



#5127 ~ Multi-Tenant Commercial Building

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

Commercial/Retail/Investment

**Block: 49
Lot: 7**

**Land Size: 0.1418 Acre (71 x 87)
Building Size: 3,381 Sq. Ft.**

Tax Information

**Land Assessment: \$ 425,400.
Improvement Assessment: \$ 356,100.
Total Assessment: \$ 781,500.**

**Taxes: \$ 12,301.
Tax Year: 2023
Tax Rate: 1.540/\$100
Equalization Ratio: 93.18%
Updated: 04/15/2024**

Zoning: B-1 ~ Business Zone

Remarks: 3,381 Sq. Ft. One-Story Multi-Tenant Commercial Building on 0.1418 Acre in Prime Fair Haven Location. Great Visibility at a "Center of Town" Intersection with Thriving Small Local Businesses All Around. Three Long-Time Tenants with Leases in Place Until April 2029. Maintenance is Variable. All HVACs Replaced Within the Last Ten Years (No AC in Cleaners). Roof Recoated in 2023. Easy Access to Highway 35.

Price: \$ 1,290,000. ~ 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

















▭ Parcels Data (Block and Lot)

— Road Centerlines of NJ



— Road Centerlines of NJ

Rent Roll:

Pizzeria - \$2300/month
Bookstore - \$2100/month
Cleaners - \$2600/month

Gross income: \$84,000/year

Tenants pay own utilities & water/sewer

Leases are in place until 4/2029

The cleaners and the bookstore have the option to renew at market value/negotiated price. The Pizzeria has a 5-year option at \$2600/month, escalating \$50/month every year.

Owner Pays:

Taxes - \$12,301/year
Insurance - \$4900/year

Maintenance is variable. HVACs all replaced within the last 10 years. (No AC in cleaners)

Roof re-coated 2023

Due to the nature of the Dry Cleaners, the seller has done a soil boring test to make sure there are no chemicals seeping into the soil. See attached soil boring results.



Tulmark, LLC.
Geotechnical &
Environmental Services

"We Investigate Underground Soil & Water Conditions for Engineering & Environmental Purposes"
Tulmark.com

P.O. Box 12, Leonardo, N.J., 07737
(732) 291-5030

River Road Partnership, LLC.
759-761 River Road
Fairhaven, NJ

November 14, 2023

Re: Environmental Soil Sampling, Dry Cleaners (Flair Cleaners) 759-761 River Road, Fairhaven, New Jersey.

Dear Mr. Gardella:

On 10/24/2023 Tulmark LLC completed 1 soil boring to a depth of 11 feet below ground surface (bgs) in order to determine if a release of chemical compounds commonly used at the dry cleaners (Flair Cleaners) has occurred. The soil boring was designated B-1. One soil sample was collected for laboratory analysis at 11 feet bgs. The soil sample was collected as per the NJDEP Field Sampling Procedures Manual. The soil sample was analyzed by a New Jersey licensed laboratory. The soil sample was analyzed for EPA Method 8260D Volatile Organics +15.

The soil sample laboratory analytical results show detectable levels of chlorinated solvents commonly used in dry cleaning operations in soil boring B-1 at 11 feet below the surface. Groundwater was not encountered in the soil boring.

Two contaminants were found.

The first contaminant found was Tetrachloroethene (a chemical compound commonly used in dry cleaning). Tetrachloroethene was detected at a level of 0.00552 parts per million. The NJDEP (New Jersey Department of Environmental Protection) Groundwater Exposure Pathway limit for Tetrachloroethene is 0.0086 parts per million. This means that Tetrachloroethene is below the NJDEP Groundwater Exposure Pathway.

The second contaminant found was Methylene Chloride (also a chemical compound found in dry cleaning operations). Methylene Chloride was detected at a level of 0.00427 parts per million. The NJDEP Groundwater Exposure Pathway limit for Methylene Chloride is 0.013 parts per million. This means that Methylene Chloride is below the NJDEP Groundwater Exposure Pathway.

No other contaminants or chlorinated solvents were found in the soil.

Attached please see the laboratory analytical results summary. This report is non-transferable. This report is valid for 6 months. If you have any questions, please call Tulmark, LLC. at: (732) 291-5030.

Sincerely,
Chuck Tully
Tulmark, LLC.
Geologist
NJDEP Licensed Subsurface Evaluator # 0012159

"Impressing our clients one job at a time!"

