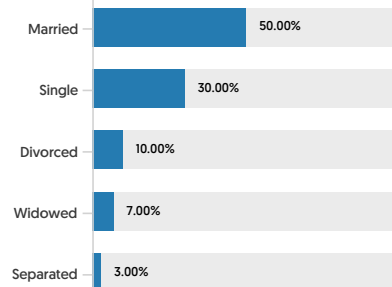
AGE



GENDER



MARITAL STATUS



HOUSING

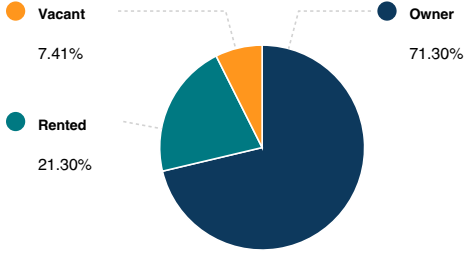
SUMMARY

Median Home Sale Price	\$291,200
Median Year Built	1958

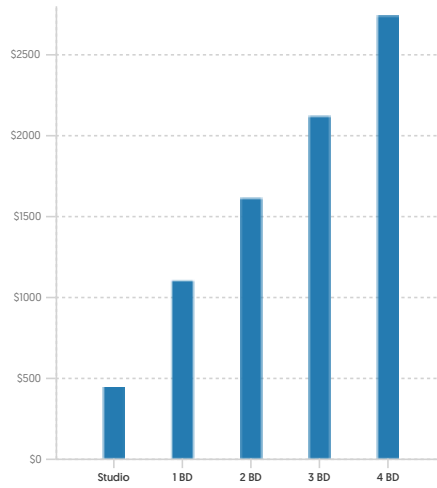
STABILITY

Annual Residential Turnover	6.67%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

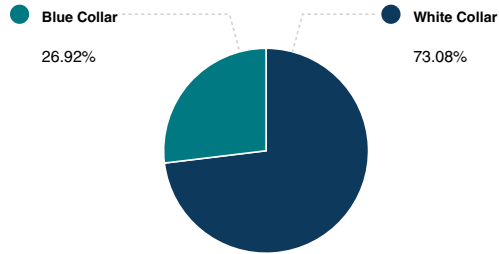


QUALITY OF LIFE

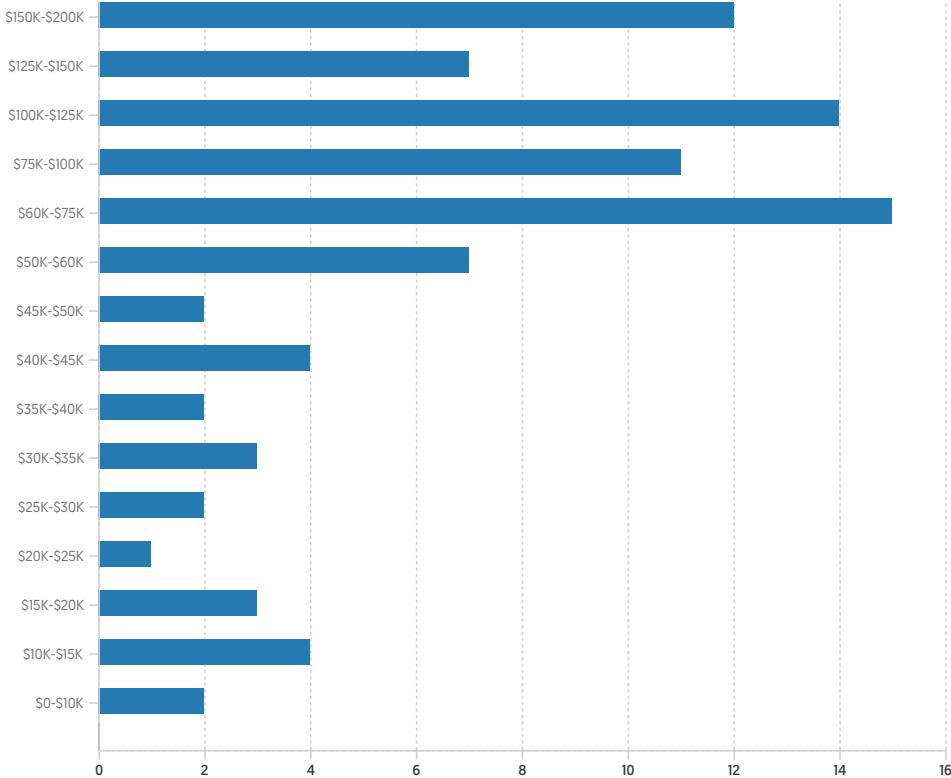
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	31
Mining	
Construction	762
Manufacturing	1,021
Transportation and Communications	854
Wholesale Trade	365
Retail Trade	1,277
Finance, Insurance and Real Estate	610
Services	3,836
Public Administration	559
Unclassified	

