

#5112 ~ Keyport Marine Basin

**340 West Front Street
Keyport, NJ 07735**

Commercial/Marina

**Block: 9
Lot: 73, 79**

**Land Size: 24.39 Acres
Building Size: 3,780 Sq. Ft.**

Tax Information

Land Assessment:	\$ 3,733,100.
Improvement Assessment:	\$ 1,466,900.
Total Assessment:	\$ 5,200,000.
Taxes:	\$ 114,296.
Tax Year:	2023
Tax Rate:	2.189/\$100
Equalization Ratio:	96.90%
Updated:	02/23/2024

Zoning: GMC ~ General Marine Commercial District

Remarks: Keyport Marine Basin Located on the Eastern Banks of Matawan Creek. 24.39 Acres for Possible Residential Building Lots. 3,780 Sq. Ft. Bait and Tackle Store and 274 Boat Slips. Head Out Eight Miles to the Atlantic Ocean and Sandy Hook! Easy Access to Highway 35, 36 and the Garden State Parkway.

Price: \$ 7,650,000. ~ 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
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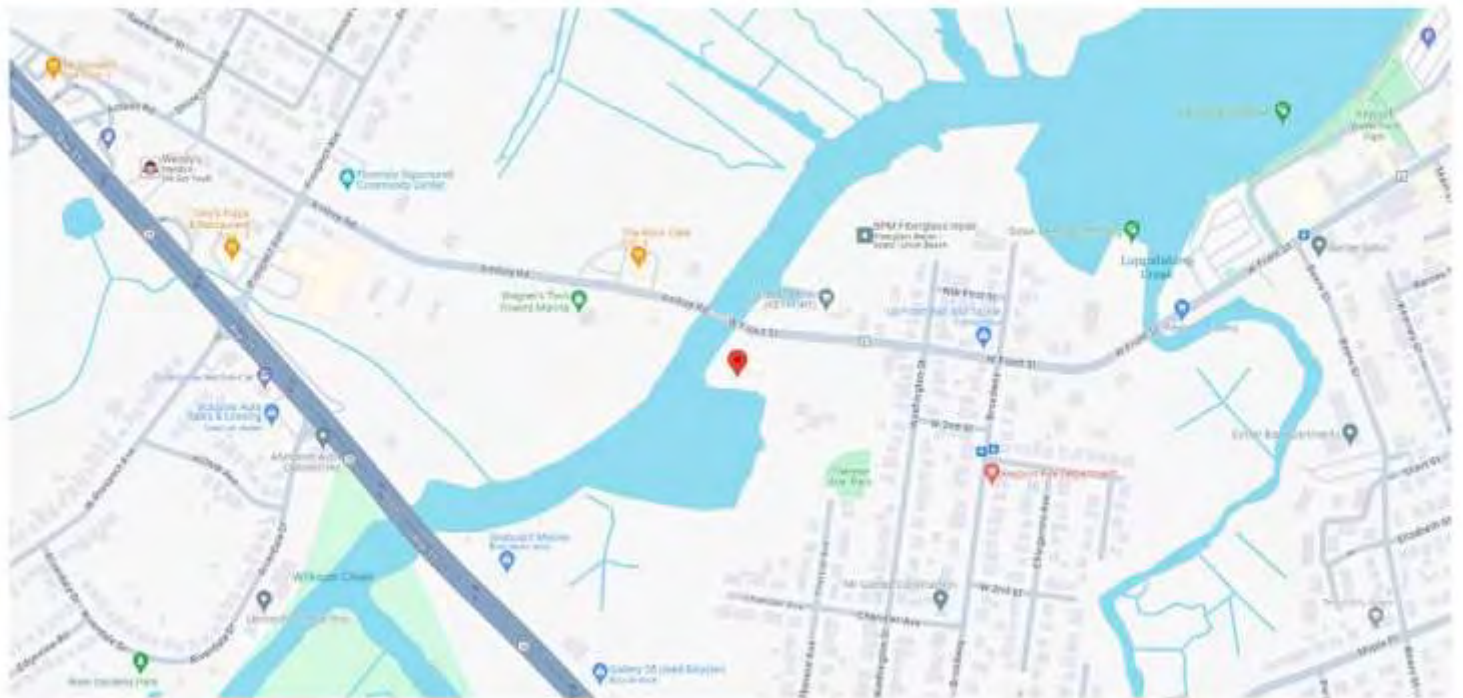
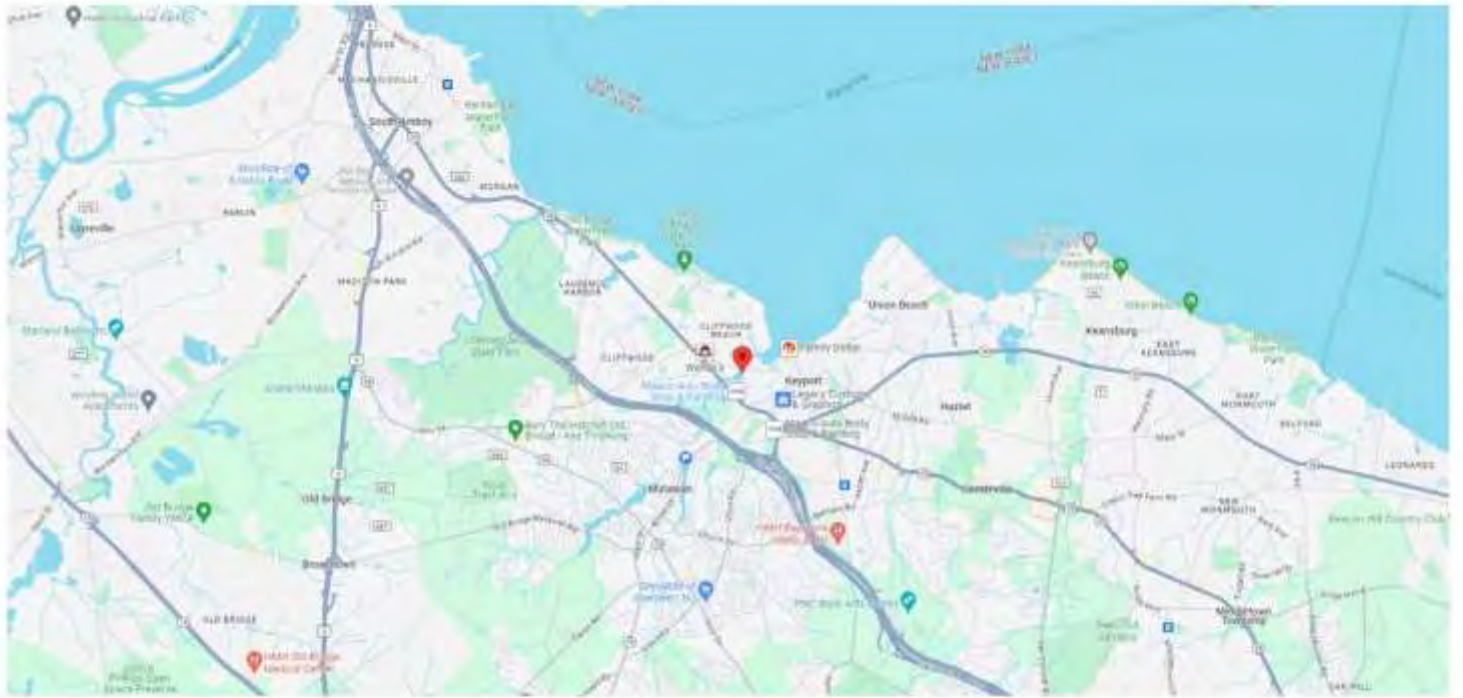