Laboratory Results Summary

Tulmark
Project Name: FAIRHAVEN
IAL SDG No: E23-04772

| Sample #: Field ID: Lab ID: Date Sampled: Depth(ft): | NJDEP SOIL REMEDIATION STANDARDS | | | | | | | | | | B-1 | | |
|--|----------------------------------|--------------------------|-------------|--------------------|----------------|--------------------------|----------------|--------------------|----------------|-----------------------------------|---------|------|----|
| | CAS | Ingestion-Dermal (mg/Kg) | | Inhalation (mg/Kg) | | Ingestion-Dermal (mg/Kg) | | Inhalation (mg/Kg) | | Migration to Ground Water (mg/Kg) | | Conc | RL |
| | | Residential | Residential | Residential | Nonresidential | Residential | Nonresidential | Residential | Nonresidential | Ground | Water | | |
| Volatiles (mg/Kg) | | | | | | | | | | | | | |
| Dichlorodifluoromethane | 75-71-8 | 16000 | NA1 | NA1 | 260000 | NA1 | NA1 | NA1 | 38 | ND | 0.00116 | | |
| Chloromethane | 74-87-3 | NA | 270 | NA | NA | 1200 | NA6 (RL=1700) | 0.0067 | 0.00116 | ND | 0.00116 | | |
| Vinyl chloride | 75-01-4 | 0.97 | 1.4 | 5 | 1800 | 82 | 0.043 | 0.00116 | 0.00116 | ND | 0.00116 | | |
| Bromomethane | 74-83-9 | 110 | 18 | NA2,3 | 390000 | NA1 | NA6 (RL=1700) | 29 | 0.00116 | ND | 0.00116 | | |
| Chloroethane | 75-00-3 | NA | NA1 | NA1 | 180 | 240 | 0.0069 | 19 | 0.00116 | ND | 0.00116 | | |
| Trichlorofluoromethane | 75-69-4 | 23000 | 52 | NA1 | 70000 | NA1 | NA1 | 3.7 | 0.00116 | ND | 0.00116 | | |
| 1,1-Dichloroethene | 75-35-4 | 11 | NA1 | NA2,3 | NA | NA2,3 | 0.013 | 0.00427 | CJ | 0.0058 | | | |
| Acetone | 67-64-1 | 70000 | NA1 | NA1 | 260 | 22000 | 0.56 | 0.00116 | | ND | 0.00116 | | |
| Carbon disulfide | 75-15-0 | NA | 1400 | NA1 | 13000 | 650 | 0.25 | 0.00116 | | ND | 0.00116 | | |
| Methylene chloride | 75-09-2 | 50 | NA1 | NA1 | 640 | NA1 | 0.24 | 0.00116 | | ND | 0.00116 | | |
| Trans-1,2-Dichloroethene | 156-60-5 | 1300 | 140 | NA1 | 13000 | NA1 | 0.35 | 0.00116 | | ND | 0.00116 | | |
| Methyl tert-butyl ether (MTBE) | 1634-04-4 | 780 | NA1 | NA1 | 780000 | NA2,3 | 0.98 | 0.012 | | ND | 0.012 | | |
| 1,1-Dichloroethane | 75-34-3 | 120 | NA1 | NS | NS | NS | NS | 0.00116 | | ND | 0.00116 | | |
| cis-1,2-Dichloroethene | 156-59-2 | 780 | NA1 | NA2,3 | 13000 | NA2,3 | 0.33 | 0.00116 | | ND | 0.00116 | | |
| 2-Butanone (MEK) | 78-93-3 | 47000 | NA1 | NA2,3 | NA1 | NA2,3 | 0.2 | 0.00116 | | ND | 0.00116 | | |
| Bromochloromethane | 74-97-5 | NS | NS | NS | NS | NS | NS | 0.00116 | | ND | 0.00116 | | |
| Chloroform | 67-66-3 | 780 | 590 | NA2,3 | 13000 | NA2,3 | 0.2 | 0.00116 | | ND | 0.00116 | | |
| 1,1,1-Trichloroethane | 71-55-6 | 160000 | NA2,3 | NA2,3 | NA1 | NA2,3 | 0.2 | 0.00116 | | ND | 0.00116 | | |
| Carbon tetrachloride | 56-23-5 | 7.6 | 1.4 | 40 | 30 | 6.9 | 0.0075 | 0.00116 | | ND | 0.00116 | | |
| 1,2-Dichloroethane (EDC) | 107-06-2 | 5.8 | 71 | 30 | 30 | 320 | 0.0095 | 0.00116 | | ND | 0.00116 | | |
| Benzene | 71-43-2 | 3 | 2.2 | 16 | 16 | 11 | 0.0094 | 0.00116 | | ND | 0.00116 | | |
| Trichloroethene | 79-01-6 | 15 | 3 | 79 | 79 | 14 | 0.0065 | 0.00116 | | ND | 0.00116 | | |
| 1,2-Dichloropropane | 78-87-5 | 19 | 5.7 | 98 | 98 | 27 | 0.0058 | 0.00116 | | ND | 0.00116 | | |
| Bromodichloromethane | 75-27-4 | 11 | NA1 | 59 | 59 | NA1 | 0.005 | 0.00116 | | ND | 0.00116 | | |
| cis-1,3-Dichloropropene | 10061-01-5 | NS | NS | NS | NS | NS | NS | 0.00116 | | ND | 0.00116 | | |
| 4-Methyl-2-pentanone (MIBK) | 108-10-1 | NA | NA2,3 | NA | NA | NA2,3 | NA6 (RL=3400) | 0.012 | | ND | 0.012 | | |
| Toluene | 108-88-3 | 6300 | NA2,3 | NA2,3 | 100000 | NA2,3 | 7.8 | 0.00116 | | ND | 0.00116 | | |
| trans-1,3-Dichloropropene | 10061-02-6 | NS | NS | NS | NS | NS | NS | 0.00116 | | ND | 0.00116 | | |
| 1,1,2-Trichloroethane | 79-00-5 | 12 | NA1 | 64 | 64 | NA1 | 0.017 | 0.00116 | | ND | 0.00116 | | |
| Tetrachloroethene | 127-18-4 | 330 | 47 | 1700 | 1700 | NA2,3 | 0.0086 | 0.00116 | | 0.00552 | 0.00116 | | |
| 2-Hexanone | 591-78-6 | 390 | 1000 | 6500 | 6500 | NA2,3 | 0.15 | 0.012 | | ND | 0.012 | | |
| Dibromochloromethane | 124-48-1 | 8.3 | NA1 | 43 | 43 | NA1 | 0.005 | 0.00116 | | ND | 0.00116 | | |
| 1,2-Dibromoethane (EDB) | 106-93-4 | 0.35 | 0.085 | 1.8 | 1.8 | 0.41 | 0.005 | 0.00116 | | ND | 0.00116 | | |
| Chlorobenzene | 108-90-7 | 510 | NA2,3 | 8400 | 8400 | NA2,3 | 0.64 | 0.00116 | | ND | 0.00116 | | |
| Ethylbenzene | 100-41-4 | 7800 | 10 | 130000 | 130000 | 48 | 15 | 0.00116 | | ND | 0.00116 | | |
| Total Xylenes | 1330-20-7 | 12000 | NA2,3 | 190000 | 190000 | NA2,3 | 19 | 0.00232 | | ND | 0.00232 | | |
| Styrene | 100-42-5 | 16000 | NA2,3 | 260000 | 260000 | NA2,3 | 2.1 | 0.00116 | | ND | 0.00116 | | |
| Bromoform | 75-25-2 | 88 | NA1 | 460 | 460 | NA1 | 0.018 | 0.00116 | | ND | 0.00116 | | |
| Isopropylbenzene | 98-82-8 | 7800 | NA2,3 | 130000 | 130000 | NA2,3 | 22 | 0.00116 | | ND | 0.00116 | | |

Standards are based upon published regulatory information.
Users are encouraged to consult appropriate regulatory sources for current values and updates.
IAL assumes no responsibility for the accuracy of these values.

