



#5092 ~ Rivers Edge Condominium

260 Ocean Avenue #18A
Sea Bright, NJ 07760

Residential

Block: 30.01
Lot: 15

Land Size: 1.3774 Acres
Building Size: 1,161 Sq. Ft.

Tax Information

Land Assessment:	\$ 276,000.
Improvement Assessment:	\$ 104,600.
Total Assessment:	\$ 380,600.
Taxes:	\$ 3,897.
Tax Year:	2023
Tax Rate:	1.100/\$100
Equalization Ratio:	85.29%
Updated:	12/15/2023

Zoning: R-2 ~ Residential Zone

Remarks: 1,161 Sq. Ft. First Floor End-Unit Condominium with Two Balconies. Two Bedrooms and Two State of the Art Bathrooms. Laundry Room Located in Complex. No Pets or Smoking. Complex Offers Ocean Access. Enjoy Sunsets on the Shrewsbury River. Easy Access to Highway 36.

Price: \$ 2,200./Month ~ Winter Rental (Until 5/31/24)

Please call **Linda O'Connell/Agent** of **Stafford Smith Realty** at **(732) 233-7788** 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.

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






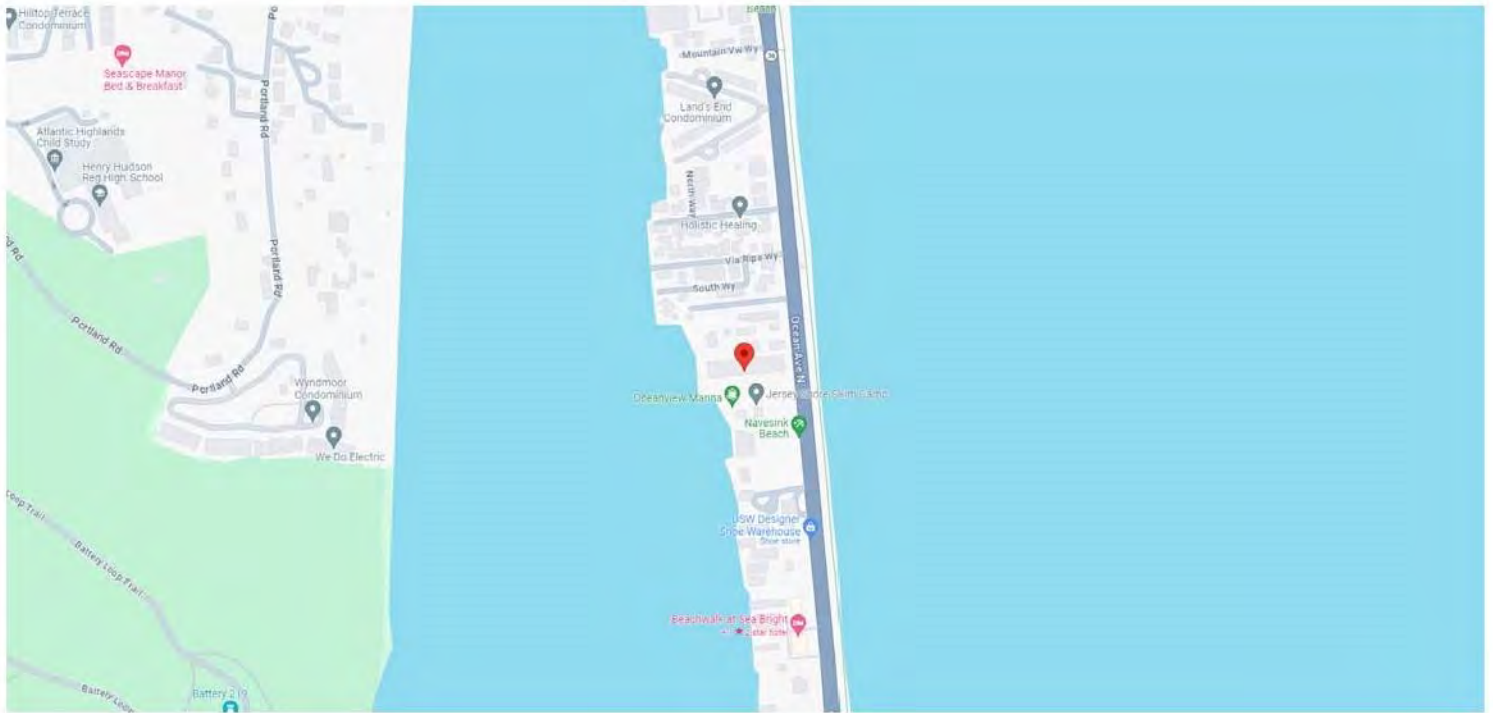
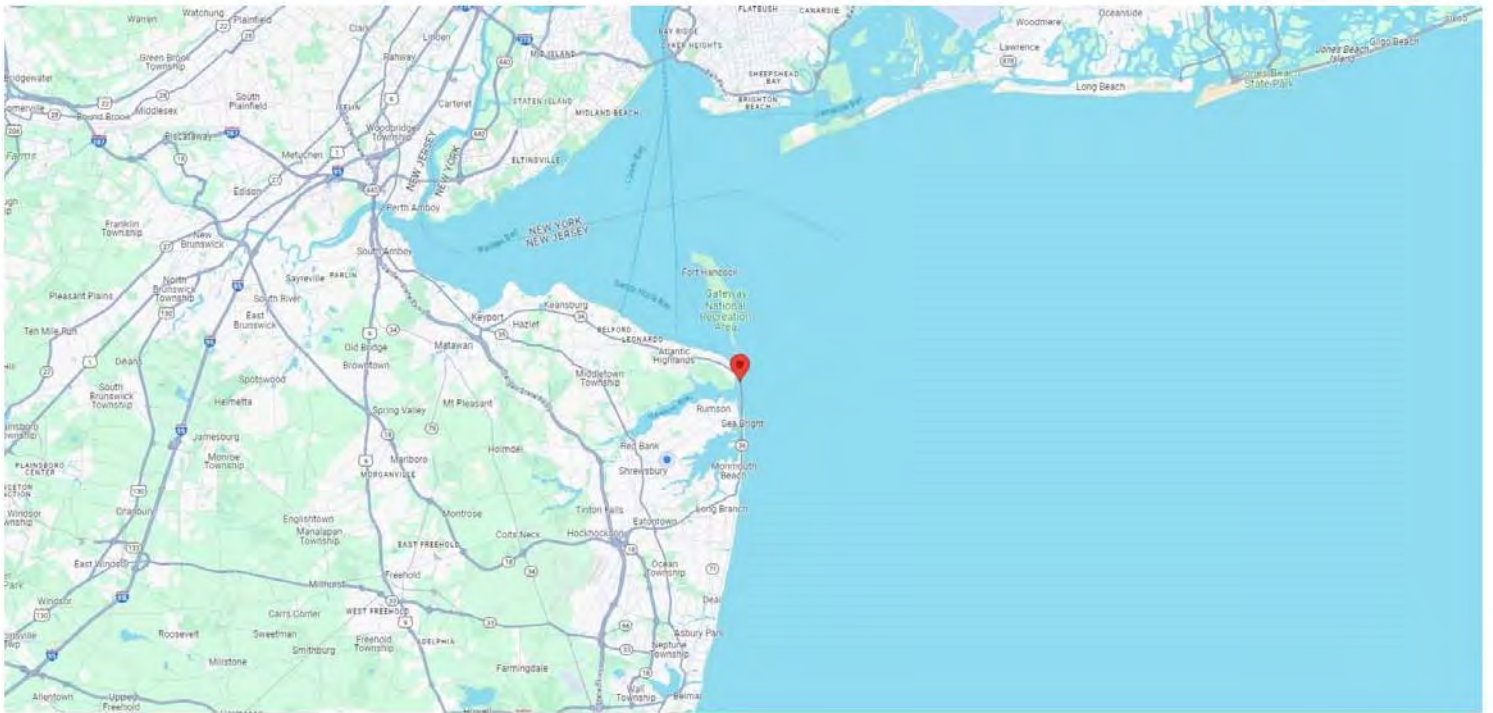