— Road Centerlines



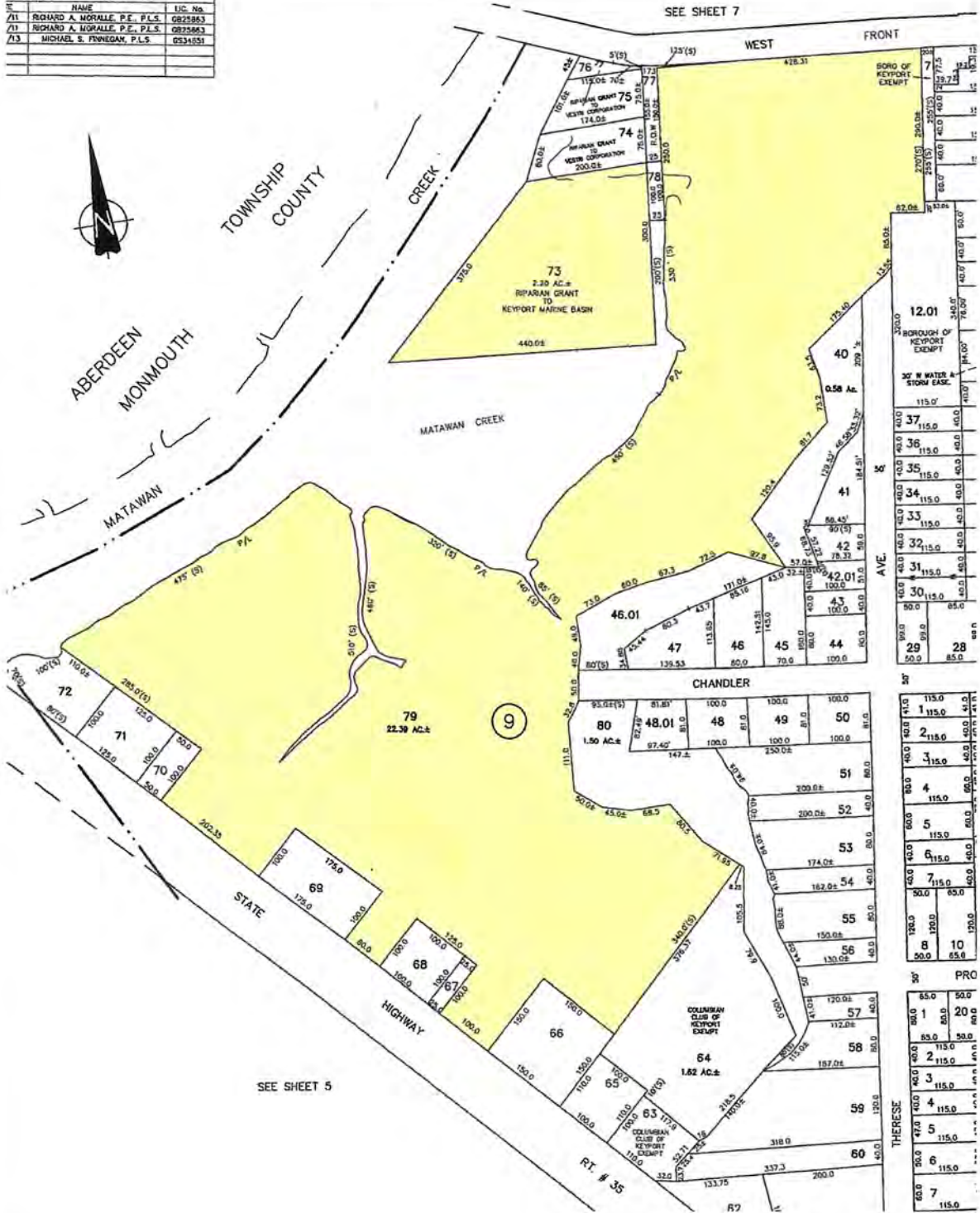
WETLANDS MAP



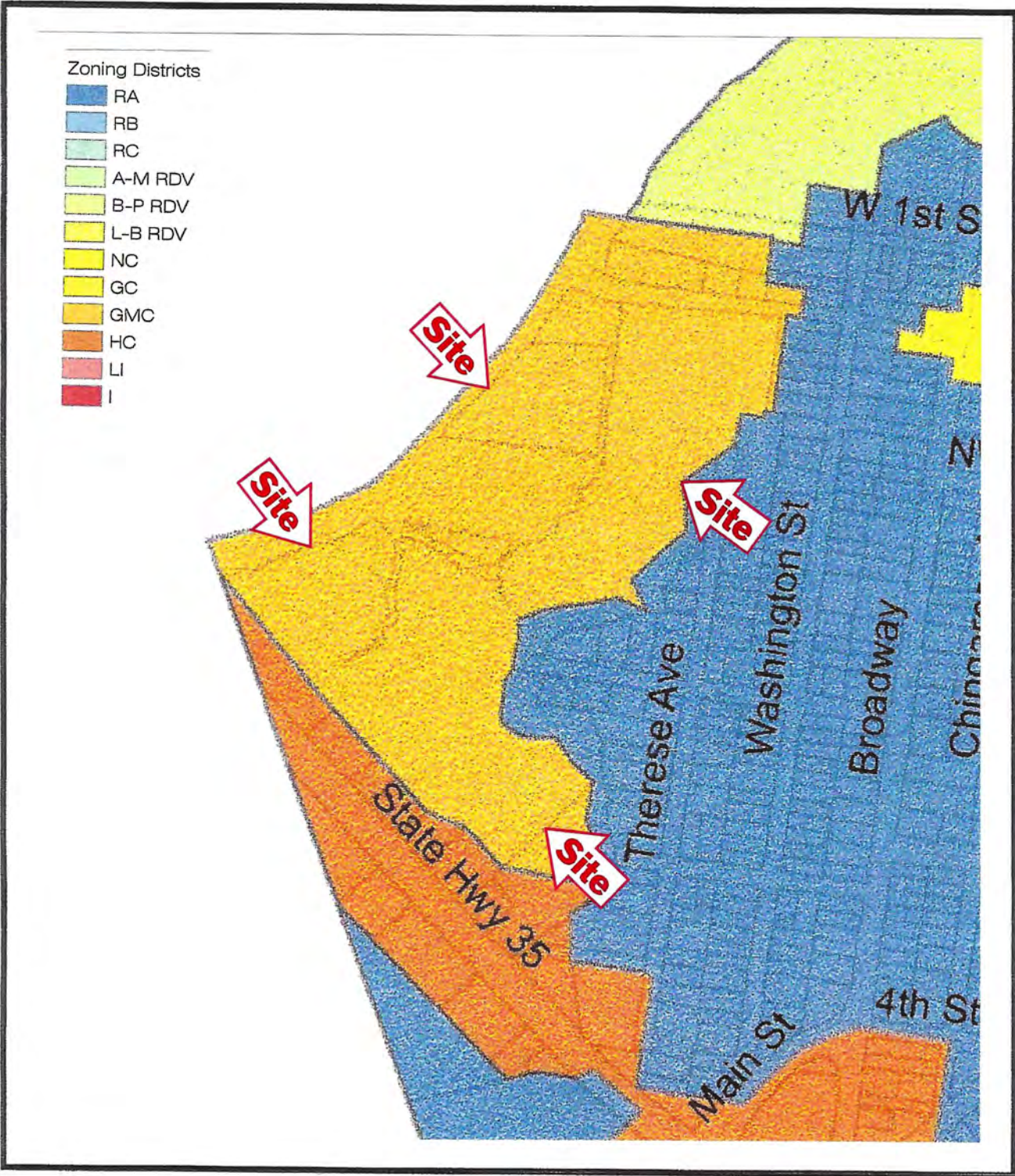
- Road Centerlines
- Parcels (cadastral non-survey)
- National Hydrography Dataset (NHD) Streams 2002 for New Jersey - Stream Network 2002 (NHD)
- Stream/River
- - - - - Artificial Path
- Canal/Ditch
- National Hydrography Dataset (NHD) Waterbody 2002 for New Jersey - Waterbody 2002 (NHD)
- Stream/River
- Wetlands of New Jersey (from Land Use/Land Cover 2012 Update) - Wetlands (2012)
- PHRAGMITES DOMINATE COASTAL WETLANDS
- SALINE MARSH (LOW MARSH)