| Sample #: Field ID: Lab ID: Date Sampled: Depth(ft): | NJDEP SOIL REMEDIATION STANDARDS | | | | | | | | | | B-1 04772-001 10/24/2023 | |
|---|---|----------------|--------------------|----------------|--------------------------|----------------|--------------------|----------------|-----------------------------------|---------|--------------------------------|---------|
| | Ingestion-Dermal (mg/Kg) | | Inhalation (mg/Kg) | | Ingestion-Dermal (mg/Kg) | | Inhalation (mg/Kg) | | Migration to Ground Water (mg/Kg) | | | |
| | Residential | Nonresidential | Residential | Nonresidential | Residential | Nonresidential | Residential | Nonresidential | Ground | Water | | |
| CAS | | | | | | | | | | | | |
| 1,1,2,2-Tetrachloroethane | 79-34-5 | 3.5 | NA1 | NA1 | 18 | NA1 | NA1 | NA1 | 0.0069 | ND | 0.00116 | ND |
| 1,3-Dichlorobenzene | 541-73-1 | 6700 | NA1 | NA1 | 110000 | NA1 | NA1 | NA1 | 11 | ND | 0.00116 | ND |
| 1,4-Dichlorobenzene | 106-46-7 | 780 | NA2,3 | NA2,3 | 13000 | NA2,3 | NA2,3 | NA2,3 | 1.4 | ND | 0.00116 | ND |
| 1,2-Dichlorobenzene | 95-50-1 | 6700 | NA2,3 | NA2,3 | 110000 | NA2,3 | NA2,3 | NA2,3 | 11 | ND | 0.00116 | ND |
| 1,2-Dibromo-3-chloropropane | 96-12-8 | 0.87 | 0.026 | 0.026 | 4.5 | 0.12 | 0.12 | 0.12 | 0.005 | ND | 0.00116 | ND |
| 1,2,4-Trichlorobenzene | 120-82-1 | 780 | 94 | 94 | 13000 | NA2,3 | NA2,3 | NA2,3 | 0.52 | ND | 0.00116 | ND |
| 1,2,3-Trichlorobenzene | 87-61-6 | NS | NS | NS | NS | NS | NS | NS | NS | ND | 0.00116 | ND |
| 1,1,2-Trichloro-1,2,2-trifluoroethane | 76-13-1 | NA | NA2,3 | NA2,3 | NA | NA2,3 | NA2,3 | NA2,3 | NA1 | ND | 0.00116 | ND |
| Methyl acetate | 79-20-9 | 78000 | NA1 | NA1 | NA1 | NA1 | NA1 | NA1 | 22 | ND | 0.00116 | ND |
| Cyclohexane | 110-82-7 | NA | NA2,3 | NA2,3 | NA | NA2,3 | NA2,3 | NA2,3 | NA6 (RL=65) | ND | 0.00232 | ND |
| Methylcyclohexane | 108-87-2 | NS | NS | NS | NS | NS | NS | NS | NS | ND | 0.00116 | ND |
| 1,3-Dichloropropene (cis- and trans-) | 542-75-6 | 7 | 4.8 | 4.8 | 36 | 23 | 23 | 23 | 0.0063 | ND | 0.00116 | ND |
| TOTAL VO's: | | NS | NS | NS | NS | NS | NS | NS | NS | 0.00979 | C-J | 0.00979 |
| TOTAL TIC's: | | NS | NS | NS | NS | NS | NS | NS | NS | ND | C-J | ND |
| TOTAL VO's & TIC's: | | NS | NS | NS | NS | NS | NS | NS | NS | 0.00979 | C-J | 0.00979 |
| NJDEP Soil Remediation Standards: Remediation Standards N.J.A.C. 7:26D, May 2012; Amended May 17, 2021 | | | | | | | | | | | | |
