

#5087 ~ Office Building

**41 Reckless Place
Red Bank, NJ 07701**

Commercial/Office

**Block: 104
Lot: 6.01**

**Land Size: 0.2424 Acre (60 x 176)
Building Size: 2,262 Sq. Ft.**

Tax Information

Land Assessment:	\$ 326,400.
Improvement Assessment:	\$ 429,200.
Total Assessment:	\$ 755,600.
Taxes:	\$ 15,665.
Tax Year:	2022
Tax Rate:	2.059/\$100
Equalization Ratio:	93.42%
Updated:	11/29/2023

Zoning: PO ~ Professional Office Zone District

Remarks: 2,262 Sq. Ft. Two-Story Office Building on 0.2424 Acre. Built in 1901 and Totally Renovated. Frame Construction, Inlaid Hardwood Floors, Original Stained Glass Windows, High Ceilings, Hard Wired Fire Alarm and Two-Zone Gas Fired Heat and Central A/C. Full Basement Ideal for Storage, Attic, and New Roof Done in 2014. First Floor Consists of Three Large Individual Offices, Common Area Lavatory, Private Lavatory, Open Waiting Area and Kitchenette. Second Floor has Three Large Private Offices, One Smaller Office and Lavatory. Eight On-Site Parking Spaces and Garage. Easy Access to Highway 35 and the Garden State Parkway.

Price: \$ 950,000. ~ Sale

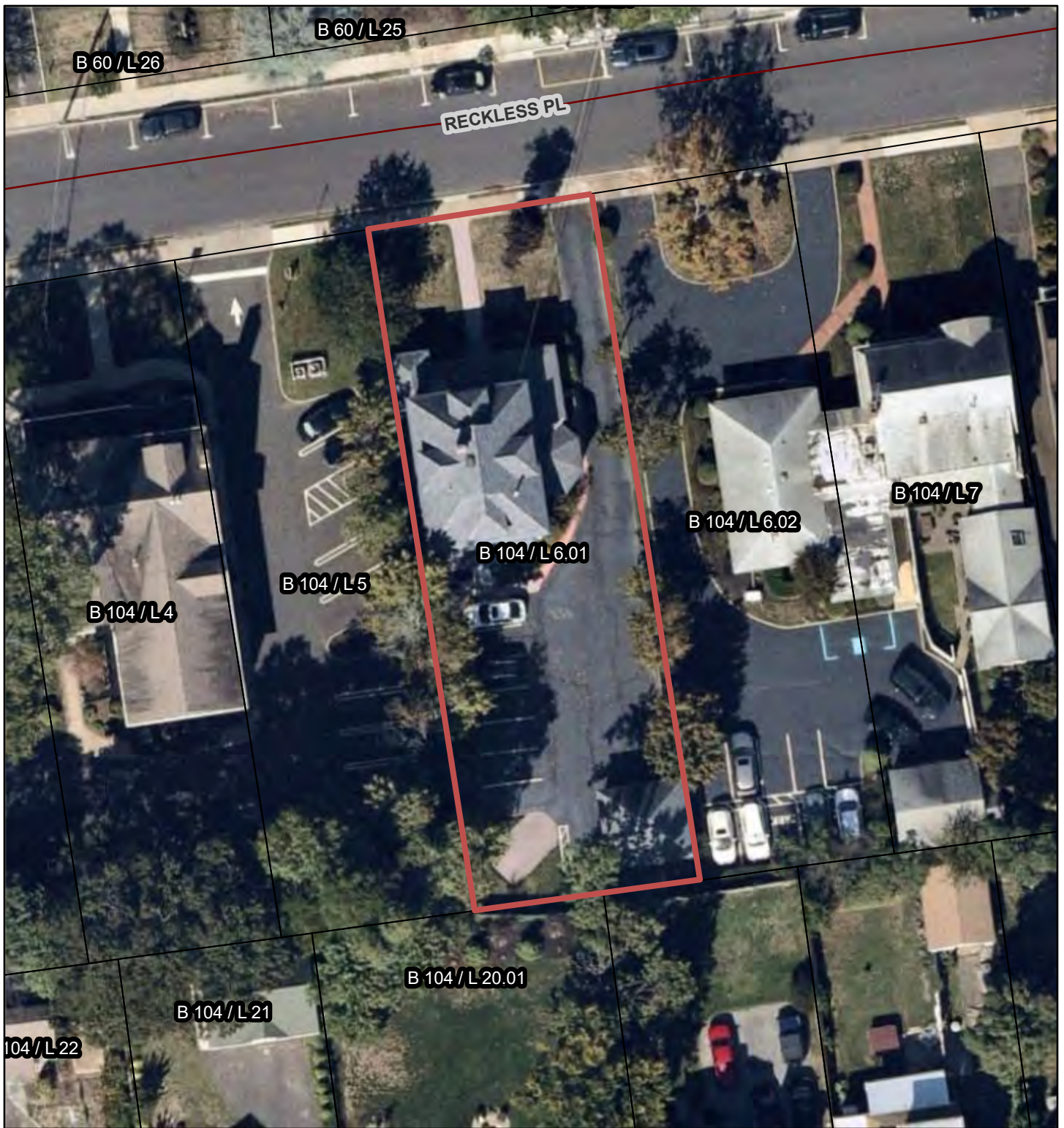
Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

