

#5118 ~ Commercial Building

**775 River Road
Fair Haven, NJ 07704**

Commercial/Retail

**Block: 49
Lot: 3**

**Land Size: 0.1322 Acre (45 x 128)
Building Size: 1,355 Sq. Ft.**

Tax Information

**Land Assessment: \$ 462,600.
Improvement Assessment: \$ 138,400.
Total Assessment: \$ 601,000.**

**Taxes: \$ 9,460.
Tax Year: 2023
Tax Rate: 1.540/\$100
Equalization Ratio: 93.18%
Updated: 03/08/2024**

Zoning: B-1 ~ Business District

Remarks: 1,355 Sq. Ft. Two-Story Commercial Building on 0.1322 Acre Located in the Heart of Fair Haven. Commencement of Use for the Property is Three Retail Businesses. Currently Two Retail Spaces on First Floor and Three Offices on Second Floor with Kitchenette. Owner Pays Electric and Gas for Entire Building. Bonus Building in Rear is Responsibility of the Buyer. Building Being Sold As Is. Easy Access to Highway 35.

Price: \$ 624,900. ~ 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

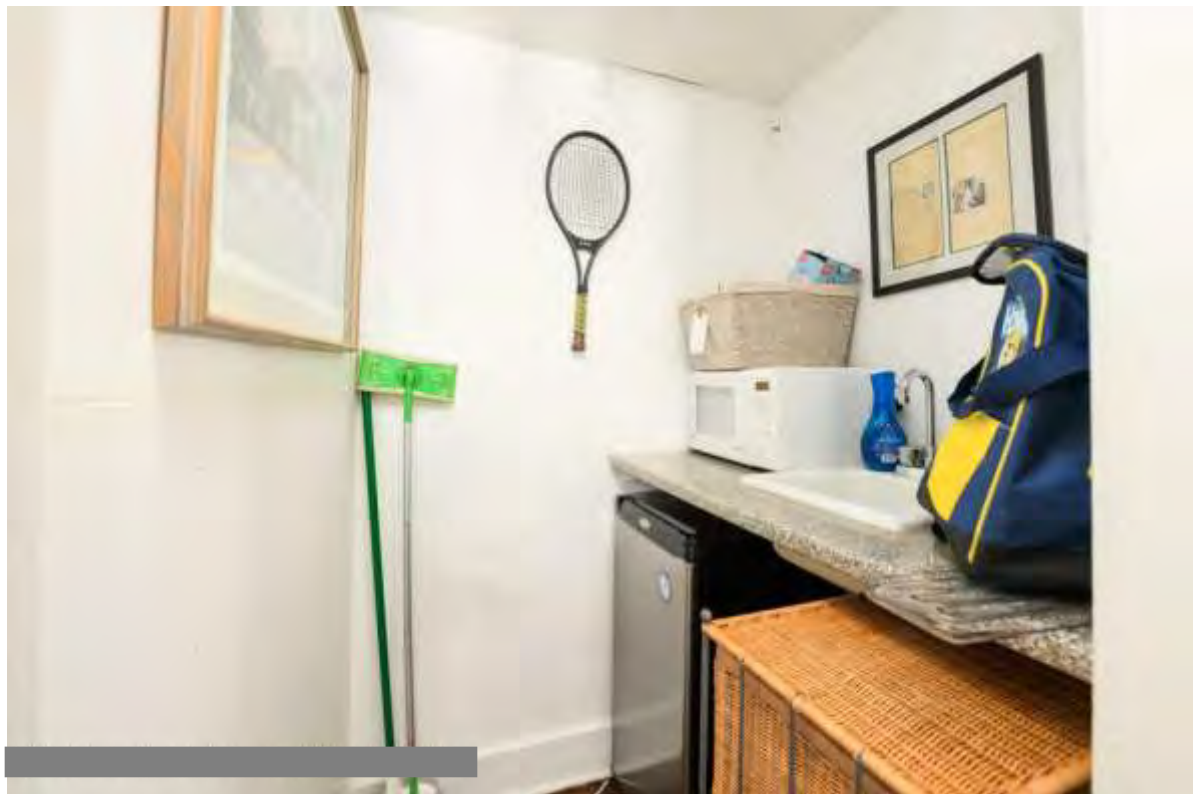














— Road Centerlines

▭ Parcels (cadastral non-survey)



— Road Centerlines



5-8-06

John Croddick
 c/o Carolyn Diakon
 Resources Real Estate
 112 East River Road
 Rumson, NJ 07760

PROPERTY SWEEP

LOCATION: 775 River Road, Fair Haven
 OWNER: Stargate Capitol, Brett Sneed
 DATE OF SWEEP: 5-5-06

Lawes Environmental Services, LLC. (Lawes) is New Jersey Department of Environmental Protection certified for underground storage tank closure and subsurface evaluation, License #US00796.