| BOLD Conc | Indicates a concentration that exceeds applicable criteria. | | | | | | | | | | | |
| BOLD RL | Indicates RL that exceeds applicable criteria. | | | | | | | | | | | |
| BOLD MDL | Indicates MDL that exceeds applicable criteria. | | | | | | | | | | | |
| NS = No Standard Available | | | | | | | | | | | | |
| ND = Analyzed for but Not Detected at the MDL | | | | | | | | | | | | |
| J = Indicates an estimated value either when the concentration in the sample is greater than MDL and less than RL, or for qualification of TICs | | | | | | | | | | | | |
| All qualifiers on individual Volatiles & Semivolatiles are carried down through summation. | | | | | | | | | | | | |
| C = Common Laboratory and/or Bottle Contaminant. | | | | | | | | | | | | |



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P.O. Box 12, Leonardo, N.J., 07737

(732) 291-5030

SOIL BORING LOG

Soil Boring Location: **B-1**

Total Depth of Boring: **11 Feet**

Site Location: **Flair Cleaners**

759-761 River Road

Fair Haven, N.J.

Drilling Date: **10/24/2023**

Depth to Groundwater: **Not Encountered**

Diameter: 8 inches

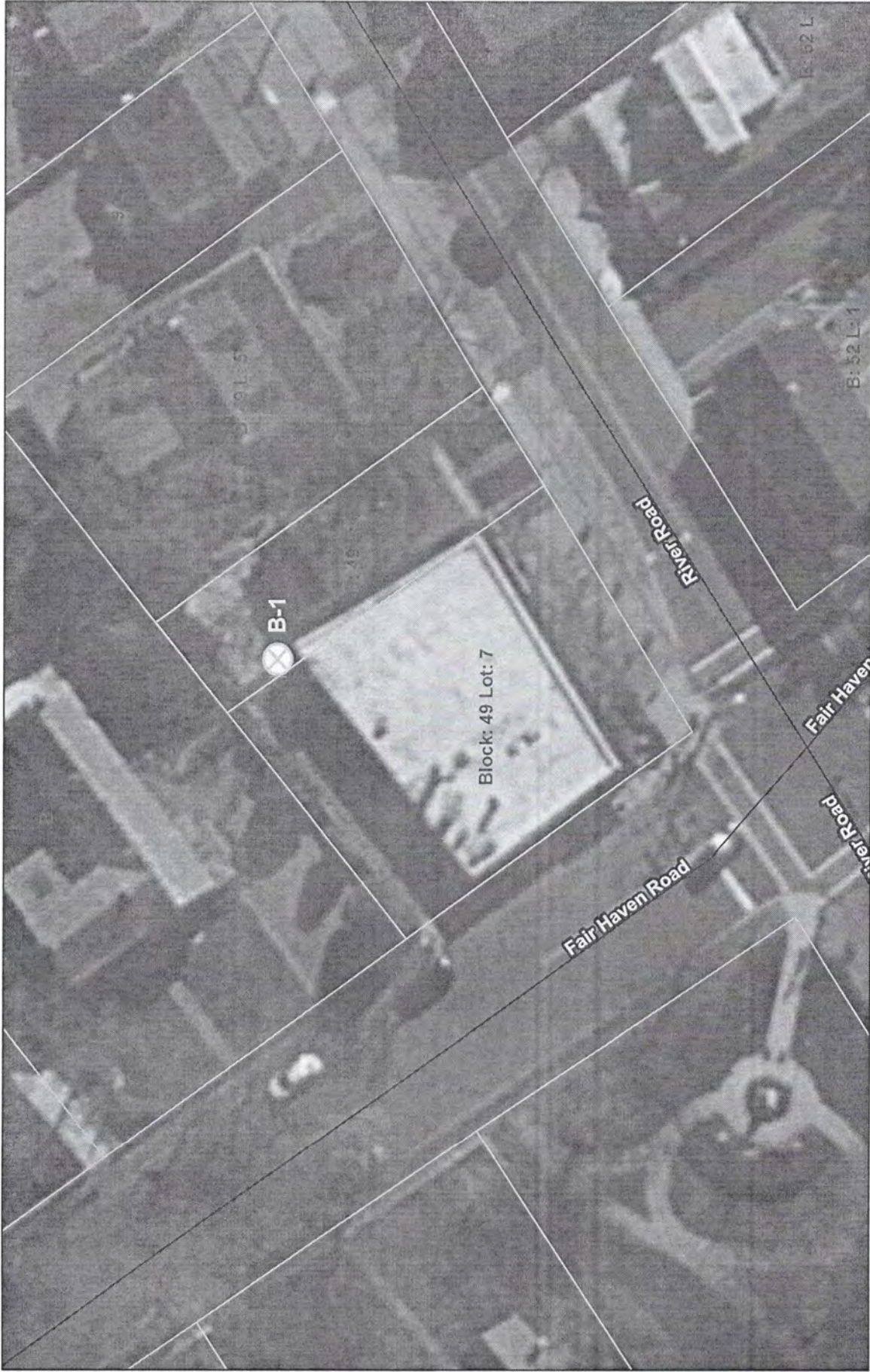
| Depth ft. | SPT Blow Counts | Soil Bearing Capacity lbs./sq. ft. | USCS | Remarks |
|-----------|-----------------|------------------------------------|------|---|
| 1 | N/A | N/A | SP | SP: Poorly grades sands, gravelly sands, with little or no fines. |
| 2 | N/A | N/A | SP | SP: Poorly grades sands, gravelly sands, with little or no fines. |
| 3 | N/A | N/A | SP | SP: Poorly grades sands, gravelly sands, with little or no fines. |
| 4 | N/A | N/A | SP | SP: Poorly grades sands, gravelly sands, with little or no fines. |
| 5 | N/A | N/A | SP | SP: Poorly grades sands, gravelly sands, with little or no fines. |
| 6 | N/A | N/A | SP | SP: Poorly grades sands, gravelly sands, with little or no fines. |
| 7 | N/A | N/A | SP | SP: Poorly grades sands, gravelly sands, with little or no fines. |
| 8 | N/A | N/A | SP | SP: Poorly grades sands, gravelly sands, with little or no fines. |
| 9 | N/A | N/A | SP | SP: Poorly grades sands, gravelly sands, with little or no fines. |
| 10 | N/A | N/A | SP | SP: Poorly grades sands, gravelly sands, with little or no fines. |
| 11 | N/A | N/A | SP | SP: Poorly graded sands, gravelly sands, with little or no fines. |