TAX MAP LOCATION

REVISIONS		
NO.	NAME	LIC. No.
11	RICHARD A. MORALLE, P.E., P.L.S.	0825883
12	RICHARD A. MORALLE, P.E., P.L.S.	0825883
13	MICHAEL, S. FINNEDAY, P.L.S.	0534551



Zoning Map



- a. Storage of boats outside; exceptions. No person shall be permitted to store any boat or boats outside in the General Commercial Zone. The foregoing notwithstanding, on any parcel of real property located within a General Commercial Zone and which is currently occupied for an exclusively residential use, one boat may be stored in the back yard thereof, provided that the same does not exceed 24 feet in length, is owned by, and if required, registered to, a resident of said parcel and the same is reasonably screened from view from outside the borders of said parcel and/or appropriately covered.

§ 25-1-9B. GENERAL MARINE COMMERCIAL DISTRICT (GMC) REGULATIONS.

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

Purpose. The purpose of the GMC General Marine Commercial District is to provide for the development of a marine-based economy and the permitted uses of this district are restricted to related to marina operations and services, water-based recreation and marine-oriented retail and entertainment.

§ 25-1-9B.1. Permitted principal uses.

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

- a. Marinas and yacht clubs.
- b. Eating and drinking establishments.
- c. Bicycle, boat, jet ski or similar rentals and launch.
- d. Retail sales or services that support water-based recreation or entertainment.
- e. Single-family dwelling on lands outside the special flood hazard area subject to the requirements of the RA District.

§ 25-1-9B.2. Permitted accessory uses.

[Added 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 boat sales.

§ 25-1-9B.3. Development standards.

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

As set forth in § **25-1-16** unless specific standards are set forth hereinafter or within § **25-1-14** (General Regulations) and § **25-1-15** (Supplemental Regulations).

§ 25-1-9B.4. Marinas.

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

a. Marina standards:

1. Marina design. Marina layout should promote water quality, including minimizing impacts on the photic zone, circulation and to reduce loads on pier structures.
2. Dock-side fueling of vessels shall be permitted provided:
 - (a) Fuel pumps shall include back pressure cut-off valves.
 - (b) Main cut-off valves shall be available both at the dock and in the upland area of the marina.
 - (c) Fuel docks should be sturdy using a floating design wherever possible in order to withstand significant storm-affected tidal ranges.
 - (d) The fueling facility shall be designed to accommodate four of the largest expected vessels.
3. Sanitary and solid waste provisions.
 - (a) The marina shall develop and implement a recycling plan for solid waste as appropriate to Borough and county requirements.
 - (b) Abundant trash receptacles with adequate measures to capture fly-away and floatable materials shall be provided and emptied daily.
 - (c) Adequate fish cleaning areas, including separate and well-marked dispensers for organic refuse shall be provided.
 - (d) "No discharge" signs shall be posted throughout the marina basin.
 - (e) Slip-side pump-out station(s) (fixed or portable) shall be provided in marinas which allow occupation of berthed vessels for a period of 72 hours or more.
 - (f) Rest room facilities with both hot and cold water and shall be maintained in a sanitary, warm, dry, brightly lit and well-ventilated condition and shall be provided according to the following schedule:
 - (1) For a small marina (up to 40 boats):
 - (i) Men: One toilet stall, one urinal, and one washbasin.
 - (ii) Women: Two toilet stalls and one washbasin.
 - (2) For a medium marina (40 to 80 boats):
 - (i) Men: One urinal, one toilet stall, one shower stall, and one washbasin.
 - (ii) Women: Two toilet stalls, one washbasin, and one shower stall.
 - (3) For a large marina (over 80 boats), the same type and ratio of facilities as for a medium marina shall be provided plus:
 - (i) One urinal per additional 30 boats (men);
 - (ii) One toilet stall per additional 60 boats (men);
 - (iii) One toilet stall per additional 30 boats (women);
 - (iv) One washbasin per additional 30 boats (men and women);
 - (v) One shower stall per additional 60 boats (men and women).