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

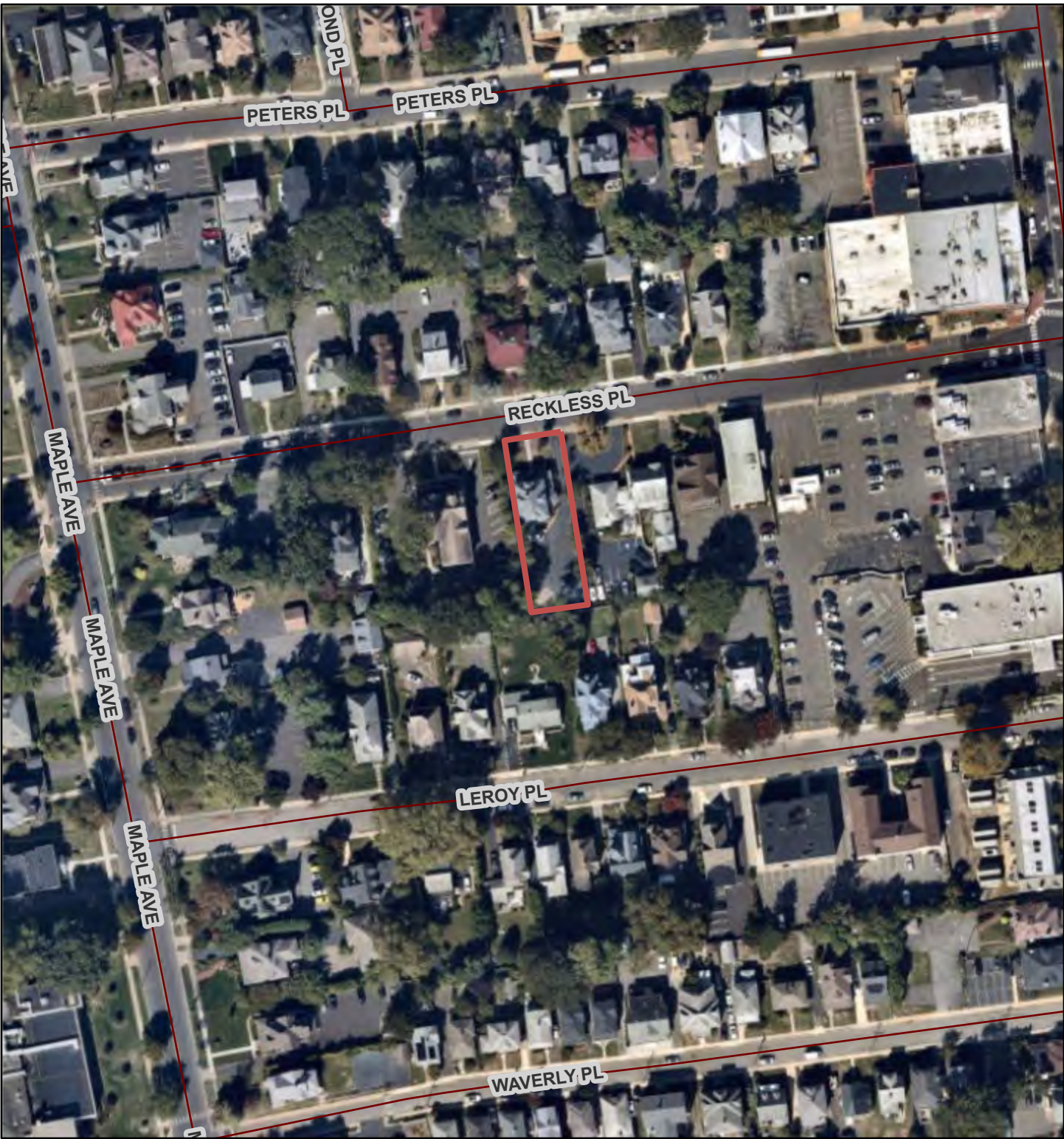