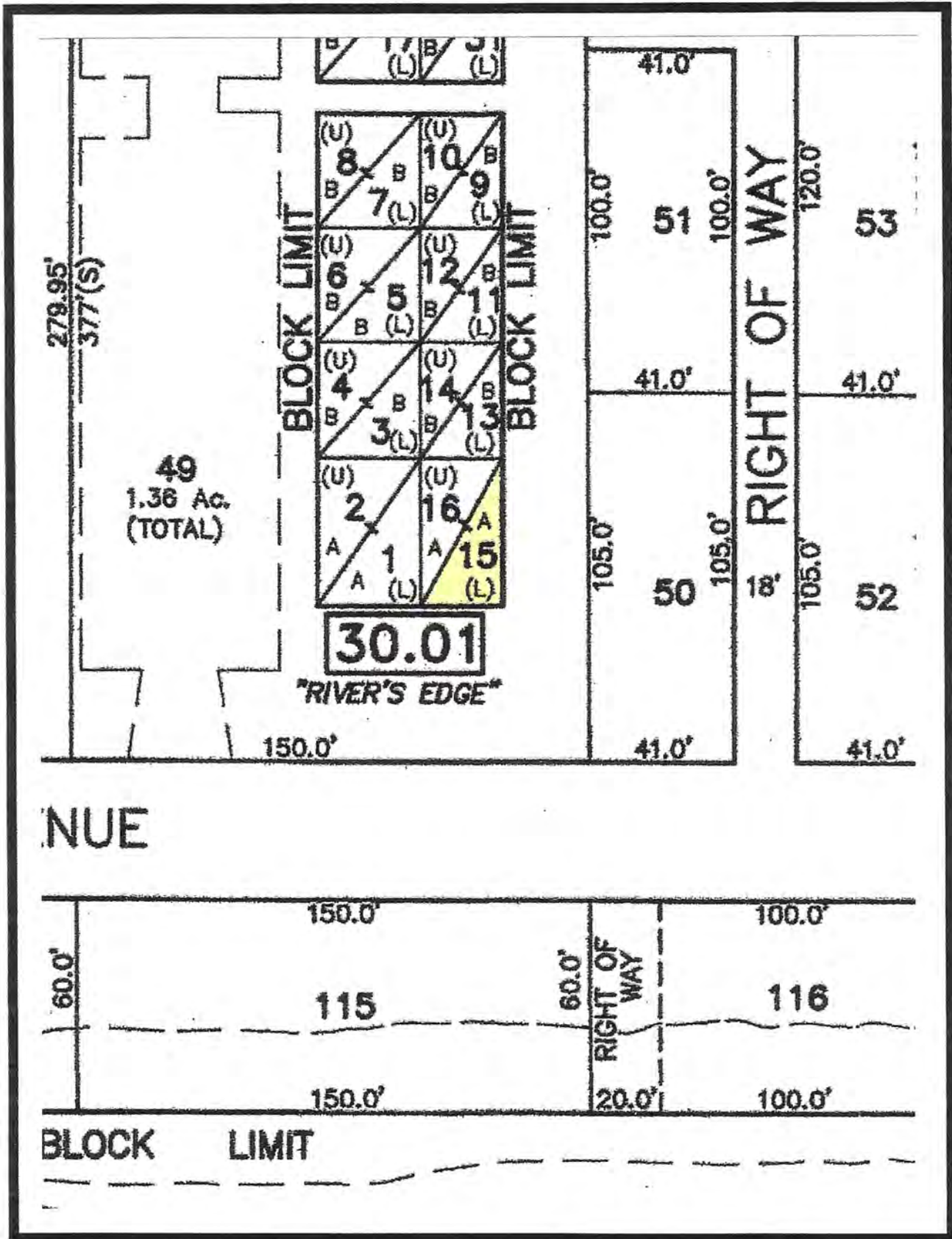
 Parcels (cadastral non-survey)



