

#5083 ~ Applejacks Bar and Grill and Apartments

**60-62 Carr Avenue
Keansburg, NJ 07734**

Mixed-Use/Commercial/Residential

**Block: 14
Lot: 1.02, 9**

**Land Size: 0.2112 Acre (92 x 100)
Building Size: 5,906 Sq. Ft.**

Tax Information

Land Assessment:	\$ 211,100.
Improvement Assessment:	\$ 423,800.
Total Assessment:	\$ 634,900.
Taxes:	\$ 15,872.
Tax Year:	2022
Tax Rate:	2.753/\$100
Equalization Ratio:	98.31%
Updated:	11/14/2023

Zoning: B-2 ~ Mixed Use Commercial-Residential Zone District

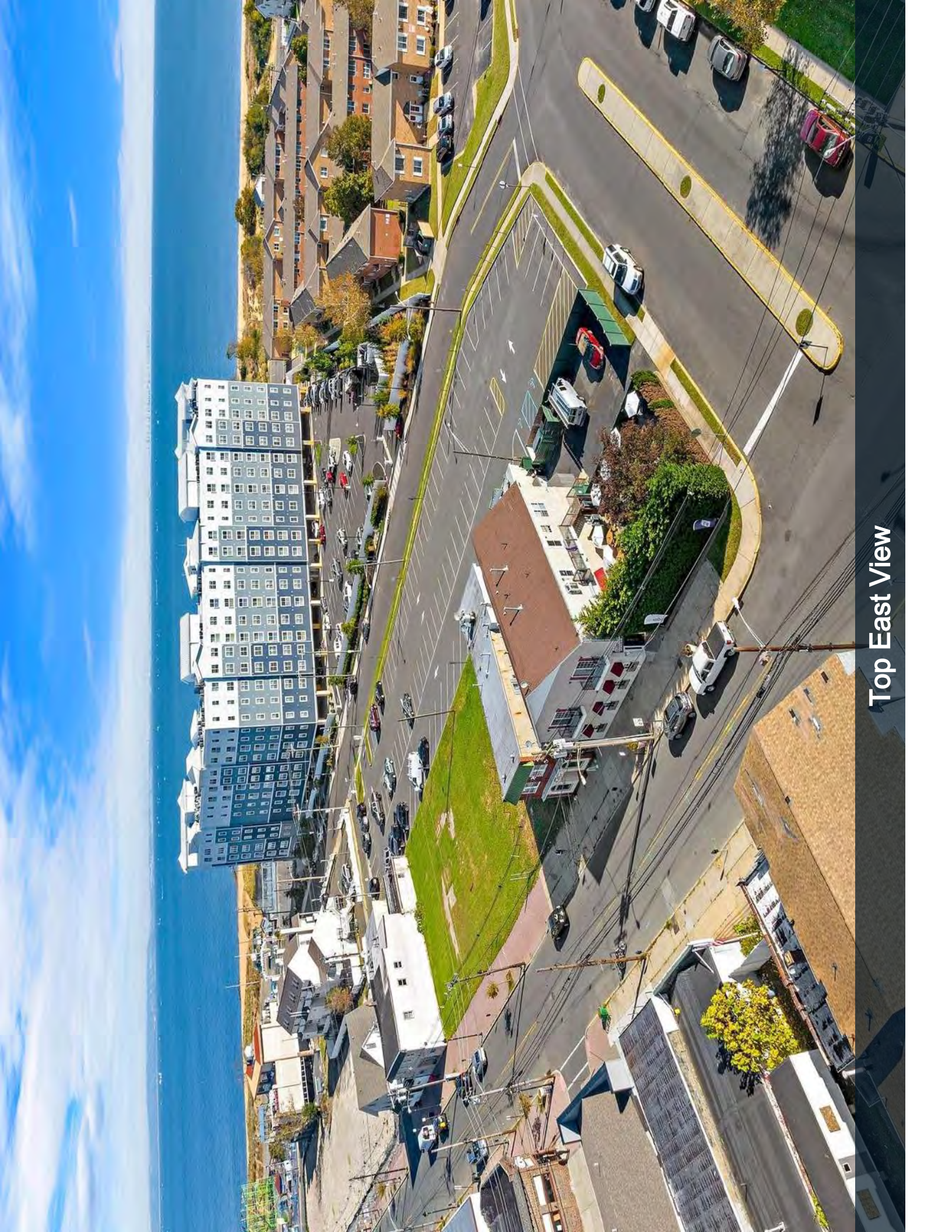
Remarks: 5,906 Sq. Ft. Mixed-Use Building Consisting of a Restaurant with Liquor License and Four One-Bedroom Apartments on Two Lots Totaling 0.2112 Acre. Outside Area with Beer Garden and Tiki Bar. Sale Excludes Restaurant Inventory. Located in the Middle of the Keansburg Redevelopment Area with 700 Apartments and 45,000 Sq. Ft. of Retail Space Currently Being Built with 1000 Parking Spaces. Easy Access to Highway 35, 36 and the Garden State Parkway.

Price: \$ 2,300,000. ~ Sale

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

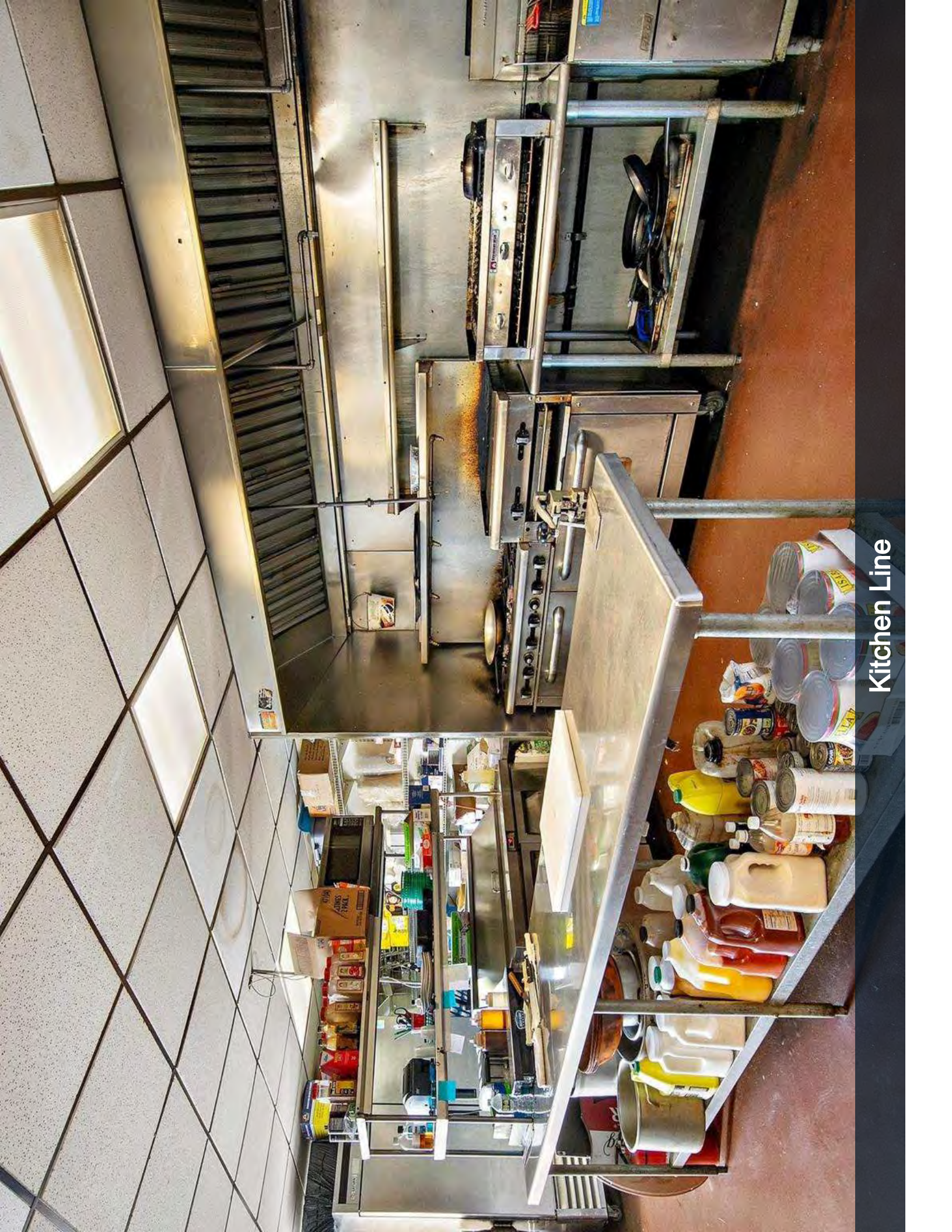
530 Prospect Avenue, 2E, Little Silver, New Jersey 07739-1444
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com





