

## #5130 ~ Mixed-Use Property

**239 Highway 79  
Marlboro Township, NJ 07751**

**Commercial/Retail/Residential/Investment**

**Block: 168  
Lot: 10**

**Land Size: 1 Acre  
Building Size: 2,940 Sq. Ft.**

### **Tax Information**

<b>Land Assessment:</b>	<b>\$ 300,000.</b>
<b>Improvement Assessment:</b>	<b>\$ 81,900.</b>
<b>Total Assessment:</b>	<b>\$ 381,900.</b>
<b>Taxes:</b>	<b>\$ 9,219.</b>
<b>Tax Year:</b>	<b>2023</b>
<b>Tax Rate:</b>	<b>1.801/\$100</b>
<b>Equalization Ratio:</b>	<b>71.17%</b>
<b>Updated:</b>	<b>04/12/2024</b>

**Zoning: C-2 ~ Neighborhood Commercial District**

**Remarks: Two Buildings Totaling 2,940 Sq. Ft. on One Acre in Morganville That Backs to the Henry Hudson Trail. The Three-Story Building has 1,000 Sq. Ft. of First Floor Retail Space, 1,160 Sq. Ft. Second Floor Two-Bedroom Apartment and Third Floor Storage Rooms. The Two-Story Building has a 780 Sq. Ft. Workshop and Retail Space with Second Floor Attic Storage. Latest Improvement Features a New, Large Capacity, State-of-the-Art Sewage System. Parking for Ten Cars. Long-Term Tenants with Multi-Year Leases. Great Income-Producing Opportunity. Easy Access to Highway 9, 18 and 34.**

**Price: \$ 695,000. ~ 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](mailto:Ray@SSRealty.com) • [www.SSRealty.com](http://www.SSRealty.com)