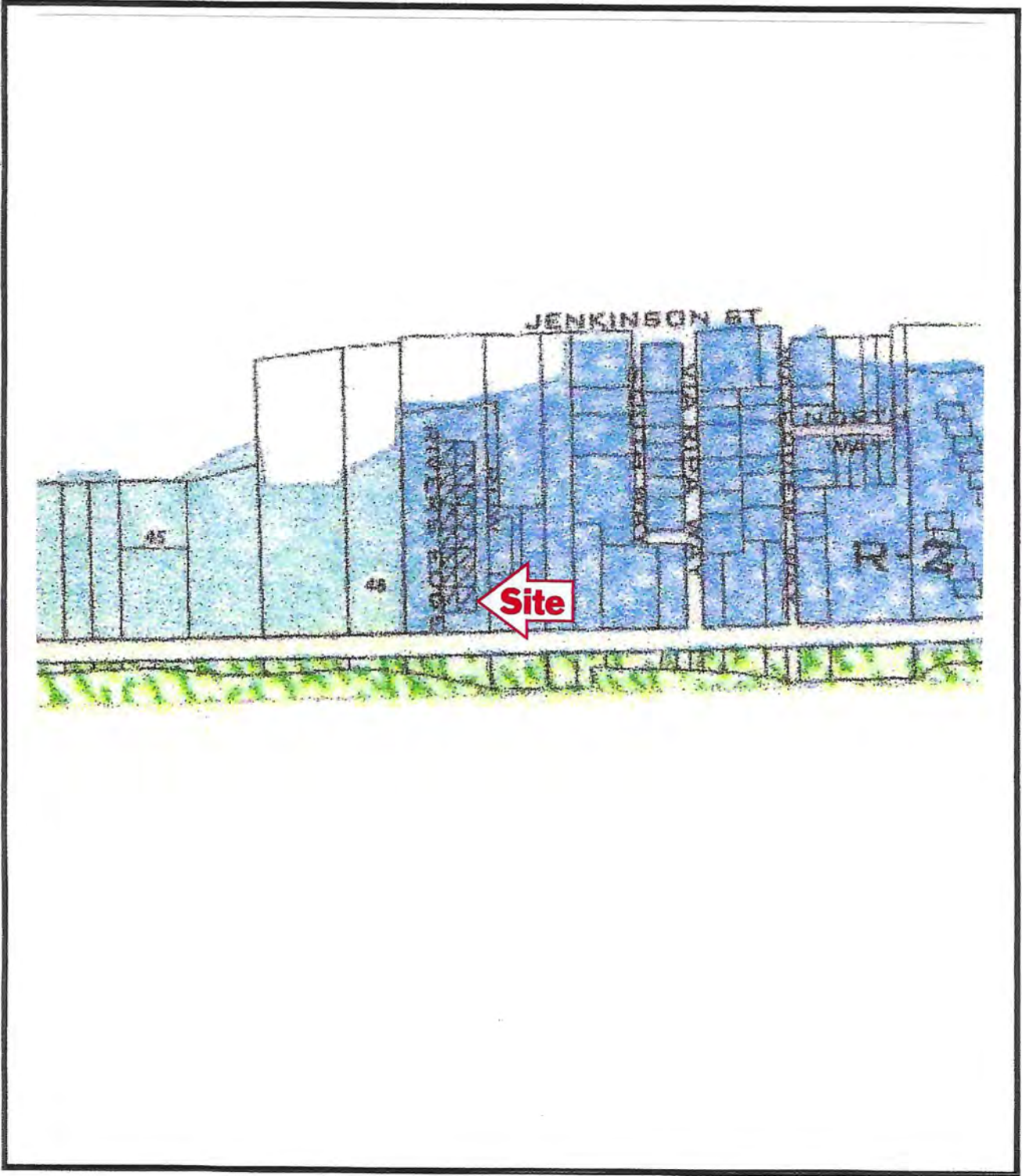
— Road Centerlines



TAX MAP LOCATION



Zoning Map



- [6] Public and private schools.
- (2) Schedule of Use Regulations in the R-2 Zone.
[Amended 4-17-1989]
- (a) Permitted primary uses.
[Amended 1-25-1982; 12-16-1985]
 - [1] Single-family dwelling unit.
 - [2] Churches.
 - [3] Public parks.
 - (b) Conditional uses.
 - [1] Real estate insurance offices.
 - [2] Public buildings.
 - [3] Professional office uses.
 - [4] Public and private schools.^[1]
[Amended 4-17-1989]
 - [1] *Editor's Note: Former Subsection C(2)(b)[5], Helistops, added 11-21-2000 by Ord. No. 19-00, which immediately followed this subsection, was repealed 2-20-2001 by Ord. No. 4-01.*
 - [5] Helistop. The Helistop shall be a conditional use for Block 24, Lot 15, more commonly known as 828 Ocean Avenue.
[Added 7-15-2003 by Ord. No. 10-2003]
- (3) Schedule of Use Regulations in the R-3 Zone.
[Added 4-7-2009 by Ord. No. 1-2009]
- (a) Permitted primary uses.
 - [1] Single-family dwelling unit.
 - [2] Churches.
 - [3] Public parks.
 - (b) Conditional uses.
 - [1] Real estate and insurance office (owner occupied).
 - [2] Physician's and dentist's office (owner occupied).
 - [3] Architecture, legal and engineering office (owner occupied).
 - [4] Accounting and bookkeeping services (owner occupied).