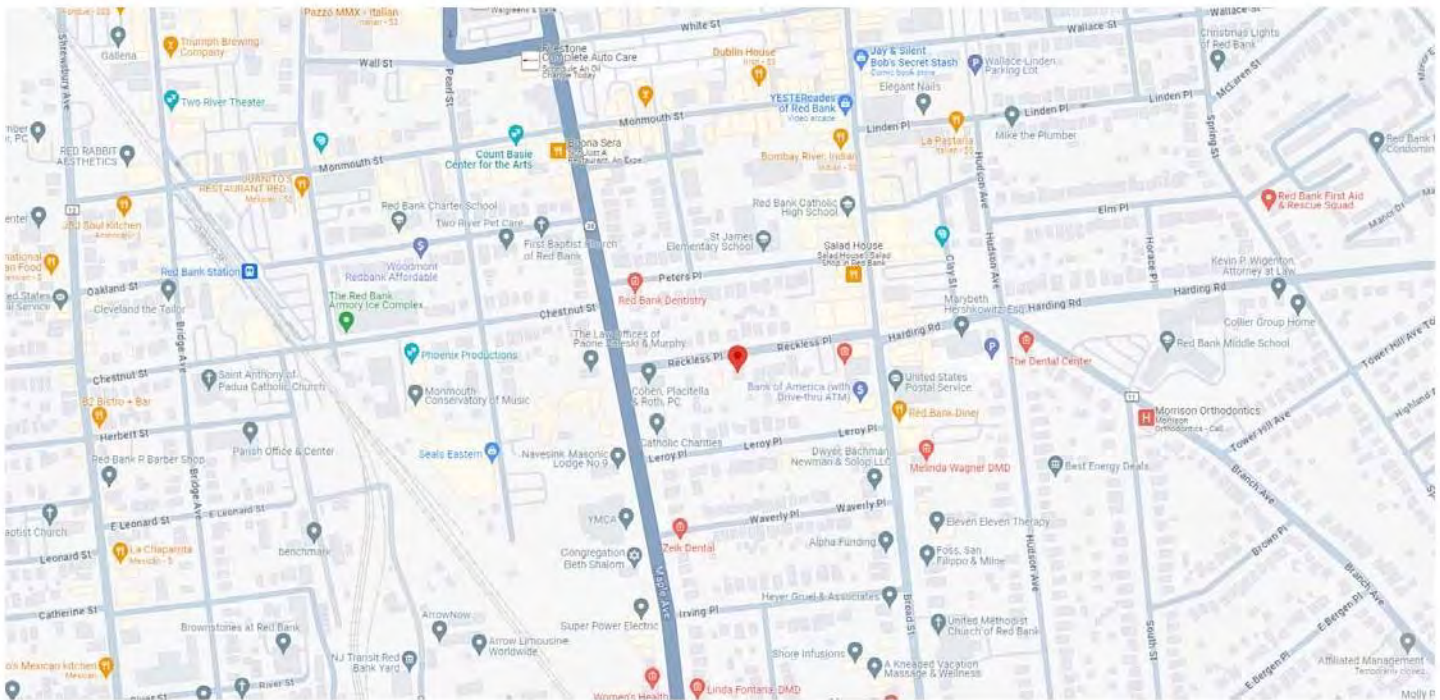
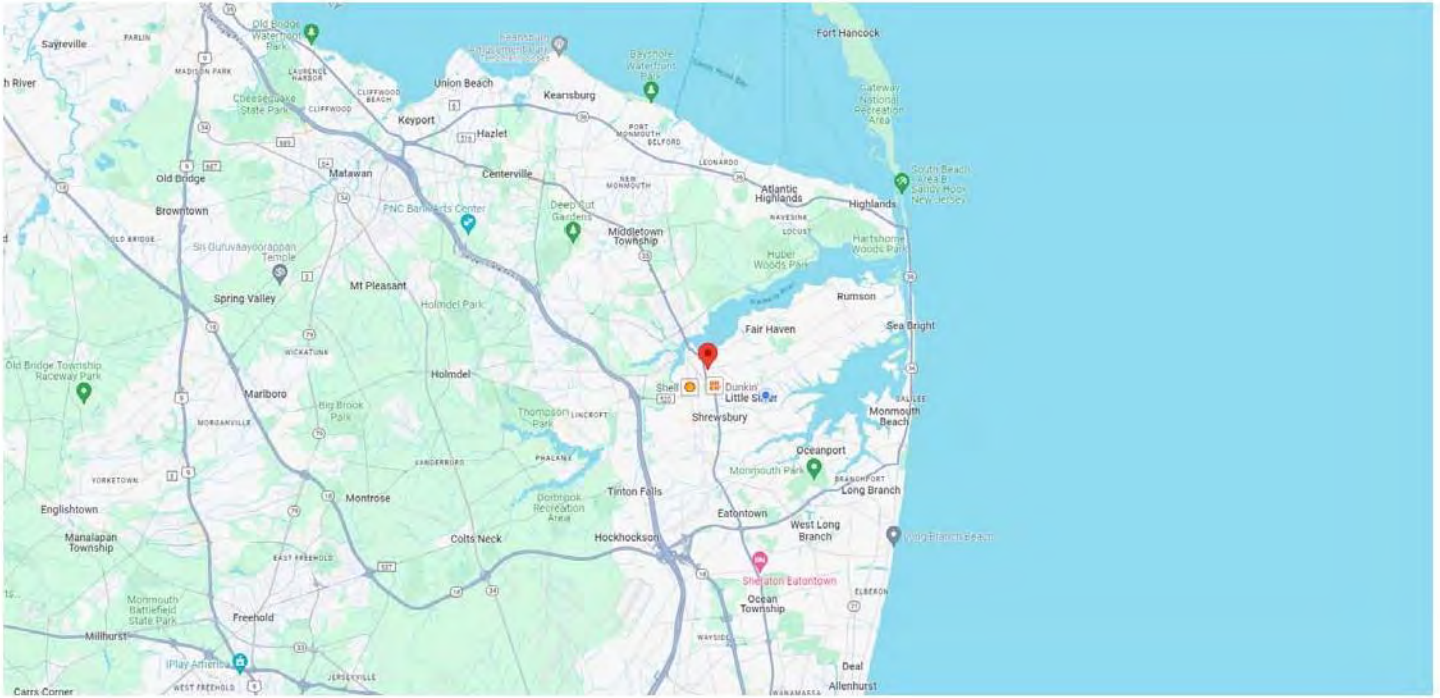