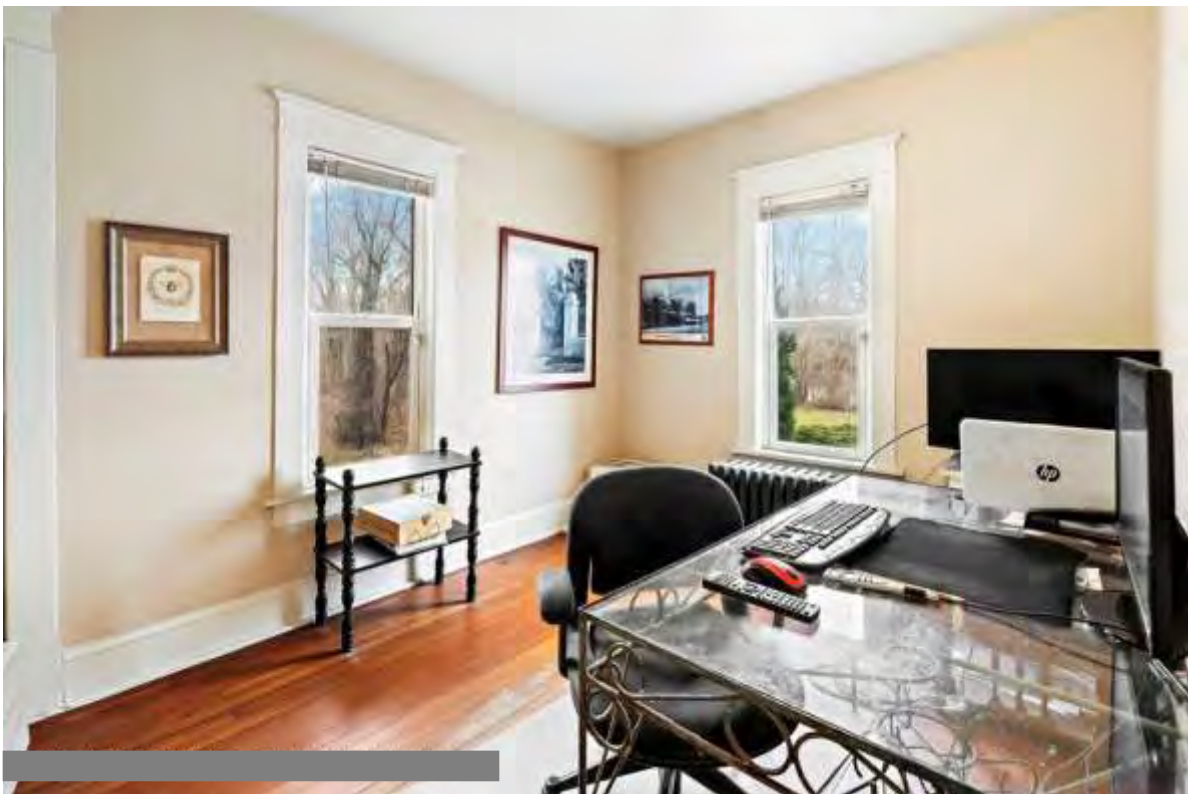


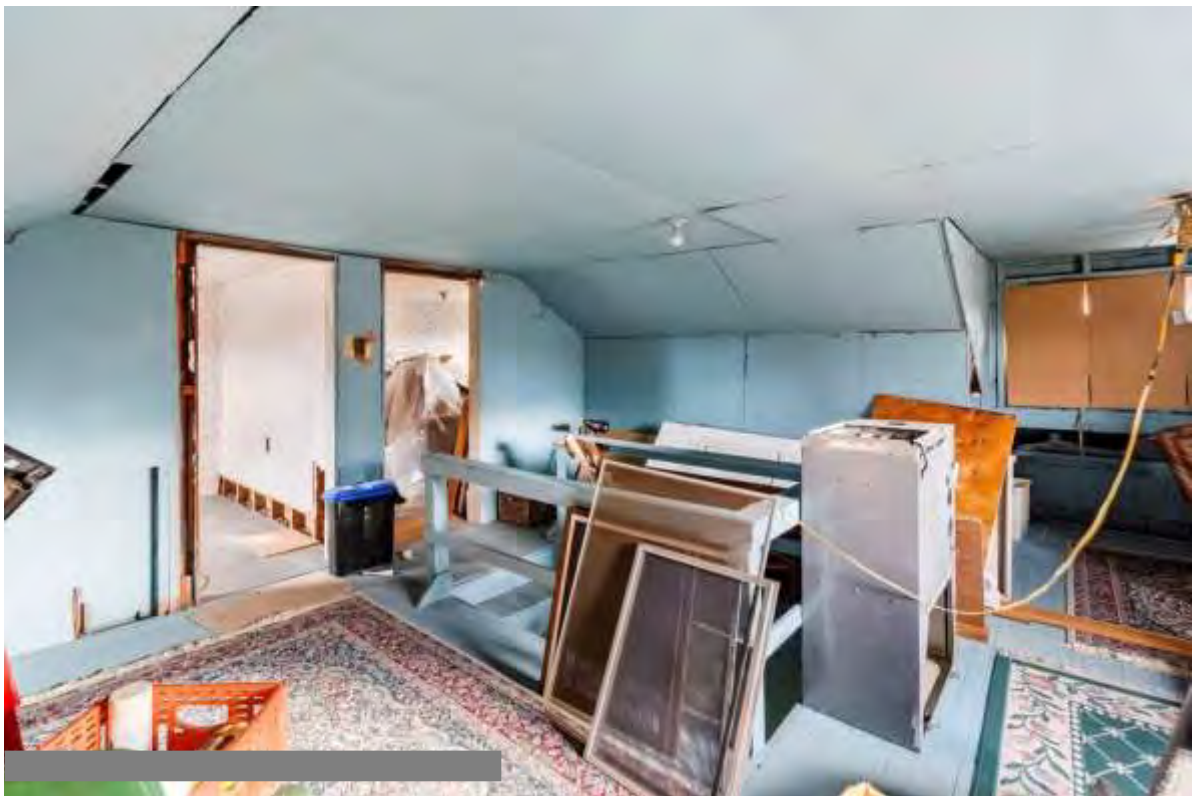










