

#5129 ~ Commercial Building

207 Monmouth Road
Ocean Township, NJ 07755

Commercial/Retail

Block: 22
Lot: 1

Land Size: 0.5091 Acre (144 x 154)
Building Size: 1,708 Sq. Ft.

Tax Information

Land Assessment:	\$ 382,000.
Improvement Assessment:	\$ 174,300.
Total Assessment:	\$ 556,300.
Taxes:	\$ 8,506.
Tax Year:	2023
Tax Rate:	1.469/\$100
Equalization Ratio:	91.46%
Updated:	04/11/2024

Zoning: C-1 ~ Neighborhood Commercial Zone

Remarks: 1,708 Sq. Ft. One-Story Commercial Building on 0.5091 Acre in the Heart of Oakhurst. High Visibility Location on the Signaled Corner of Monmouth Road and Roosevelt Avenue. Three Bays and Small Office. Endless Possibilities with C-1 Zoning. NJDEP Letter on File for the Removal of Underground Tanks. Easy Access to Highway 35 and 71.

Price: \$ 1,965,000. ~ 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
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com

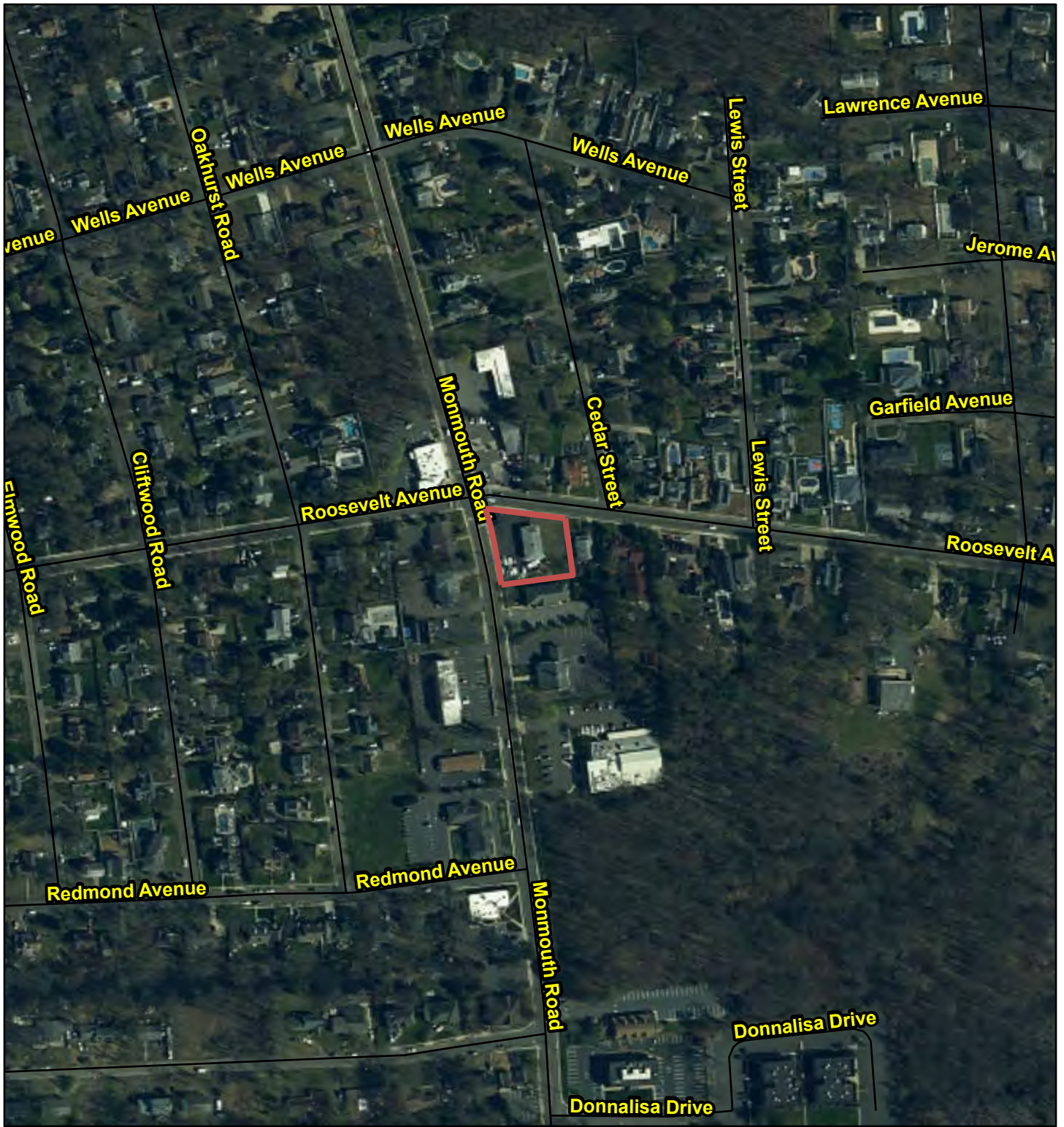






 Parcels Data (Block and Lot)

 Road Centerlines of NJ



— Road Centerlines of NJ

November 5, 2018

ACHPSE LLC
207 Monmouth Road
Oakhurst, New Jersey 07755

**Re: Unrestricted Use Response Action Outcome (RAO) – Area of Concern
Former Getty Service Station #56250
207 Monmouth Road
Oakhurst (Ocean Township), Monmouth County, New Jersey
PI #001692
Case #'s 08-02-13-1007-34 & 13-01-10-1343-45**

Dear Sir/Madam,

In accordance with New Jersey Department of Environmental Protection (NJDEP) requirements, please find enclosed a copy of the Unrestricted Use RAO – Area of Concern issued for the above referenced site enclosed for your records. If you have any questions regarding this RAO, please contact me at 856-264-0318 or greg.carr@anteagroup.com.

Sincerely,
ANTEA® GROUP



Gregory C. Carr,
Licensed Site Remediation Professional #576004

cc: File
Brad Fisher, Getty Properties Corp.