SPT = Soil Penetration Test

N/A = Not Applicable

USCS = Unified Soil Classification System

Soil Boring Location Map

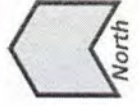


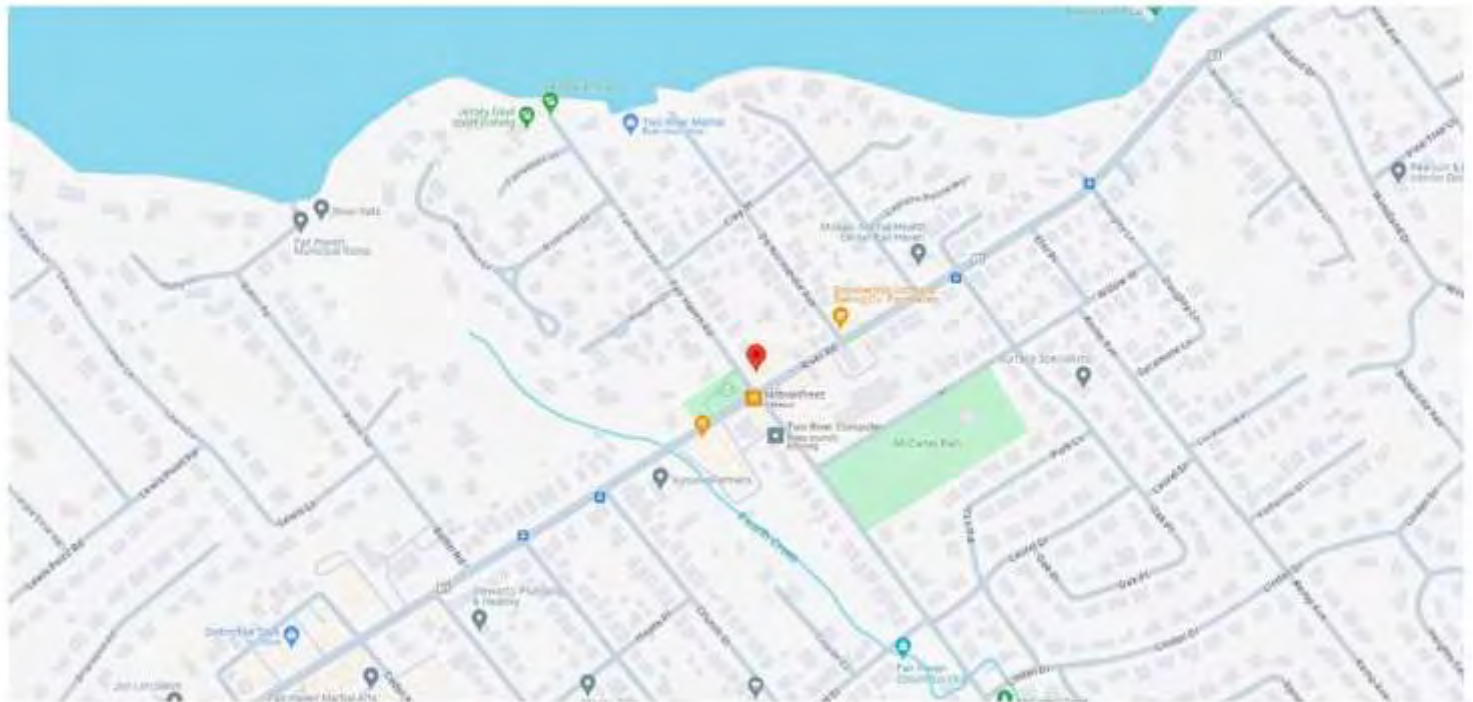
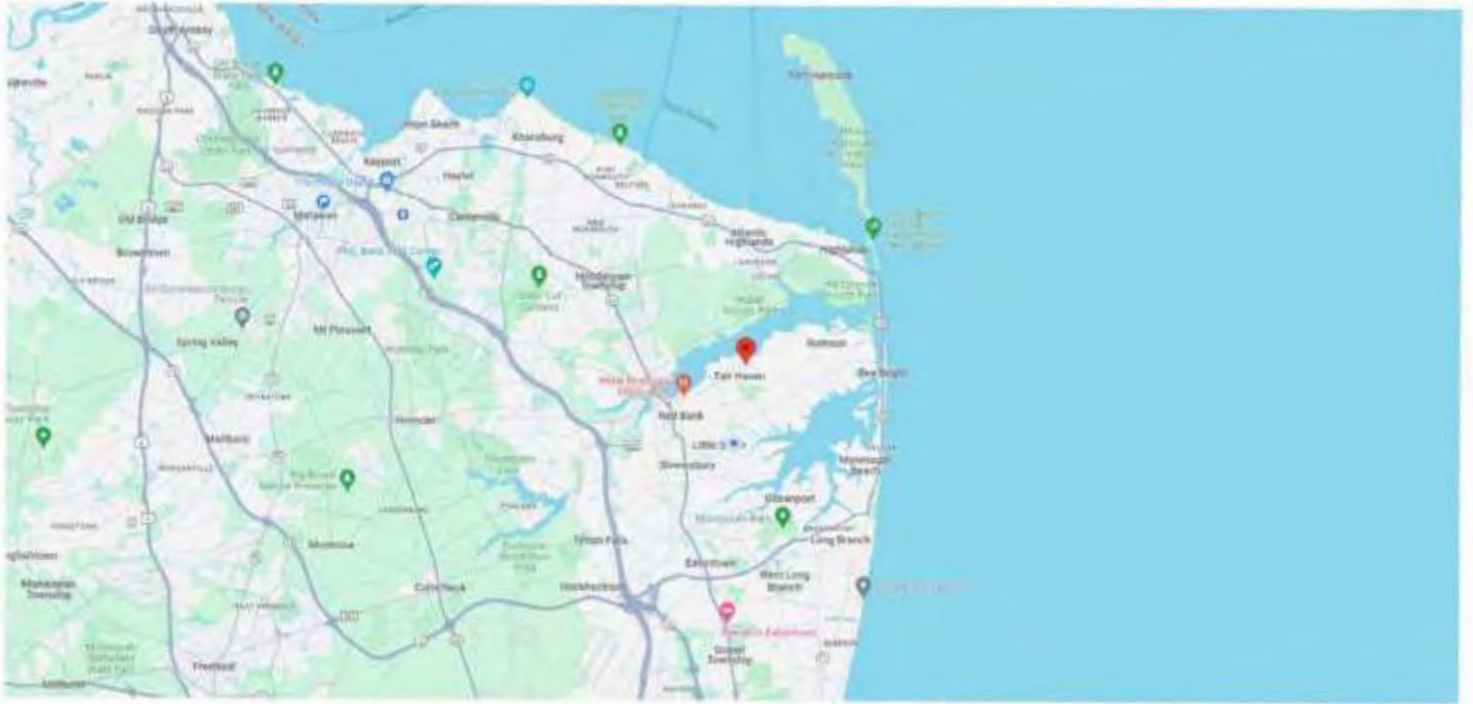
Site Location: 759-761 River Road, Fair Haven
N.J.