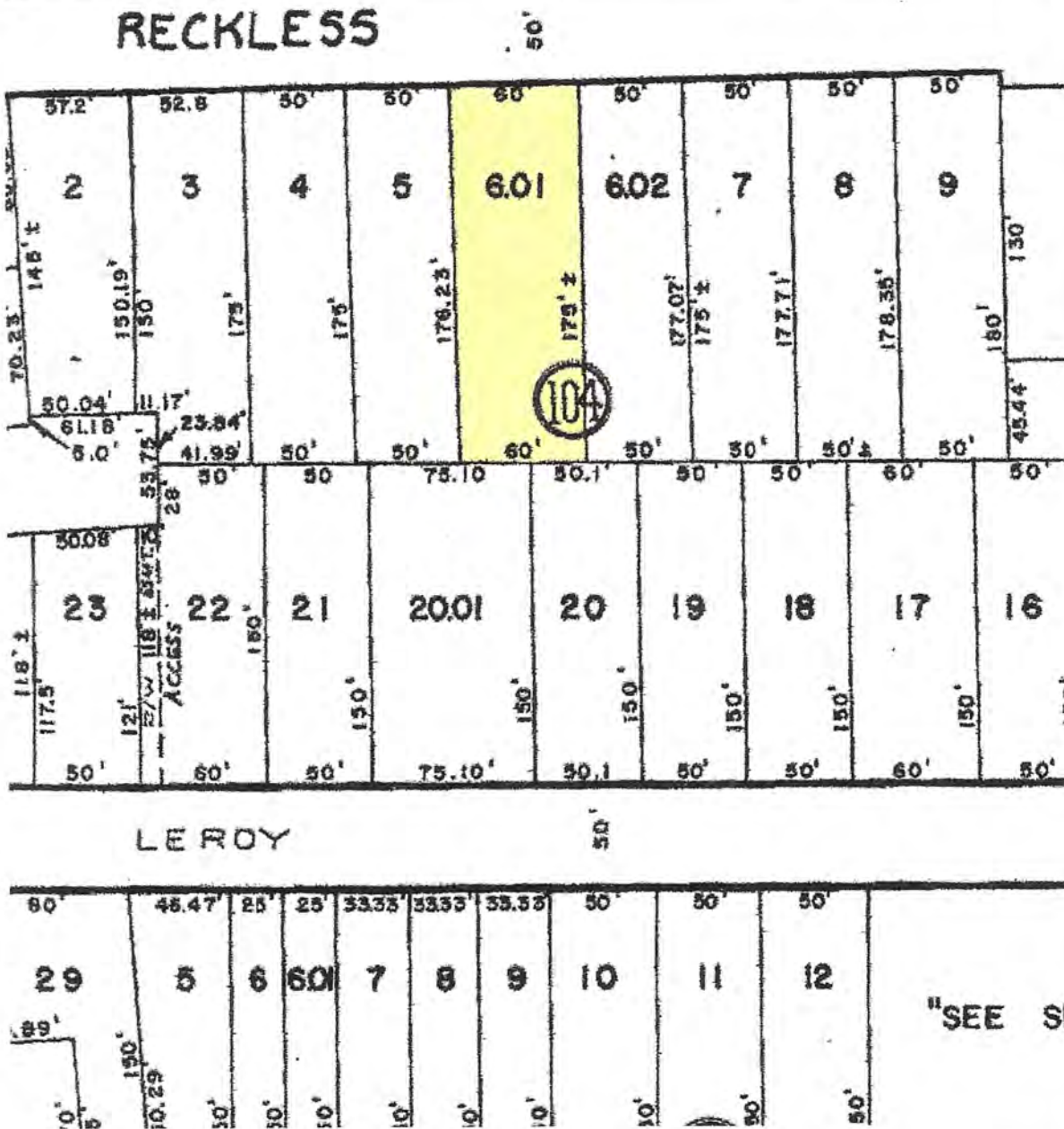
- Road Centerlines
- ▭ Parcels (cadastral non-survey)