Getty Properties Corp.
Attn: Brad Fisher, Director of Environmental
Two Jericho Plaza, Wing C, Suite 110
Jericho, New York, 11753

November 5, 2018

Re: Response Action Outcome

Remedial Action Type: Unrestricted Use

Scope of Remediation: Area of Concern: **AOC-1** - Former unleaded gasoline UST system consisting of one (1) 8,000 gallon (E1) and two 6,000 gallon (E2 & E3) single-walled bare steel USTs and appurtenant product piping removed in April 2013; **AOC-2** Two (2) 2,000 gallon (E5 & E6) single-walled bare steel leaded gasoline USTs removed in April 2013; **AOC-3** - Target compounds in groundwater above NJDEP Class II-A GWQS associated with AOC-1; **AOC-11** Two (2) unregulated 550 gallon #2 fuel oil USTs and appurtenant piping removed in April 2013; **AOC-13** - Storm sewer collection system along Route 35, and no other areas.

Case Name: Former Getty #56250

Address: 207 Monmouth Road

Municipality: Oakhurst (Ocean Township)

County: Monmouth

Block: 22 **Lot:** 1

Preferred ID: 001692

Communication Center #08-02-13-1007-34 & 13-01-10-1343-45

Case Tracking # 103849

Well Permit #'s 2900057657, 2900057658, 2900057659, 2900057660, P200913333, E201300521, E201300522, E201300523, E201302378, E201302379, E201302380, E201302381, E201307728

Dear Mr. Fisher:

As a Licensed Site Remediation Professional authorized pursuant to N.J.S.A. 58:10C to conduct business in New Jersey, I hereby issue this Response Action Outcome for the remediation of the area(s) of concern specifically referenced above. I personally reviewed and accepted all of the referenced remediation and based upon this work, it is my professional opinion that this remediation has been completed in compliance with the Administrative Requirements for the

Remediation of Contaminated Sites (N.J.A.C. 7:26C), that is protective of public health, safety and the environment. Also, full payment has been made for all Department fees and oversight costs pursuant to N.J.A.C. 7:26C-4.

This remediation includes the completion of a Site Investigation, Remedial Investigation and Remedial Action as defined pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E).

My decision in this matter is made upon the exercise of reasonable care and diligence and by applying the knowledge and skill ordinarily exercised by licensed site remediation professionals in good standing practicing in the State at the time these professional services are performed.

As required pursuant to N.J.A.C. 7:26C-6.2(b)2ii, a copy of all records related to the remediation that occurred at this location is being simultaneously filed with the New Jersey Department of Environmental Protection (Department). These records contain all information upon which I based my decision to issue this Response Action Outcome.

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B -13.2 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained herein. The Covenant Not to Sue remains effective only as long as the real property referenced above continues to meet the conditions of this Response Action Outcome.

CONDITIONS

Pursuant to N.J.S.A. 58:10B-12o, **Getty Properties Corp.** and any other person who is liable for the cleanup and removal costs, and remains liable pursuant to the Spill Compensation and Control Act, N.J.S.A. 58:10-23.11 et seq. shall inform the Department in writing, on a form available from the Department, within 14 calendar days after its name or address changes. Any notices you submit pursuant to this paragraph shall reference the above case numbers and shall be sent to:

New Jersey Department of Environmental Protection
Bureau of Case Assignment and Initial Notice
Mail Code 401-05H
401 East State Street, 5th floor
PO Box 420
Trenton, New Jersey 08625-0420

NOTICES Well Decommissioning

Pursuant to N.J.A.C. 7:9D-3, all wells installed as part of this remediation have been properly decommissioned by a New Jersey licensed well driller of the proper class in accordance with the procedures set forth in N.J.A.C. 7:9D and the well driller's well decommissioning report has been submitted to the Bureau of Water Allocation and Well Permitting

Building Interiors Not Addressed (Non-Child Care)

Please be advised that the remediation that is covered by this Response Action Outcome does not address the remediation of hazardous substances that may exist in building interiors or equipment, including, but not limited to, radon, asbestos and lead. As a result, any risks to human health presented by any building interior or equipment remains. A complete building interior evaluation should be completed before any change in use or re-occupancy is considered.

In concluding that this remediation has been completed, I am offering no opinions concerning whether either primary restoration (restoring natural resources to their pre-discharge condition) or compensatory restoration (compensating the citizens of New Jersey for the lost interim value of the natural resources) has been completed.

Pursuant to N.J.S.A. 58:10C-25, the Department may audit this Response Action Outcome and associated documentation up to three years following issuance. Based on a finding by the Department that a Response Action Outcome is not protective of public health, safety and the environment, the Department can invalidate the Response Action Outcome. Other justifications for the Department's invalidation of this Response Action Outcome are listed in the Administrative Requirements for the Remediation of Contaminated Sites at N.J.A.C. 7:26C-6, including, but not limited to, a Department audit following issuance of this document may be initiated at any time if: a) undiscovered contamination is found that was not addressed by the Response Action Outcome, b) if the Site Remediation Professional Licensing Board conducts an investigation of the Licensed Site Remediation Professional issuing the Response Action Outcome or, c) if the license of that person is suspended or revoked.

Thank you for your attention to these matters. If you have any questions, please contact me at (856) 264-0318.

