

#2826 ~ Office Building

**46 Highway 36
Keyport, NJ 07735**

Commercial/Office

**Block: 106
Lot: 1**

**Land Size: 0.3489 Acre (160 x 95)
Building Size: 5,361 Sq. Ft.**

Tax Information

**Land Assessment: \$ 533,300.
Improvement Assessment: \$ 378,100.
Total Assessment: \$ 911,400.**

**Taxes: \$ 20,033.
Tax Year: 2023
Tax Rate: 2.442/\$100
Equalization Ratio: 88.49%
Updated: 12/15/2023**

Zoning: HC ~ Highway Commercial District

Remarks: 5,361 Sq. Ft. Three-Story Office Building on 0.3489 Acre in High Visibility Location on Highway 36. First Floor Consists of Two Large Office Spaces. Second Floor Consists of Two Separate Office Suites that Can be Combined Into a Large Office. Third Floor Loft Area is Currently Used as a Private Conference Room. All Suites Have Their Own Private Entrances and Bathrooms. Easy Access to Highway 35 and the Garden State Parkway.

Price: \$ 1,250,000. ~ 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



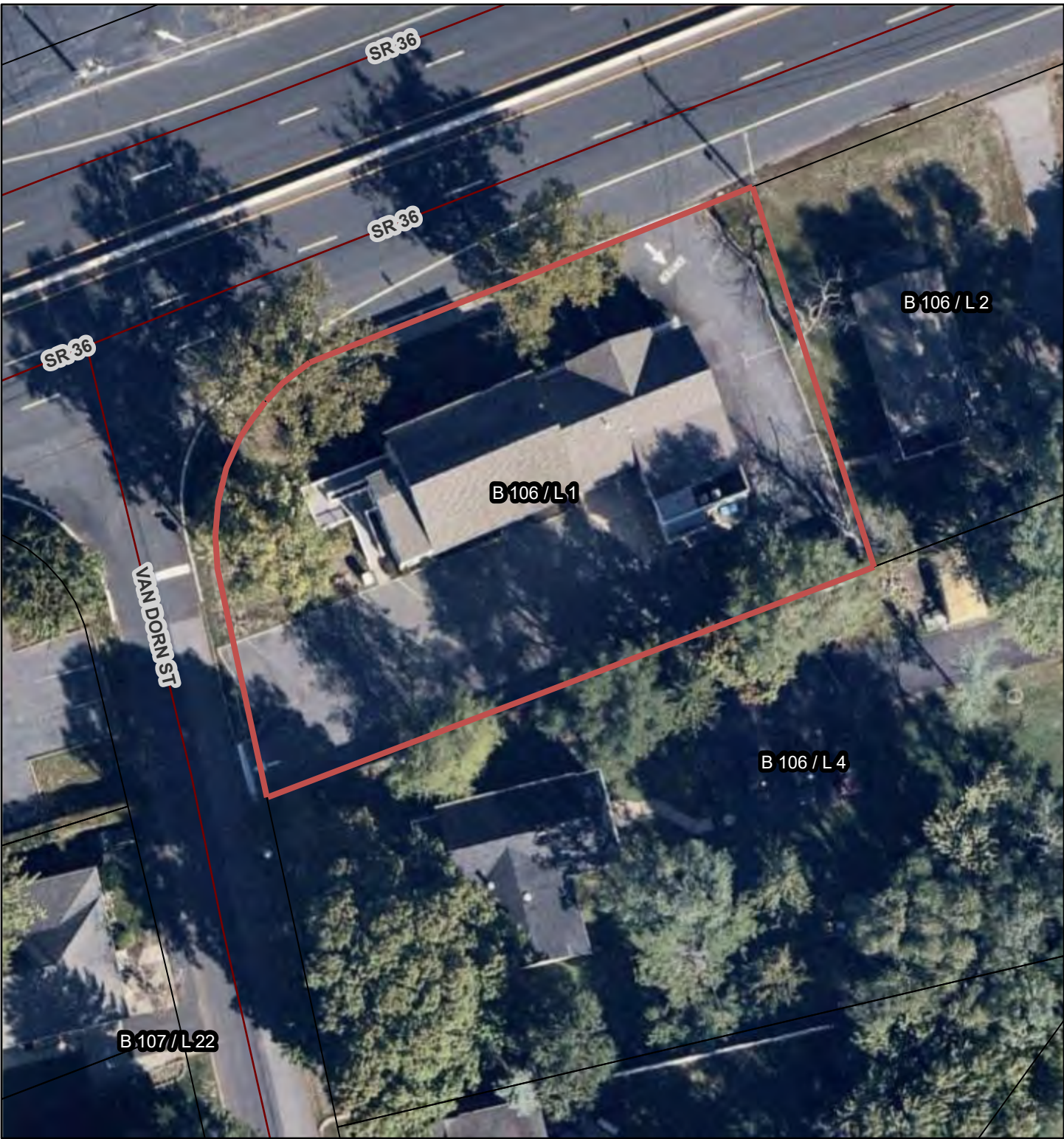








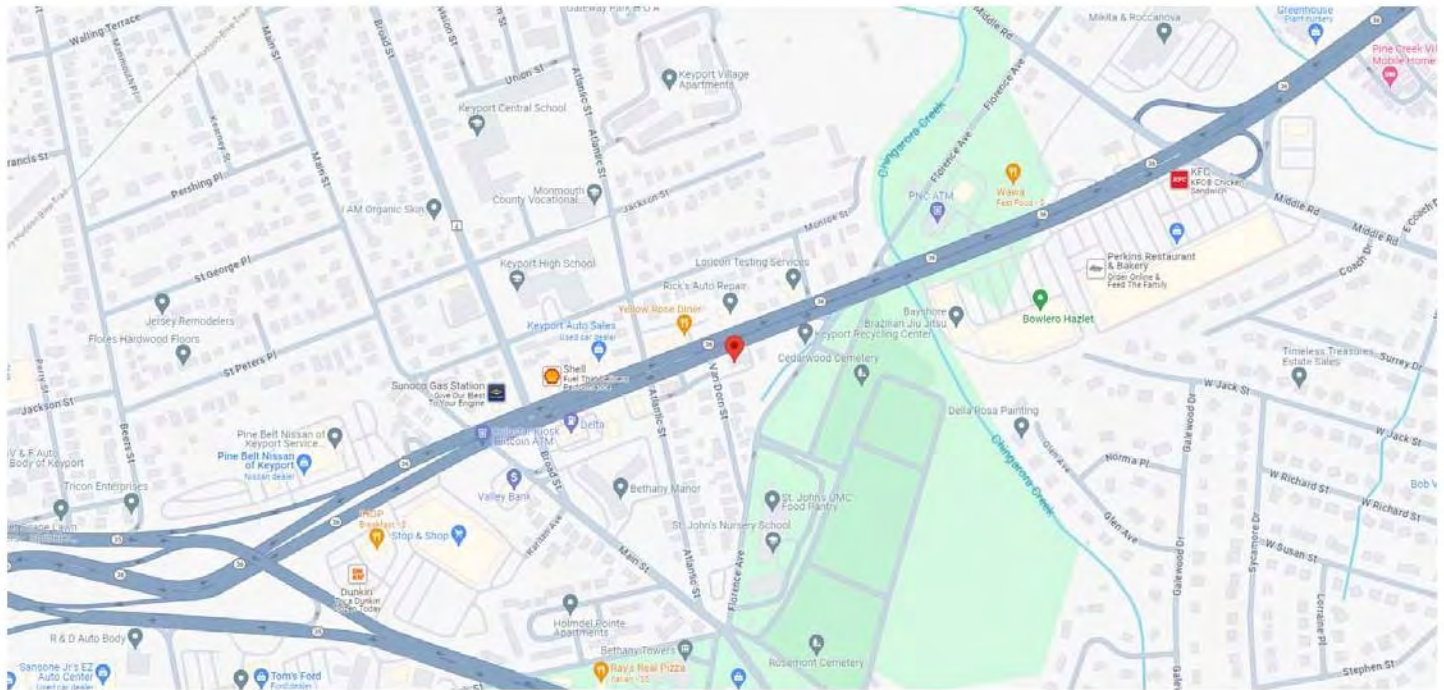
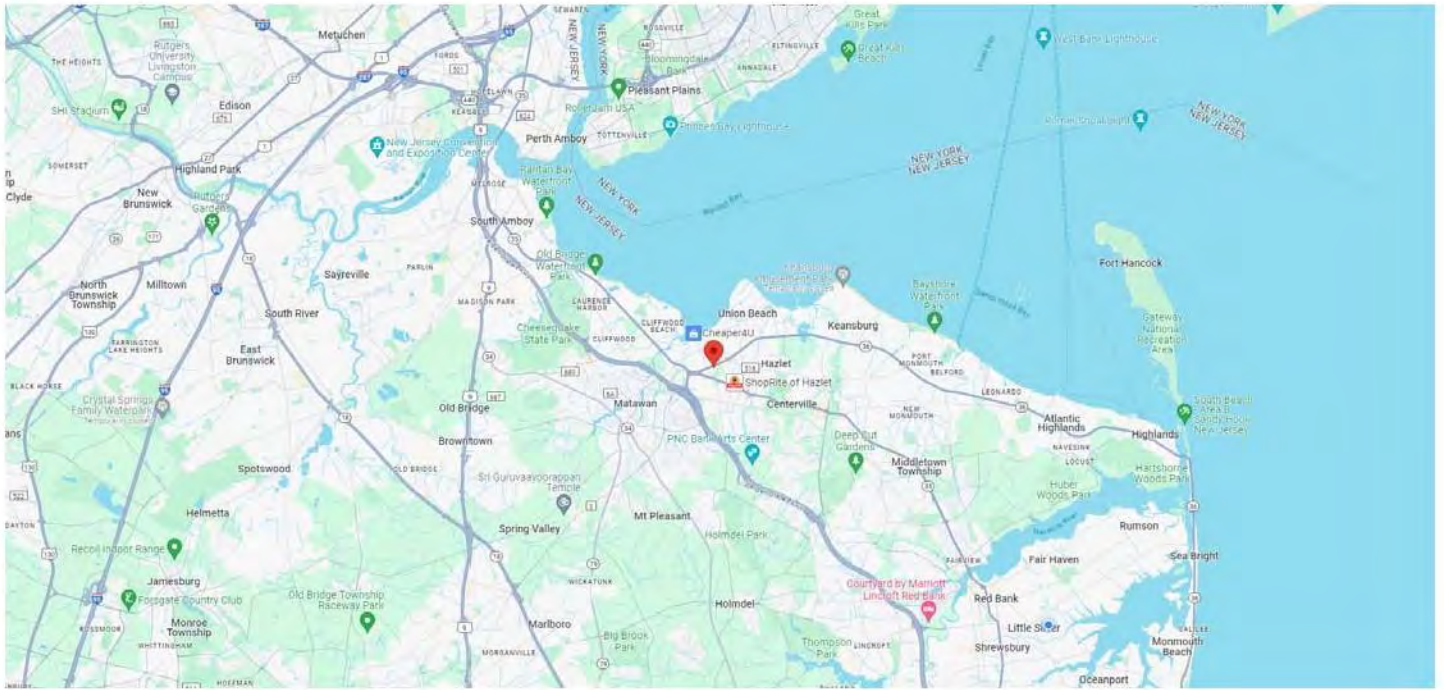