Scale: 1"=20'

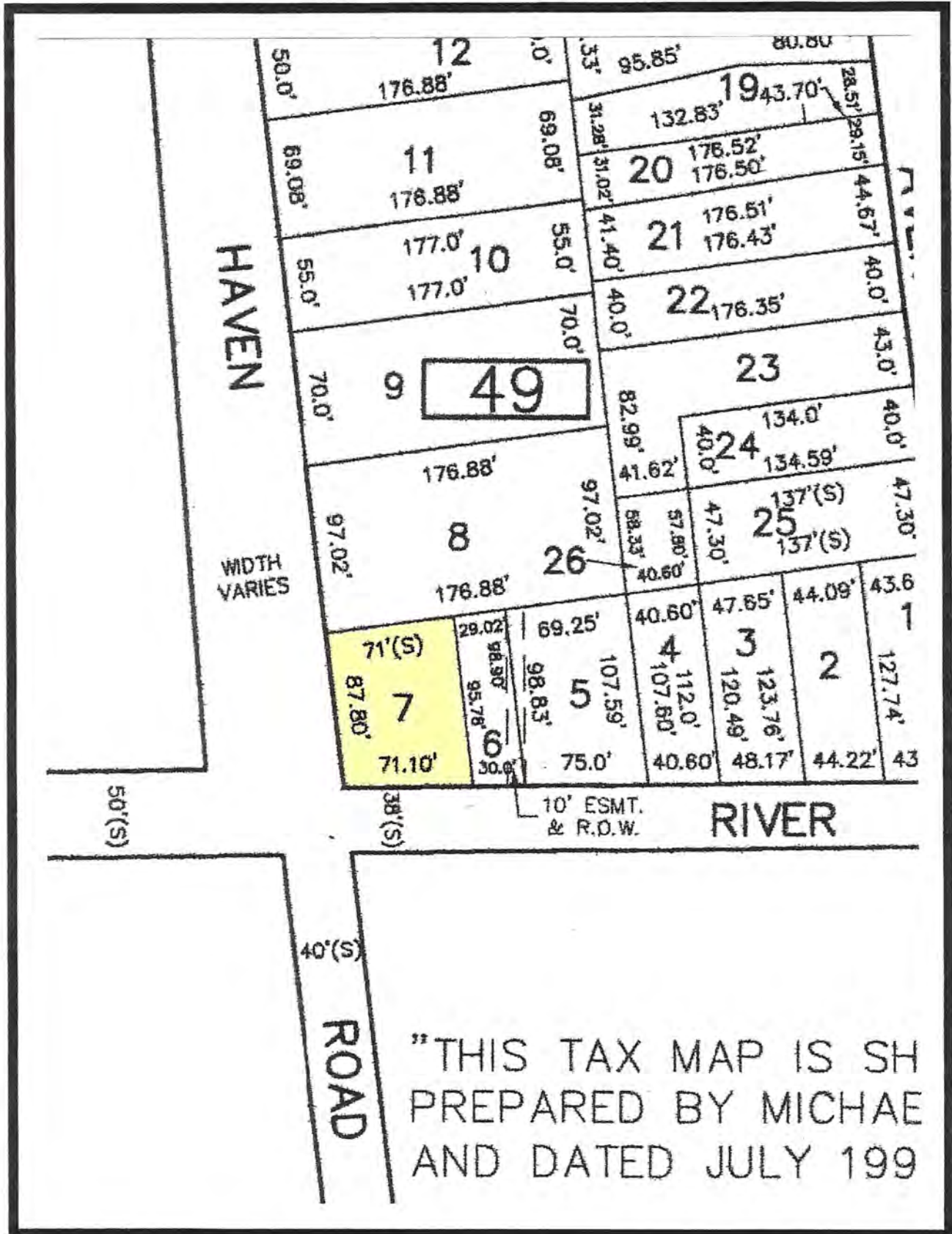
Date: 11/14/23

⊗ = Soil Boring Location





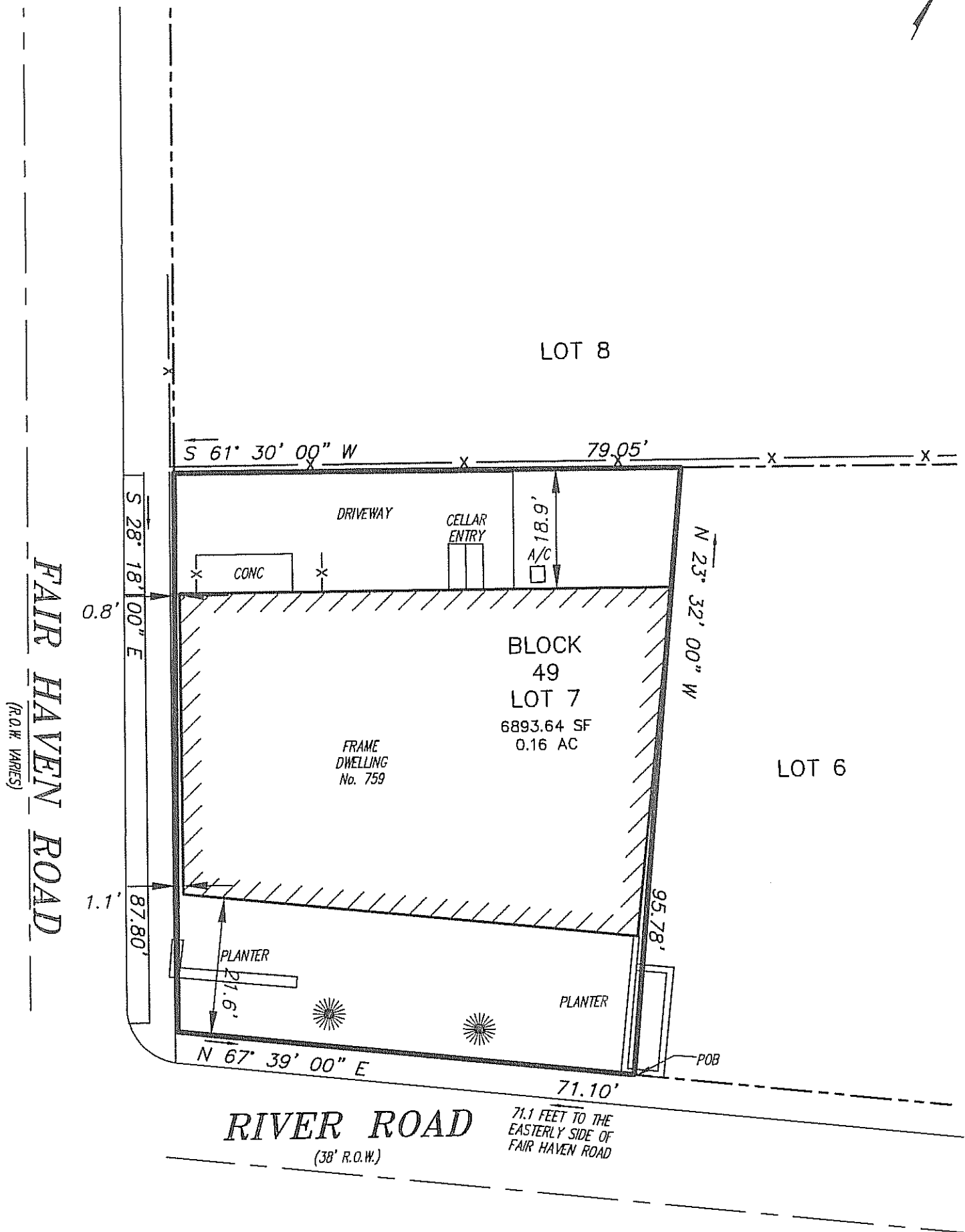
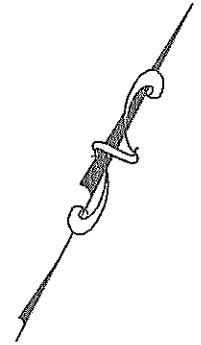
TAX MAP LOCATION



NOTE: A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).

THE INFORMATION SHOWN HEREIN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO THE FACTS THAT A CURRENT TITLE REPORT MAY DISCLOSE

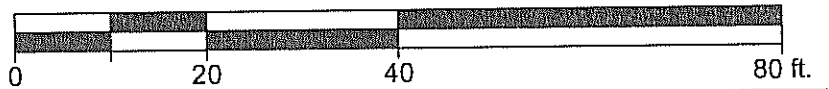


NO DETERMINATION HAS BEEN MADE AS TO THE PRESENCE OR ABSENCE OF WETLANDS ON THIS PROPERTY. NO STATEMENT IS BEING MADE OR IMPLIED HEREIN, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF THE SAME IS PORTRAYED HEREIN.

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN

IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL IT IS NOT AN ORIGINAL

SCALE: 1"=20'



SURVEY OF
LOT 7 ~ BLOCK 49
 759 River Road
 Borough of Fair Haven
 Monmouth County, New Jersey