Lawes was requested to locate possible underground storage tanks (UST) at the above referenced property. Any areas that have been altered, including but not limited to additions, new structures, decks, concrete with rebar, pool or pool equipment, a/c units, outbuildings, cannot be investigated. Lawes inspects the accessible areas only.

Lawes examined the basement and crawl space for the possibility of tank related materials such as copper lines, oil deposits and oil burner materials. Concrete patch was found in the basement, which is indicative of basement oil storage tank usage. The exterior of the residence was examined for the presence of tank related piping. No fill pipe or vent piping was evident. A magnetometer was utilized to locate any underground fuel oil lines. Lawes also incorporated the probe technique for subsurface detection. No evidence of an underground oil tank or related piping was found.

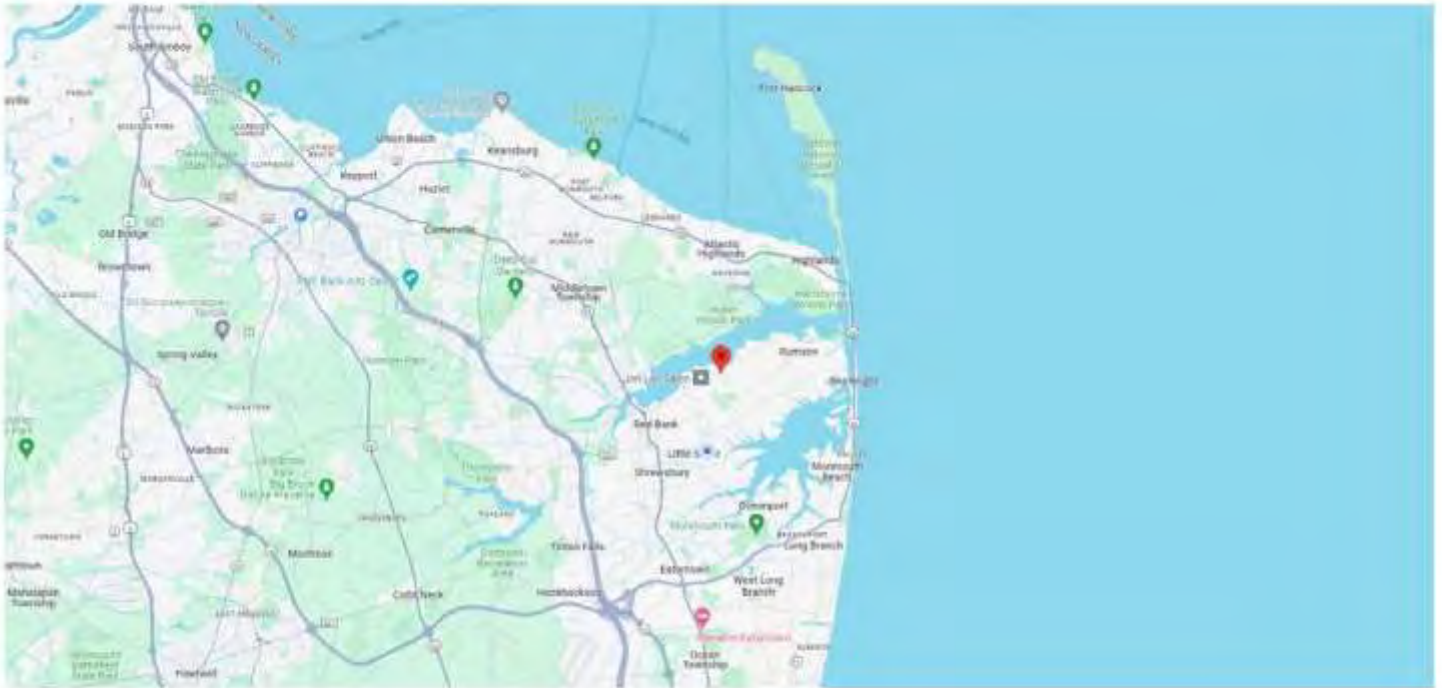
To the best of our ability in the accessible areas investigated, the presence of an underground fuel tank or related materials was not found. In the event an underground tank is found in areas inspected by Lawes, Lawes will remove the tank at no charge to the Customer. Lawes will not be liable for any additional charges resulting from the condition of the tank following removal.

Please telephone with any questions or comments.