4. Off-street parking.
 - (a) Design of off-street parking facilities shall be in accordance with § **25-1-18**.
 - (b) Minimum number of parking spaces shall be 0.6 spaces per slip or contracted rack storage space (not dedicated to slip renters).
5. Boat storage and maintenance.
 - (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.

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.

340 W Front St, Keyport, NJ 07735-1097, Monmouth County

APN: 24-00009-0000-00073 CLIP: 6287650596

POPULATION

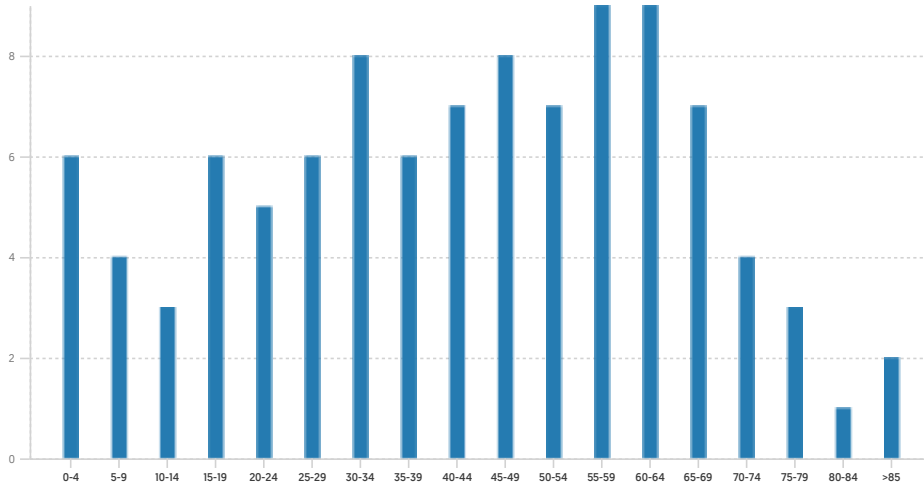
SUMMARY

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

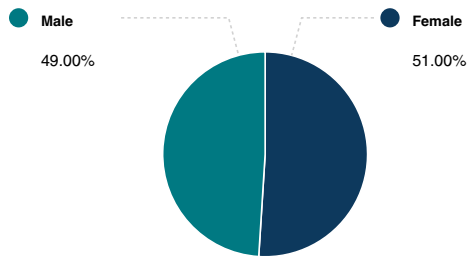
HOUSEHOLD

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

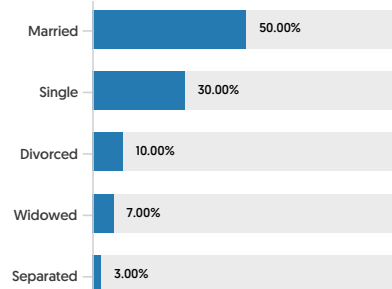
AGE



GENDER



MARITAL STATUS



HOUSING

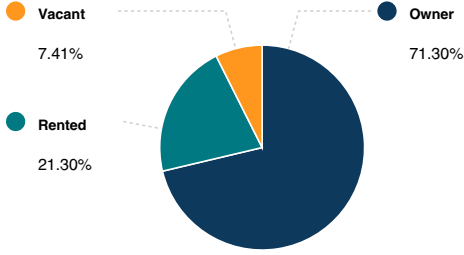
SUMMARY

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

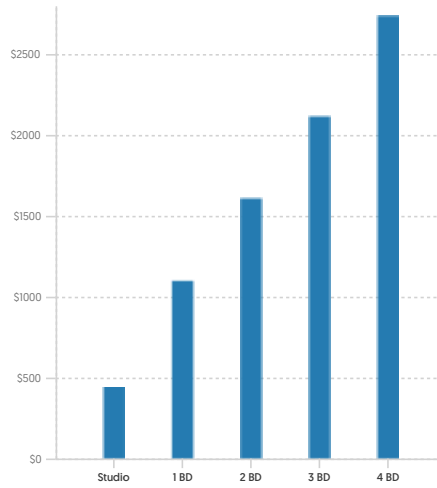
STABILITY

Annual Residential Turnover	6.67%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