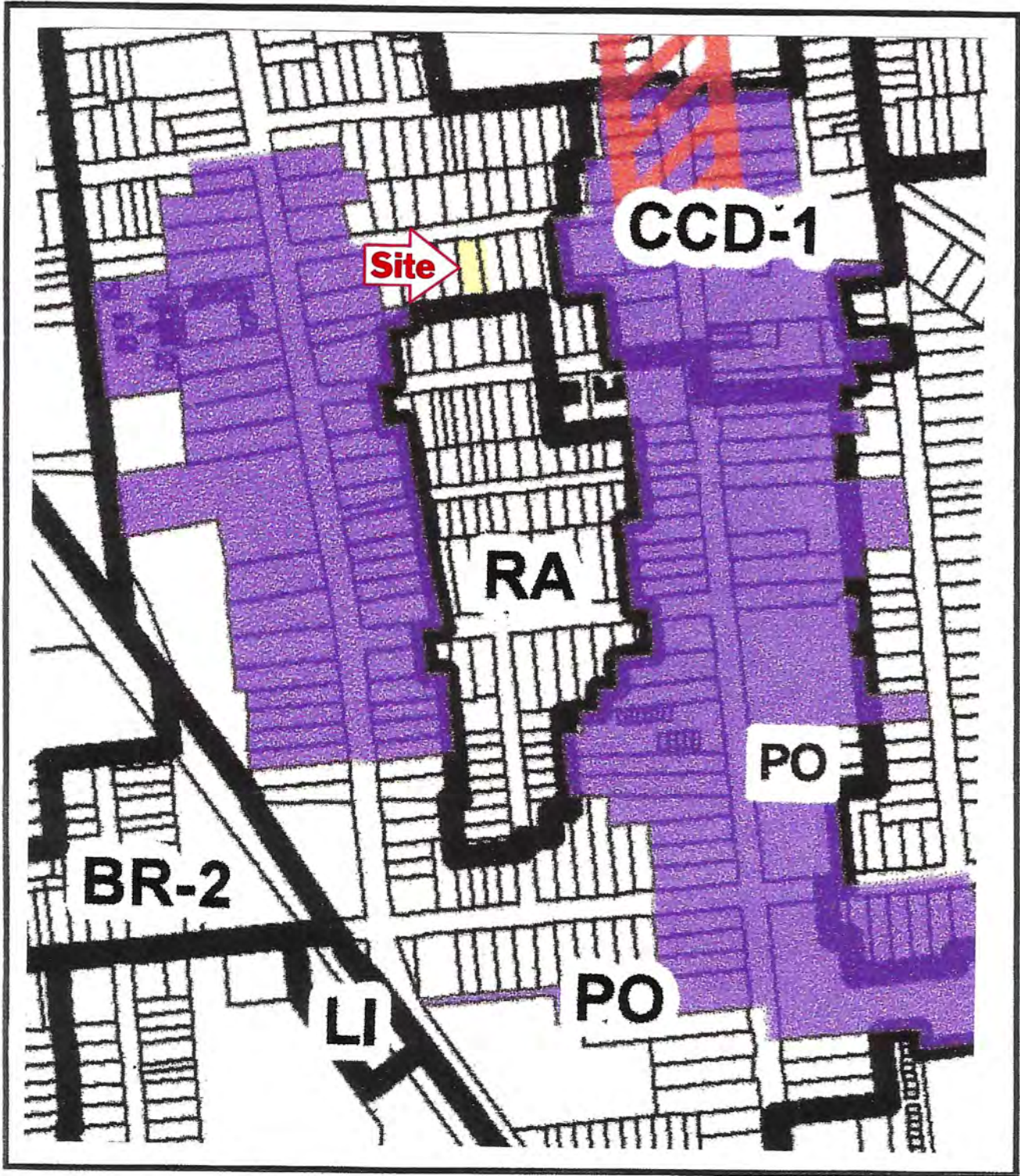
— Road Centerlines



TAX MAP LOCATION



Zoning Map



[Amended 10-12-2009 by Ord. No. 2009-37]

- (a) Detached single-family dwellings: 35 feet and not to exceed 2 1/2 stories.
 - (b) Other uses: 40 feet.
- (7) Minimum gross habitable floor area:
[Amended 10-12-2009 by Ord. No. 2009-37]
- (a) Efficiency units: 750 square feet.
 - (b) One-bedroom unit: 900 square feet per unit.
 - (c) Two-bedroom unit: 1,100 square feet per unit.
 - (d) Three-bedroom unit: 1,250 square feet per unit.
 - (e) Garden apartments and apartment houses: 1,000 square feet per unit with at least 500 square feet per unit of ground floor area.
 - (f) Townhouses: 1,000 square feet per unit with at least 700 square feet per unit of ground floor area.
 - (g) Other uses: no requirements.
- (8) Maximum lot coverage of principal and accessory structures:
- (a) Detached single-family: 35%.
 - (b) Garden apartments and apartment houses: 45%.
 - (c) Townhouses: 45%.
 - (d) Other uses: 50%.
- (9) Minimum unoccupied open space:
- (a) Detached single-family: no requirements.
 - (b) Garden apartments and apartment houses: 25%.
 - (c) Townhouses: 20%.
 - (d) Other uses: 15%.
- (10) Maximum floor area ratio: 2.1.
[Amended 10-12-2009 by Ord. No. 2009-37]

§ 490-147. PO Professional Office Zone District.

[Amended by Ord. No. 1988-21; Ord. No. 1996-6; Ord. No. 1998-27; Ord. No. 1998-33; Ord. No. 2000-35; Ord. No. 2004-21]

A. Permitted uses:

- (1) Detached single-family dwellings.
- (2) Home professional offices.
- (3) The following shall be considered permitted uses, provided that the physical arrangement of the proposed use will not result in alteration of any existing buildings or property nor require any new construction which is not residential in character and appearance as provided in § 490-47 of this chapter:

- (a) At any location in the district:
[Amended 4-24-2019 by Ord. No. 2019-13]
- [1] Professional offices and business offices.
 - [2] Professional office and business offices with apartments providing residential density of no greater than six units per acre with a minimum of 600 square feet of habitable floor area for each apartment, except that first-floor apartments are a minimum of 1,000 square feet.
- (b) Only on properties in the zone district with frontage on Maple Avenue and Broad Street:
- [1] Professional offices.
 - [2] Business offices.
 - [3] Banks, trust companies and deposit institutions.
 - [4] Government offices, including federal, state, county or municipal buildings and grounds, but excluding schools and facilities such as maintenance or storage yards.^[1]
 - [1] *Editor's Note: Original § 25-10.15a3(b)(5), Lodges, clubs and fraternal organizations, which immediately followed this subsection, was repealed 8-24-2009 by Ord. No. 2009-34.*
 - [5] Essential services.

B. Required accessory uses:

- (1) Off-street parking, subject to the provisions of § **490-98** of this chapter.
- (2) Off-street loading, subject to the provisions of § **490-97** of this chapter.
- (3) Buffers and screening, subject to the requirements of § **490-81** of this chapter.
- (4) (Reserved)^[2]
 - [2] *Editor's Note: Former Subsection B(4), regarding contribution to the Red Bank Borough Municipal Parking Utility Capital Improvement Fund, was repealed 4-12-2017 by Ord. No. 2017-13. Original § 25-10.15b5, pertaining to buffers and screening, which immediately followed this subsection, was repealed at time of codification of the Planning and Development Regulations.*

C. Permitted accessory uses:

- (1) Fences and hedges, subject to the provisions of § **490-91** of this chapter.
- (2) Private garage space for the storage of motor vehicles, provided that said garage, whether attached or detached, shall be arranged to open to the side or rear of the lot, unless detached and located entirely to the rear of the principal structure.
- (3) Signs, subject to the provisions of § **490-104** of this chapter, as follows:
 - (a) Minor and Type A signs.
 - (b) One from Type G3 or G4.
 - (c) One Type W3 per property.
 - (d) One Type R3 per property.
- (4) Swimming pools, subject also to Chapter XIV, Swimming Pools, of the 1987 Revised General Ordinances of the Borough of Red Bank and § **490-99** of this chapter.