Sincerely,



Gregory Carr,
Licensed Site Remediation Professional #576004

c: Mayor Christopher P. Siciliano and Township Council, Township of Ocean, 399 Monmouth Road,
Oakhurst, New Jersey 07755-1589

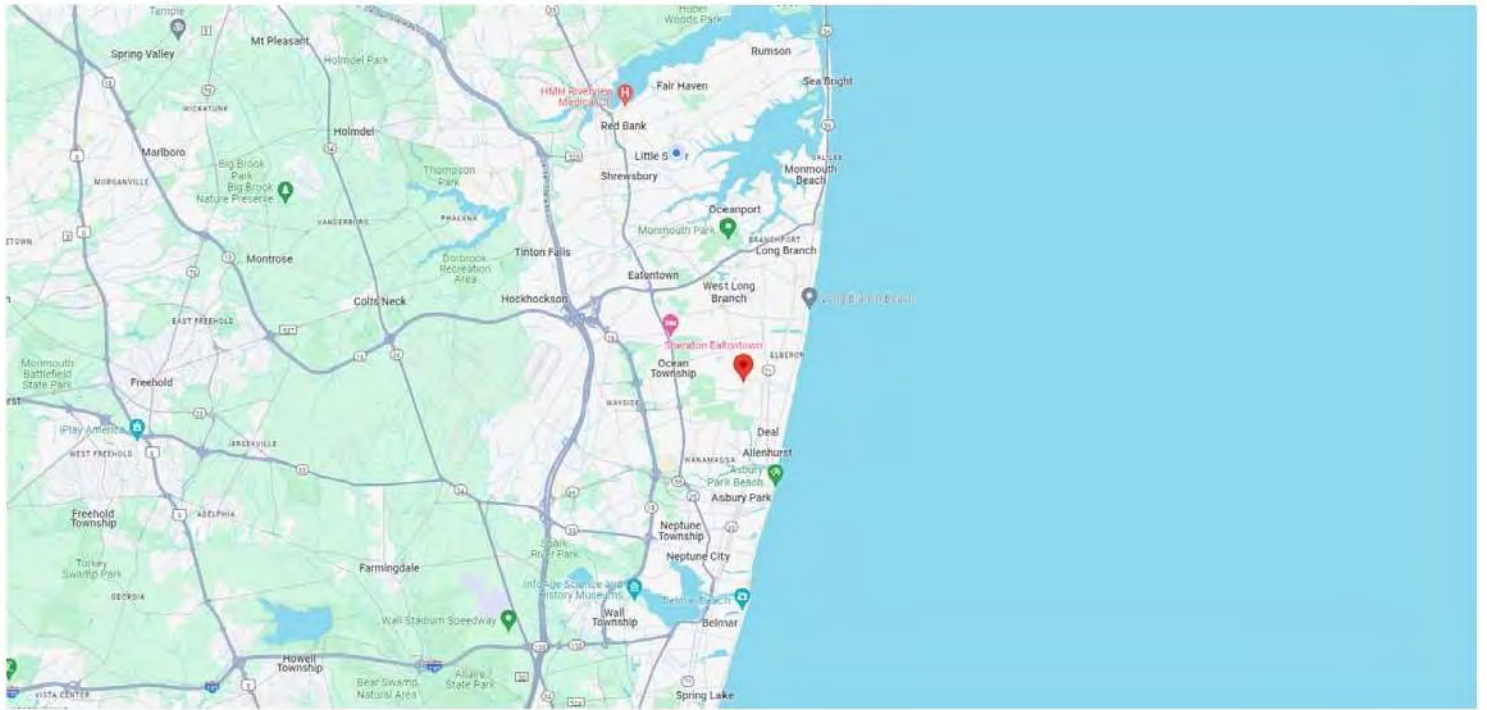
Vincent Buttiglieri, Township Clerk, Township of Ocean, 399 Monmouth Road, Oakhurst, New Jersey
07755-1589

Christopher P. Merkel, Public Health Coordinator and Health Officer, Monmouth County Health
Department, 3435 Highway 9, Freehold, New Jersey 07728

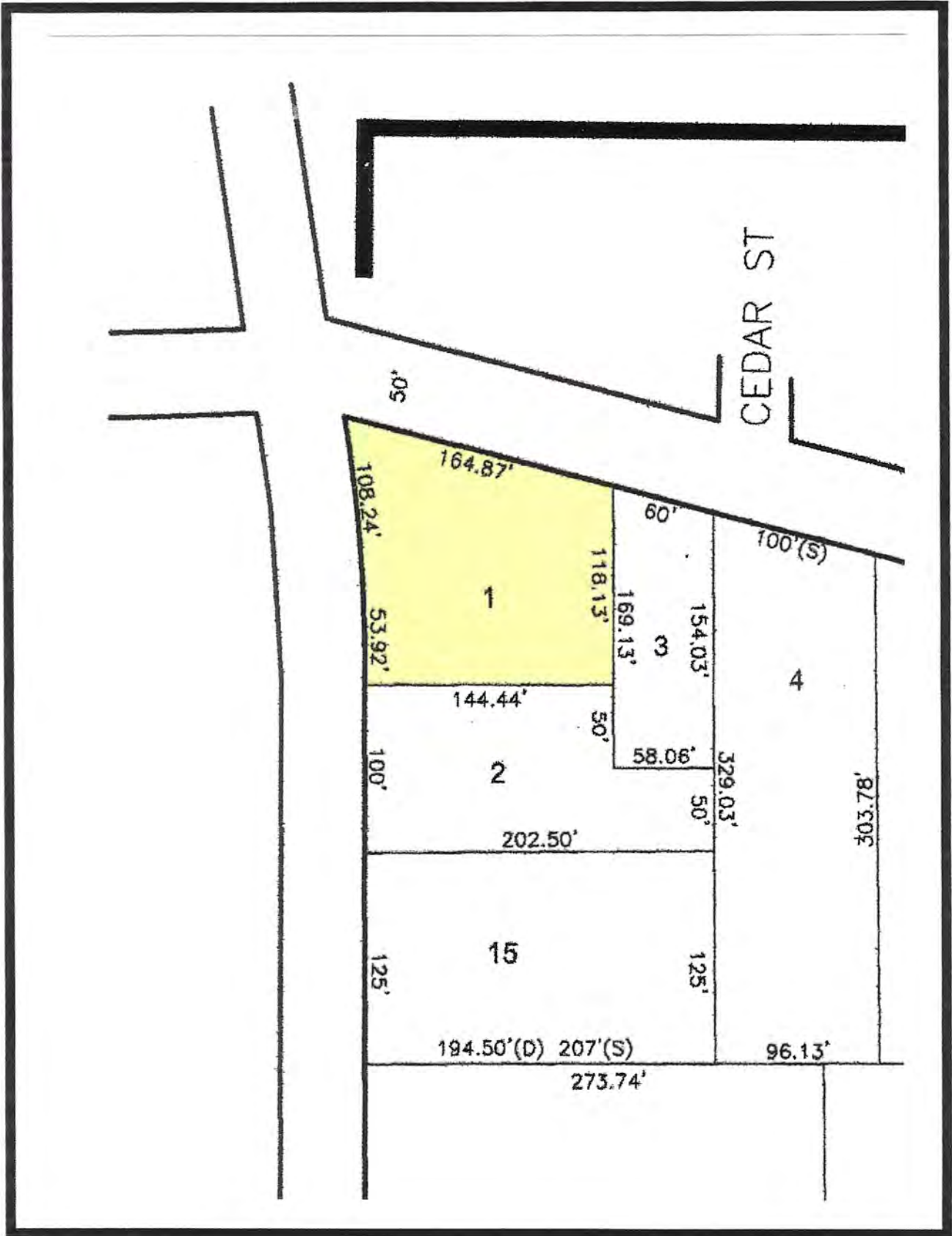
Christing Giordano Hanlon, Monmouth County Clerk, Monmouth County Clerks Office, Main
Building Market Yard, 33 Mechanic Street, Freehold, New Jersey 07728