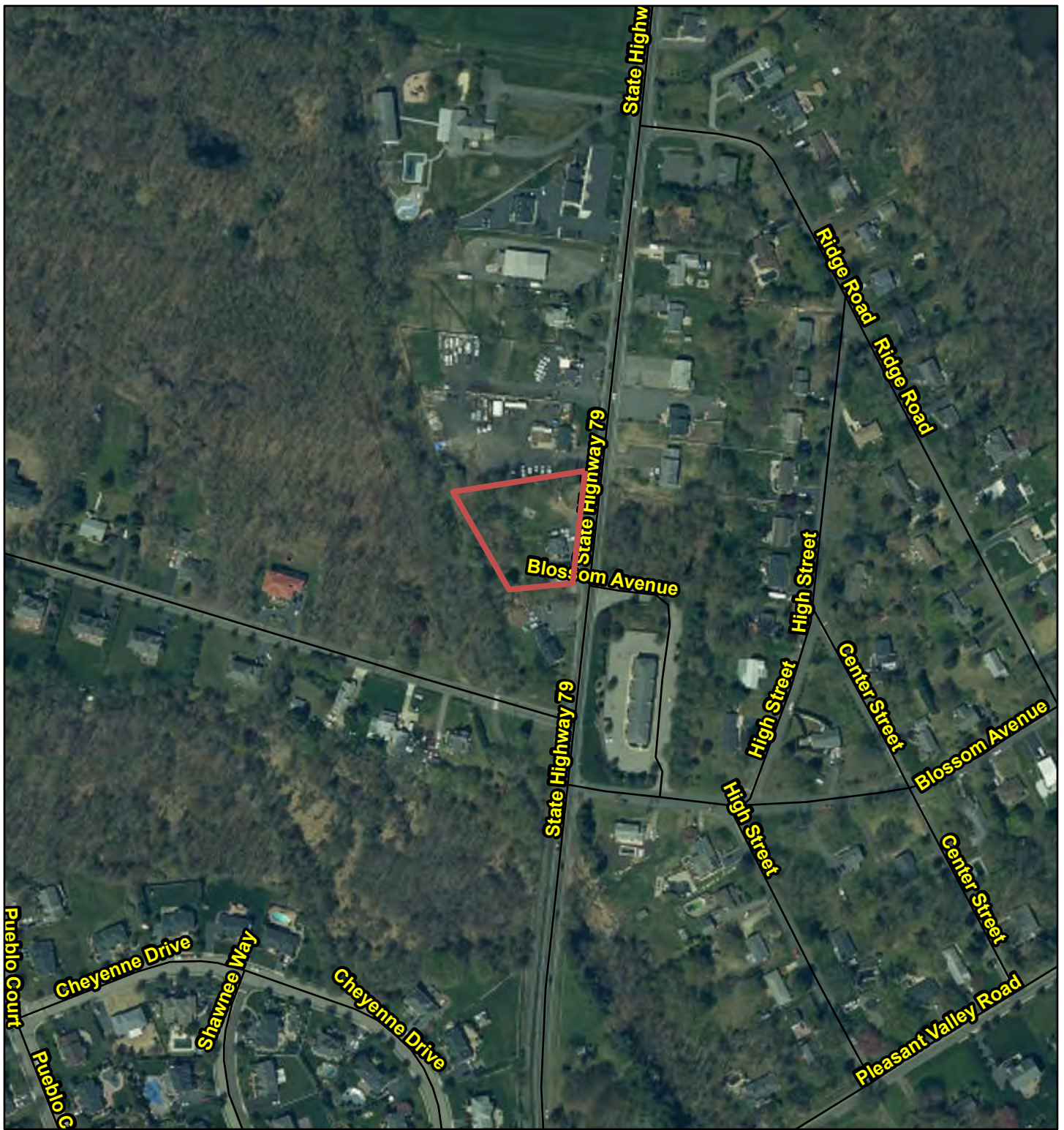




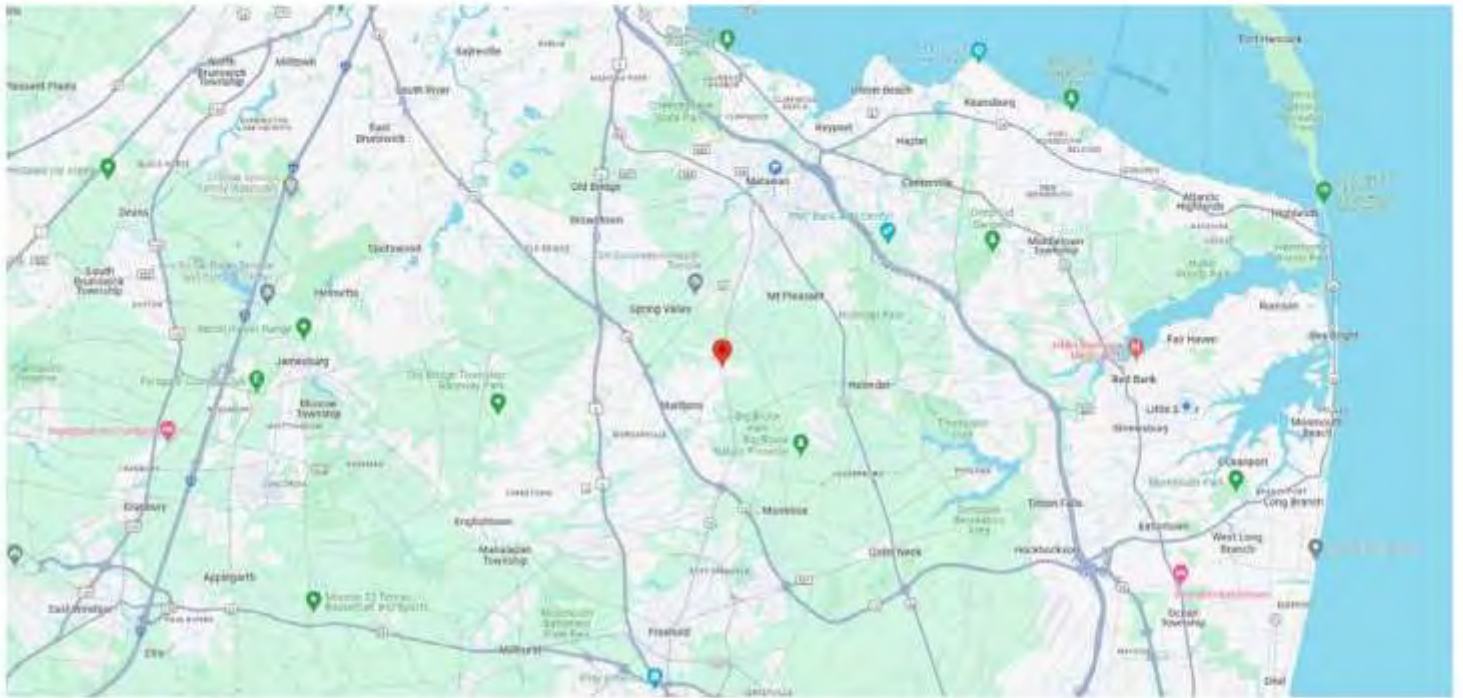


Parcels Data (Block and Lot)