- (5) Other customary residential accessory uses and buildings, subject to § **490-35** of this chapter, provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any such accessory structure or use shall be located at the same lot as the principal structure.
- (6) Personal earth terminals, subject to the provisions of § **490-114** of this chapter.

D. Conditional uses, subject to the provisions of Article **IX** of this chapter:

- (1) Churches and places of worship.
- (2) Educational uses.
- (3) Public utilities.
- (4) Home occupation.
- (5) (Reserved)^[3]

[3] *Editor's Note: Former Subsection D(5), regarding signs which are conditional uses, subject to § 490-104, was repealed 12-12-2018 by Ord. No. 2018-38.*

- (6) Commercial recreation facilities, but only on properties within the zoned district that have frontage on Maple Avenue between Bergen Place and Wikoff Place.

E. Area, yard and structure requirements: **[NOTE: Area, yard and structure requirements for detached single-family dwellings shall conform to the RB Zone.]**

(1) Minimum lot area:

- (a) For home professional offices, business offices and professional offices: 7,500 square feet.
[Amended 4-24-2019 by Ord. No. 2019-13]
- (b) For professional and business offices with apartments: 11,000 square feet.
[Amended 4-24-2019 by Ord. No. 2019-13]
- (c) For all other uses: 30,000 square feet.

(2) Minimum lot frontage:

- (a) For home professional offices, business offices and professional offices with apartments: 75 feet.
[Amended 4-24-2019 by Ord. No. 2019-13]
- (b) For all other uses: 120 feet.

(3) Minimum front setback:

- (a) For home professional offices, business offices and business and professional offices with apartments: 30 feet.
[Amended 4-24-2019 by Ord. No. 2019-13]
- (b) For all other uses: 40 feet, except in no case less than the setback of any existing structures on adjoining lots but not more than 60 feet.
- (c) In no case shall any structure be less than 40 feet from the center line of a street.

(4) Minimum rear yard setback:

- (a) Principal structure: 25 feet.
- (b) Accessory structure: eight feet.

(5) Minimum side yard setback:

- (a) For home professional offices, business offices, business and professional offices with apartments and professional offices:
[Amended 8-24-2009 by Ord. No. 2009-31; 12-5-2012 by Ord. No. 2012-20; 4-24-2019 by Ord. No. 2019-13]
 - [1] Principal structure: 10 feet, except that the combination of both side yards must be at least 25 feet.
 - [2] Accessory structure: five feet.
 - [3] Notwithstanding the foregoing requirements, air-conditioning units may be no closer than three feet to any lot line, provided that all screening and noise-reduction requirements are met. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)
 - [4] Notwithstanding the foregoing requirements, standby generators must be enclosed by a sound-attenuated weatherproof box or cabinet and shall be no closer than three feet to any lot line, provided that all screening and noise-reduction requirements are met. Standby generators shall conform to the Uniform Construction Code Standards. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)
- (b) For all other uses:
 - [1] Principal structure: 20 feet, except that the combination of both side yards must be 50 feet.
 - [2] Accessory structure: 10 feet or two feet for every four feet of height, whichever is greater.
- (6) Maximum height:
 - (a) For home professional offices, business offices and business and professional offices with apartments and professional offices: 35 feet and 2 1/2 stories.
[Amended 4-24-2019 by Ord. No. 2019-13]
 - (b) For all other uses: 45 feet and three stories.
- (7) (Reserved)^[4]
 - [4] *Editor's Note: Former Subsection E(7), Minimum gross habitable floor area, was repealed 4-24-2019 by Ord. No. 2019-13.*
- (8) Maximum lot coverage of principal and accessory structures:
 - (a) For home professional offices, business offices, business and professional offices with apartments and professional offices: 35%.
[Amended 4-24-2019 by Ord. No. 2019-13]
 - (b) For all other uses: 25%.
- (9) Minimum unoccupied open space:
 - (a) For home professional offices, business offices, business and professional offices with apartments and professional offices: 20%.
[Amended 4-24-2019 by Ord. No. 2019-13]
 - (b) For all other uses: 25%.

§ 490-148. WD Waterfront Development District.