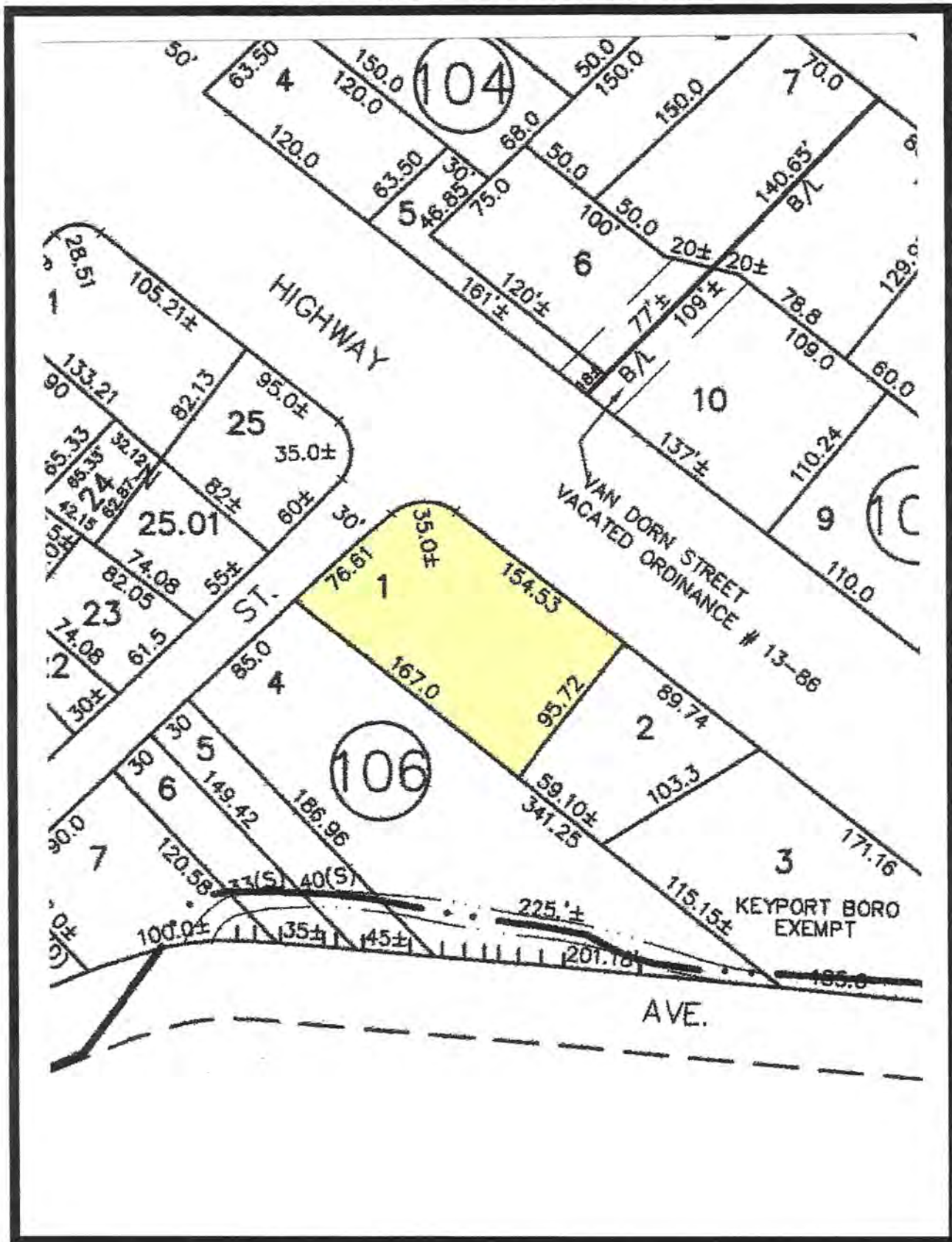
- Road Centerlines
- ▭ Parcels (cadastral non-survey)