Top East View

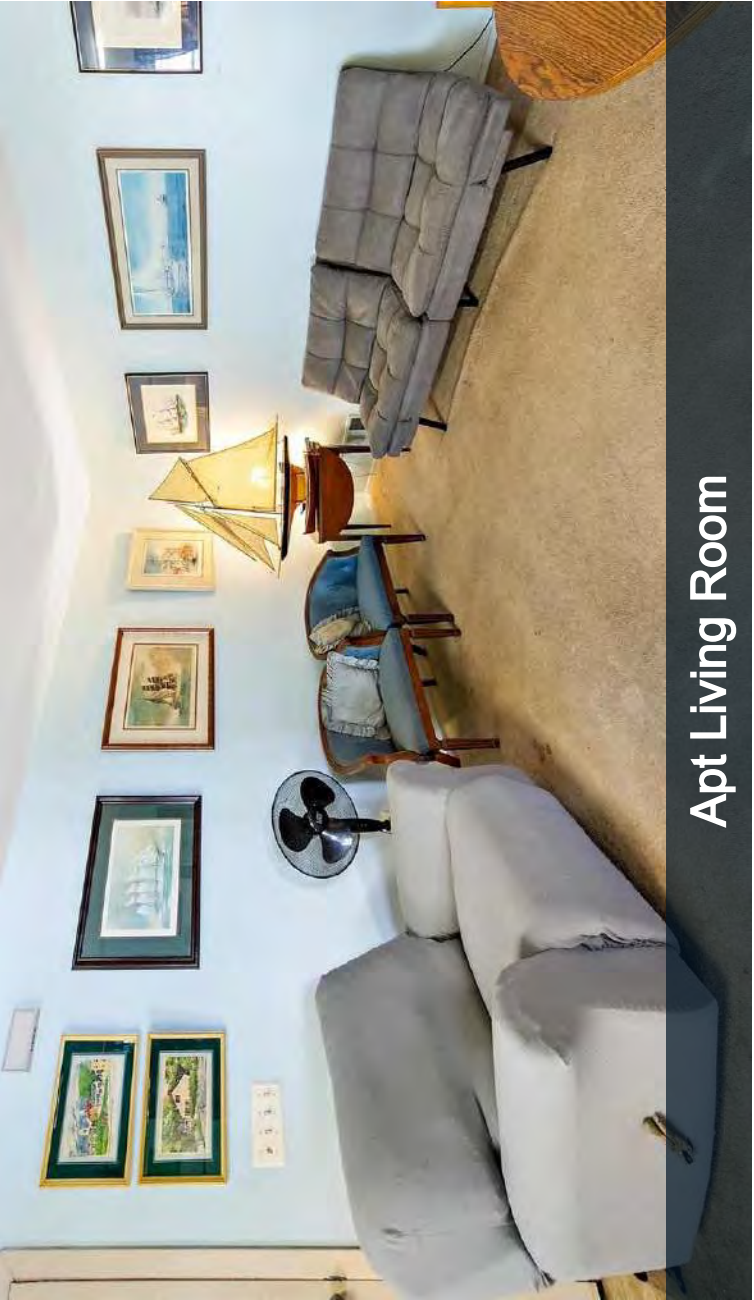




Kitchen Line



Patio Bar



Apt Living Room



Apt Bathroom



Apt Kitchen



Municipal Parking 25 Dedicated Spots for Building



Staff-Apartment Parking



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



— Road Centerlines

OFFERING SUMMARY

ADDRESS	60-62 Carr Ave Keansburg NJ 07734
COUNTY	Monmouth
LOT/BLK 60 CARR	Lot 9 Block 14
LOT/BLK 62 CARR	Lot 1.02 Block 14
BUILDING SF	5,906 SF
REAL ESTATE TAXES-60 & 62	15,872
LAND SF	9,200 SF
YEAR BUILT	1925
YEAR RENOVATED	2005

FINANCIAL SUMMARY

PRICE	\$2,300,000
PRICE PSF	\$389.43
OCCUPANCY	100.00 %
NOI (CURRENT)	\$126,637
CAP RATE (CURRENT)	5.51 %

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2023 Population	10,127	48,167	94,961
2023 Median HH Income	\$70,468	\$100,613	\$105,592
2023 Average HH Income	\$85,209	\$133,655	\$142,629



Redevelopment Area

- Carr Avenue is a redevelopment area on the Jersey Shore that is an up and coming area. The Baypoint redevelopment project along Carr Avenue is supposed to bring 700 luxury apartment units, 45,000 square feet of restaurant, entertainment and retail space, and 1,000 parking spaces to Carr and Beachway avenues. The project is being developed by Sackman Enterprises, which also developed much of Asbury Park's commercial district. The project is expected to be completed in 2024.

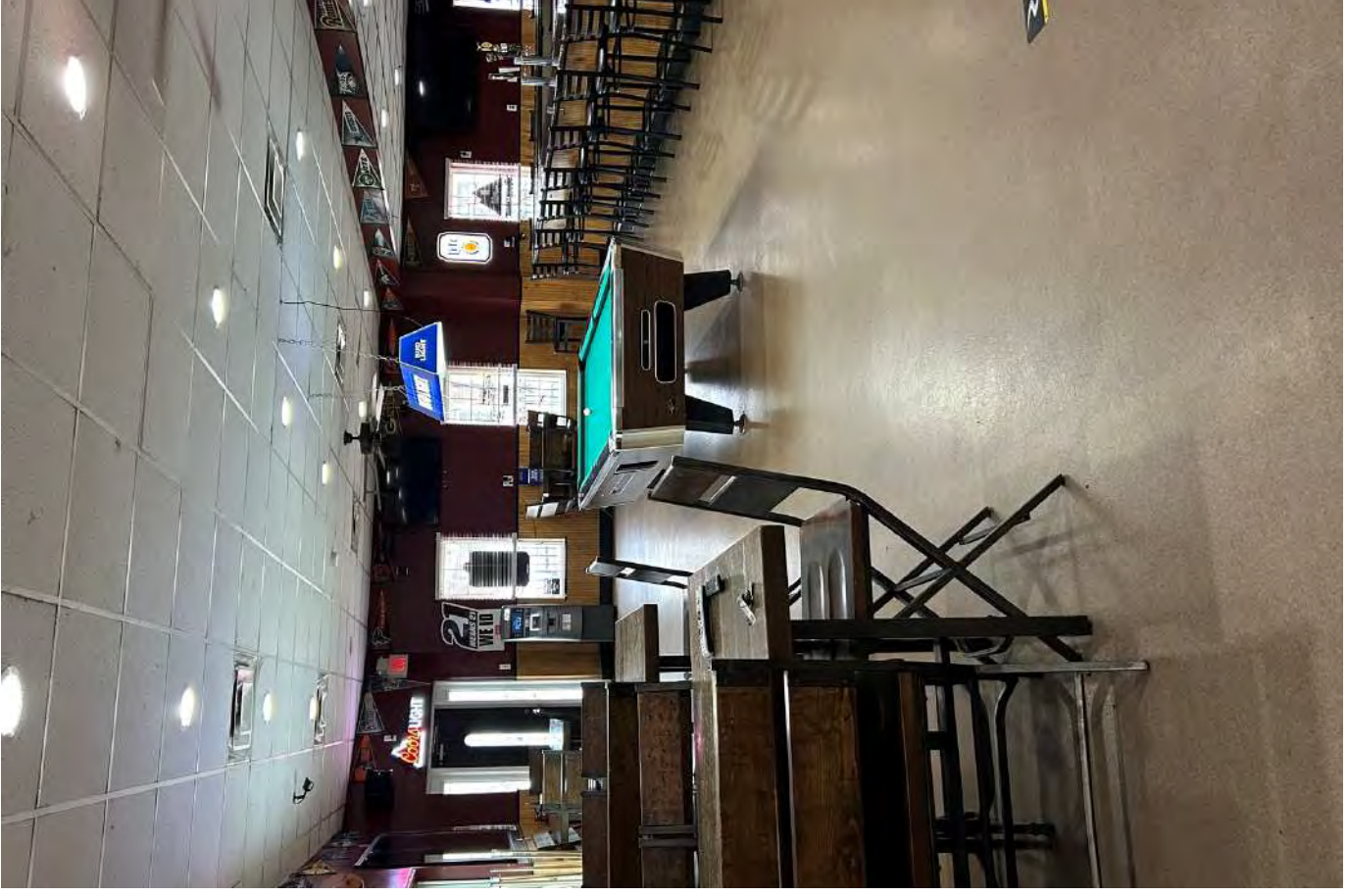
The Baypoint project is intended to enhance the connectivity between the waterfront and the heart of Keansburg's once thriving downtown. The redevelopment/new construction project will deliver world-class housing and retail options to both year-round residents and visitors alike

Value Add Component

- The redevelopment project will bring more people and business into town. Purchasing this building and restaurant ahead of the curve shows substantial value over the years as the town continues to grow. The rents for the 4 apartments are substantially below market and could be raised to gain more income on the property and raise the cash flow \$1000-\$2000 per month.

Additional Lot

- The additional lot, or 62 Carr Avenue is being utilized as an outdoor Tiki Bar and dining area. Multiple opportunities to build the bar out adding more square footage or possibly adding apartments. Redevelopment guidelines in the back of this report for reference. New 1-bedroom apartments 1 block away are in the \$2500-3000 range.



PROPERTY FEATURES

BUILDING SF	5,906
LAND SF	9,200
REAL ESTATE TAXES-60 & 62	15,872
YEAR BUILT	1925
YEAR RENOVATED	2005
# OF PARCELS	2
ZONING TYPE	C-0
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	100x92
NUMBER OF PARKING SPACES	30 lot
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

MECHANICAL

HVAC	forced hot air/ac
FIRE SPRINKLERS	yes
ELECTRICAL / POWER	jcp&i

CONSTRUCTION

FOUNDATION	slab
FRAMING	wood
EXTERIOR	wood
PARKING SURFACE	asphalt
ROOF	pitched
FIRE PROTECTION	yes
ADA COMPLIANT	yes
ELEVATOR	no

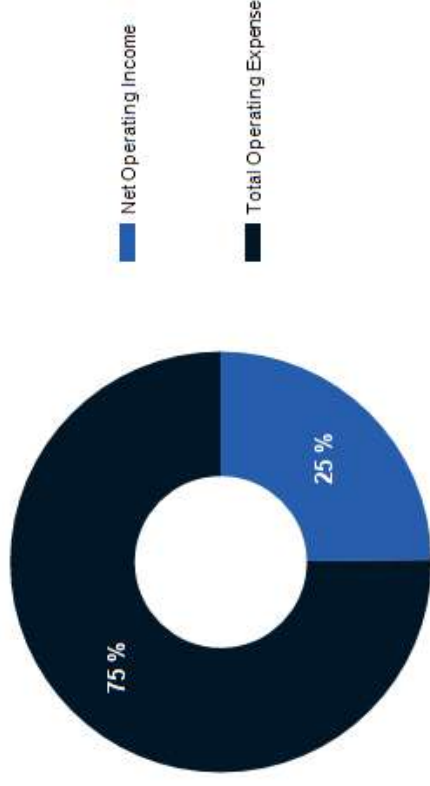
AMENITIES

ICE/VENDING MACHINES	yes
WIFI	yes
RESTAURANT	full



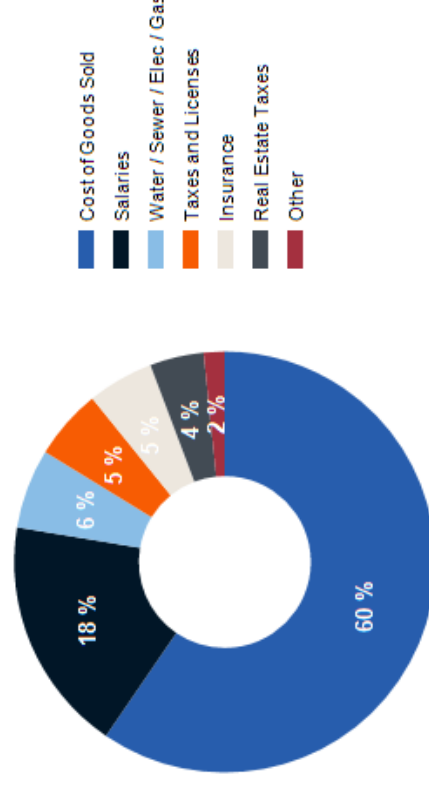
REVENUE ALLOCATION
CURRENT

INCOME	CURRENT
Apartment Income-4 Units	\$40,800
Restaurant Income	\$469,351
Effective Gross Income	\$510,151
Less Expenses	\$383,514
Net Operating Income	\$126,637