 - [5] Public building.
 - [6] Public and private schools.
 - [7] Multifamily (provided minimum lot sizes are met).
- (4) Schedule of Use Regulations in the B-1 Zone.
- (a) Permitted primary uses.
 - [1] Residential uses in multistory buildings, located above permitted uses as listed below. In no case shall Class I residential uses be permitted in this zone (single-family or multifamily dwellings located on first floor of building).
[Amended 1-25-1982; 12-21-1999 by Ord. No. 119-99; 4-7-2009 by Ord. No. 1-2009]
 - [2] Class II, retail business uses. Type of use:
 - [a] Food, drug and liquor stores.
 - [b] Apparel, accessory and jewelry shops.
 - [c] Department stores and mail order houses.
 - [d] Variety stores (five-and-ten-cent stores and catalog stores).
 - [e] Home furnishing stores.
 - [f] Restaurants.
 - [g] Book, stationery and gift shops.
 - [h] Sporting goods and bicycle shops.
 - [i] Antique stores (and secondhand shops).
 - [j] Household hardware stores.
 - [k] Automotive accessory stores.
 - [l] Boating and fishing accessory stores.

LAND USE

130 Attachment 1

Borough of Sea Bright

Schedule of Lot and Building Requirements

Section 130-39C

[Amended 4-17-1989; 4-7-2009 by Ord. No. 1-2009; 6-16-2009 by Ord. No. 11-2009; 3-15-2011 by Ord. No. 4-2011; 2-19-2013 by Ord. No. 3-2013; 3-17-2015 by Ord. No. 3-2015]