41 Reckless Pl, Red Bank, NJ 07701-1703, Monmouth County

APN: 39-00104-0000-00006-01 CLIP: 5207773954

POPULATION

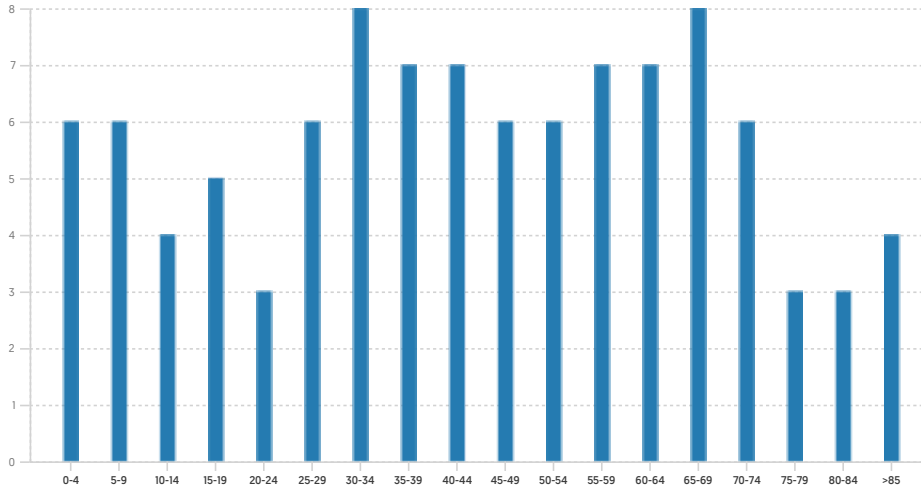
SUMMARY

Estimated Population	25,010
Population Growth (since 2010)	0.7%
Population Density (ppl / mile)	2,371
Median Age	42.7

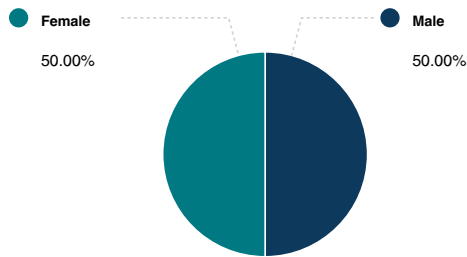
HOUSEHOLD

Number of Households	11,023
Household Size (ppl)	2
Households w/ Children	5,043

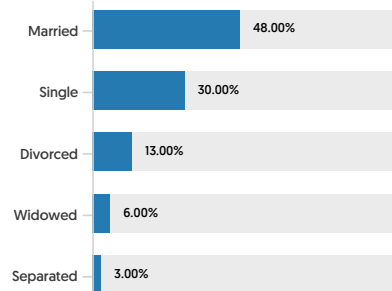
AGE



GENDER



MARITAL STATUS



HOUSING

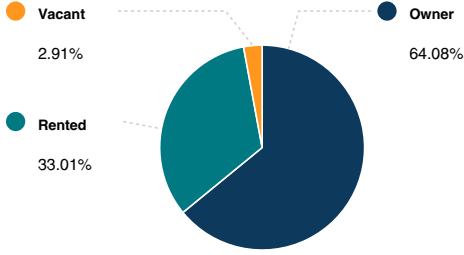
SUMMARY

Median Home Sale Price	\$441,300
Median Year Built	1961

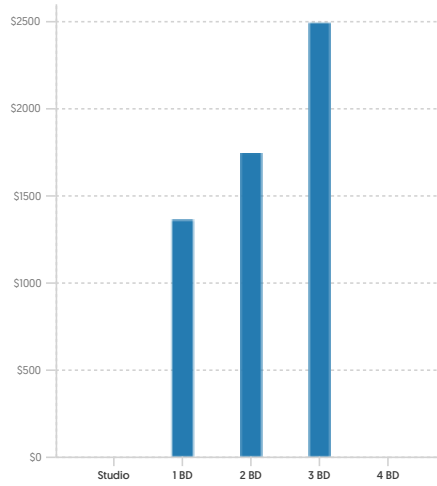
STABILITY

Annual Residential Turnover	9.68%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

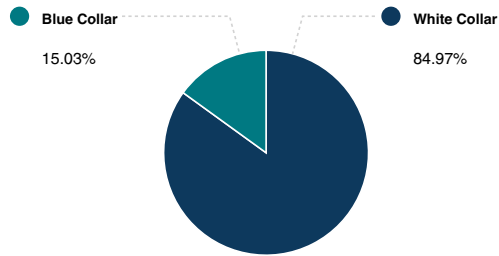


QUALITY OF LIFE

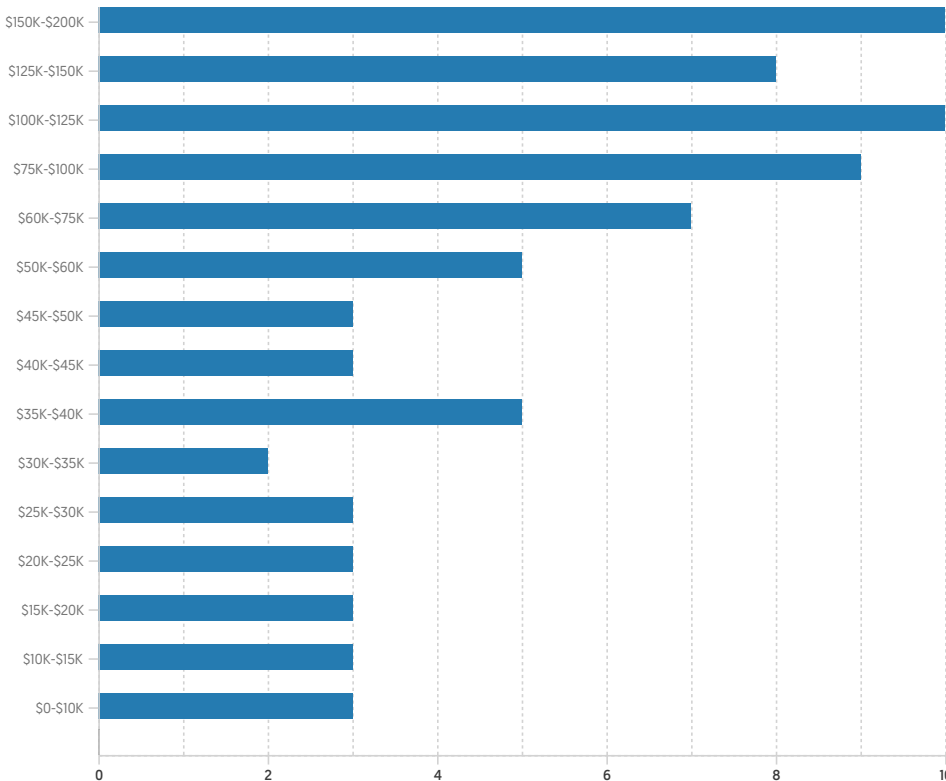
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	76
Mining	
Construction	927
Manufacturing	682
Transportation and Communications	841
Wholesale Trade	233
Retail Trade	1,214
Finance, Insurance and Real Estate	1,597
Services	4,635
Public Administration	242
Unclassified	