DISTRIBUTION OF EXPENSES
CURRENT

EXPENSES	CURRENT
Real Estate Taxes	\$15,872
Insurance	\$19,524
Cost of Goods Sold	\$228,358
Salaries	\$69,400
Repairs & Maintenance	\$4,680
Water / Sewer / Elec / Gas	\$23,445
Taxes and Licenses	\$20,760
Marketing	\$1,475
Total Operating Expense	\$383,514
Expense / SF	\$64.94
% of EGI	75.17 %



GLOBAL

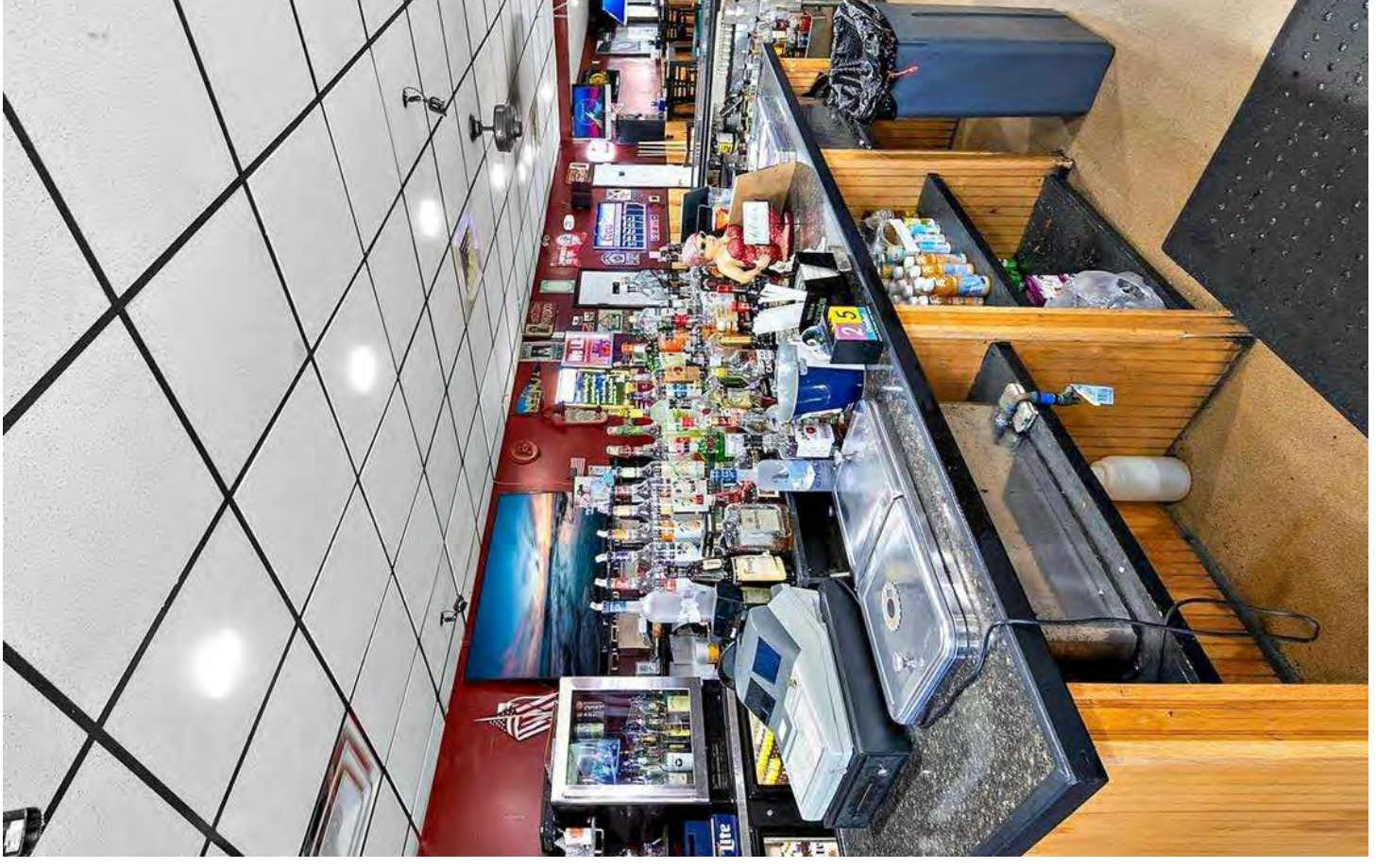
Price \$2,300,000
Analysis Period 10 year(s)

INCOME - Growth Rates

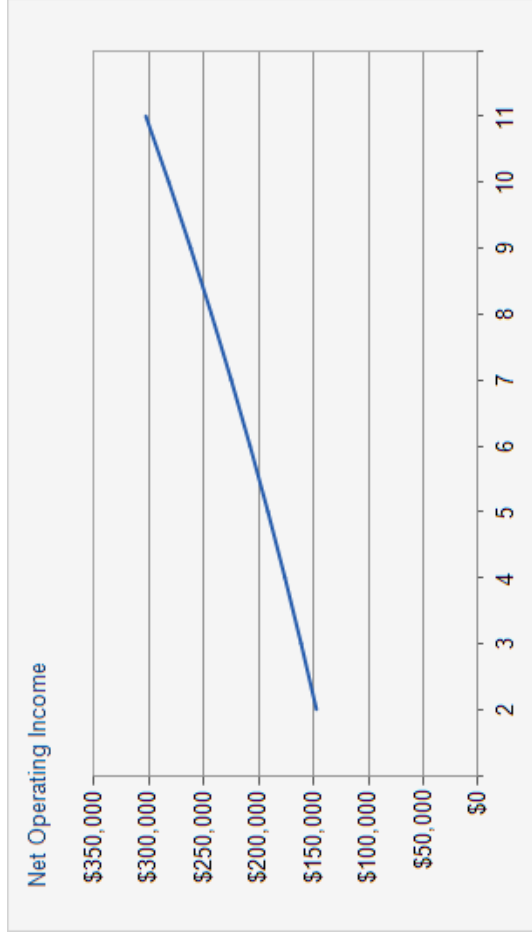
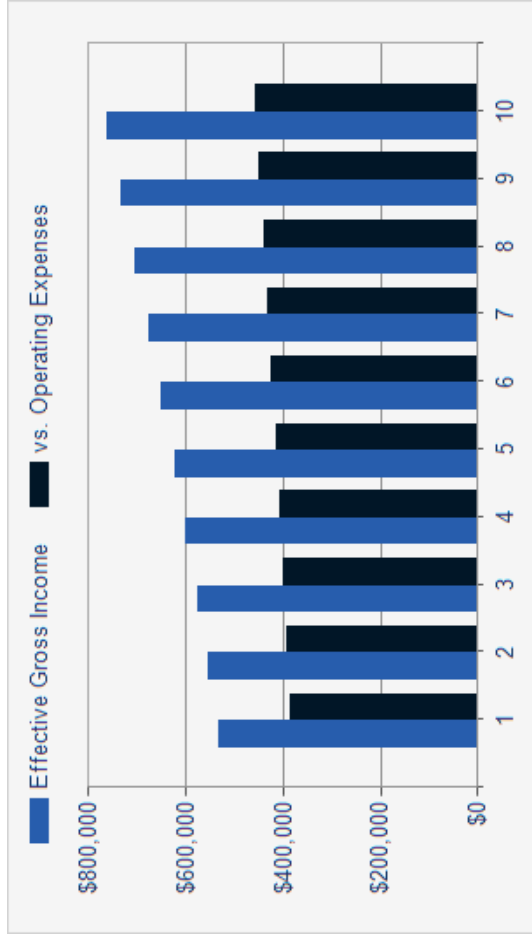
Restaurant Income 4.00 %