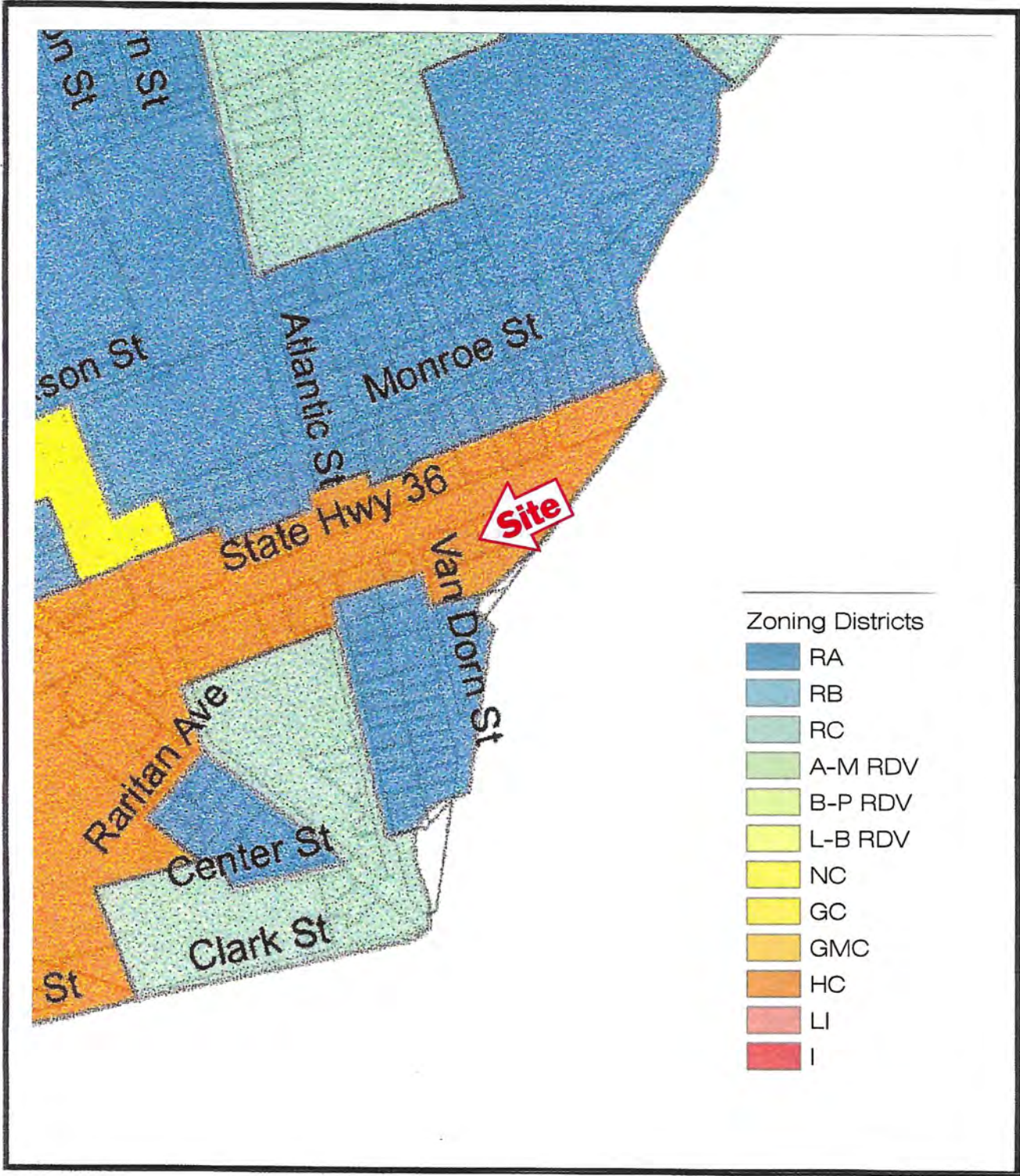
— Road Centerlines



TAX MAP LOCATION



Zoning Map



§ 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).