NJDEP Bureau of Case Assignment and Initial Notice, Mail Code 401-05H, 401 East State St., PO
Box 420, Trenton, NJ 08625-0420

ACHPSE LLC, 207 Monmouth Road, Oakhurst, New Jersey 07755



TAX MAP LOCATION



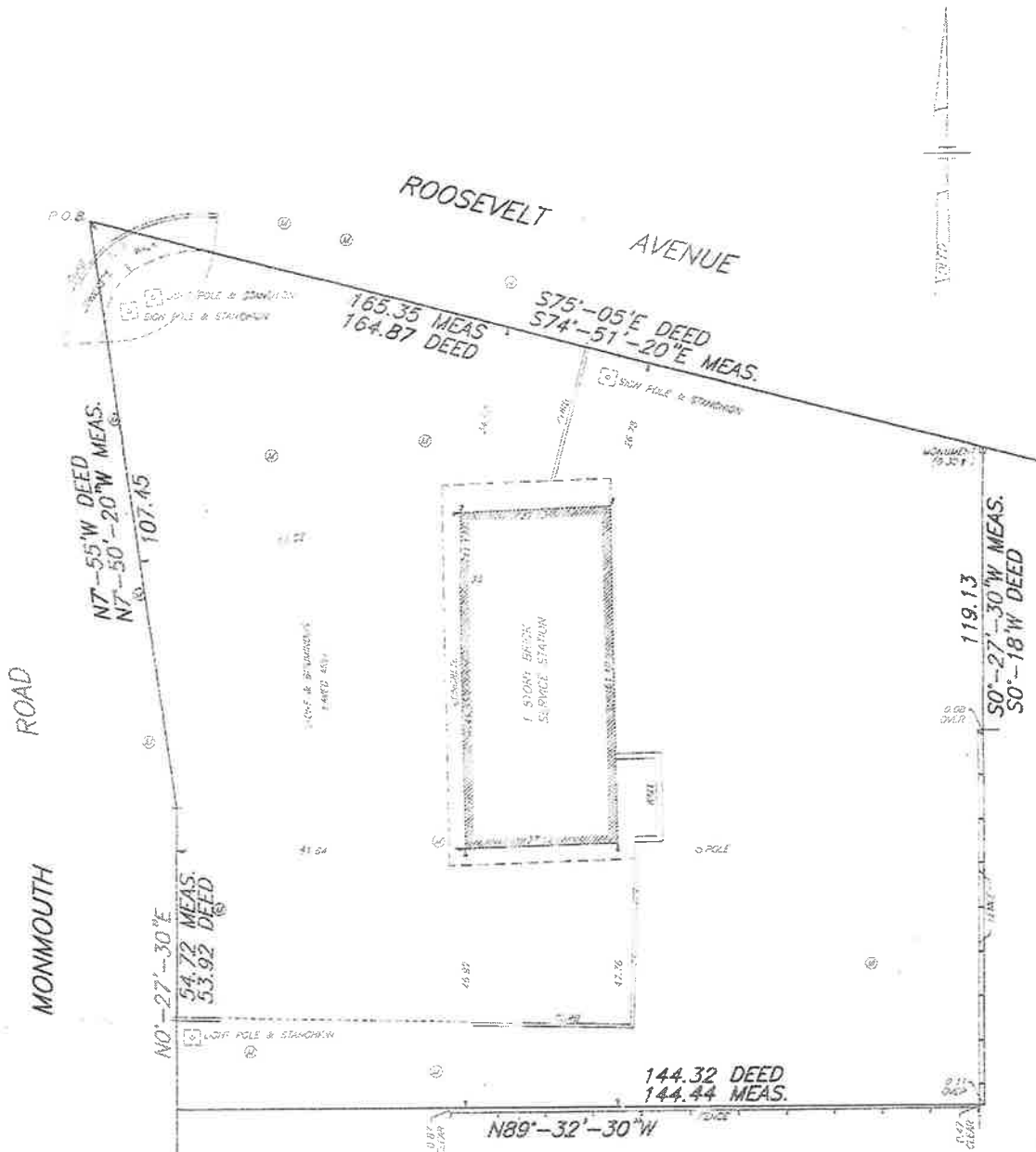
TOWNSHIP OF OCEAN, MONMOUTH COUNTY, N.J.

LOCATION SURVEY OF BUILDING ON PROPERTY SITUATED IN THE TOWNSHIP OF OCEAN, MONMOUTH COUNTY, NEW JERSEY

CERTIFIED TO BE AN ACCURATE REPRESENTATION OF PREMISES SURVEYED TO ACHPSE, LLC; TWO RIVER COMMUNITY BANK, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR; CHICAGO TITLE INSURANCE COMPANY; RED BANK TITLE AGENCY, INC.; JASON S. KLEIN, ESQ.; ANSELL GRIMM & AARON, P.C.