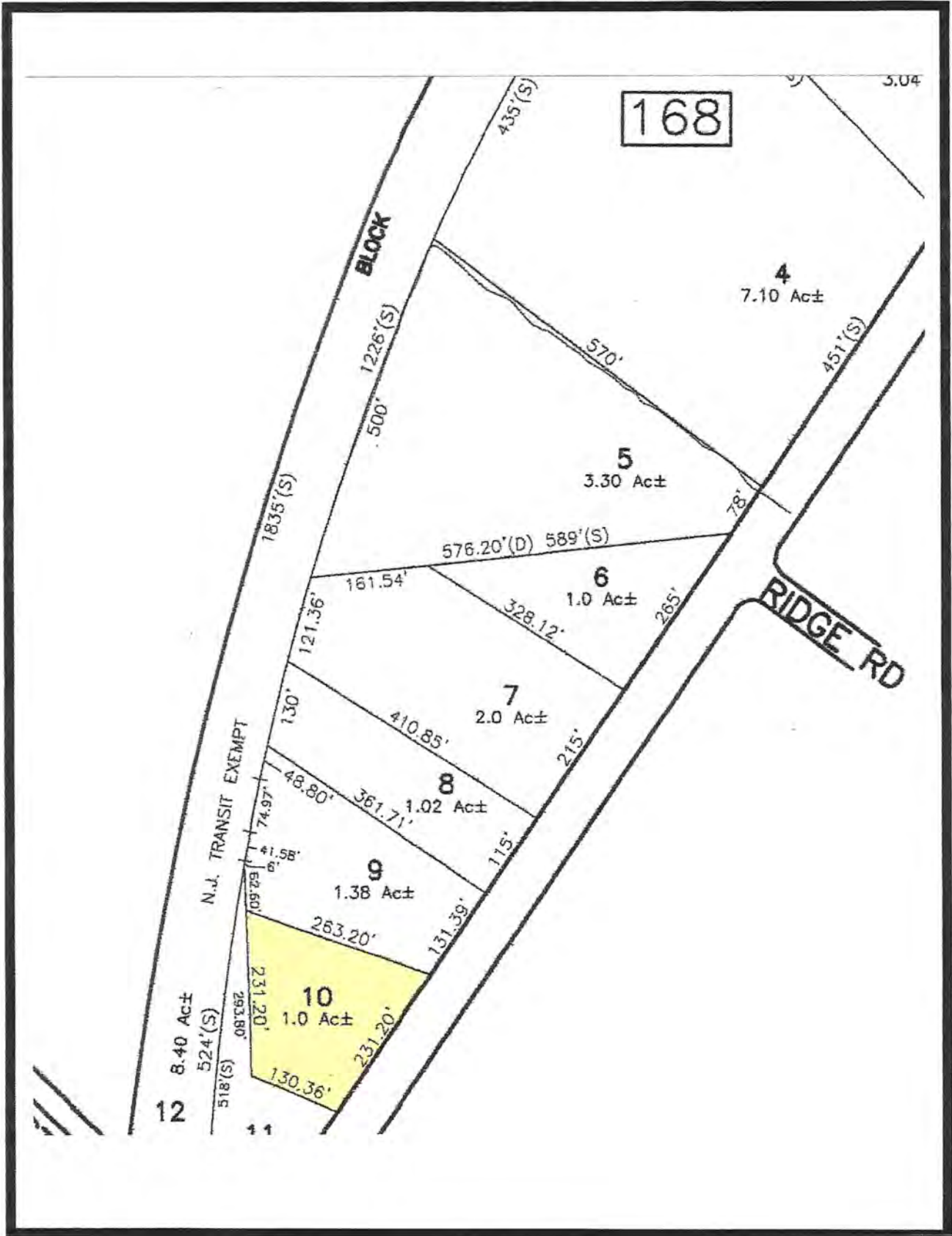
Road Centerlines of NJ



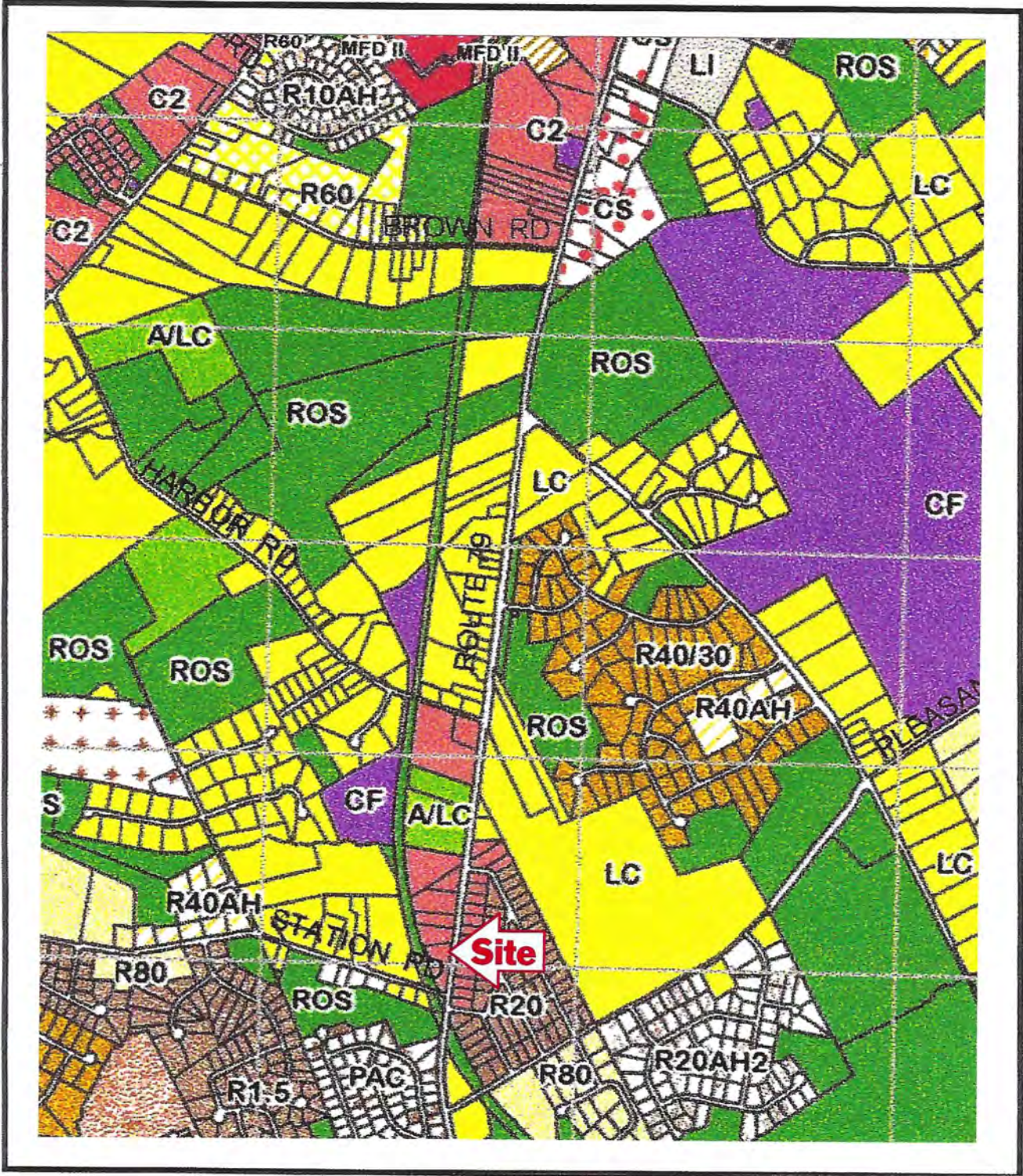
— Road Centerlines of NJ



# TAX MAP LOCATION



# Zoning Map



- (o) Executive offices, where no product will be displayed for sale.
- (3) Restaurants. Restaurants are permitted, provided that the following conditions are met:
  - (a) The property shall consist of 15 acres.
  - (b) The restaurant shall be part of a cluster office complex.
  - (c) No drive-through restaurant facilities are permitted.
  - (d) No fast-food restaurants are permitted.
  - (e) The restaurant shall be limited to 10% of the building space, but in no event exceed 10,000 square feet.
- B. Permitted accessory uses.
  - (1) Customary accessory uses and buildings which are clearly incidental to the principal use and building.
- C. Area, yard and building requirements are as specified for this zone in the schedule of requirements in § **220-34D** of this chapter.
- D. Conditional uses. Uses requiring a conditional use permit are subject to the provisions of Article **IV** of this chapter.
  - (1) Public utilities.
- E. Signs are regulated as per § **220-99** of this chapter.
- F. Fences are subject to the provisions of § **220-95** of this chapter.
- G. Parking is regulated as per § **220-97** of this chapter.
- H. Buffer requirements.
  - (1) There shall be provided a thirty-foot landscaped buffer to any adjacent existing residential property. Said buffer to be landscaped to the satisfaction of the approving agency.
- I. Other provisions.

## § 220-85. C-2 Neighborhood Commercial District.

The following regulations shall apply in the C-2 Neighborhood Commercial District:

- A. Permitted uses. One or a combination of retail and/or service uses of a neighborhood nature of the following types:  
[Amended 10-13-1988 by Ord. No. 52-88; 9-27-1990 by Ord. No. 43-90]
  - (1) General merchandise.
  - (2) Food.
  - (3) Apparel and accessories.
  - (4) Eating and drinking establishments, except drive-in restaurants.
  - (5) Variety stores.
  - (6) Drugstores.
  - (7) Liquor stores.
  - (8) Florists.
  - (9) Finance, insurance and real estate services.
  - (10) Personal services.
  - (11) Business services.
  - (12) Principal and accessory residences as existing or approved at the time of the passage of this section.  
[Amended 10-26-2000 by Ord. No. 2000-17]