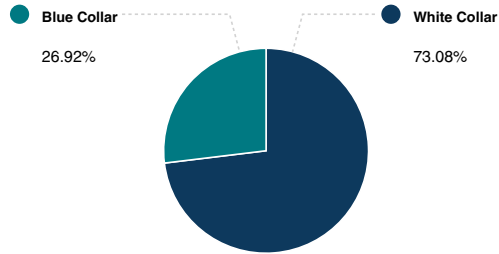


QUALITY OF LIFE

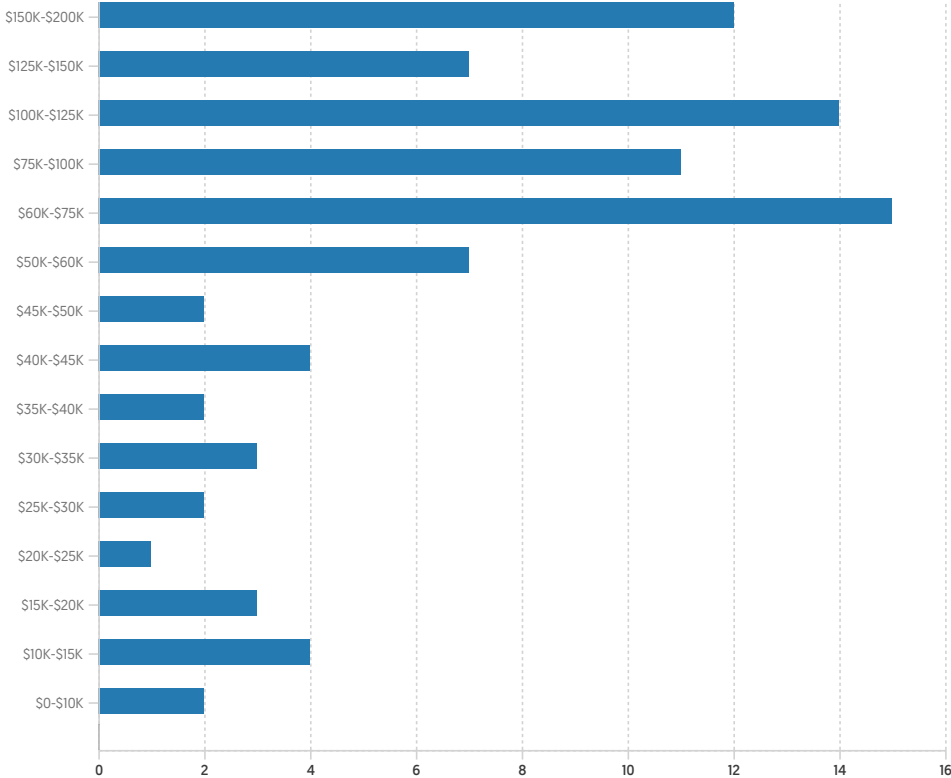
WORKERS BY INDUSTRY

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



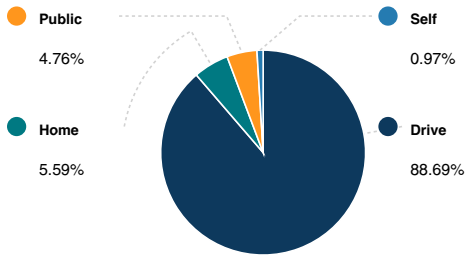
HOUSEHOLD INCOME



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

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

COMMUTE METHOD



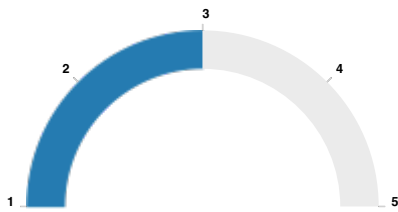
Median Travel Time **32 min**

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	GreatSchools Rating (1)
Cliffwood Elementary School	0.88	Pre-K-3rd	329	9	7/10
Keyport Central School	0.92	Pre-K-8th	600	9	3/10

Community Rating (2)

Cliffwood Elementary School	
Keyport Central School	

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Matawan-Aberdeen Middle School	0.89	6th-8th	859	10	4/10
Keyport Central School	0.92	Pre-K-8th	600	9	3/10
Keyport High School	0.98	9th-12th	346	10	2/10

Community Rating (2)

Matawan-Aberdeen Middle School	
Keyport Central School	
Keyport High School	4

PRIVATE

Distance	Grades	Students	Classrooms	Community Rating (2)
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(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
One Eye 13 LLC	522 Amboy Rd	(732) 583-7699	0.11	Eating Places
Bayshore Pop Warner Little Scholars A Nj Nonprofit Corporation	17 Therese Ave	(732) 739-3844	0.16	Football Club