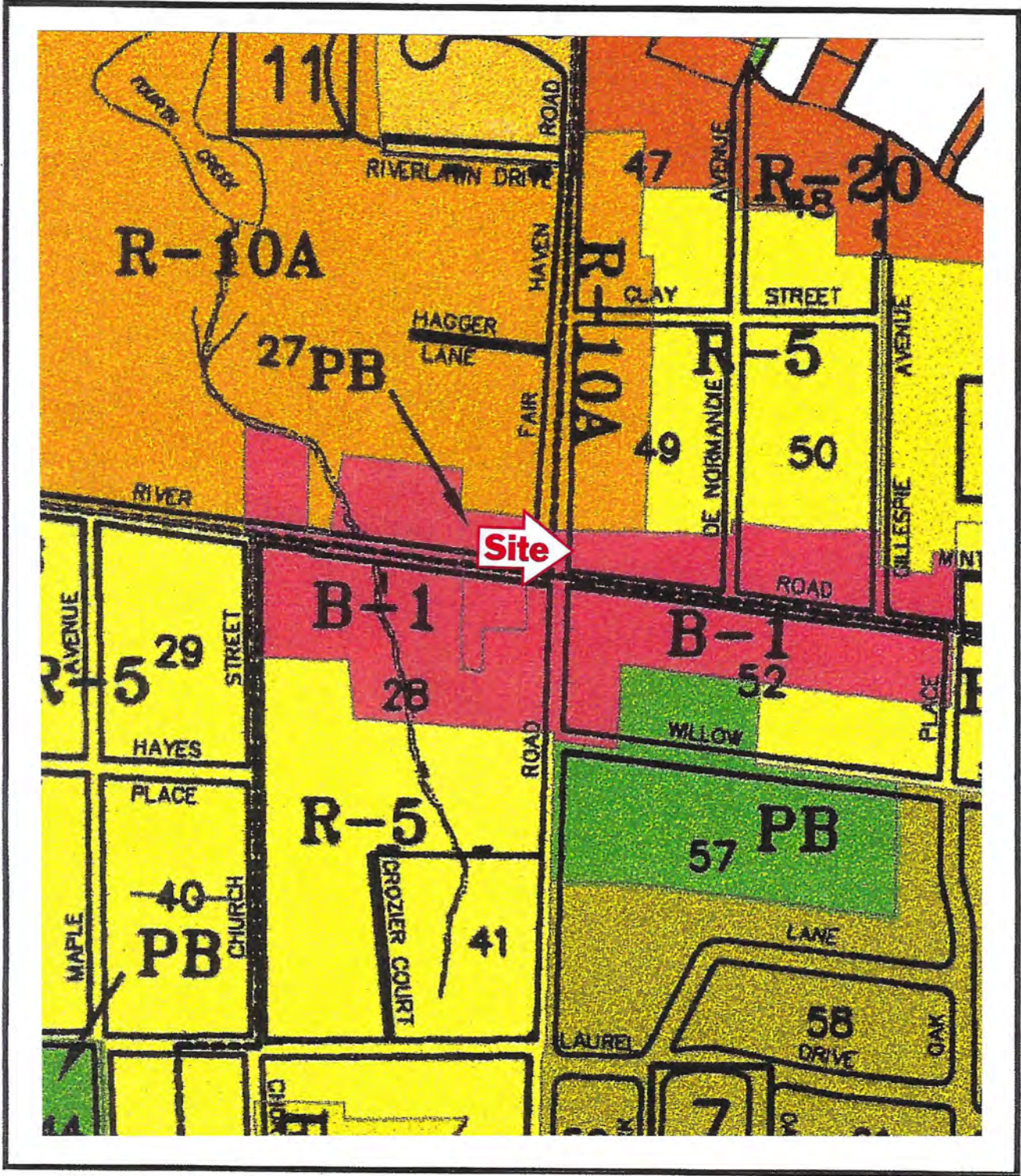
THOMAS P. SANTRY, P.A.
 LAND SURVEYORS
 ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD
 RUMSON, NEW JERSEY 07760
 PHONE (732) 741-4800 FAX (732) 741-0084

PROJ. No. 20-012
 SCALE 1" = 20'
 DATE 2/5/20
 DRAWN BY MGB
 TAX MAP SHEET # 12

SHEET 1 OF 1
 DRAWING No. FH1068

Thomas P. Santry, Jr.
 RESPONSIBLE PROFESSIONAL'S SIGNATURE DATE:
THOMAS P. SANTRY, JR., P.L.S.
 PROFESSIONAL LAND SURVEYOR
 P.L.S. LIC. No. 24GS3540000

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) lot width | Rear (feet) | | | | | | | Side (feet) | |
| AHO-5 | 130,000 | N/A | 150 | N/A | N/A | See § 30-5.7(c) | 25 | 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

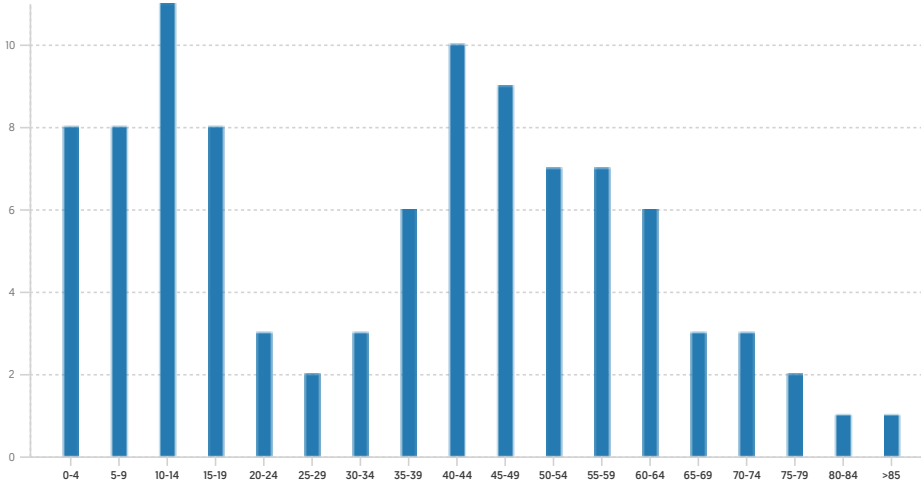
SUMMARY

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

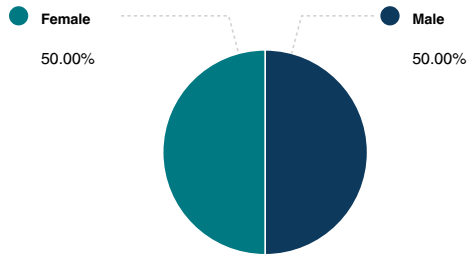
HOUSEHOLD

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

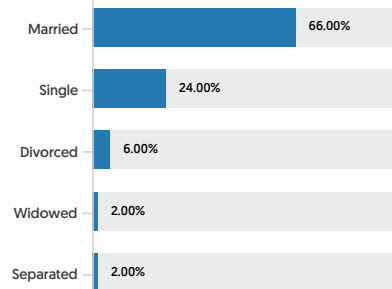
AGE



GENDER



MARITAL STATUS



HOUSING

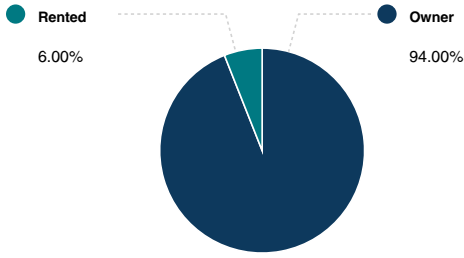
SUMMARY

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

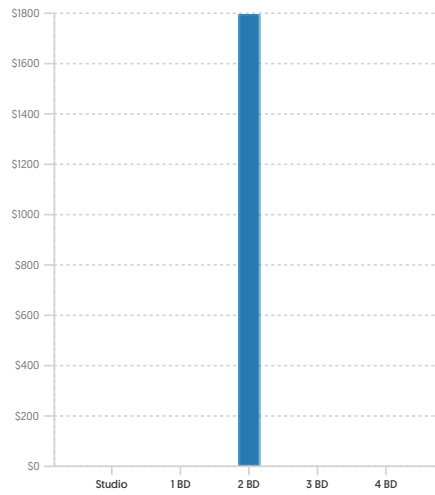
STABILITY

| | |
|-----------------------------|---------------|
| Annual Residential Turnover | 14.79% |
|-----------------------------|---------------|