EXPENSES - Growth Rates

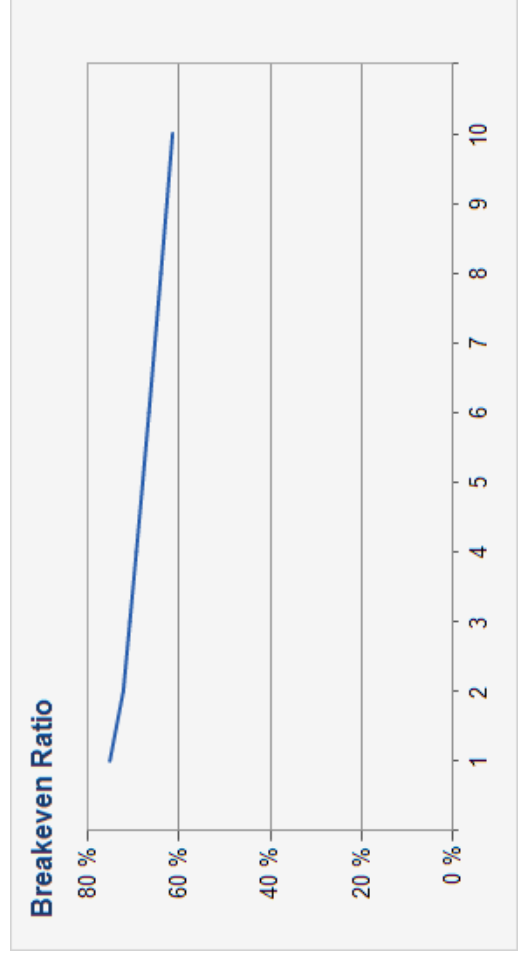
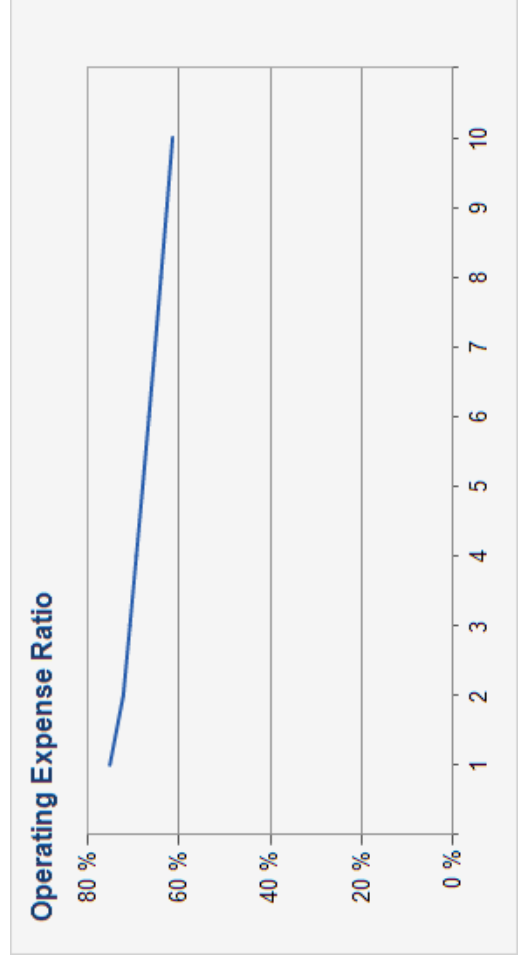
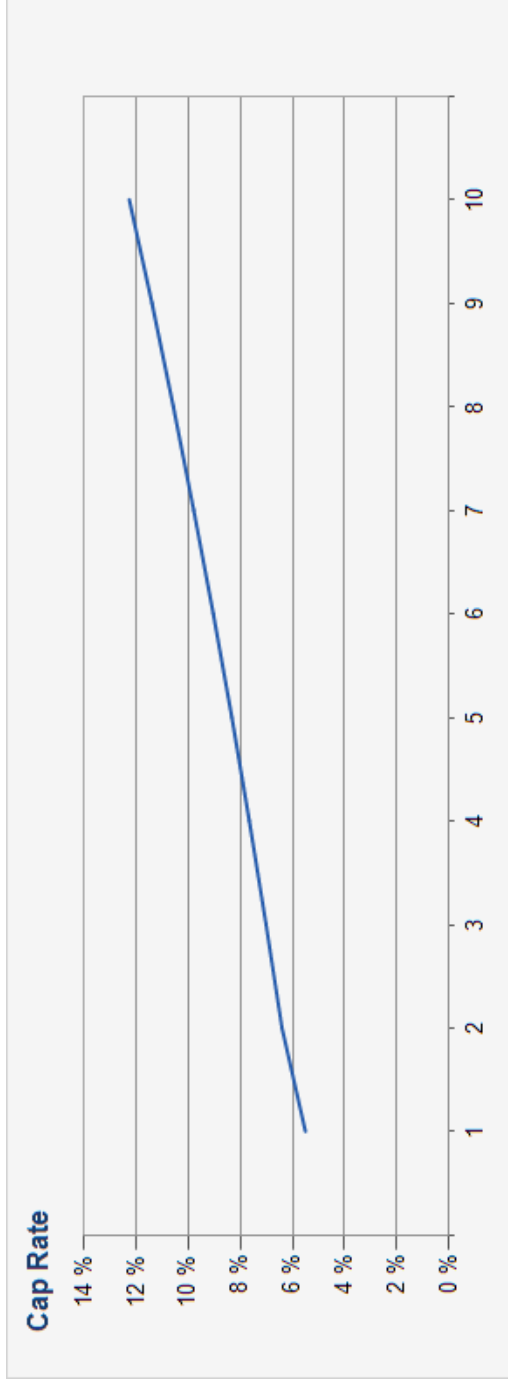
Real Estate Taxes 2.00 %
Insurance 2.00 %
Cost of Goods Sold 2.00 %
Salaries 2.00 %
Repairs & Maintenance 2.00 %
Water / Sewer / Elec / Gas 2.00 %
Taxes and Licenses 2.00 %
Marketing 2.00 %



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Gross Potential Revenue											
Apartment Income-4 Units	\$40,800	\$42,840	\$44,982	\$47,231	\$49,593	\$52,072	\$54,676	\$57,410	\$60,280	\$63,294	\$66,459
Restaurant Income	\$469,351	\$488,125	\$507,650	\$527,956	\$549,074	\$571,037	\$593,879	\$617,634	\$642,339	\$668,033	\$694,754
Effective Gross Income	\$510,151	\$530,965	\$552,632	\$575,187	\$598,667	\$623,110	\$648,555	\$675,044	\$702,619	\$731,327	\$761,213
Operating Expenses											
Real Estate Taxes	\$15,872	\$15,872	\$16,189	\$16,513	\$16,843	\$17,180	\$17,524	\$17,874	\$18,232	\$18,597	\$18,969
Insurance	\$19,524	\$19,524	\$19,914	\$20,313	\$20,719	\$21,133	\$21,556	\$21,987	\$22,427	\$22,875	\$23,333
Cost of Goods Sold	\$228,358	\$228,358	\$232,925	\$237,584	\$242,335	\$247,182	\$252,126	\$257,168	\$262,312	\$267,558	\$272,909
Salaries	\$69,400	\$69,400	\$70,788	\$72,204	\$73,648	\$75,121	\$76,623	\$78,156	\$79,719	\$81,313	\$82,939
Repairs & Maintenance	\$4,680	\$4,680	\$4,774	\$4,869	\$4,966	\$5,066	\$5,167	\$5,270	\$5,376	\$5,483	\$5,593
Water / Sewer / Elec / Gas	\$23,445	\$23,445	\$23,914	\$24,392	\$24,880	\$25,378	\$25,885	\$26,403	\$26,931	\$27,470	\$28,019
Taxes and Licenses	\$20,760	\$20,760	\$21,175	\$21,599	\$22,031	\$22,471	\$22,921	\$23,379	\$23,847	\$24,324	\$24,810
Marketing	\$1,475	\$1,475	\$1,505	\$1,535	\$1,565	\$1,597	\$1,629	\$1,661	\$1,694	\$1,728	\$1,763
Total Operating Expense	\$383,514	\$383,514	\$391,184	\$399,008	\$406,988	\$415,128	\$423,430	\$431,899	\$440,537	\$449,348	\$458,335
Net Operating Income	\$126,637	\$147,451	\$161,448	\$176,179	\$191,679	\$207,982	\$225,124	\$243,145	\$262,082	\$281,979	\$302,878



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
CAP Rate	5.51 %	6.41 %	7.02 %	7.66 %	8.33 %	9.04 %	9.79 %	10.57 %	11.39 %	12.26 %	13.17 %
Operating Expense Ratio	75.17 %	72.22 %	70.78 %	69.37 %	67.98 %	66.62 %	65.28 %	63.98 %	62.69 %	61.44 %	60.21 %
RRM	4.51	4.33	4.16	4.00	3.84	3.69	3.55	3.41	3.27	3.15	3.02
Breakeven Ratio	75.18 %	72.23 %	70.79 %	69.37 %	67.98 %	66.62 %	65.29 %	63.98 %	62.70 %	61.44 %	60.21 %
Price / SF	\$389.43	\$389.43	\$389.43	\$389.43	\$389.43	\$389.43	\$389.43	\$389.43	\$389.43	\$389.43	\$389.43
Income / SF	\$86.37	\$89.90	\$93.57	\$97.39	\$101.36	\$105.50	\$109.81	\$114.29	\$118.96	\$123.82	\$128.88
Expense / SF	\$64.93	\$64.93	\$66.23	\$67.55	\$68.91	\$70.28	\$71.69	\$73.12	\$74.59	\$76.08	\$77.60



ORDINANCE NO. 1679

AN ORDINANCE OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR THE CARR AVENUE CORRIDOR

WHEREAS, on July 27, 2005, the Mayor and Council of the Borough of Keansburg (“Borough”) designated the entirety of the Borough as an “Area in Need of Rehabilitation” pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.A.A. 40A:12A-1, et seq (“LRHL”); and

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, on July 17, 2019, the Borough Council (“Council”) of the Borough of Keansburg (“Borough”) adopted Resolution 19-098, authorizing and directing the Planning Board of the Borough (“Board”) to undertake a preliminary investigation and redevelopment study to determine whether all properties, identified in Blocks 7, 8, 10, 11, 12, 13, 14 and 52, thereof (“Study Area”), meet the criteria set forth in the Redevelopment Law and should be designated as a Non-Condensation Redevelopment Area, as that term is defined by the Redevelopment Law; and

WHEREAS, on April 22, 2020, the Borough Council (“Council”) of the Borough of Keansburg (“Borough”) adopted Resolution 20-038, accepting the recommendation from the Planning Board of the Borough of Keansburg and finding that all properties identified in Blocks 7, 8, 10, 11, 12, 13, 14 and 52 as shown on the official tax map of the Borough of Keansburg be and are hereby deemed to be a Non-Condensation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, pursuant to N.J.S.A. 40A-12A-4, the Borough, through the firm T&M Associates, prepared a redevelopment plan entitled “Carr Avenue Corridor Redevelopment Plan” substantially in the form attached hereto (“Redevelopment Plan”), which provides for the redevelopment of several areas of the Borough, specifically Block 10, Lots 1 and 3 through 9, Block 12, Lots 6 through 9, Block 13, Lots 1, 2.02, 3, 4, 5.01, 5.03, 7 and 8, Block 14, Lots 1, 1.02 and 2 through 9 and Block 52, Lots 4 through 8; and

WHEREAS, prior to the final passage of this Ordinance, the Borough Council referred the Redevelopment Plan to the Planning Board of Adjustment (“Planning Board”) for its review at the July 11, 2021 meeting as to master plan consistency and for any other comments in accordance with N.J.S.A 40A:12A-7; and

WHEREAS, the Redevelopment Plan has been available for public review in the office of the Planning Board and in the office of the municipal Clerk; and

WHEREAS, the Borough Council now wishes to approve and adopt the Carr Avenue Corridor Redevelopment Plan, in the form attached hereto as **Exhibit A**.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Keansburg, County of Monmouth, and State of New Jersey, that the Borough Council hereby approves and adopts the Carr Avenue Corridor Redevelopment Plan in the form attached hereto as **Exhibit A**.

BE IT FURTHER ORDAINED, that the Redevelopment Plan shall supersede the applicable provisions of the Borough's Zoning Ordinance.

BE IT FURTHER ORDAINED, that the remainder of all other sections and subsections of the afore mentioned Ordinance not specifically amended by this Ordinance shall remain in full force and effect.

BE IT FURTHER ORDAINED, all Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such consistency.





BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

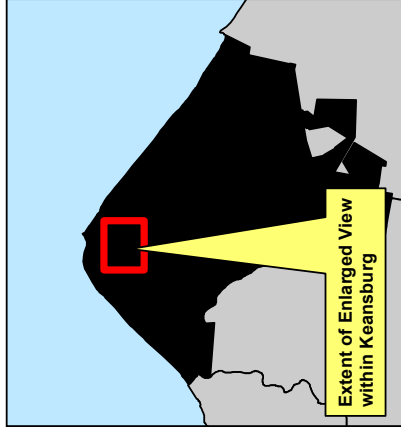
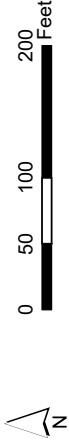
INTRODUCTION: June 29, 2021

ADOPTION: July 21, 2021



Aerial Imagery Carr Avenue Corridor Redevelopment Plan Area Borough of Kearsburg, Monmouth County, New Jersey

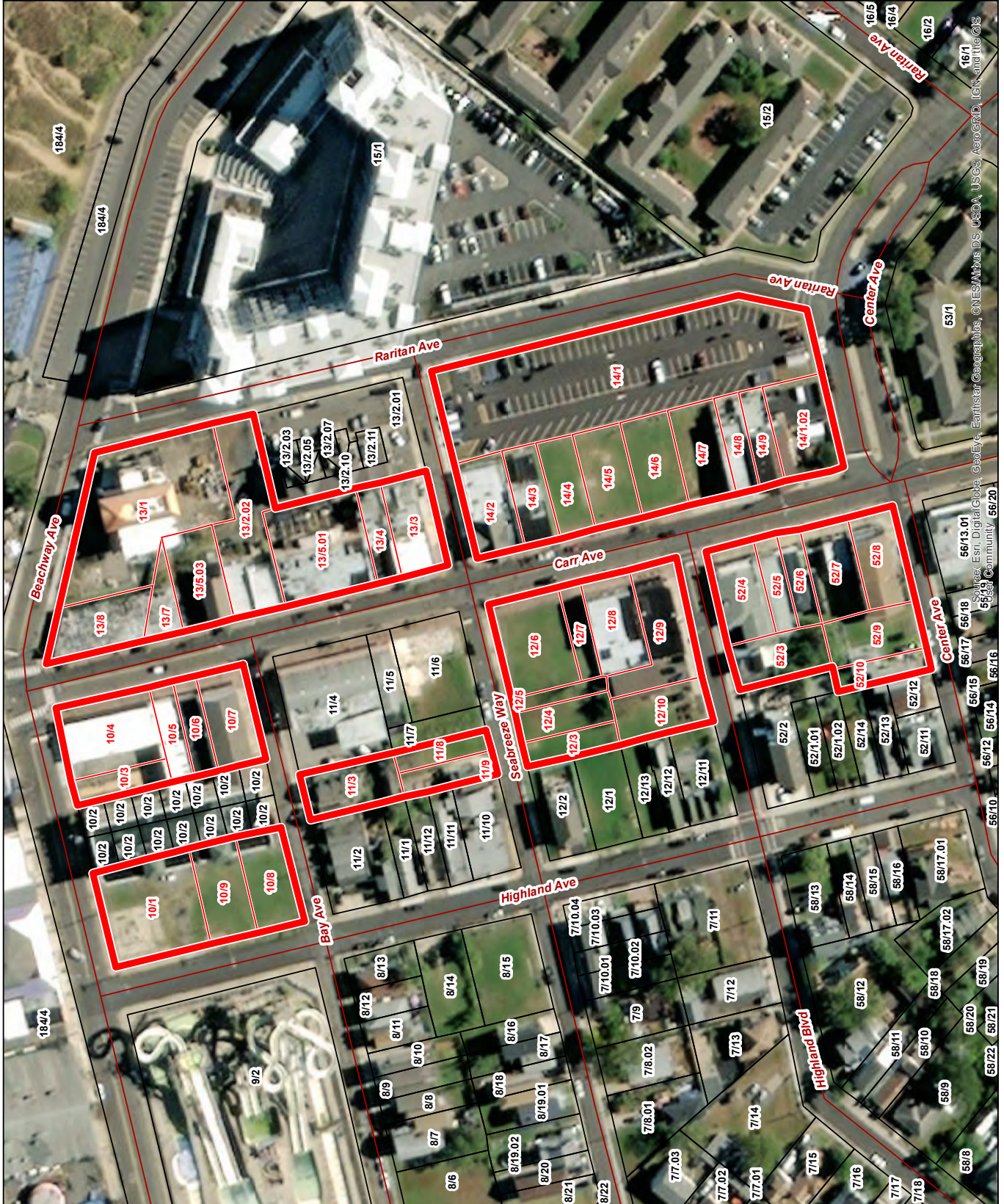
-  Redevelopment Plan Area
-  Parcels in Redevelopment Plan Area
-  Parcel Boundary (Block/Lot)
-  Roadway Network

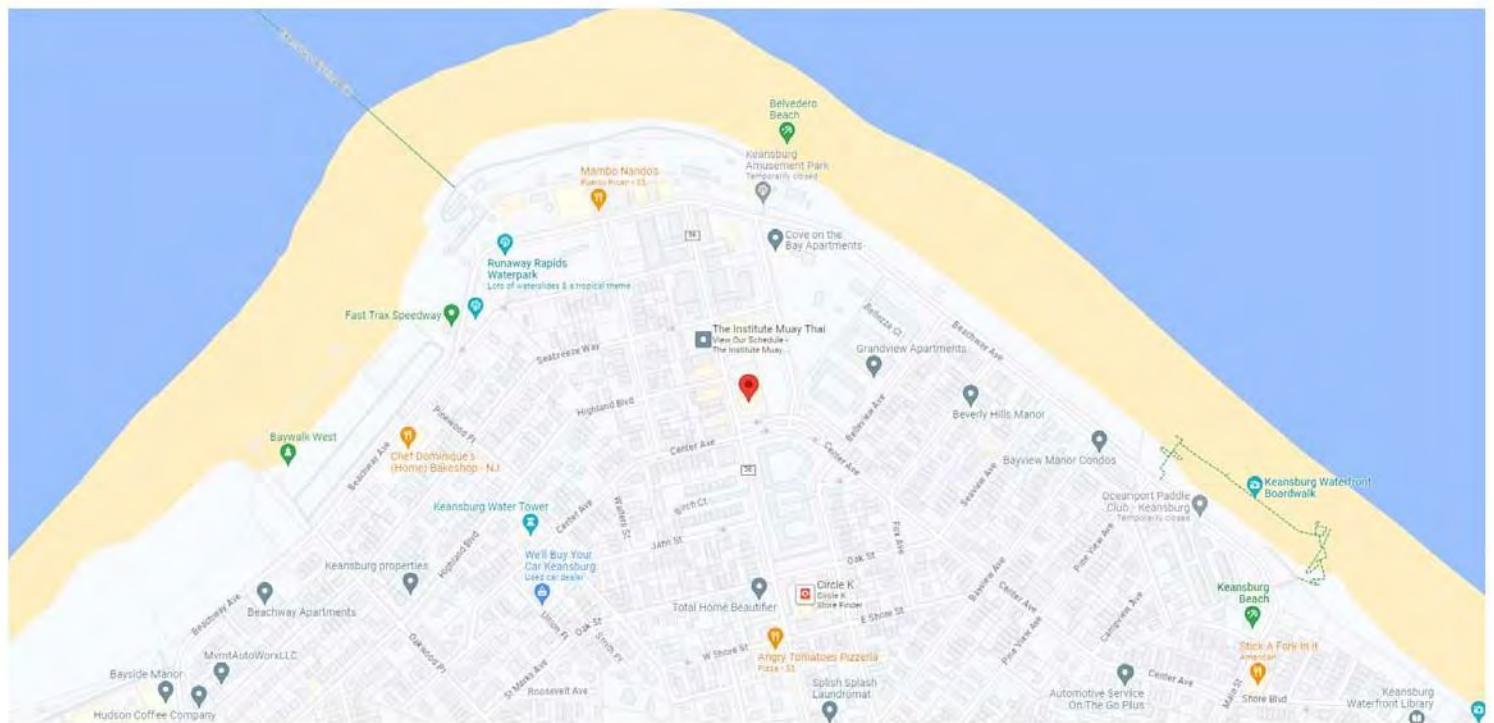
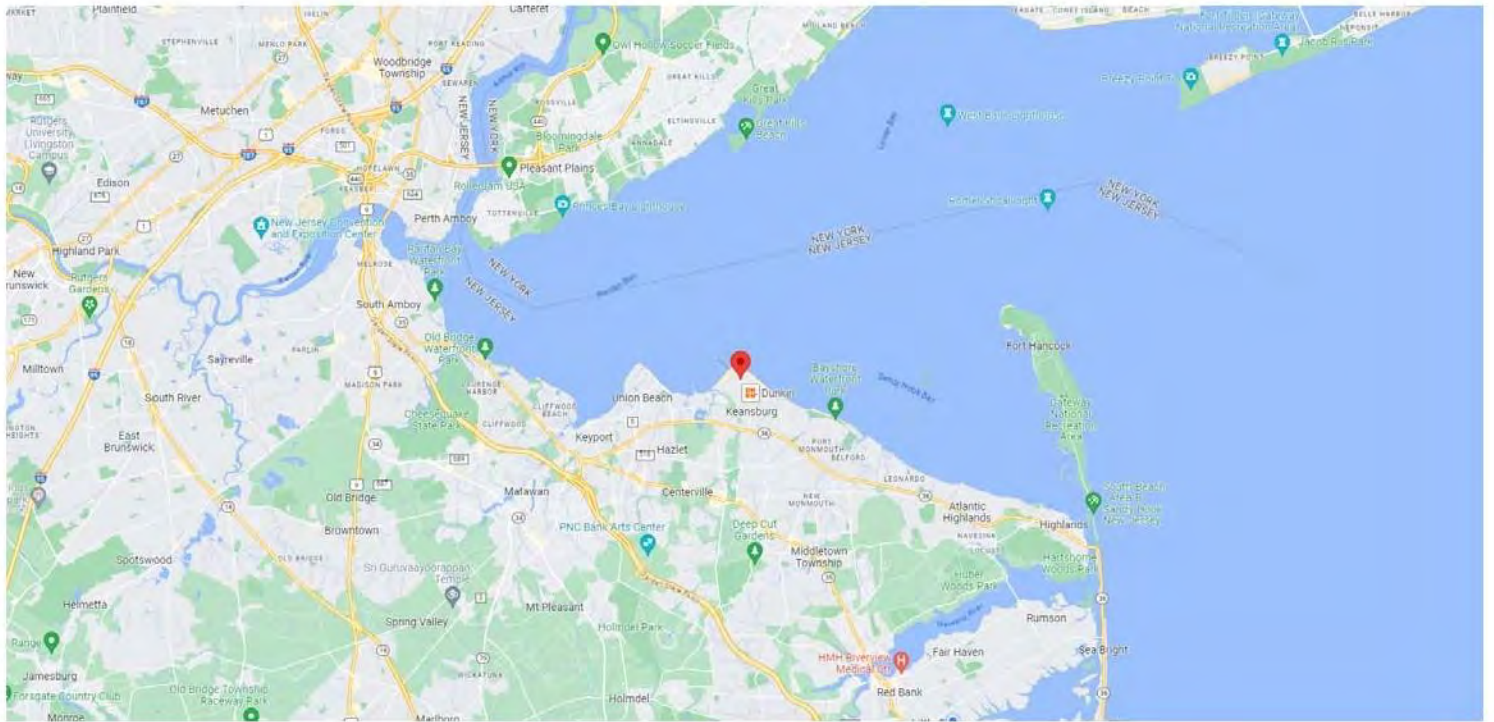