Zone	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Yard Requirements (feet)			Maximum Building Height ^{2,3} (feet/stories)	Maximum Building Coverage	Maximum Lot Coverage	Minimum GFA (total) (square feet)
				Front	Either Side	Both Sides				
R-1	7,500	75	80	25	10	25	20	30%	50%	1,200
R-2	4,000	50	60	25	7	15	15	50%	70%	880
R-3	1,800	25	60	5 to 12 ¹	3	6	15	50%	70%	880
R-4 MFH ¹	1 acre	100	100	30	8	16	20	30%	80%	
B-1	3,000	50	60	0/West 25/East	0	0	15	50%	75%	880
B-2	25,000	100	25	25	15	30	10	30%	50%	N/A
B-3	50,000	125	25	25	20	40	10	20%	40%	N/A
B-R	4,000	50	60	25	7	15	15	50%	70%	880

NOTES:

¹ Front setback to be consistent with homes on the same side of the street on the same block. Applicant needs to provide setbacks from a surveyor shot from the street to arrive at average. In no case would setback be permitted less than five feet.

² When a structure is built or raised to a minimum of three feet above the base flood elevation, then the height limit of the structure shall be revised to 38 feet in building height. The height limitation of 38 feet may be increased to a height not to exceed 42 feet only upon demonstration by the applicant that the additional height is necessary in order to allow an existing building to reach two feet above BFE; upon such demonstration the Borough will grant this as a design waiver and will not require the applicant to seek any type of site plan and/or variance relief. Otherwise, the building height of any structure shall not exceed 38 feet. Any application wherein the proposed building height of the structure would exceed 38 feet shall require the applicant to seek the appropriate variance relief.²

³ The maximum permitted height for undersized lots shall not be less than 30 feet.

¹ Editor's Note: Ordinance No. 4-2011, in adding the R-4 MFH Zone, also provided that the maximum density be no more than 19 units per gross acre, and that four residential units be set aside as "affordable units."

² Editor's Note: See also § 130-39A(6).

POPULATION

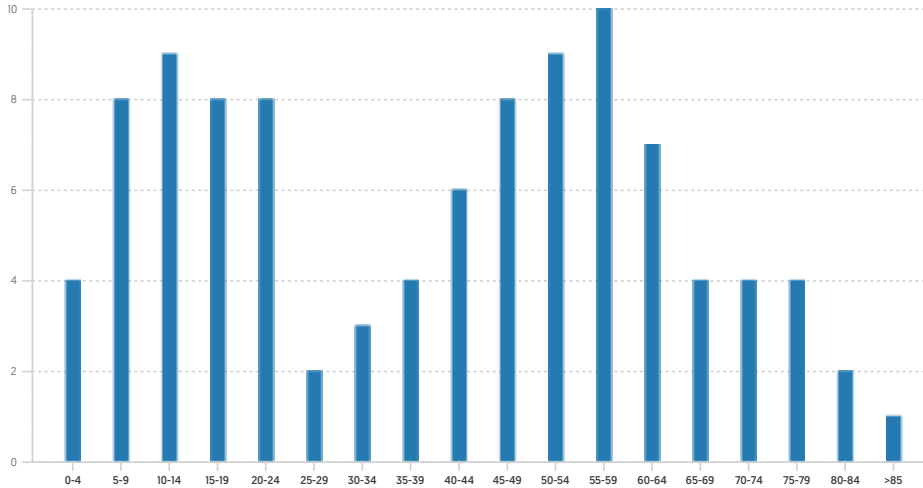
SUMMARY

Estimated Population	9,451
Population Growth (since 2010)	0.6%
Population Density (ppl / mile)	792
Median Age	44.6