- (13) Professional services.
  - (14) Government buildings and grounds.
  - (15) Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of the construction work.
  - (16) Commercial educational uses, provided that each use meets the parking recommendations of the ITE Parking Generation Manual, third or most current edition.  
[Added 2-15-2007 by Ord. No. 2007-5; amended 12-17-2009 by Ord. No. 2009-36]
- B. Permitted accessory uses.
- (1) Customary accessory uses and buildings which are clearly incidental to the principal use and building.
- C. Area, yard and building requirements.  
[Amended 10-26-2000 by Ord. No. 2000-17]
- (1) For preexisting or approved residential uses which are permitted under § **220-85A(12)** above, the requirements of the R-20 Residential Zone as specified in the schedule of requirements in § **220-34** shall apply.
  - (2) For all other uses, the requirements specified for the C-2 Neighborhood Commercial Zone in the schedule of requirements in § **220-34** of this chapter shall apply.
- D. Conditional uses. Uses requiring a conditional use permit are subject to the provisions of Article **IV** of this chapter.
- (1) Public utilities.
  - (2) Motor vehicle service stations.
  - (3) Amusement arcades.  
[Added 7-15-1993 by Ord. No. 8-93]
- E. Signs are regulated as per § **220-99** of this chapter.
- F. Fences are subject to the provisions of § **220-95** of this chapter.
- G. Parking is regulated as per § **220-97** of this chapter.
- H. Off-street loading is subject to the provisions of § **220-98** of this chapter.
- I. Other provisions.
- (1) The storage of flammable liquids and gases shall not be permitted above the ground, except that where such liquids and gases are used as a heating fuel, they may be stored within the building in accordance with the Township's Fire Prevention Code.
  - (2) All rubbish and garbage and waste materials shall be stored in metal or plastic containers securely closed with metal or plastic covers. Containers may be stored in a building, in the rear yard or in the side yard if properly screened from view.
  - (3) Where the property line of a proposed commercial lot abuts a residential zone or use, a buffer area shall be established, which shall include an area of land 30 feet in width as measured from said property line. For the purpose of establishing a building setback line along the buffer area, all side and rear yard lines shall be increased by a depth of 30 feet. The buffer screen shall meet the standards set forth in § **220-100** of this chapter. However, where the property line of a proposed commercial lot abuts property located in the MFD-II Zone, the buffer area required by this subsection shall be 10 feet in width.  
[Amended 3-16-1989 by Ord. No. 6-89; 2-25-1993 by Ord. No. 3-93]
  - (4) Front yards may be utilized for parking, provided that no such parking shall be closer than 20 feet to any street line.
  - (5) No individual commercial tenant or unit shall consist of more than 15,000 square feet.  
[Added 10-26-2000 by Ord. No. 2000-17]

## § 220-86. C-3 Community Commercial District.

MARLBORO CODE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Zone	Minimum Size of Lot					Minimum Required Yard Area (feet)					Building Requirements			Maximum Percentage of Lot Coverage by Buildings and Structures	Maximum Percentage Impervious Lot Coverage	Floor Area Ratio (FAR)
	Required Lot Area and Gross Density		Minimum Lot Dimensions (feet)			Principal Building			Accessory Building		Building Height Principal/Accessory (feet)	Minimum Gross Floor Area (square feet)	Ground Floor Area (square feet)			
	Area (square feet or acre)	Density (lots/acre)	Lot Frontage (Interior Lots/Corner Lots)	Lot Widths (Interior Lots/Corner Lots)	Lot Depth	Front Yard Principal/Accessory	Each Side Yard	Rear Yard	Side Yard	Rear Yard						
MHD	As per § 220-67 of this chapter															
MHD-II	As per § 220-68 of this chapter															
MFD	As per § 220-69 of this chapter															
MFD-I Multifamily District	As per § 220-70 of this chapter															
MFD-II Multifamily District	As per § 220-71 of this chapter															
MFD-III Multifamily District	As per § 220-75 of this chapter															
MFD-IV Multifamily District	As per § 220-75.1 of this chapter															
PAC	As per § 220-76 of this chapter															
PAC-II	As per § 220-77 of this chapter															
RSCS	As per § 220-65 of this chapter															
OPT-1	30,000	—	100	100	150	40	10	20	10	10	35/15	1,200	1,000	25%	50%	
OPT-2	60,000	—	100	100	250	40	10	30	10	20	35/15	1,200	1,000	20%	50%	0.20
OPT-3	10	—	300	300	400	75	50	50	40	40	35/15	—	—	30%	60%	0.30
CS	2	—	250	250	300	75	50	50	40	40	35/15	1,200	1,000	30%	60%	0.30
C-1	As per § 220-50 of this chapter															
C-2	3	—	300	300	200	75	50	50	40	40	35/15	—	—	30%	60%	0.30
C-3	5	—	400	400	450	75	50	50	40	40	35/15	—	—	30%	60%	0.30
C-4	10	—	500	500	500	75	50	50	40	40	35/15	—	—	30%	60%	0.30
C-5	5	—	400	400	450	75	50	50	40	40	35/15	—	—	30%	60%	0.30
CIR	5	—	300	300	300	80	70	80	50	60	50/30	—	—	35%	60%	0.35
IOR	5	—	300	300	300	80	80	80	50	60	50/30	—	—	35%	60%	0.35
LI	3	—	300	300	300	80	70	80	50	60	50/30	—	—	35%	60%	0.35