T&M Associates
11 Tindall Road
Middletown, NJ 07748
Phone: 732-671-8400

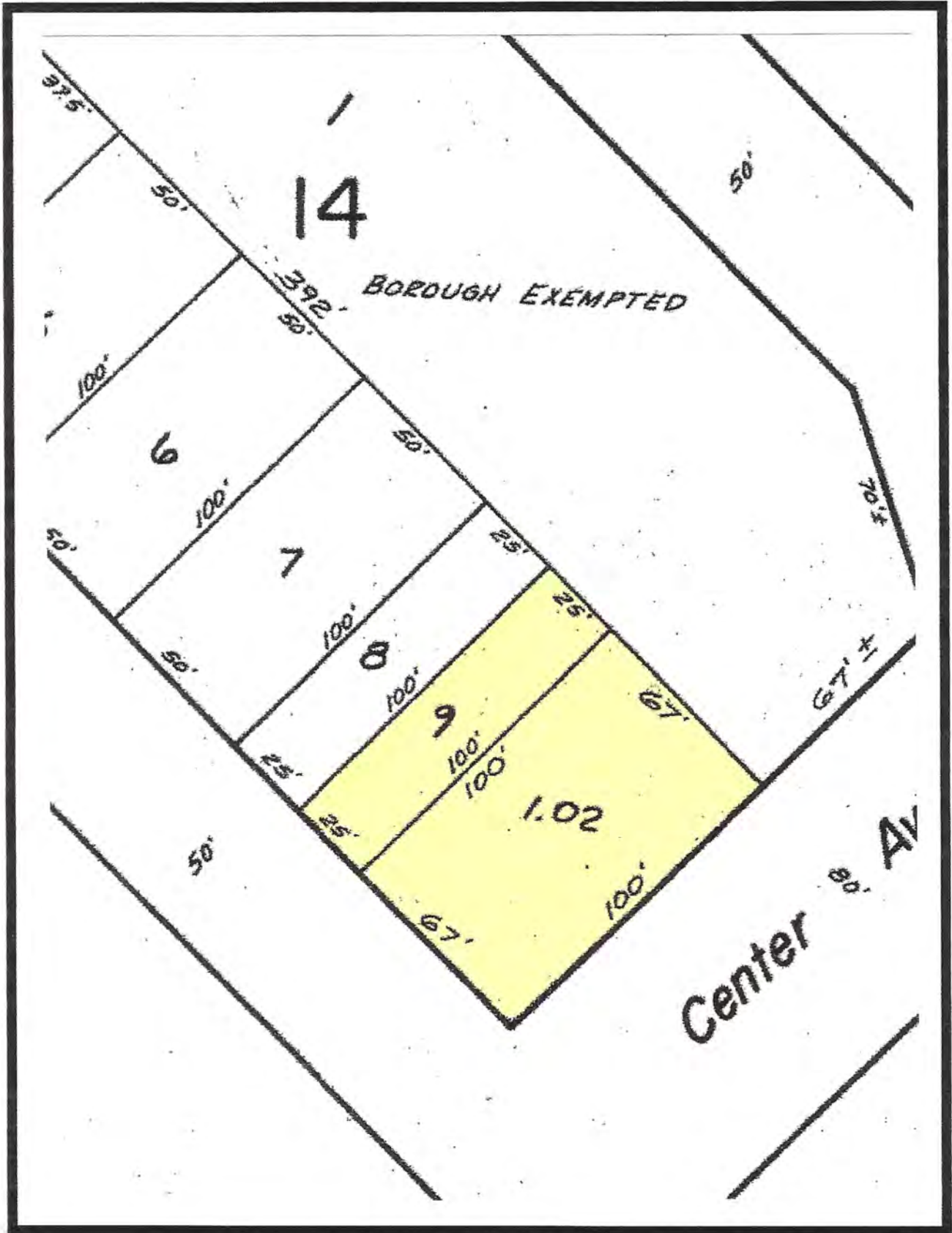
Prepared by: RED, 6/24/2021
Source: NJDEP; NJDOT; NJGIN;
Monmouth County; Borough of Kearsburg
T&M File Path: G:\Projects\KNBG\01507\GIS\Projects\Appendix B for Phase 2.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

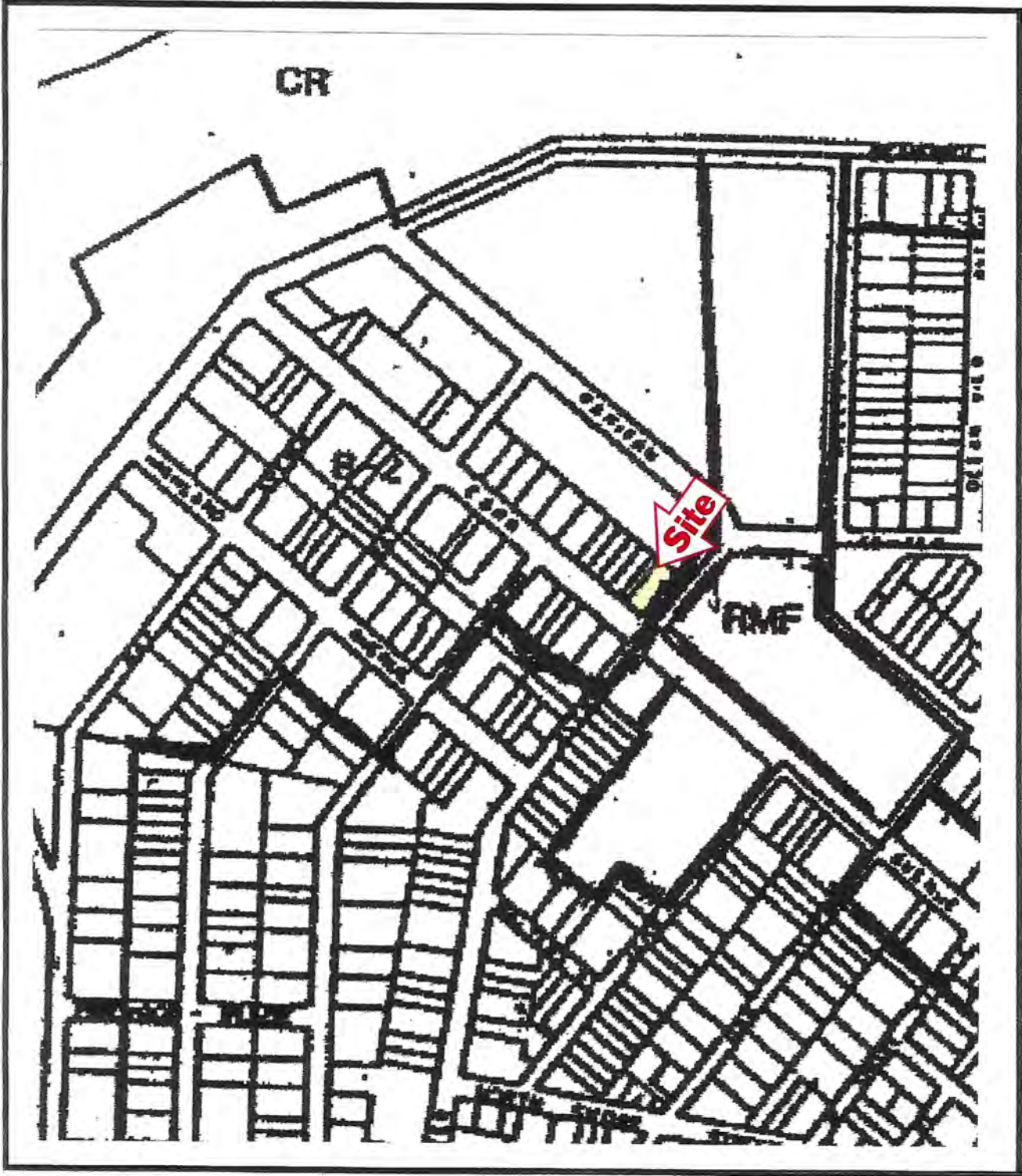




TAX MAP LOCATION



Zoning Map



The RSC Senior Citizen Residential Zone District has been applied to locations where mid-rise multi-family buildings whose occupancy is restricted to senior citizens is the characteristic land use. These locations are easily accessible to community facilities, services, shopping, and public transportation routes.

- a. Permitted Uses and Structures.
 1. Senior citizen community housing at a density not to exceed 60 units per acre.
 2. Essential services.
- b. Required Accessory Uses and Structures.
 1. Off-street parking subject to subsection **22-9.3a**.
 2. Buffers pursuant to subsection **22-8.5e**.
- c. Permitted Accessory Uses and Structures.
 1. Customary accessory uses and structures subject to Section **22-7** provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any such accessory building or use shall be located on the same lot as the principal building.
 2. Exempt signs subject to the provisions of subsection **22-7.24**.
 3. Fences and walls subject to the provisions of subsection **22-7.25**.
- d. Conditional Uses. Subject to the provisions of Section **22-6** of this Chapter:
 1. Public utilities.
- e. Standards and regulations shall be in accordance with the schedule referred to in Section **22-5**, subsection **22-5.1** and a part of this Chapter.

§ 22-5.9. Regulations Controlling the B-1 General Commercial Zone District.

[Ord. #1045, § 5.9; Ord. #1105, § 1; Ord. #1118, § 1; Ord. #1241; Ord. #1543; Ord. #2015-1562; Ord. #2015-1572]

- a. Purpose. The B-1 General Commercial Zone District provides for locations where retail and service activity should be concentrated to serve the needs of Borough residents. The General Commercial Zone District are established commercial locations that may also contain single family residences. Conversion of single family dwellings to commercial uses should be permitted only when such conversions comply with standards for commercial development, particularly off-street parking.
- b. Permitted Uses and Structures.
 1. Professional office.
 2. Business office.
 3. Financial institutions.
 4. Retail trade limited to the following:
 - (a) Paint, glass, and wallpaper stores (SIC 5231).
 - (b) Hardware stores (SIC 5251).
 - (c) Variety stores (SIC 5331).
 - (d) General merchandise stores (SIC 53).
 - (e) Food store (SIC 54).
 - (f) Apparel and accessory stores (SIC 56).
 - (g) Home furniture furnishings and equipment stores (SIC 57).
 - (h) Drug stores (SIC 5912).
 - (i) Liquor stores (SIC 5921).
 - (j) Miscellaneous shopping goods stores (SIC 594).
 - (k) Florists (SIC 5992).
 - (l) News dealers and newsstands (SIC 5994).
 - (m) Tobacco stores (SIC 5993).
 - (n) Optical goods stores (SIC 5995).