OCCUPANCY



FAIR MARKET RENTS (COUNTY)

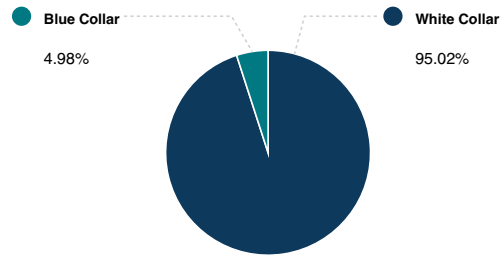


QUALITY OF LIFE

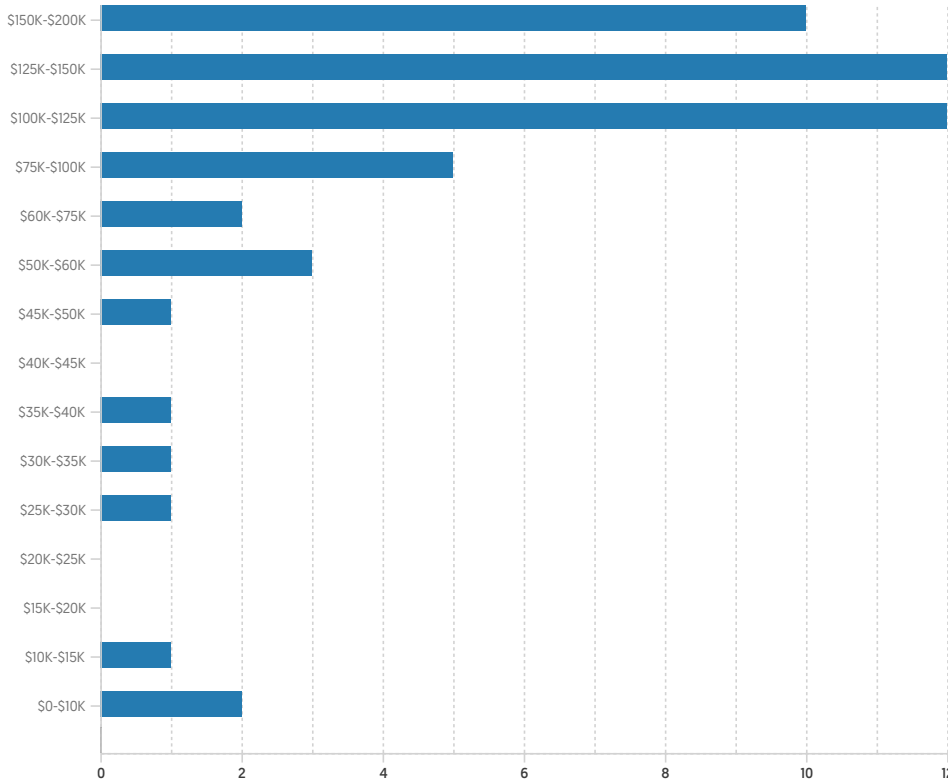
WORKERS BY INDUSTRY

| | |
|------------------------------------|-----|
| 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



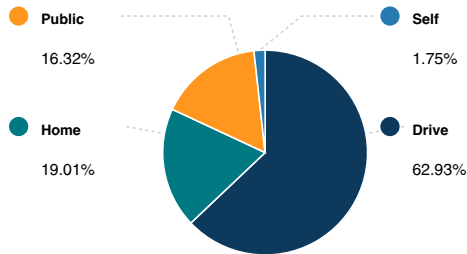
HOUSEHOLD INCOME



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

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

COMMUTE METHOD



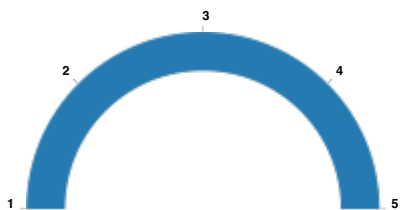
Median Travel Time **40 min**

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 | 0.09 | Pre-K-3rd | 452 | 11 | 7/10 |
| Knollwood School | 0.75 | 4th-8th | 510 | 8 | 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 | 0.75 | 4th-8th | 510 | 8 | 7/10 |

Community Rating (2)

| | |
|------------------|--|
| Knollwood School | |
|------------------|--|

PRIVATE

| | Distance | Grades | Students | Classrooms | Community Rating (2) |
|-----------------------|-------------|----------------|-----------|------------|----------------------|
| Smart Start Preschool | 0.07 | 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 |
|--|----------------------|----------------|----------|--------------------------------|
| Lupo Pizzeria, Inc. | 757 River Rd | (732) 747-1400 | 0 | Pizza Restaurants |
| Nauvoo Grill Club | 121 Fair Haven Rd | (732) 747-8777 | 0.06 | Grills (Eating Places) |
| Raven & The Peach, The Inc | 740 River Rd Ste 200 | (732) 747-4666 | 0.07 | Caterers |
| Booskerdoo Fresh Roasted Coffee Co James | 793 River Rd | (732) 383-7196 | 0.07 | Coffee Shop |
| Bellwin Deli | 798 River Rd | (732) 842-5030 | 0.08 | Delicatessen (Eating Places) |
| Coffee Surf Group LLC | 63 Linden Dr | (732) 741-3071 | 0.35 | Coffee Shop |
| Sansu Japanese Steakhouse Inc. | 603 River Rd | (732) 530-8988 | 0.39 | Steak Restaurant |
| No 1 Chinese Restaurant | 591a River Rd | (732) 530-5888 | 0.41 | Chinese Restaurant |
| Nicholas Creamery | 586 River Rd | (732) 204-2340 | 0.42 | Ice Cream Stands Or Dairy Bars |
| Dk Grill Catering | 110 3rd St | (908) 309-9362 | 0.43 | Grills (Eating Places) |

SHOPPING

| | Address | Phone # | Distance | Description |
|----------------------------------|--------------|----------------|----------|---------------------------------|
| Fair Haven Hardware | 752 River Rd | (732) 747-9500 | 0.03 | Hardware Stores |
| Krauszer's Food Store Inc | 617 River Rd | (732) 933-1848 | 0.35 | Convenience Stores, Independent |
| Taste & Technique Cooking Studio | 560 River Rd | (732) 741-2665 | 0.4 | Gourmet Food Stores |
| Acme Markets, Inc. | 576 River Rd | (732) 530-7481 | 0.44 | Supermarkets, Chain |