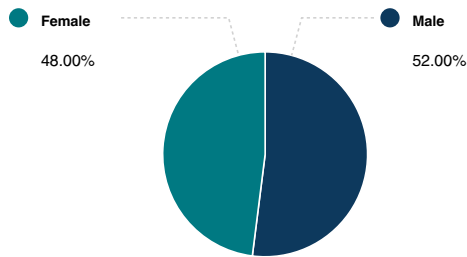
HOUSEHOLD

Number of Households	3,365
Household Size (ppl)	3
Households w/ Children	2,405

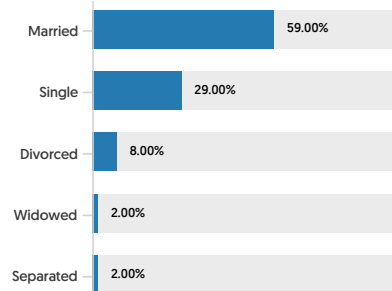
AGE



GENDER



MARITAL STATUS



HOUSING

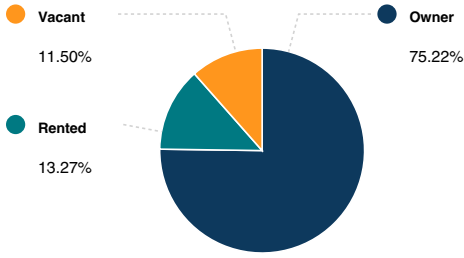
SUMMARY

Median Home Sale Price	\$1,067,800
Median Year Built	1970

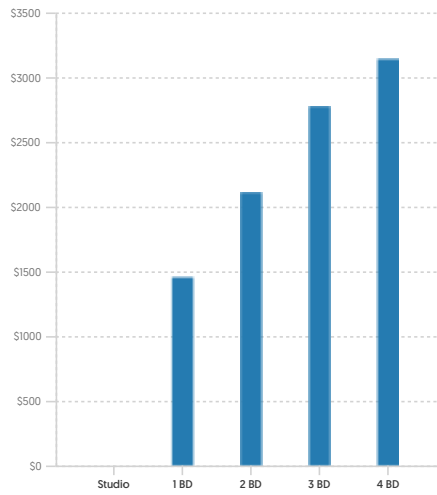
STABILITY

Annual Residential Turnover	11.07%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

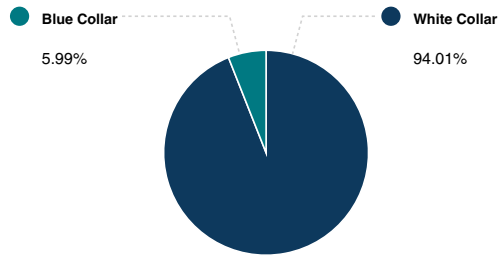


QUALITY OF LIFE

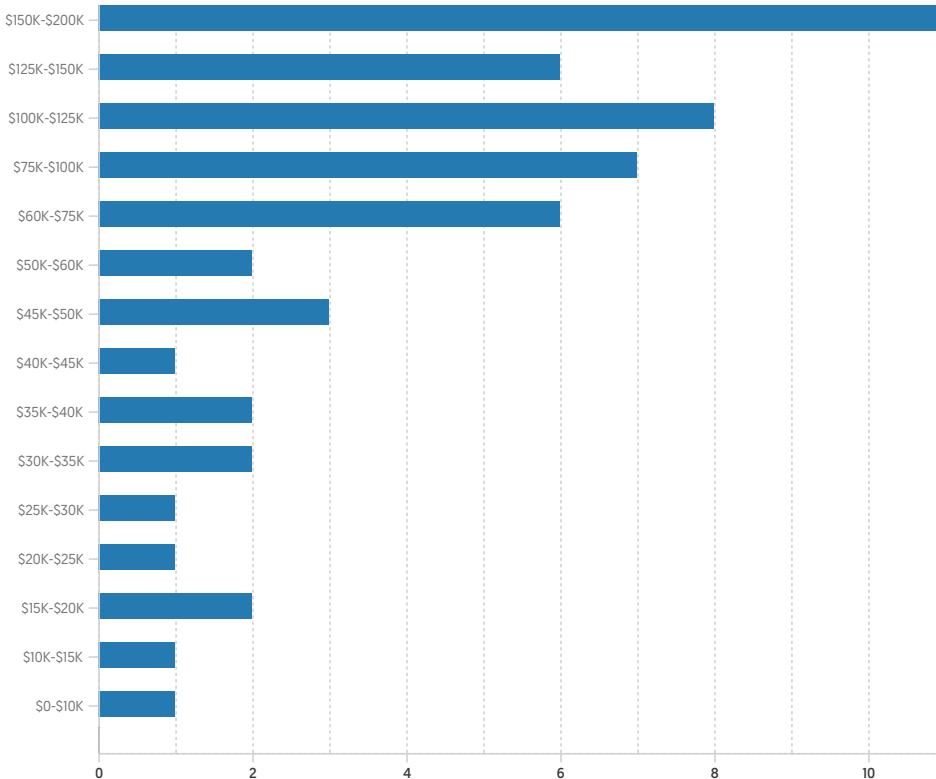
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	61
Mining	
Construction	108
Manufacturing	175
Transportation and Communications	61
Wholesale Trade	118
Retail Trade	417
Finance, Insurance and Real Estate	1,089
Services	1,195
Public Administration	236
Unclassified	