(o) Miscellaneous retail stores (SIC 5999).

(p) Eating and drinking places except for drive-ins (SIC 58).

Entertainment provided by dancers employed by the owner/tenant/or patrons of such retail trade shall not be allowed as either a permitted or accessory use in such establishments.

5. Personal services limited to the following:

(a) Dry cleaners and laundry services (SIC 7212 and 7216).

(b) Photography studios (SIC 7221).

(c) Beauty shops (SIC 7231).

(d) Barber shops (SIC 7241).

(e) Shoe repair shops (SIC 7251).

(f) Tax return preparation services (SIC 7291).

(g) Printing services.

(h) Radio and television repair shops (SIC 7215).

(i) Electrical repair shops (SIC 7629).

(j) Watch, clock, and jewelry repair shops (SIC 7629).

(k) Reupholsterers and furniture repair shops (SIC 7641).

(l) Travel agencies (SIC 4724).

(m) Coin-operated laundries (SIC 7215).

(n) Photocopying and duplicating (SIC 7334).

(o) Video tape rental (SIC 7841).

6. Detached single family dwellings meeting the requirements of the R-5 Zone District, except for single family homes located within Block 184, Lots 1 (formerly 1&2) and 3.

7. Federal, State, County or municipal buildings and facilities as deemed appropriate by the Borough Council.

8. Essential services.

9. Auctions subject to the provisions of Chapter 4-10 of the Revised General Ordinances of the Borough of Keansburg.

10. Community residences for the developmentally disabled and shelters for victims of domestic violence.

c. Required Accessory Uses and Structures.

1. Off-street parking subject to the provisions of subsection **22-9.3a**.

2. Buffers pursuant to subsection **22-8.5e**.

3. Off-street loading subject to the provisions of subsection **22-9.4**.

d. Permitted Accessory Uses and Structures.

1. Ground, wall, window and exempt signs subject to the provisions of subsection **22-7.24**.

2. Fences and walls subject to the provisions of subsection **22-7.25**.

3. Customary accessory uses and structures incidental to a permitted use subject to the provisions of Section **22-7**.

e. Conditional Uses. Permitted subject to the provisions of Section **22-6**:

1. Public utilities.

2. (Reserved)

3. Places of worship.

4. Motor vehicle service stations and repair garages.

5. Day schools, nursery schools, and other educational uses.

f. Standards and regulations shall be in accordance with the Schedule referred to in Section **22-5**, subsection **22-5.1**, and a part of this Chapter.

§ 22-5.10. Regulations Controlling the B-2 Mixed Use Commercial-Residential Zone District.

[Ord. #1045, § 5.10; Ord. #1241; Ord. #1543]

- a. Purpose. The B-2 Mixed Use Commercial-Residential Zone District is intended to encourage revitalization and economic development of a commercial area oriented to the Raritan Bayfront. Major redevelopment is supported through a conditional use provision that allows mixed use commercial-residential development. Older commercial recreation uses which are presently a characteristic land use within this zone district are maintained as permitted uses.
- b. Permitted Uses and Structures.
 1. Any use permitted in the B-1 General Commercial Zone, except for single family homes located within Block 184, Lots 1 (formerly 1&2) and 3.
 2. Amusement parks.
 3. Amusement arcades.
 4. Marinas.
 5. Water transportation.
 6. Detached single family dwellings meeting the requirements of the R-5 Zone District, except for single family homes located within Block 184, Lots 1 (formerly 1&2) and 3.
 7. Essential services.
 8. Community residence for the developmentally disabled and shelters for victims of domestic violence.
- c. Required Accessory Uses and Structures.
 1. Off-street parking subject to the provisions of subsection **22-9.3a**.
 2. Off-street loading subject to the provisions of subsection **22-9.4**.
- d. Permitted Accessory Uses and Structures.
 1. Ground, wall, window and exempt signs subject to the provisions of subsection **22-7.24**.
 2. Fences and walls subject to the provisions of subsection **22-7.25**.
 3. Customary accessory uses and structures incidental to a permitted use subject to the provisions of Section **22-7**.
- e. Conditional Uses. Permitted subject to the provisions of Section **22-6**:
 1. Mixed use development.
 2. Public utilities.
 3. (Reserved)
 4. Motor vehicles service stations and repair garages.
- f. Standards and regulations shall be in accordance with Schedule referred to in Section **22-5**, subsection **22-5.1** and a part of this Chapter.

§ 22-5.11. Regulations Controlling the B-3 Highway Commercial Zone District.

[Ord. #1045, § 5.11; Ord. #1063, § VI; Ord. #1105, § 2; Ord. No. 1156, § 1; Ord. No. 1241]

- a. Purpose. The B-3 Highway Commercial Zone District allows for retail and service uses oriented to automobile circulation from New Jersey State Highway 36. Conversion of existing single family dwellings within this zone to commercial uses should be permitted only when access arrangements and off-street parking comply with the standards for commercial development. Only one of the above regulated uses shall be allowed per block face.
- b. Permitted Uses and Structures.
 1. All uses permitted in the B-1 Zone District, Subsection **22-5.9b**, 1,2,3,4(a) to (o), 5 and 6.
 2. Essential services.
 3. Eating and drinking places except for drive-ins. (SIC 58)
Entertainment provided by dancers employed by the owner or tenant shall be allowed in such establishments.
 4. Community residences for the developmentally disabled and shelters for victims of domestic violence.

DEVELOPMENT REGULATIONS

22 Attachment 5

SCHEDULE OF ZONING DISTRICT REGULATIONS
CHAPTER 22
BOROUGH OF KEANSBURG

Zone District	Interior Lots			Corner Lots			Minimum Yard Requirements (Feet)								
	Minimum		Minimum	Minimum		Minimum	Principal		Accessory Building		Accessory Structure (2)		Lot Shape Rqmnts Diameter Feet (4)		
	Lot Area (Square Feet)	Frontage (Feet)	Frontage (Feet)	Lot Area	Frontage (Feet)	Frontage (Feet)	One Side	Total of Two	Side	Rear	Side	Rear			
Yard	Int.	Int.	Cor	(Feet)	Front Yard	Side Yards	Yard	Yard	Side	Rear	Side	Rear			
R-7 Single Family Residential	7500	75	75	7500	75	25	10	20	25	5	5	5	5	55	40
R-5 Single Family Residential	5000	50	75	7500	75	25	7.5	15	25	5	5	5	5	35	42
R-5A Residential Redevelopment (6)	5000	50	75	7500	75	25	7.5	15	25	5	5	5	5	35	42
RMF Residential Multi-Family	60000	150	150	60000	150	25	15	30	25	8	8	5	5	120	120
RSC Residential Senior Citizen	45000	100	100	45000	100	20	20	40	20	10	10	10	10	---	---
B-1 General Commercial	5000	50	70	7000	70	(5)	---	---	10	5	5	5	5	50	70
B-2 Mixed Use Commercial and Residential	5000	50	70	7000	70	(5)	---	---	10	5	5	5	5	50	70
B-3 Highway Commercial	20000	20000	50	100	50	15	30	30	15	15	15	15	70	70	70
LI Light Industrial	10000	100	100	10000	100	10	10	20	20	15	15	15	15	80	80
CR Conservation Recreation	40000	100	100	---	---	---	---	---	---	---	---	---	---	---	---

--- See Section 22-5 ---

- NOTES:
- (1) The minimum lot area and the minimum gross floor area of the ground floor of a single family dwelling in the B-1, B-2, or B-3 Zone District shall be the same as in the R-5 District.
 - (2) The location of accessory structures defined as essential services and the location of signs, fences, driveways, and patios shall be governed by Section 22-7, General Zoning Provisions. All other accessory structures shall be set back in accordance with this schedule.
 - (3) Walkways which are accessory to a single family dwelling and constructed on-grade shall be excluded from lot coverage calculations. Open porches, patios, terraces, and decks shall also be excluded when they do not exceed 30% of the principal building's ground floor area. Any area in excess of 30% shall be included as coverage.
 - (4) Each lot shall be able to contain within it the shape of a circle tangent to the front yard setback line and located between the side yard lines required for a principal building. The diameter of the circle shall be as prescribed for the zone district.
 - (5) See subsection 22-8.4a, 11, Building Design Standards, for setback requirements.
 - (6) The application of these standards within the R-5A District may be modified by the applicable conditional use regulations.

KEANSBURG CODE

Zone District	Maximum Building Height		Stories	Feet	Stories	Minimum Gross Residential Ground Floor Area Square Feet			Minimum Gross Non-Residential Floor Area	Maximum Lot Coverage (3) Percent	Maximum Floor Area	Maximum Ratio		
	Principal	Accessory				1	1 1/2	2					Prin. Bldg	
													All	Ratio
R-7 Single Family Residential	35	2 1/2	12	1	800	700	600	---	40	25	---			
R-5 Single Family Residential	35	2 1/2	12	1	800	700	600	---	50	25	---			
R-5A Residential Redevelopment (6)	35	2 1/2	12	1	800	700	600	---	50	25	---			
RMF Residential Multi-Family	35	2 1/2	12	1	N/A	N/A	N/A	---	60	25	0.5			
RSC Residential Senior Citizen	60	6	12	1	N/A	N/A	N/A	---	60	25	2.0			
B-1 General Commercial	35	3	12	1	800	700	600	600(1)	80	50	0.5			
B-2 Mixed Use Commercial and Residential	35	3	12	1	800	700	600	600 (1)	80	50	0.5			
B-3 Highway Commercial	30	2	12	1	800	700	600	1000 (1)	70	25	0.25			
LI Light Industrial	30	2	12	1	---	---	---	1000	70	50	0.5			
CR Conservation Recreation	----- See Section 22-5 ----- See Section 22-5 -----													

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(2) The location of accessory structures defined as essential services and the location of signs, fences, driveways, and patios shall be governed by Section 22-7, General Zoning Provisions. All other accessory structures shall be set back in accordance with this schedule.

(3) Walkways which are accessory to a single family dwelling and constructed on-grade shall be excluded from lot coverage calculations. Open porches, patios, terraces, and decks shall also be excluded when they do not exceed 30% of the principal building's ground floor area. Any area in excess of 30% shall be included as coverage.

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(5) See subsection 22-8.4a, 11, Building Design Standards, for setback requirements.