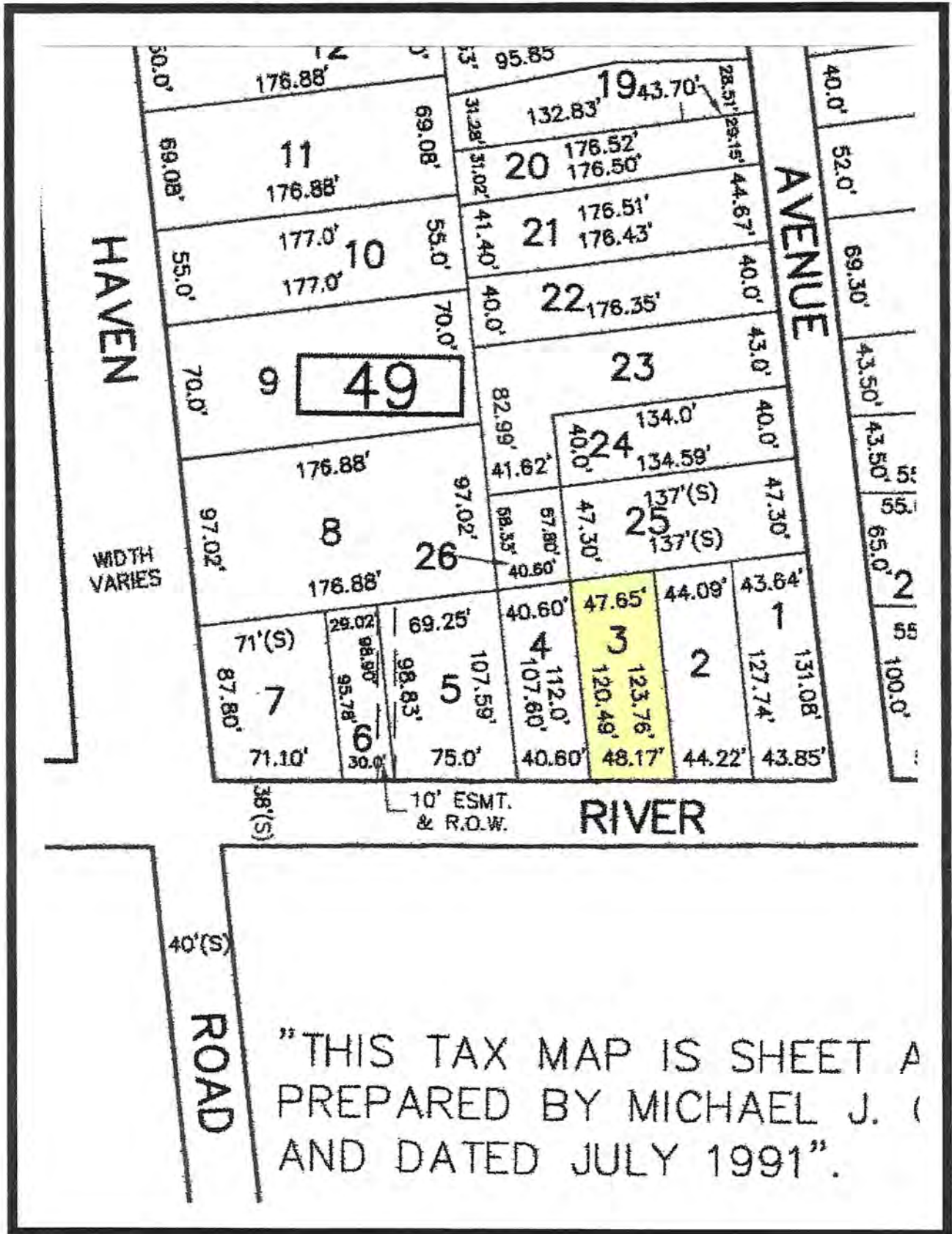
Property Sweep	\$275.00
Total Due	\$275.00

Please make check payable to Lawes Environmental Services, LLC.