BOROUGH OF KEYPORT ZONING SCHEDULE KEYPORT BOROUGH CODE 25:1-16																			
DISTRICT	MINIMUM LOT REQUIREMENTS		MINIMUM REQUIREMENT YARD DEPTH						MAXIMUM HEIGHT			MAXIMUM PERCENT LOT COVERAGE				MAXIMUM PERCENTAGE OF FRONT YARD COVERED BY PARKING			
	AREA	WIDTH	PRINCIPAL BUILDING			ACCESSORY BUILDING			PRINCIPAL BUILDING	ACCESSORY BUILDING	PRINCIPAL BUILDING	ACCESSORY BUILDING	PRINCIPAL BUILDING	ACCESSORY BUILDING	PRINCIPAL BUILDING		ACCESSORY BUILDING	ALL BUILDINGS AND IMPERVIOUS SURFACE	
	sq. ft.	ft.	FRONT YARD	MINIMUM ONE SIDE YARD	BOTH SIDE YARD	REAR YARD	REAR YARD	SIDE YARD	REAR YARD	ft.	Stories	ft.	Stories	ft.	Stories	%	%	%	%
RA	5,000	50	20	6	16	15	3	3	3	2.5	30	1.5	16	10	40	60	30		
RB 1 family	5,000	50	20	6	16	15	3	15	15	2.5	30	1.5	16	10	40	60	30		
RB 2 family	7,500	75	20	6	16	20	3	15	15	2.5	30	1.5	16	10	40	60	30		
RC 1 family	5,000	50	20	6	16	15	3	15	15	2.5	30	1.5	16	10	40	60	30		
RC 2 family	7,500	75	20	6	16	20	3	15	15	2.5	30	1.5	16	10	40	60	30		
RC multifamily	For more than 2 residential units per lot, see section 25:1-7.4 Development Standards																		
NC	7,500	75	5	N/A	10	25	3	15	15	2	25	1.5	16	15	75	90	N/A		
GC	N/A	N/A	N/A	N/A	Note 3	Note 3	Note 3	Note 3	Note 3	N/A	Note 4	1.5	16	15	85	90	N/A		
GC mixed-use	Note 5	N/A	N/A	N/A	Note 3	Note 3	Note 3	Note 3	Note 3	N/A	Note 4	1.5	16	15	85	90	N/A		
GMC	10,000	100	20	6	16	20	6	16	16	3	35	1.5	16	15	35	90	N/A		
HC	10,000	100	50	6	16	20	6	16	16	3.5	40	1.5	16	15	35	90	N/A		
HC Residential	For High Density Residential and Mixed Use development, see Section 25:1-10.4 Development Standards																		
LI	12,500	100	15	6	16	25	6	16	16	3	40	1.5	16	10	50	90	N/A		
I	15,000	100	15	6	16	25	10	10	10	3	40	1.5	16	10	50	90	N/A		

N/A - Not applicable

Note 1: Section 25:1-14, 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 section 25:1-9.5 Development Standards