SCALE 1" = 20 FEET

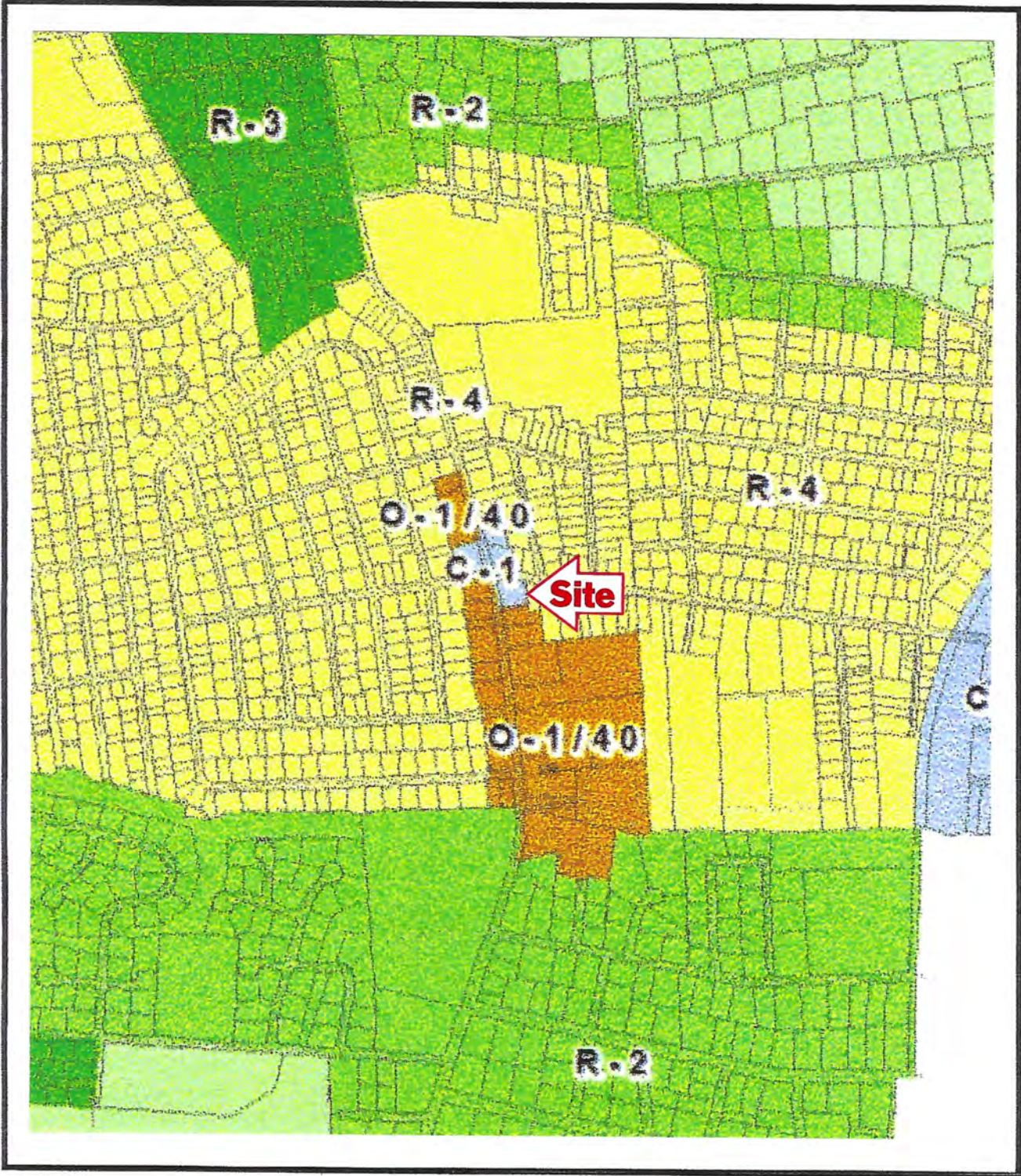
Log Bleyker #33522
GLUCKLER & DEN BLEYKER
PROFESSIONAL LAND SURVEYORS
HACKENSACK, N.J.
14 JANUARY 2014



A WRITTEN WATER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE SOURCE PURSUANT TO P. 3008 - 14 (2013-10-31) AND N.J.A.C. 17:40-3.1(f)

LEGEND
⊙ - MONITORING WELL

Zoning Map



§ 21-35. C-1 NEIGHBORHOOD COMMERCIAL ZONE.

The purpose of the C-1 Neighborhood Commercial Zone is to provide retail centers in which will be found the shopping goods and services required to meet the daily needs of residents in the immediate vicinity or neighborhood. It is specifically intended for retail sales and services in the older established areas of the community.

§ 21-35.1. Permitted Uses.

[Adopted 1-8-1992 by Ord. No. 1564]

A building may be erected, altered, or used and a lot or premises may be occupied and used for any of the following purposes:

a. Principal Buildings and Uses.

- Antique store
- Apparel
- Appliance store
- Artist's supply
- Bakery store
- Bank
- Barber store
- Beauty and cosmetic shop
- Bicycle store (non-motorized)
- Books, periodicals and newspaper sales
- Business office
- Butcher store or meat market (no slaughtering permitted)
- Candy store
- Card store
- Ceramic store
- Cigars and tobacco sales
- Cleaners (no processing)
- Coin dealer
- Convenience store
- [Added 1-10-2019 by Ord. No. 2313]
- Dairy products, retail
- Delicatessen
- Drugstore
- Finance company
- Florist
- Fruit and vegetable market
- Gift shop
- Grocery store
- Hardware store
- Hobby store
- Ice cream store
- Jewelry store
- Liquor store