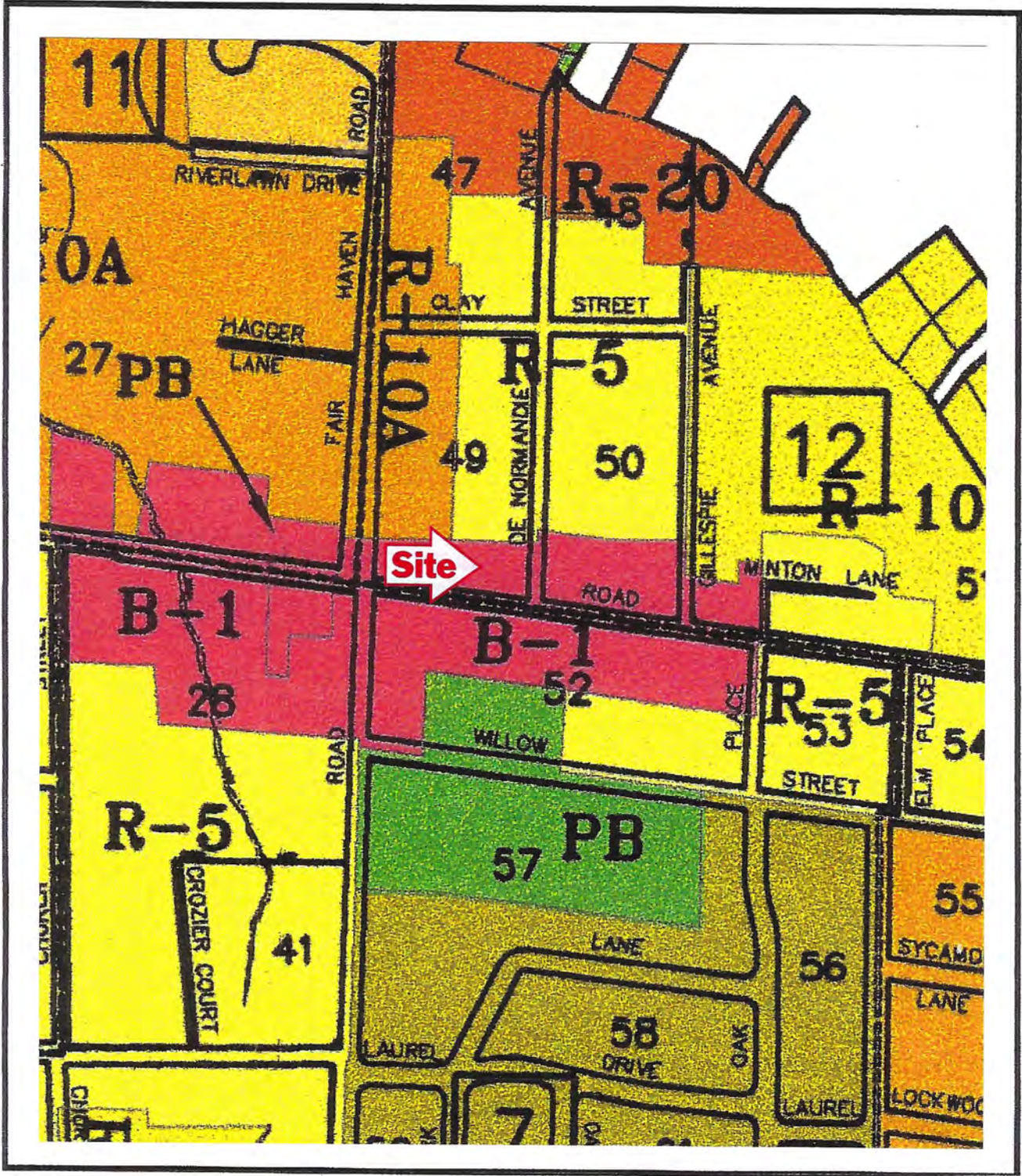
Any balances not paid in full within 30-days of invoicing will be charged a finance charge of 18% APR, calculated at 1 1/2% per month. Any charges incurred from collection fees are the responsibility of the customer.



TAX MAP LOCATION



Zoning Map



LAND USE AND DEVELOPMENT REGULATION

30 Attachment 2

Table B (Subsection 30-5.1)

SCHEDULE OF PERMITTED USES—NONRESIDENTIAL DISTRICTS

P = Permitted Use
 C = Conditional Use
 A = Accessory Use

(2002 Code § 16.20 Table B; Ord. No. 486 § 3; amended 10-11-2022 by Ord. No. 2022-15)

Type of Use	B-1	B-2	PB
Residential			
Single-family detached dwelling ^{(1)*}	P	P	
Retail/Service/Office			
Restaurant	P	P	
Retail sale or rental of goods, merchandise, or equipment, art galleries, artist studios, except for the following:	P	P	
(i) Uses requiring storage or display of goods outside a fully enclosed building, except that this shall not be construed to prohibit temporary sidewalk sales or other temporary special promotional events utilizing a sidewalk area provided the Zoning Office is notified in writing at least ten (10) days in advance of such sale or event; that there is adequate provision for the safe and convenient circulation of pedestrians; and further provided that there are no sales of goods from trucks.			
(ii) Motor vehicle sales			
(iii) Lumberyards			
(iv) Auction markets			
Personal service establishments, having as their primary function the rendering of service to a client within a building. Such services may include, but are not limited to, barber and beauty shops; dry cleaning dropoff/pick-up shops; self-service laundromats; tailor shops; weight loss centers; portrait studios; interior decorating services; personal fitness centers; and mail centers.	P	P	
Business service establishments, having as their primary function the rendering of a service to a business client. Such services may include, but not be limited to, document reproduction, duplication and administrative services.	P	P	
Product service establishments, having as their primary function	P	P	

FAIR HAVEN CODE

Type of Use	B-1	B-2	PB
Residential			
the servicing or repair of a product, including, but not limited to, the repair or servicing of shoes, audio and visual equipment, appliances, jewelry and watches. Motor vehicle body shops shall not be permitted.			
Business offices whose operations are designed to attract and service customers or clients on the premises, including, but not limited to, insurance agents; travel agencies; realtor; finance companies; and tax preparation services.	P	P	
Banks, including drive-in facilities	P	P	
Professional offices	P	P	
Churches and places of worship	C	C	
Indoor athletic, exercise, or recreation facilities	P	P	P
Motor vehicle service stations and public garage	C		
Motor Vehicle repair garage	C		
Funeral homes	P	P	
Child care center	P	P	P
Public/Quasi-Public			
Municipal facilities operated by the Borough, volunteer fire house, first aid station	P	P	P
Municipal parks and recreation	P	P	P
Public utilities/local utilities			C
Post office	P	P	P
Public library	P	P	P
Other			
Mixed use residential	C	C	
Private garages (See subsection 30-7.26)	A	A	A
Signs (See subsection 30-7.24)	A	A	A
Fences and walls (See subsection 30-7.25)	A	A	A
Off-street parking ⁽¹⁾	A	A	A
Loading and unloading areas ⁽²⁾	A	A	A
Essential services	A	A	A
Wireless telecommunications facilities			P