Last Updated 12/18/18

46 State Route 36, Keyport, NJ 07735-2034, Monmouth County

APN: 24-00106-0000-00001 CLIP: 6103281272

POPULATION

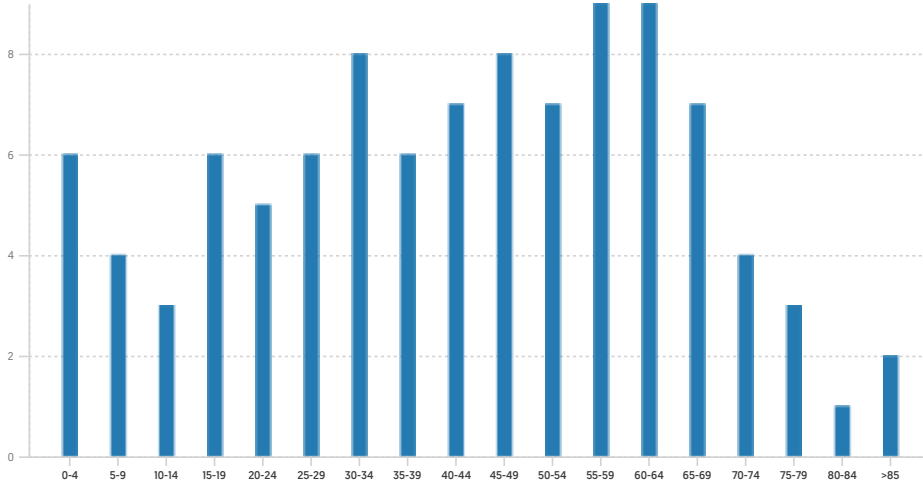
SUMMARY

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

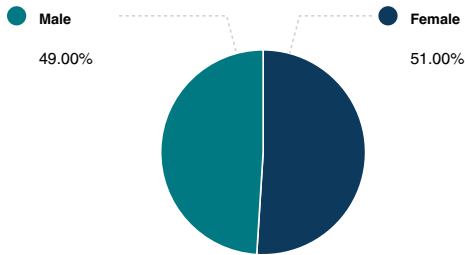
HOUSEHOLD

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

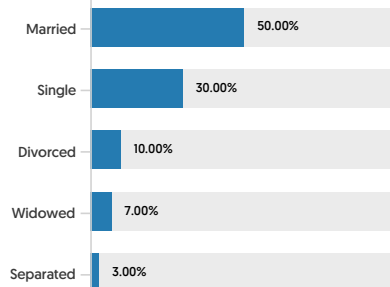
AGE



GENDER



MARITAL STATUS



HOUSING

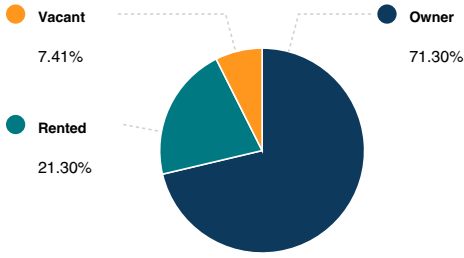
SUMMARY

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

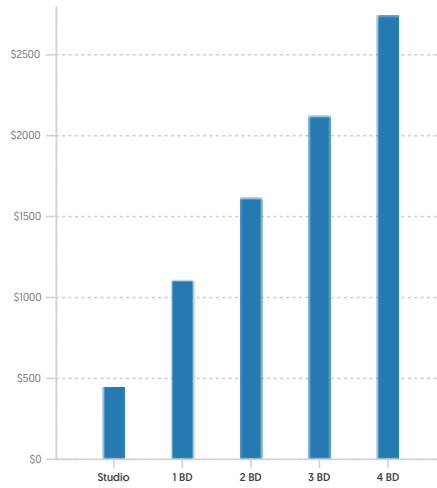
STABILITY

Annual Residential Turnover	6.67%
-----------------------------	--------------

OCCUPANCY



FAIR MARKET RENTS (COUNTY)