Locksmith
Luncheonette (non drive-in)
Medical and dental clinic and offices
Musical instrument store
Newsstand
Notary
Paint, glass and wallpaper store
Personal trainers
[Added 4-17-1996 by Ord. No. 1726]
Pharmacy
Photography studio
Private schools
Professional office
Public utilities office
Real estate and insurance office
Record store
Restaurant
[Added 3-10-2016 by Ord. No. 2262]
Restaurant with entertainment
[Added 3-10-2016 by Ord. No. 2262]
Rug/flooring store
[Added 8-21-1996 by Ord. No. 1746]
Seafood store
Shoe or hat repair store
Snack bar (non drive-in)
Specialty food store
Sporting goods store
Stationery store
Tailor
Tavern
Television, radio, electronics, sales and service
Travel agency
Video store
[Amended 3-10-2016 by Ord. No. 2262 to delete Restaurant, non drive-in, non fast-food]

b. Accessory Buildings and Uses Including:

1. Private garage space not to exceed three spaces for the storage of vehicles operated exclusively as part of a permitted use which is located on the subject site.
2. Signs subject to the provisions of the requirements of this chapter.
3. Fences and hedges subject to the requirements of this chapter.
4. Buildings for tools and equipment used for maintenance of the grounds.
5. Other customary accessory uses and structures which are clearly incidental to the principal structure and use.

c. The following conditional uses are permitted subject to the Planning Board approval and the special conditions of this chapter.

1. Government buildings and services which are necessary to the health, safety, convenience and general welfare of the inhabitants of the municipality. This category shall include volunteer fire

companies.

2. House of Worship.
[Amended 6-16-2008 by Ord. No. 2103]
3. Public utility installations.
4. Child day-care centers.
5. Satellite antenna dishes greater than two meters in diameter.
[Amended 8-21-1996 by Ord. No. 1746]
6. Mixed Use Inclusionary Development in the C-1 Zone.
[Added 10-13-2016 by Ord. No. 2282]

§ 21-35.2. Development Standards.

[Adopted 1-8-1992 by Ord. No. 1564]

The C-1 Commercial Zone specified herewith shall be occupied only as indicated in this chapter which is as follows:

a. Principal Buildings.

1. Minimum lot size: 10,000 square feet.
2. Minimum lot width: 50 feet.
3. Minimum lot depth: 100 feet.
4. Minimum front yard setback (measured from the future street R.O.W.): five feet.
5. Minimum side yard setback: zero feet.

In order to encourage an end product which provides parking, access, and architectural continuity even where development occurs piece-meal and with diverse ownership, buildings may be attached and may be built to the interior side lines in order to be attached. The minimum distance between structures, if not attached, shall be 15 feet whether on the same lot or an adjacent lot. Attached buildings may include two walls which must be keyed to each other. Where buildings are built to both side lot lines, the site plan shall be accompanied by appropriate easements and plans showing properly located loading spaces and trash receptacles with permitted access across adjacent properties. If the property abuts a residential zone, the building shall be set back a distance of 25 feet from the residential zone.

6. Minimum rear yard setback: 10 feet.

If the property abuts a residential zone, the building shall be set back a distance of 25 feet from the residential zone.

7. Minimum gross floor area: 800 square feet.
8. Maximum lot coverage: 27% of buildable lot area.
9. Maximum building height: 2 1/2 stories above grade or 35 feet, whichever is less.

- b. Accessory Buildings. Accessory buildings shall conform to the same height and setback requirements as the principal building. Accessory buildings are not permitted in the required front yard.

§ 21-35.3. Other Provisions and Requirements.

[Adopted 1-8-1992 by Ord. No. 1564]

- a. Off-street parking and loading is required subject to the regulations of this chapter.
- b. Landscaping is required subject to the regulations of this chapter.

LAND DEVELOPMENT ORDINANCE

21 Attachment 3

[Amended 3-8-2018 by Ord. No. 2303]

BULK REQUIREMENTS - NONRESIDENTIAL ZONES

ZONE	MINIMUM REQUIREMENTS										MAXIMUM PERMITTED			
	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD SETBACK	PRINCIPAL			ACCESSORY			LOT COVERAGE	FLOOR AREA RATIO	HEIGHT/STORIES	
					SIDE YARD SETBACK	REAR YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK						
T-1	10,000	100'	100'	30'	10'/25'	30'	(1)	(1)	(1)	(1)	27%(2)	27%(2)	35/2	
C-1	10,000 sq.ft.	50'	100'	5'	0'(3)	10'	0'(3)	10'	10'	10'	27%	NA	35/2.5 whichever less	
C-2	2 Acres	250'	250'	100'(9)	25'/50'(9)	50'(9)	25'/50'(9)	50'(9)	50'(9)	50'(9)	27%	30%	45'/4(9) whichever less	
C-3	20,000 sq.ft.	100'	100'	50'	12'(4)	20'(4)	12'(4)	20'(4)	20'(4)	20'(4)	27%	30%	45'/2.5 whichever less	
C-4	40 Acres	1,000'	1,500'	(5)	(5)	(5)	(5)	(5)	(5)	(5)	NA	NA	65'/8 whichever less	
C-5	3 Acres	350'	300'	100(10)	70'/35%	75'	70'/35%	75'	75'	75'	NA	35%	45'/4	
C-7	See Section 21-38B for bulk standards													
I-1	40,000 sq.ft.	150'	200'	50'	20'/80'(6)	60'(6)	20'/80'(6)	60'(6)	60'(6)	60'(6)	54%	54%	35	
O-1/20	20,000 sq.ft.	200'	100'	35'	12'/50%	20'	(1)	(1)	(1)	(1)	27%	30%	35'	
O-1/40	40,000 sq.ft.	200'	100'	35'(7)	12'/50%(4)	20'(4)	(1)	(1)	(1)	(1)	27%	30%	35'	
O-1/80	80,000 sq.ft.	200'	400'	100'(9)	50'(6)(9)	75'(6)(9)	(1)	(1)	(1)	(1)	27%	30%	45'/4(9) whichever less	
SRI	See Section 21-43A													