Notes:

- (1) Single-family detached dwelling in the B-1 Zone shall comply with the requirements of the R-5 Zone. Single-family detached dwelling in the B-2 Zone shall comply with the requirements of the R-7.5 Zone.
- (2) Off-street parking and loading and unloading areas shall be a required accessory use in all nonresidential districts for all nonresidential permitted uses. See Section 16.36.020(B) and (C) for the applicable requirements.

LAND USE AND DEVELOPMENT REGULATIONS

30 Attachment 3

Borough of Fair Haven

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

[Ord. No. 2009-18; amended by Ord. No. 2014-19; Ord. No. 2017-09; amended 10-13-2020 by Ord. No. 2020-04; 9-28-2020 by Ord. No. 2020-08; 5-24-2021 by Ord. No. 2021-06; 9-6-2022 by Ord. No. 2022-11; 4-17-2023 by Ord. No. 2023-02]

Zone	Minimum Lot Requirements						Minimum Yard Requirements					Maximum Allotments							
	Interior Lot			Corner Lot			Principal Building and Structures (3)			Accessory Buildings and Structures		% Maximum Lot Coverage (7)	Maximum Floor Area Ratio (4)	Maximum Floor Area (square feet) (5) (8)	% Maximum Building Coverage (6)	Maximum Principal Building or Structure Height (feet)	Maximum Stories	Maximum Accessory Building or Structure Height (feet)	
	Area (square feet)	Frontage Width (feet)	Depth (feet)	Area (square feet)	Frontage and Width (feet)	Depth (feet)	Front (feet)(3)	Rear (feet)	One Side (feet)	Total Side Yards (9)(10)	Rear (feet)								Side (feet)
R-40	40,000	150	150	40,000	150	150	50	30	25	50	10	25	30%	0.15	6,900	20	35	2.5	15
R-30	30,000	125	200	33,500	140	200	50	30	20	40	10	10	30%	0.15	5,180	20	35	2.5	15
R-20	20,000	100	150	25,000	125	150	50	30	14	35	10	10	35%	0.18	4,140	25	35	2.5	15
R-15	15,000	100	120	18,000	120	120	35	30	12	30	10	10	35%	0.2	3,450	30	32	2.5	15
R-10A	10,000	100	100	11,500	115	100	30	30	10	25	10	10	40%	0.28	3,220	35	32	2.5	15
R-10B	10,000	100	100	11,500	115	100	25	30	10	25	10	10	45%	0.28	3,220	35	32	2.5	15
R-10	10,000	75	100	11,500	95	100	30	30	10	24	10	8	45%	0.28	3,220	35	32	2.5	15
R-7.5	7,500	60	100	10,000	80	100	30	30	7	16	10	8	45%	0.35	3,020	35	30	2.5	15
R-5	5,000	50	100	7,000	70	100	25	30	7	16	10	5	50%	0.4	2,200	35	30	2.5	15
B-1	5,000	50	100	7,000	70	100	35	10	5(1)	10(1)	3	3	80%	0.4	2,200	50	35	2.5	15
B-2	7,500	60	100	10,000	80	100	35	30	15(2)	30(2)	10	10	70%	0.4	3,020	30	35	2.5	15
AH (16)	N/A	N/A	N/A	28,000 (16)	175 feet along River Road; 125 feet along Cedar Avenue (16)	175 (16)	15 feet from River Road; 13 feet from Cedar Avenue (13)	18	50	N/A	3	3	85%	0.95 (15)	N/A	45%	38 (14)	3 (12)	10
AHO-1	20,000	150	100	22,500	150	150	15(21)	20(18)	10	20% of lot width	3	3	80%	0.70	N/A	30%	residential - 30(19) mixed-use - 38	residential - 2 mixed-use - 3(20)	10
AHO-2	20,000	150	100	22,500	150	150	15(17)	20(18)	10	20% of lot width	3	3	70% - residential 80% - mixed-use	0.50 - residential 0.70 - mixed-use	N/A	30%	residential - 30(19) mixed-use - 38	residential - 2 mixed-use - 3(20)	10
AHO-3	20,000	150	100	22,500	150	150	25	20(18)	10	20% of lot width	3	3	70%	0.50	N/A	25%	residential - 30(19) mixed-use - 38	residential - 2 mixed-use - 3(20)	10
AHO-4	20,000	150	100	22,500	150	150	15(21)	20(18)	10	20% of lot width	3	3	80%	0.70	N/A	30%	residential - 30(19) mixed-use - 38	residential - 2 mixed-use - 3(20)	10