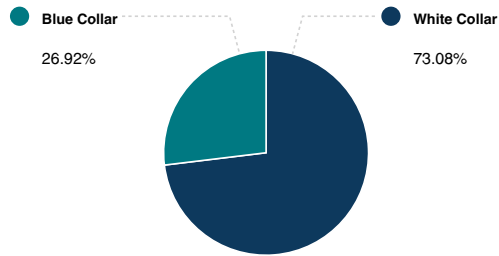


QUALITY OF LIFE

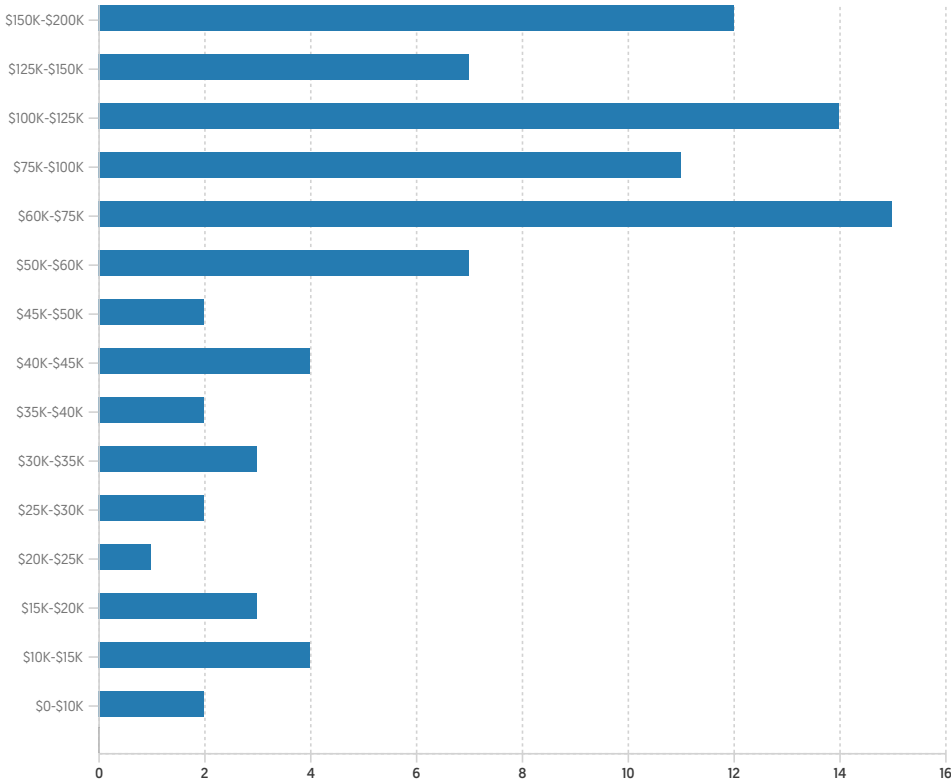
WORKERS BY INDUSTRY

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



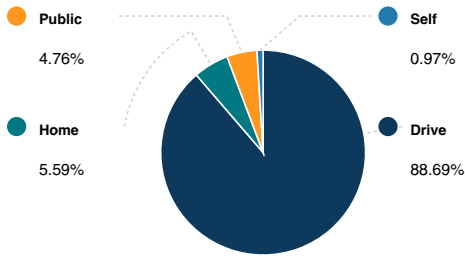
HOUSEHOLD INCOME



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

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

COMMUTE METHOD



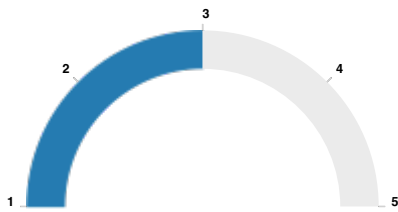
Median Travel Time **32 min**

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	GreatSchools Rating (1)
Keyport Central School	0.24	Pre-K-8th	601	9	3/10
Sycamore Drive Early Childhood Learning Center	0.5	Pre-K-K	274	11	
Beers Street School	0.89	5th-6th	197	9	7/10

Community Rating (2)

- Keyport Central School
- Sycamore Drive Early Childhood Learning Center
- Beers Street School

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Keyport High School	0.17	9th-12th	346	9	2/10
Keyport Central School	0.24	Pre-K-8th	601	9	3/10

Community Rating (2)

- Keyport High School **4**
- Keyport Central School

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
--	----------	--------	----------	------------	----------------------

Icob Academy	0.87	Pre-K-5th	35
Monmouth Christian Academy	0.99	11th-11th	2

(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.

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

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Serya Tea LLC	407 Atlantic St	(732) 739-3783	0.08	Eating Places
Fantasies Inc	63 State Route 36	(732) 739-0600	0.12	Night Clubs
Hamburger Pattys Inc	65 State Route 36	(732) 739-1000	0.12	Hamburger Stand
Maria Francis Pizza	65 State Route 36	(732) 264-1710	0.12	Pizza Restaurants
Subway Of Hazlet	1440 State Route 36	(732) 888-6100	0.19	Sandwiches And Submarines Shop
Rockstar Frozen Yogurt LLC	1444 State Route 36	(732) 895-0246	0.21	Frozen Yogurt Stand
Garden State Pizza Inc	366 Broad St	(732) 888-1100	0.21	Pizza Restaurants
New Pie Inc	366 Broad St	(732) 888-1100	0.21	Pizzeria, Chain
Rays Real Pizza Corp	3429 State Route 35	(732) 203-1600	0.26	Pizza Restaurants
Carvel Ice Cream Bakery	1362 State Route 36	(732) 264-7389	0.31	Ice Cream Stands Or Dairy Bars

SHOPPING

	Address	Phone #	Distance	Description
7-Eleven	93 State Route 36	(732) 739-3540	0.14	Convenience Stores, Chain
The Stop & Shop Supermarket Company LLC	100 State Route 36	(732) 203-2233	0.26	Supermarkets, Chain
Central Jersey Door And Hardware LLC	314 Broad St	(201) 575-0651	0.3	Hardware Stores
Sensational Sweets	7 Burtina Pl	(732) 497-0627	0.47	Candy
Christopher Perno	1285 State Route 36	(732) 888-4808	0.5	Fruit And Vegetable Markets
Cerlione's Lawn & Garden Equipment Inc	3206 State Route 35	(732) 264-3430	0.59	Lawnmowers And Tractors
Lumber Super Mart LLC	1201 State Route 36	(732) 739-1428	0.69	Sand And Gravel
E & J Truck Body & Paint Limited Liability Company	395 Clark St	(732) 203-9333	0.72	Paint
Niketani Inc	35 N Rr 182	(732) 583-6990	0.76	Grocery Stores, Independent
Quick Chek Corporation	1170 State Route 36	(732) 739-1425	0.79	Convenience Stores, Chain