TOWNSHIP OF OCEAN CODE

NOTES FOR BULK REQUIREMENTS – NON-RESIDENTIAL ZONES

- (1) See Ordinance text for required accessory building and structure setbacks.
- (2) Maximum building coverage is 27% of buildable lot area. Maximum impervious coverage is 90% of buildable lot area. Floor area ratio of 27% applies to professional offices only, and is limited to 20% for home professional offices only for that portion of the building which is utilized for the home professional office. Single family residences have no floor area ratio.
- (3) Where buildings are not attached, the minimum distance between buildings on adjacent lots shall be 15 feet. Where a property abuts a residential zone, the building shall be set back a minimum of 25 feet.
- (4) Where a property abuts a residential zone, the building shall be set back a minimum of 25 feet.
- (5) See Section 21-38 for setback standards.
- (6) Where a property abuts a residential zone, the building shall be set back a minimum of 100 feet.
- (7) Front yard setback shall be 100 feet on N.J. Route 35.
- (8) Reserved. Footnote eliminated when O-2 Zone eliminated on January 26, 2005 by Ordinance 2003.
- (9) Building setbacks shall be increased 5 feet for every one foot the building heights exceed 35 feet.
- (10) Front yard setback in the C-5 Zone shall be 100 feet plus 1 foot for each additional 1 foot of building height above 30 feet.

POPULATION

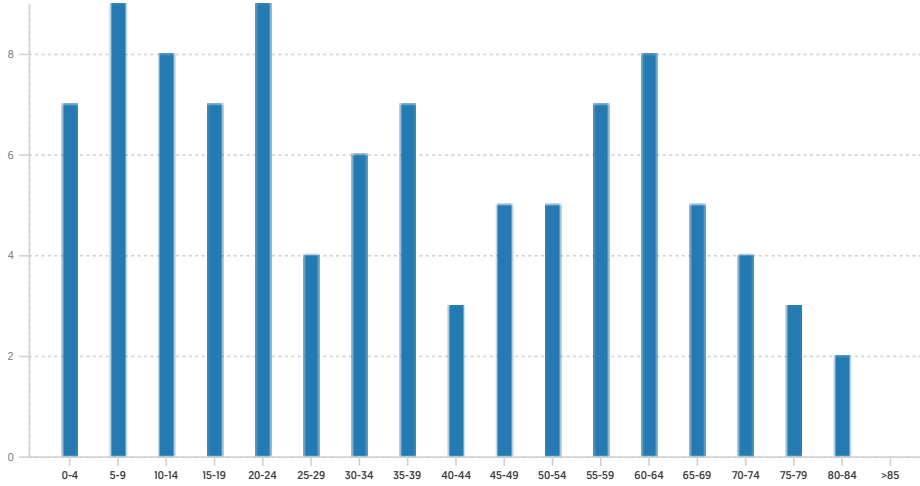
SUMMARY

Estimated Population	6,651
Population Growth (since 2010)	-2.3%
Population Density (ppl / mile)	2,265
Median Age	33.7

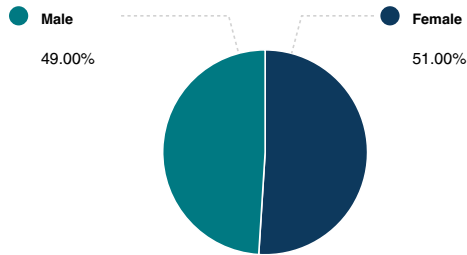
HOUSEHOLD

Number of Households	2,037
Household Size (ppl)	3
Households w/ Children	1,980

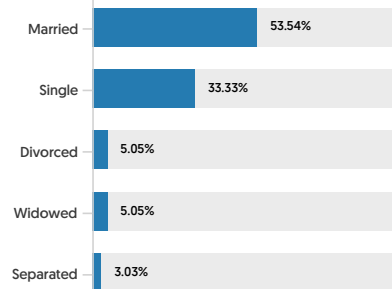
AGE



GENDER



MARITAL STATUS



HOUSING

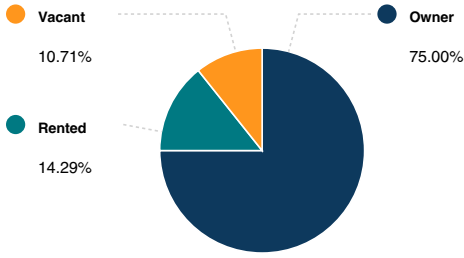
SUMMARY

Median Home Sale Price	\$478,700
Median Year Built	1966

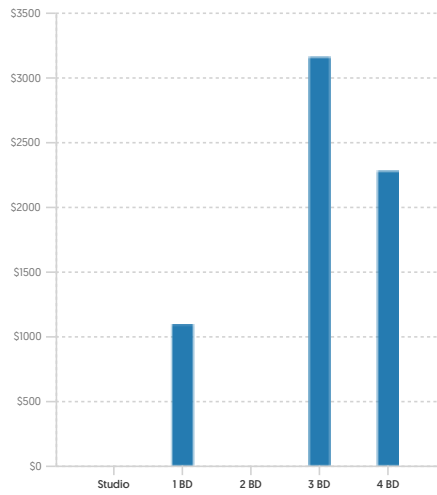
STABILITY

Annual Residential Turnover	16.2%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