Gp Dockside Deli LLC	226 W Front St	(732) 497-0555	0.23	Delicatessen (Eating Places)
Wendy's	388 State Route 35	(732) 566-3628	0.45	Fast-Food Restaurant, Chain
Nj Wait Staff LLC	383 Sherwood Dr	(732) 583-9460	0.51	Caterers
Keyport Pizza Restaurant	66 W Front St	(732) 264-2667	0.53	Pizza Restaurants
Timberhill Associates, LLC	59 W Front St	(732) 497-0500	0.54	Seafood Restaurants
Louie G Uncle	46 W Front St	(732) 497-0430	0.56	Ice Cream Stands Or Dairy Bars
3br Distillery LLC	7 Main St	(862) 259-5991	0.59	Eating Places
Lenoras Cafe	18 W Front St	(732) 217-1483	0.62	Cafe

SHOPPING

	Address	Phone #	Distance	Description
Bath Fitter O'gorman Brothers LLC	50 State Route 35	(904) 828-3535	0.31	Bathroom Fixtures, Equipment And Supplies
Mike Nosti	150 W Front St	(732) 264-9723	0.36	Seafood Markets
Sticks & Stones	317 Edgeview Rd	(732) 675-0327	0.53	Lumber And Other Building Materials
Avish Enterprises	825 S Concourse	(732) 566-6906	0.7	Convenience Stores, Chain
Wawa, Inc.	204 Nj 35	(732) 888-5090	0.73	Convenience Stores, Chain
Apache Food	78 Broad St	(732) 264-8805	0.77	Convenience Stores
E & J Truck Body & Paint Limited Liability Company	395 Clark St	(732) 203-9333	0.85	Paint
Central Jersey Door And Hardware LLC	314 Broad St	(201) 575-0651	0.86	Hardware Stores
Niketani Inc	35 N Rr 182	(732) 583-6990	0.88	Grocery Stores, Independent
Nisivoccia Food Mktg	15 Oak Knoll Dr	(732) 566-4529	0.91	Grocery Stores