# 239 Route 79 N, Morganville, NJ 07751-1157, Monmouth County

APN: 30-00168-0000-00010 CLIP: 7364755253

## POPULATION

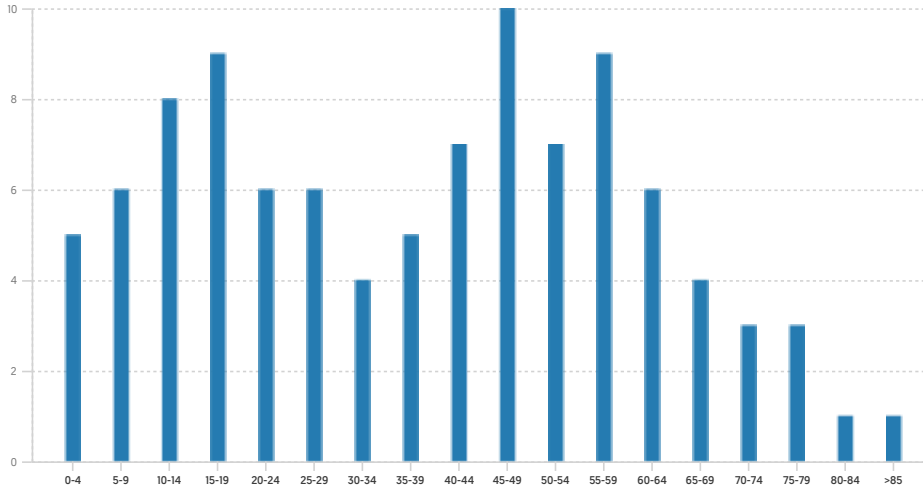
### SUMMARY

Estimated Population	<b>20,782</b>
Population Growth (since 2010)	<b>-7.1%</b>
Population Density (ppl / mile)	<b>1,246</b>
Median Age	<b>40.8</b>

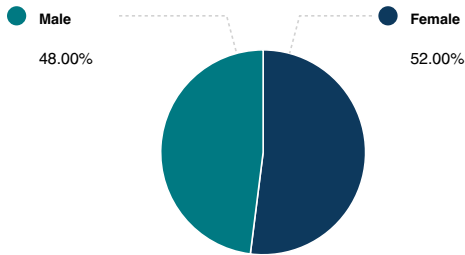
### HOUSEHOLD

Number of Households	<b>7,018</b>
Household Size (ppl)	<b>3</b>
Households w/ Children	<b>5,334</b>

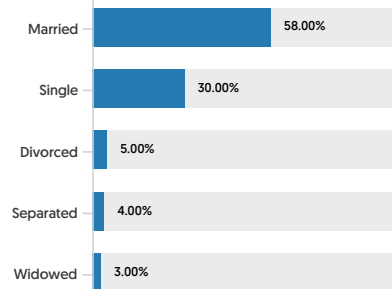
### AGE



### GENDER



### MARITAL STATUS



## HOUSING

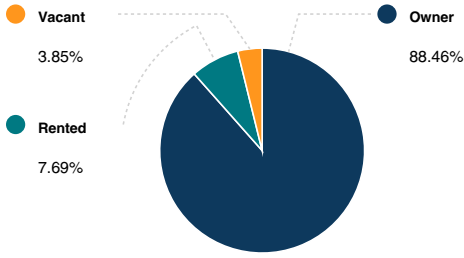
### SUMMARY

Median Home Sale Price	<b>\$569,600</b>
Median Year Built	<b>1988</b>

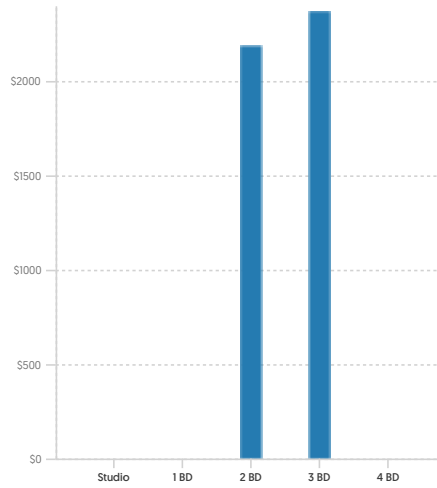
### STABILITY

Annual Residential Turnover	<b>8.41%</b>
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