(6) The application of these standards within the R-5A District may be modified by the applicable conditional use regulations.

POPULATION

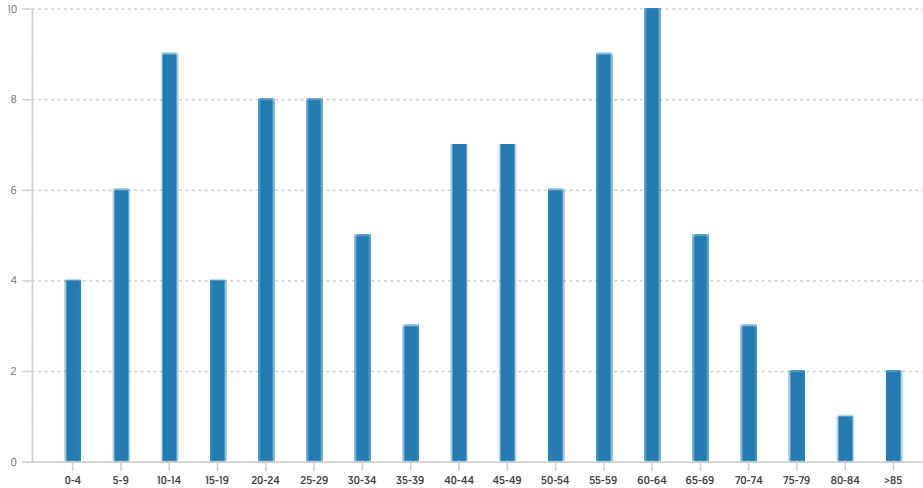
SUMMARY

Estimated Population	13,323
Population Growth (since 2010)	-7%
Population Density (ppl / mile)	6,216
Median Age	42.2

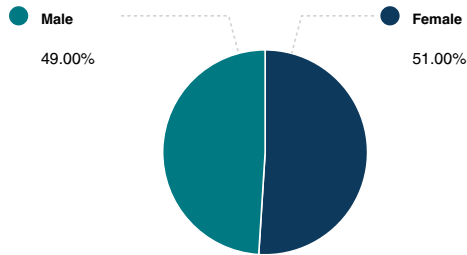
HOUSEHOLD

Number of Households	4,952
Household Size (ppl)	3
Households w/ Children	2,883

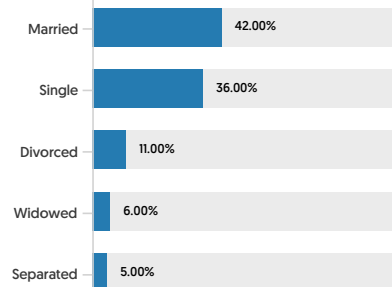
AGE



GENDER



MARITAL STATUS



HOUSING

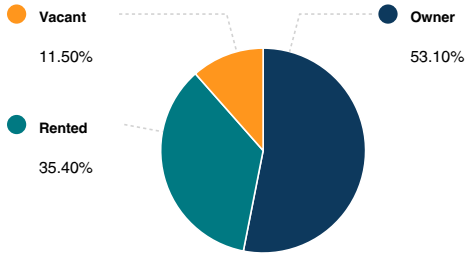
SUMMARY

Median Home Sale Price	\$238,000
Median Year Built	1962

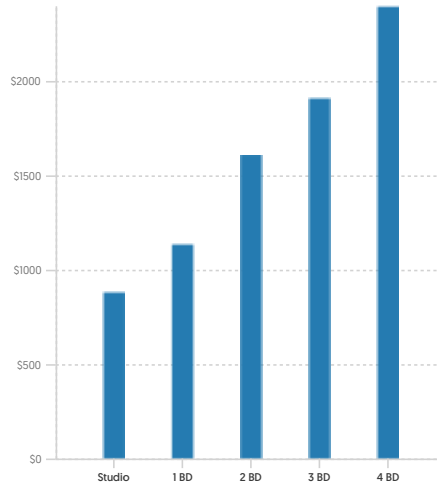
STABILITY

Annual Residential Turnover	11.87%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

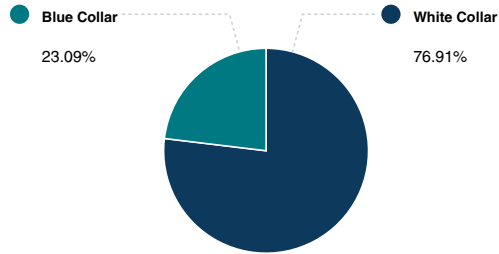


QUALITY OF LIFE

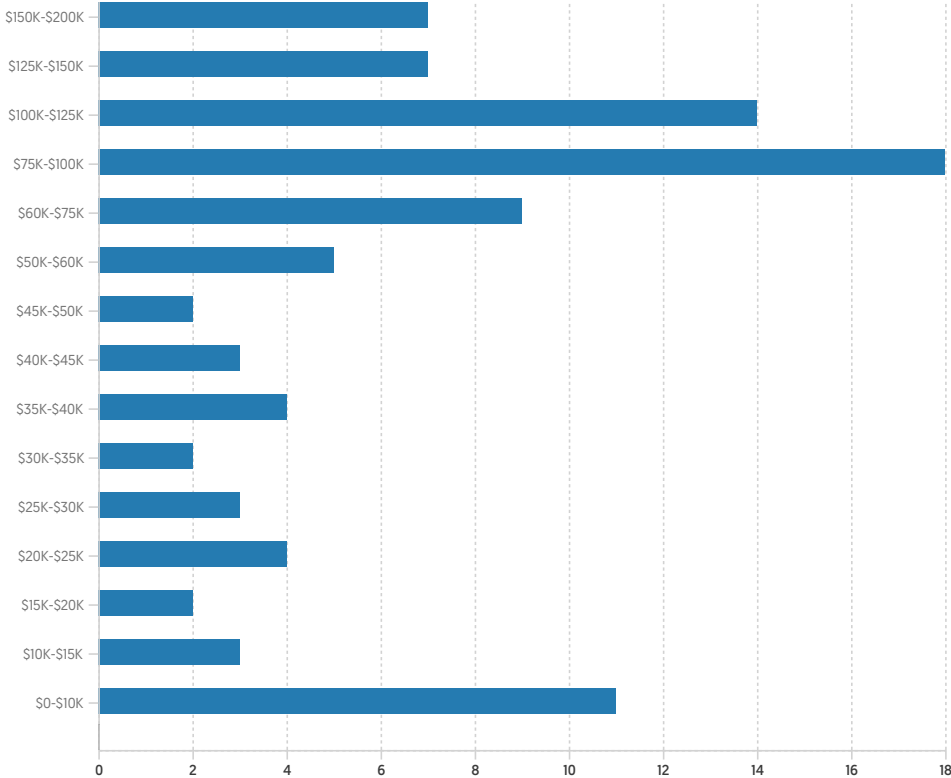
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	542
Manufacturing	352
Transportation and Communications	576
Wholesale Trade	54
Retail Trade	1,034
Finance, Insurance and Real Estate	580
Services	2,475
Public Administration	214
Unclassified	

WORKFORCE



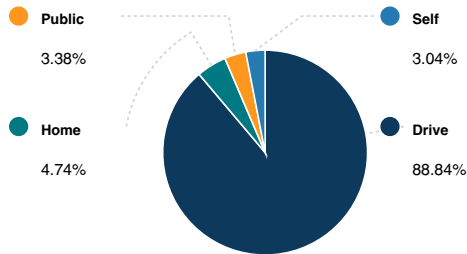
HOUSEHOLD INCOME



Average Household Income **\$79,425**

Average Per Capita Income **\$34,126**

COMMUTE METHOD



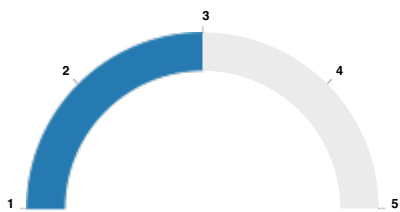
Median Travel Time **33 min**

WEATHER

January High Temp (avg °F)	38.4
January Low Temp (avg °F)	26.6
July High Temp (avg °F)	83.1
July Low Temp (avg °F)	67.6
Annual Precipitation (inches)	46.63

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	174
Some High School	1,076
High School Graduate	3,773
Some College	2,119
Associate Degree	530
Bachelor's Degree	1,848
Graduate Degree	388

(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	GreatSchools Rating (1)
Joseph C. Caruso School	0.63	K-5th	706	8	3/10

Community Rating (2)

Joseph C. Caruso School

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.

(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: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Picklers Inc	60 Carr Ave	(732) 566-0667	0.01	Bar (Drinking Places)
Russell J Lengyel LLC	60 Carr Ave	(732) 495-3010	0.01	Tavern (Drinking Places)
Ricotaco LLC	58 Carr Ave	(732) 787-3553	0.01	Mexican Restaurant
Cassata Fla Concessions Inc	275 Beachway Ave	(863) 206-8436	0.17	Concessionaire
Brownstone Bagel Limited Liability Company	284 Beachway Ave	(732) 307-7732	0.22	Eating Places
Bevacquas Deli	165 Raritan Ave	(732) 787-2311	0.28	Delicatessen (Eating Places)
Keansburg Donuts L.I.c.	171 Main St	(732) 787-4949	0.59	Doughnuts
Roma Pizza	214 Main St	(732) 787-2929	0.67	Pizzeria, Independent
Jillaneys Luncheonette	220 Main St	(732) 769-5454	0.69	Luncheonette
Main Street Deli Grocery	240 Main St	(732) 471-0040	0.72	Delicatessen (Eating Places)

SHOPPING

	Address	Phone #	Distance	Description
Ck Convenience, LLC	120 Carr Ave	(732) 693-1023	0.15	Convenience Stores
Sophie Cs Sweets	37 3rd St	(908) 770-8598	0.67	Candy
Keansburg Garage Door Co	242 Main St	(732) 769-6240	0.74	Door And Window Products
Nicasias Deli	253 Main St	(732) 495-9450	0.74	Grocery Stores, Chain
A& S Italian Store	12 Church St	(732) 787-7798	0.82	Meat Markets, Including Freezer Provisioners
Andy K's Dairy & Deli, Inc	295 Main St	(732) 741-8401	0.84	Convenience Stores, Chain
French Market Home	52 Snyder Ave	(732) 687-1498	0.88	Grocery Stores
Braaitime	319 Main St Ste C1	(973) 768-3302	0.92	Meat Markets, Including Freezer Provisioners
Laurel Market	257 Laurel Ave	(732) 495-1665	0.95	Delicatessen Stores
Lavya American Grocery LLC	257 Laurel Ave	(513) 417-9080	0.95	Grocery Stores