FAIR HAVEN CODE

Zone	Minimum Lot Requirements					Minimum Yard Requirements					Maximum Allotments								
	Interior Lot		Corner Lot		Depth (feet)	Principal Building and Structures (3)			Accessory Buildings and Structures		% Lot Coverage (7)	Maximum Floor Area Ratio (4)	Maximum Floor Area (square feet) (5) (8)	% Maximum Building Coverage (6)	Maximum Principal Building Structure Height (feet)	Maximum Accessory Building or Structure Height (feet)			
	Area (square feet)	Frontage and Width (feet)	Area (square feet)	Frontage and Width (feet)		Front (feet)(3)	Rear (feet)	One Side (feet)	Total Side Yards (9)(10)	Rear (feet)							Side (feet)		
AHO-5	130,000	N/A	150	N/A	N/A	See § 30-5.7(c)			25	25	40%	0.50	N/A	20%	30(19) mixed-use - 38	2 mixed-use - 3(20)	38	3	10

- (1) Within any B-1 Zone, a building used only for residence purposes shall comply with the requirements of the R-5 Zone. For any other building, a side yard of not less than five feet wide is required along a boundary line of any other residential zone. In a B-1 Zone, any building constructed on a corner lot, the side street line of the building shall be at least 30 feet from the center of the side street.
- (2) Within any B-2 Zone, a building used only for residence purposes shall comply with the requirements of the R-7.5 Zone.
- (3) Corner lots shall provide the minimum front yard for the respective zone for both intersecting streets. In residential zones, the "Prevailing Front Yard Setback" may be applicable as per Borough Code Sections 30-2.4 and 30-7.7(f).
- (4) See the definition of "floor area ratio."
- (5) See the definition of "floor area."
- (6) See the definition of "building coverage."
- (7) See the definition of "lot coverage."
- (8) This limitation applies to single-family dwellings. The permitted floor area for any single-family dwelling shall be the lesser of the maximum floor area or the maximum floor area as calculated by applying the maximum floor area ratio to the lot area. For other uses, the permitted floor area is determined by the maximum floor area ratio.
- (9) Add 1.5 feet to the total side yard requirement for each full five feet that the lot width exceeds the minimum lot width for the zone.
- (10) In the residential Zones R-20, R-15, R-10A, R-10B and R-10, the distance between the principal structures on adjacent lots must be equal to the minimum required combined side yard for the zone in question. Where such compliance cannot be made due to the location of an existing nonconforming structure on an adjacent lot, the larger side yard will be placed abutting the least conforming adjacent structure.
- (11) If an existing residential lot contains lot area, lot width and lot depth compliant with a zone above the zone in which the lot is located on the above table, a dwelling may be constructed on said lot under the zoning standards of the zone immediately above it on the table, provided that the front yard setback conforms to the zone standard in which the lot is located. Further provided that a lot in the R-10, R-10A and R-10B Zones which would otherwise be fully compliant with the bulk requirements of the R-15 Zone, shall be permitted to be developed under the R-15 standards provided that the frontyard setback conforms to the zone standard in which the lot is located.
- (12) The third story of a mixed-use building shall be setback a minimum of 10 feet from the first and second story building face along any street frontage or at 25 feet in height, whichever is less.
- (13) The minimum setback along Cedar Avenue is 13 feet, increasing to 16 feet at a depth of 55 feet measured perpendicular to River Road, as shown on the concept plan.
- (14) The measurement of building height shall be measured from the existing curb to the highest point of the building from the average height of each corner of the lot.
- (15) The FAR shall not include parking spaces located beneath the building.
- (16) An eight-foot-wide ROW dedication/easement shall be required along Cedar Avenue. For the purposes of lot dimensions, minimum yard requirements, maximum allotments, and calculations, the ROW dedication/easement shall not be included.
- (17) Where the prevailing average setback of properties within 200 feet on the same block face is greater than 20 feet, the minimum setback shall match the prevailing setback.
- (18) A minimum rear yard setback shall be the greater of 20 feet or 20% of lot depth.
- (19) A minimum roof pitch of six on 12 is required.
- (20) The second and third stories of a mixed-use building shall be setback a minimum of 12 feet from the first story building face along any street frontage.
- (21) Any lot with a depth in excess of 230 feet shall have a minimum front yard setback of 15 feet plus one additional foot for every five feet over 230 feet of lot depth.
- (22) Wherever within the Borough Code there is a reference to "Habitable floor area", said term is defined the same as "Floor Area."