WORKFORCE



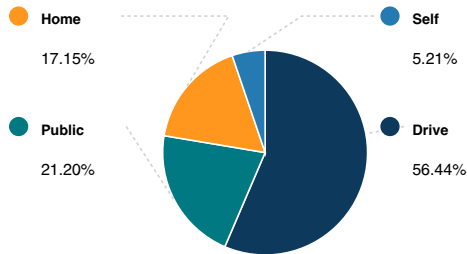
HOUSEHOLD INCOME



Average Household Income **\$184,336**

Average Per Capita Income **\$116,081**

COMMUTE METHOD



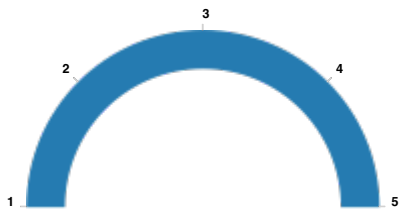
Median Travel Time **44 min**

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	
Some High School	37
High School Graduate	431
Some College	804
Associate Degree	343
Bachelor's Degree	2,998
Graduate Degree	1,790

(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 - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Henry Hudson Regional School	0.54	7th-12th	306	8	5/10

Community Rating (2)

Henry Hudson Regional 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.

(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
2nd Jetty Seafood	140 Ocean Ave	(732) 778-2327	0.27	Seafood Restaurants
Ray Cosgrove	2 Bay Ave	(732) 872-1245	0.57	Seafood Restaurants
Grala LLC	23 Bay Ave	(732) 872-7000	0.65	Family Restaurants
Hinlickitys Ice Cream	120 Bay Ave	(732) 708-0130	0.87	Ice Cream Stands Or Dairy Bars
128 Bay LLC	128 Bay Ave	(732) 872-1345	0.88	Restaurant, Lunch Counter
Magnum Opus Donuts LLC	630 Ocean Ave	(908) 403-5284	0.88	Doughnuts
Fresh Bistro	144 Bay Ave	(732) 708-0328	0.93	Cafe
Dan Rob Restaurant Association LLC	56 Shrewsbury Ave	(732) 872-2266	0.94	American Restaurant
Chilangos Inc	156 State Route 36	(732) 708-0505	0.95	Mexican Restaurant
Inlet Cafe, Inc.	3 Cornwall St	(732) 872-9764	0.97	Tavern (Drinking Places)

SHOPPING

	Address	Phone #	Distance	Description
Lusty Lobster Inc.	88 Bay Ave	(732) 291-1548	0.8	Seafood Markets
Two River Gourmet Mushrooms LLC	624 Ocean Ave	(732) 216-1859	0.87	Gourmet Food Stores
Gert's Snacks & Spices	157 Bay Ave	(732) 872-4344	0.93	Gourmet Food Stores