WORKFORCE



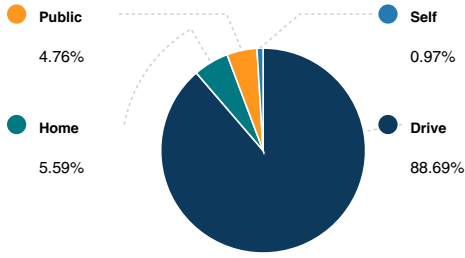
HOUSEHOLD INCOME



Average Household Income **\$86,411**

Average Per Capita Income **\$42,626**

COMMUTE METHOD



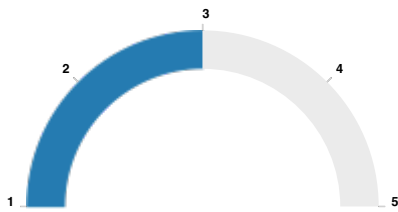
Median Travel Time **32 min**

WEATHER

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

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	299
Some High School	1,321
High School Graduate	4,482
Some College	3,468
Associate Degree	1,217
Bachelor's Degree	4,130
Graduate Degree	1,434

(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	0.68	Pre-K-8th	601	9	1

Community Rating (2)

Keyport Central School

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Keyport Central School	0.68	Pre-K-8th	601	9	1
Keyport High School	0.72	9th-12th	346	9	1

Community Rating (2)

Keyport Central School

Keyport High School

4

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Icob Academy	0.05	Pre-K-5th	35		

(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
Bayshore Pop Warner Little Scholars A Nj Nonprofit Corporation	17 Therese Ave	(732) 739-3844	0.3	Football Club
Gp Dockside Deli LLC	226 W Front St	(732) 497-0555	0.41	Delicatessen (Eating Places)
J And A Pizza Corp	1 Gaston St	(732) 583-9600	0.48	Pizzeria, Independent
Planet Bagel	214 Broad St	(732) 203-1313	0.62	Bagels
The Bread Collective LLC	214 Broad St	(732) 203-1313	0.62	Bread
Keyport Pizza Restaurant	66 W Front St	(732) 264-2667	0.63	Pizza Restaurants
Timberhill Associates, LLC	59 W Front St	(732) 497-0500	0.64	Seafood Restaurants
Espresso Joe's LLC	50 W Front St	(732) 203-9499	0.65	Coffee Shop
Dunkin' Donuts	1137 Lloyd Rd	(732) 566-9805	0.65	Doughnuts
Louie G Uncle	46 W Front St	(732) 497-0430	0.65	Ice Cream Stands Or Dairy Bars

SHOPPING

	Address	Phone #	Distance	Description
Bath Fitter O'gorman Brothers LLC	50 State Route 35	(904) 828-3535	0.24	Bathroom Fixtures, Equipment And Supplies
Flo Dar Inc	55 State Route 35	(732) 566-0691	0.29	Cabinets, Kitchen
E & J Truck Body & Paint Limited Liability Company	395 Clark St	(732) 203-9333	0.45	Paint
Mike Nosti	150 W Front St	(732) 264-9723	0.47	Seafood Markets
Central Jersey Door And Hardware LLC	314 Broad St	(201) 575-0651	0.64	Hardware Stores
Sticks & Stones	317 Edgeview Rd	(732) 675-0327	0.7	Lumber And Other Building Materials
Family Dollar Stores Of New Jersey Inc	17 W Front St Ste 221	(732) 739-0740	0.71	Variety Stores
Apache Food	44 E Front St	(732) 264-8805	0.82	Convenience Stores
Dunlop & Lisk Pottery Co Inc	Main St	(732) 566-0243	0.82	Masonry Materials And Supplies
The Stop & Shop Supermarket Company LLC	100 State Route 36	(732) 203-2233	0.89	Supermarkets, Chain