POPULATION

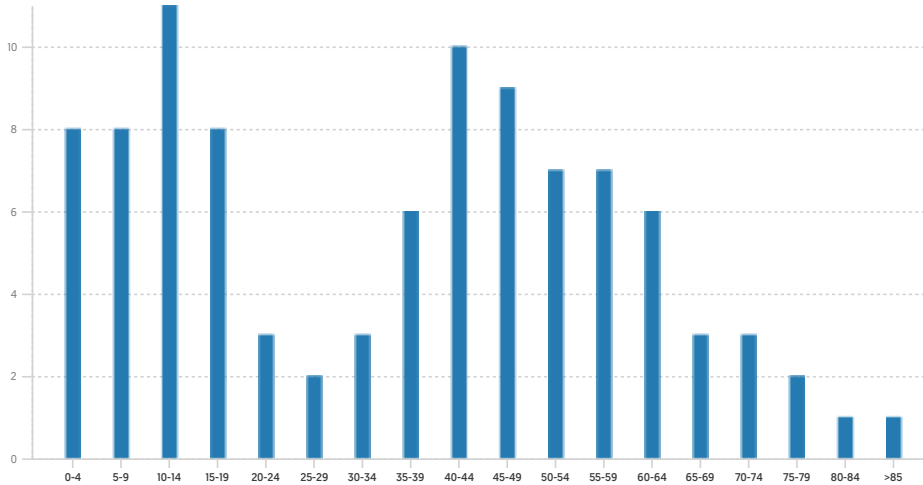
SUMMARY

Estimated Population	6,235
Population Growth (since 2010)	-0.4%
Population Density (ppl / mile)	2,937
Median Age	40

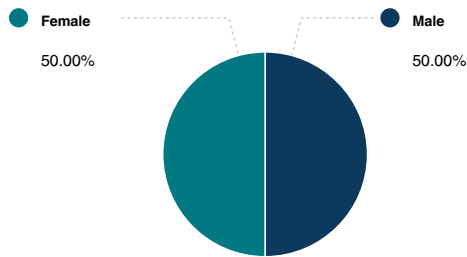
HOUSEHOLD

Number of Households	2,038
Household Size (ppl)	3
Households w/ Children	2,125

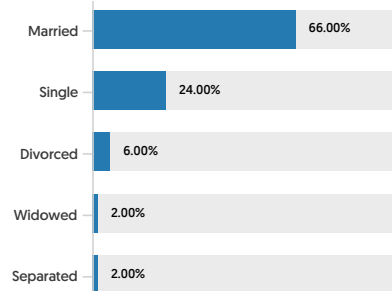
AGE



GENDER



MARITAL STATUS



HOUSING

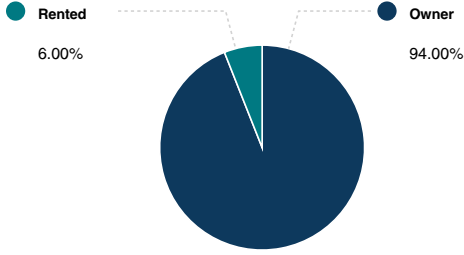
SUMMARY

Median Home Sale Price	\$796,500
Median Year Built	1956

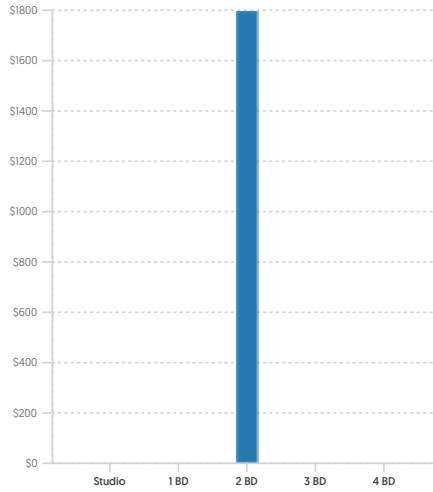
STABILITY

Annual Residential Turnover	14.79%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