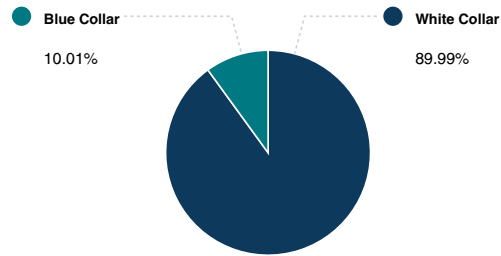


QUALITY OF LIFE

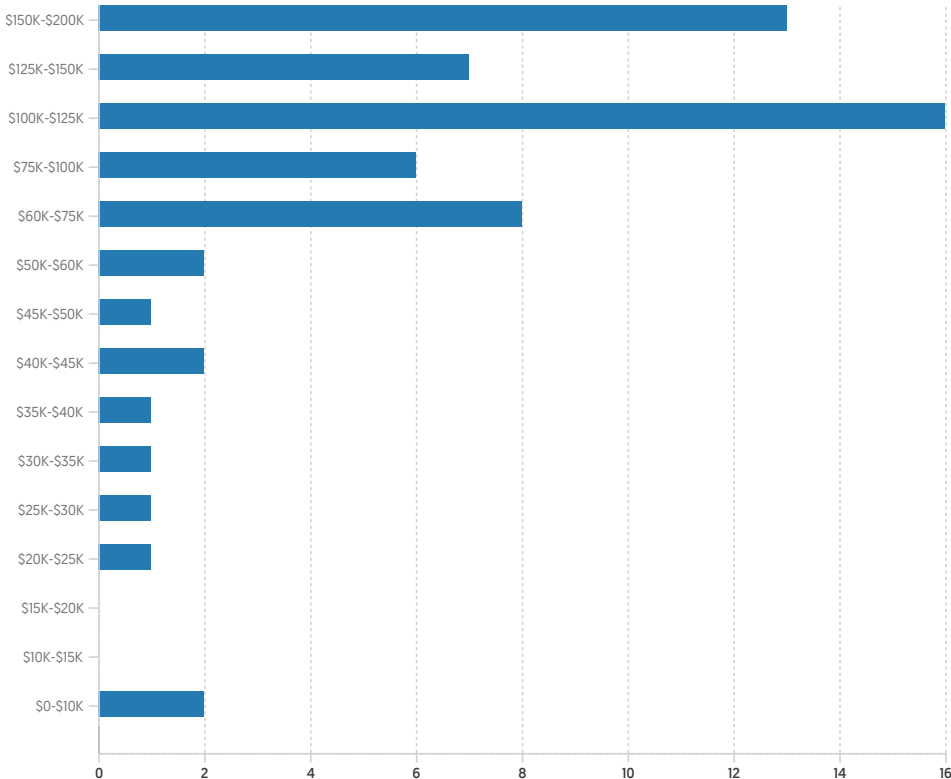
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	701
Manufacturing	525
Transportation and Communications	526
Wholesale Trade	465
Retail Trade	819
Finance, Insurance and Real Estate	1,707
Services	3,039
Public Administration	292
Unclassified	

WORKFORCE



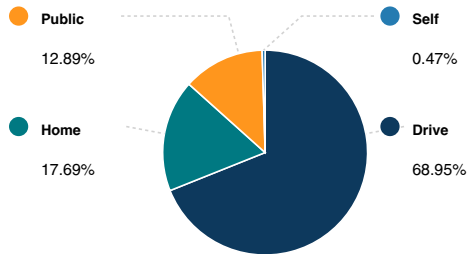
HOUSEHOLD INCOME



Average Household Income **\$154,453**

Average Per Capita Income **\$68,250**

**COMMUTE METHOD**



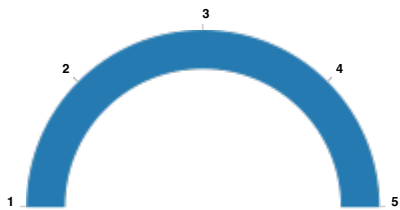
Median Travel Time **43 min**

**WEATHER**

January High Temp (avg °F)	<b>40</b>
January Low Temp (avg °F)	<b>22.4</b>
July High Temp (avg °F)	<b>85.3</b>
July Low Temp (avg °F)	<b>65.9</b>
Annual Precipitation (inches)	<b>46.87</b>

**EDUCATION**

**EDUCATIONAL CLIMATE INDEX (1)**



**HIGHEST LEVEL ATTAINED**

Less than 9th grade	<b>16</b>
Some High School	<b>370</b>
High School Graduate	<b>2,091</b>
Some College	<b>1,552</b>
Associate Degree	<b>1,055</b>
Bachelor's Degree	<b>5,484</b>
Graduate Degree	<b>4,152</b>

(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)
Frank Defino Central Elementary School	<b>0.79</b>	<b>K-5th</b>	<b>526</b>	<b>11</b>	<b>8/10</b>

Community Rating (2)

Frank Defino Central Elementary School

**PRIVATE**

	Distance	Grades	Students	Classrooms	Community Rating (2)
Marlboro Montessori Academy	<b>0.16</b>	<b>Pre-K-K</b>	<b>24</b>		

(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
Lotta Costa	<b>147 Rolling Hill Dr</b>	<b>(732) 817-1018</b>	<b>0.37</b>	<b>Eating Places</b>
My Sweet Muffin LLC	<b>105 Briarcliff Dr</b>	<b>(732) 946-4079</b>	<b>0.38</b>	<b>Eating Places</b>
Eventdex LLC	<b>281 Route 79 N Ste 208</b>	<b>(732) 333-5848</b>	<b>0.4</b>	<b>Stadium Event Operator Services</b>
Primo II LLC	<b>7 Oran Pl</b>	<b>(917) 855-5150</b>	<b>0.48</b>	<b>Pizza Restaurants</b>
Rjeec	<b>32 Harbor Rd</b>	<b>(732) 591-2429</b>	<b>0.56</b>	<b>Eating Places</b>

Manalapan Muscle Maker Gri II II LLC	<b>128 Conover Rd</b>	<b>(732) 332-1080</b>	<b>0.87</b>	<b>Grills (Eating Places)</b>
Sesame Satori LLC	<b>13 Hemingway Ct</b>	<b>(732) 261-7235</b>	<b>0.96</b>	<b>Family Restaurants</b>

SHOPPING

	Address	Phone #	Distance	Description
Lee Perrella Electric	<b>281 State Route 79 N</b>	<b>(917) 626-6872</b>	<b>0.4</b>	<b>Miscellaneous General Mer chandise</b>
S & N Stores Inc.	<b>503 Presidents Way</b>	<b>(732) 817-0215</b>	<b>0.48</b>	<b>Grocery Stores</b>