WORKFORCE



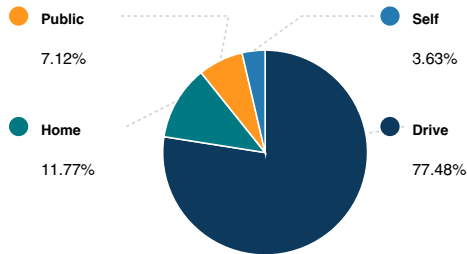
HOUSEHOLD INCOME



Average Household Income **\$102,191**

Average Per Capita Income **\$68,149**

COMMUTE METHOD



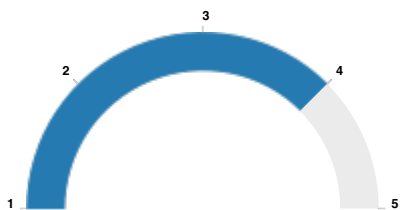
Median Travel Time **33 min**

WEATHER

January High Temp (avg °F)	41.2
January Low Temp (avg °F)	23.9
July High Temp (avg °F)	82.7
July Low Temp (avg °F)	66.1
Annual Precipitation (inches)	48.66

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	303
Some High School	983
High School Graduate	3,973
Some College	2,484
Associate Degree	1,594
Bachelor's Degree	7,372
Graduate Degree	3,986

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
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SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Red Bank Charter School	0.28	Pre-K-8th	198	9	3/10
Red Bank Middle School	0.33	4th-8th	651	11	4/10
Red Bank Primary School	0.84	Pre-K-3rd	619	10	5/10

Community Rating (2)

Red Bank Charter School	2
Red Bank Middle School	5
Red Bank Primary School	5

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Red Bank Charter School	0.28	Pre-K-8th	198	9	3/10
Red Bank Middle School	0.33	4th-8th	651	11	4/10

Community Rating (2)

Red Bank Charter School	2
Red Bank Middle School	5

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
St James Elementary School	0.11	Pre-K-8th	313		
Red Bank Catholic High School	0.19	9th-12th	915		
Tower Hill School	0.69	Pre-K-K	12		
Vincent S Mastro Montessori Academy	0.75	Pre-K-7th	36		

(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
Saladworks	130 Broad St	(732) 219-0444	0.12	Restaurant, Family: Chain
Belly's	214 Broad St	(732) 217-1500	0.17	Fast-Food Restaurant, Independent
Bombay River	90 Broad St	(732) 530-1598	0.19	Indian/Pakistan Restaurant
Pho Le Inc Jan	90 Broad St	(732) 530-1598	0.19	Vietnamese Restaurant
Toast City Diner	45 Monmouth St	(732) 224-1234	0.2	Diner
Sogo Sushi	60 Monmouth St	(732) 530-9688	0.21	Japanese Restaurant
Antoinette Boulangerie	32 Monmouth St Fl 1	(732) 224-1118	0.21	Retail Bakeries
Zeynepayca LLC	32 Monmouth St	(201) 993-9460	0.21	Retail Bakeries
Dubliner Pub	30 Monmouth St	(732) 747-6699	0.21	Bar (Drinking Places)
Goi Inc	64 Monmouth St	(732) 747-5775	0.21	American Restaurant

SHOPPING

	Address	Phone #	Distance	Description
Nutrition Treatment Ctr	130 Maple Ave Ste 3	(732) 450-0535	0.09	Health And Dietetic Food Stores
Peak Performance Nutrition	200 Broad St	(732) 747-3663	0.14	Health And Dietetic Food Stores
Eye Candy Fashi	88 Broad St	(732) 383-7286	0.19	Candy, Nut, And Confectionery Stores
Monmouth St Tile Marble & Granite Inc	44 Monmouth St	(732) 933-1760	0.21	Tile, Ceramic
Paint Passion	30 Monmouth St Ste 5	(732) 842-2244	0.21	Paint
Paint A Tee	18 Monmouth St	(732) 268-7620	0.22	Paint
The Cheese Cave LLC	14 Monmouth St	(732) 842-0796	0.22	Cheese
Monmouth Meats Of Red Bank LLC	112 Monmouth St	(732) 741-5292	0.27	Meat Markets, Including Freezer Provisioners
Nemo Tile Co. Inc.	21 White St	(732) 702-1966	0.27	Lumber And Other Building Materials
Redbank Chocolate Shoppe LLC	17 White St	(732) 219-0822	0.28	Candy