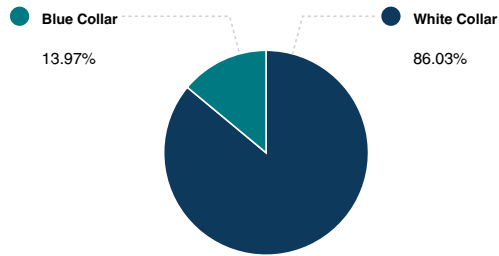


QUALITY OF LIFE

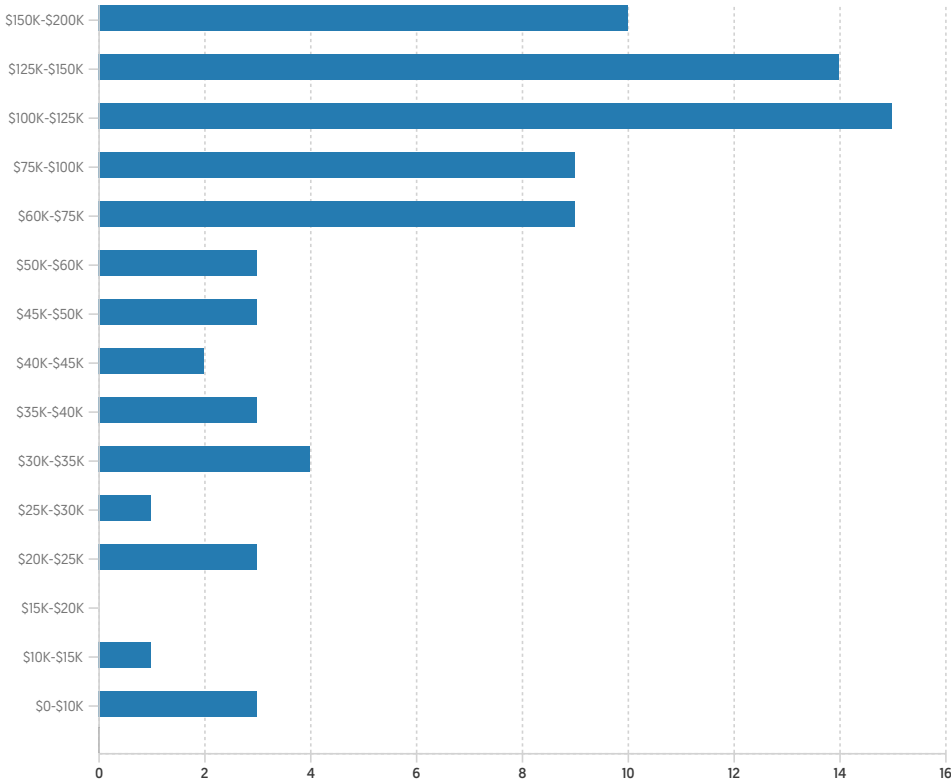
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	197
Manufacturing	135
Transportation and Communications	123
Wholesale Trade	146
Retail Trade	183
Finance, Insurance and Real Estate	283
Services	1,124
Public Administration	123
Unclassified	

WORKFORCE



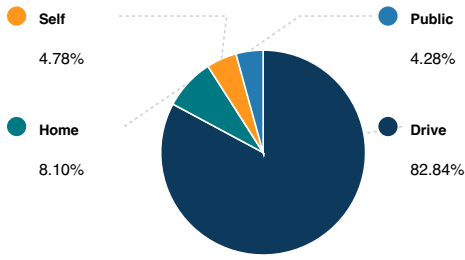
HOUSEHOLD INCOME



Average Household Income **\$115,436**

Average Per Capita Income **\$46,886**

COMMUTE METHOD



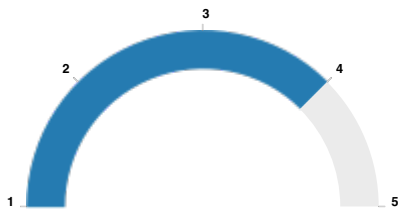
Median Travel Time **34 min**

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	10
Some High School	179
High School Graduate	824
Some College	946
Associate Degree	288
Bachelor's Degree	1,289
Graduate Degree	689

(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)
George L Catrambone	0.91	K-5th	712	12	3/10
Ocean Township Elementary School	0.93	Pre-K-4th	385	7	7/10
Deal Elementary School	0.98	K-8th	159	8	6/10

Community Rating (2)

- George L Catrambone
- Ocean Township Elementary School
- Deal Elementary School

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Deal Elementary School	0.98	K-8th	159	8	6/10

Community Rating (2)

- Deal Elementary School

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Bnot Shirah Of Deal	0.5	K-2nd	43		

Yeshiva At The Jersey Shore	0.5	K-8th	82
Ma'or Yeshiva High School For Boys	0.93	9th-12th	31

(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
Paulette K Fox Inc	171 Oakhurst Rd	(732) 571-3733	0.32	Pizzeria, Chain
Coffee Attic LLC	191 Delaware Ave	(732) 531-2870	0.42	Coffee Shop
Ajh Culinary LLC	4 Vineberg Ct	(732) 996-7673	0.44	Caterers
Treats By Eileen	201 Grant Ave	(732) 403-5501	0.51	Retail Bakeries
Chang Mao Sakura Chinese & Japanese	214 Roosevelt Ave Ste 1	(732) 531-7086	0.51	Chinese Restaurant
Crispy Grill Inc	214 Roosevelt Ave	(732) 695-3119	0.52	Hamburger Stand
Sheng Mao Glatt Kosher Restaurant	214 Roosevelt Ave	(732) 517-8889	0.52	Japanese Restaurant
Slices Inc	250 Norwood Ave	(732) 531-6811	0.59	Pizza Restaurants
Nahum Bakery	268c Norwood Ave	(732) 233-0514	0.59	Retail Bakeries
Posh Kosher Pizza	244 Norwood Ave	(732) 232-6554	0.59	Pizza Restaurants

SHOPPING

	Address	Phone #	Distance	Description
M & A Kosher Meats	198 Monmouth Rd	(732) 531-2100	0.05	Meat Markets, Including Freezer Provisioners
The Shuk Marketplace LLC	6 Marie Elaine Ct	(732) 428-6719	0.39	Supermarkets, Chain
I Deal Lumber & Supply Company	245 Pinewood Ave	(732) 531-0220	0.41	Planing Mill Products And Lumber
Dreyer's Lumber	348 Elberon Blvd	(732) 531-0220	0.43	Planing Mill Products And Lumber
Food By Dan LLC	141 Chatham Ave	(609) 649-8238	0.55	Grocery Stores
Kings Highway Glatt Meat Inc.	250 Norwood Ave	(732) 660-1010	0.59	Meat Markets, Including Freezer Provisioners
The Deal Candy Shop LLC	280 Norwood Ave	(917) 836-2907	0.6	Candy
Stephen D Harvey	""	(732) 531-2108	0.65	Paint
Towne Hardware	75 Monmouth Rd	(732) 571-1500	0.67	Hardware Stores
Rivka's Catering Inc	100 Norwood Ave	(732) 531-5560	0.68	Grocery Stores