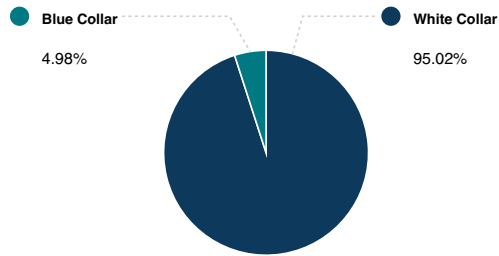


QUALITY OF LIFE

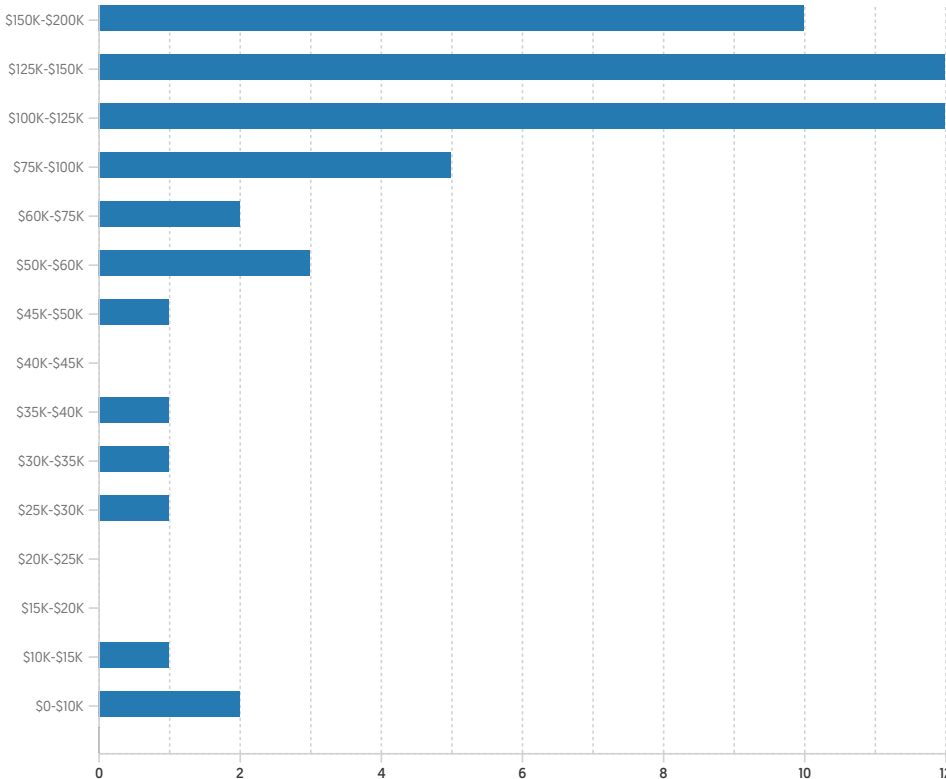
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	112
Manufacturing	196
Transportation and Communications	37
Wholesale Trade	108
Retail Trade	91
Finance, Insurance and Real Estate	637
Services	874
Public Administration	79
Unclassified	

WORKFORCE



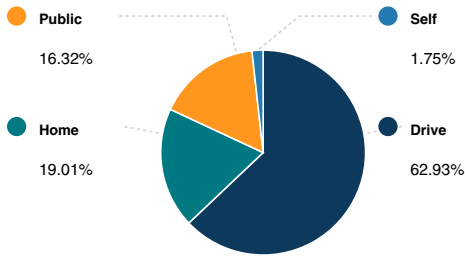
HOUSEHOLD INCOME



Average Household Income **\$192,500**

Average Per Capita Income **\$94,303**

COMMUTE METHOD



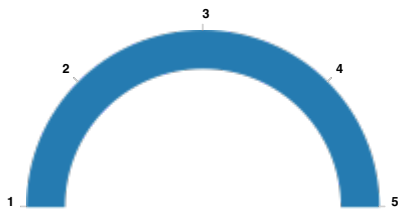
Median Travel Time **40 min**

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	100
High School Graduate	201
Some College	361
Associate Degree	107
Bachelor's Degree	2,062
Graduate Degree	1,094

(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)
Viola L Sickles School	0.07	Pre-K-3rd	438	13	7/10
Knollwood School	0.78	4th-8th	541	9	7/10

Community Rating (2)

Viola L Sickles School	5
Knollwood School	

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Knollwood School	0.78	4th-8th	541	9	7/10

Community Rating (2)

Knollwood School	
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PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Smart Start Preschool	0.04	Pre-K-K	28		

(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.

EATING - DRINKING

	Address	Phone #	Distance	Description
Booskerdoo Fresh Roasted Coffee Co James	793 River Rd	(732) 383-7196	0.03	Coffee Shop
Lupo Pizzeria, Inc.	757 River Rd	(732) 747-1400	0.04	Pizza Restaurants
Bellwin Deli	798 River Rd	(732) 842-5030	0.04	Delicatessen (Eating Places)
Nauvoo Grill Club	121 Fair Haven Rd	(732) 747-8777	0.07	Grills (Eating Places)
Raven & The Peach, The Inc	740 River Rd Ste 200	(732) 747-4666	0.1	Caterers
Coffee Surf Group LLC	63 Linden Dr	(732) 741-3071	0.34	Coffee Shop
Sansu Japanese Steakhouse Inc.	603 River Rd	(732) 530-8988	0.43	Steak Restaurant
No 1 Chinese Restaurant	591a River Rd	(732) 530-5888	0.45	Chinese Restaurant
Nicholas Creamery	586 River Rd	(732) 204-2340	0.46	Ice Cream Stands Or Dairy Bars
Dk Grill Catering	110 3rd St	(908) 309-9362	0.47	Grills (Eating Places)

SHOPPING

	Address	Phone #	Distance	Description
Fair Haven Hardware	752 River Rd	(732) 747-9500	0.06	Hardware Stores
Krausz's Food Store Inc	617 River Rd	(732) 933-1848	0.39	Convenience Stores, Independent
Taste & Technique Cooking Studio	560 River Rd	(732) 741-2665	0.43	Gourmet Food Stores
Acme Markets, Inc.	576 River Rd	(732) 530-7481	0.48	Supermarkets, Chain