

#4482 ~ Commercial Properties

**2 & 18 Cliffwood Avenue
Aberdeen Township, NJ 07747**

Commercial

**Block: 157
Lots: 1 & 2**

**Land Size: 3.35 Acres
Building Size: 1,560 Sq. Ft.**

Tax Information

Land Assessment:	\$ 280,300.
Improvement Assessment:	\$ 216,900.
Total Assessment:	\$ 497,200.
Taxes:	\$ 14,016.
Tax Year:	2019
Tax Rate:	2.467/\$100
Equalization Ratio:	93.03%
Updated:	09/25/2020

Zoning: NC ~ Neighborhood Commercial

Remarks: 3.35 Acres of Commercial Property Available Located Near Cheesequake State Park. House on Lot 1 is Strictly a Teardown and Has No Value. Site Approved for Proposed 11,000 SF Mixed Use Development. Build to Suit for Sale or Lease With Option. Lot 2 Includes a 1,560 Sq. Ft. Two-Story Three Bedroom House. Minutes to Train and Near Bus Stop. Easy Access to Highway 34 and the Garden State Parkway.

Price: \$ 1,795,000. ~ Sale

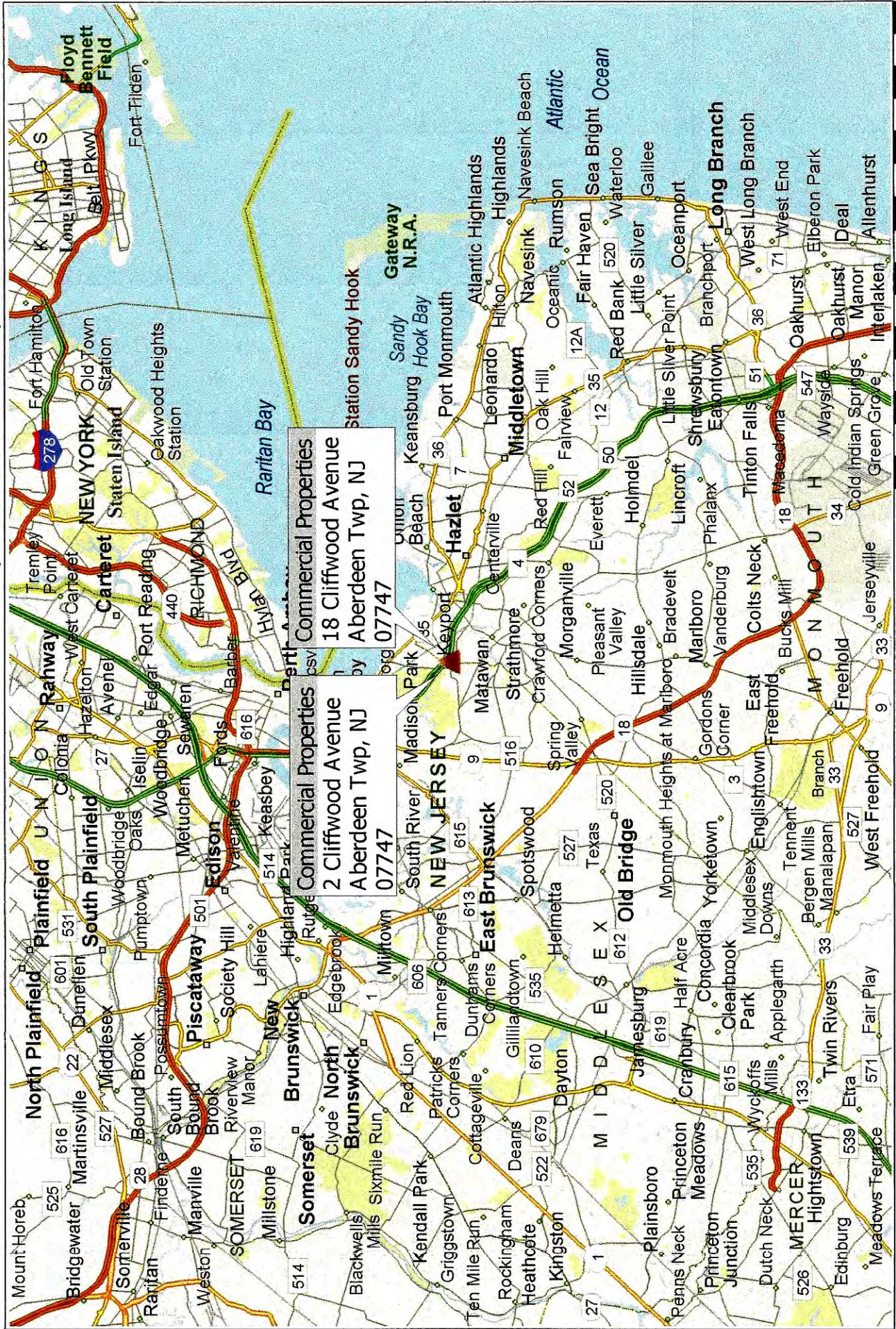
Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

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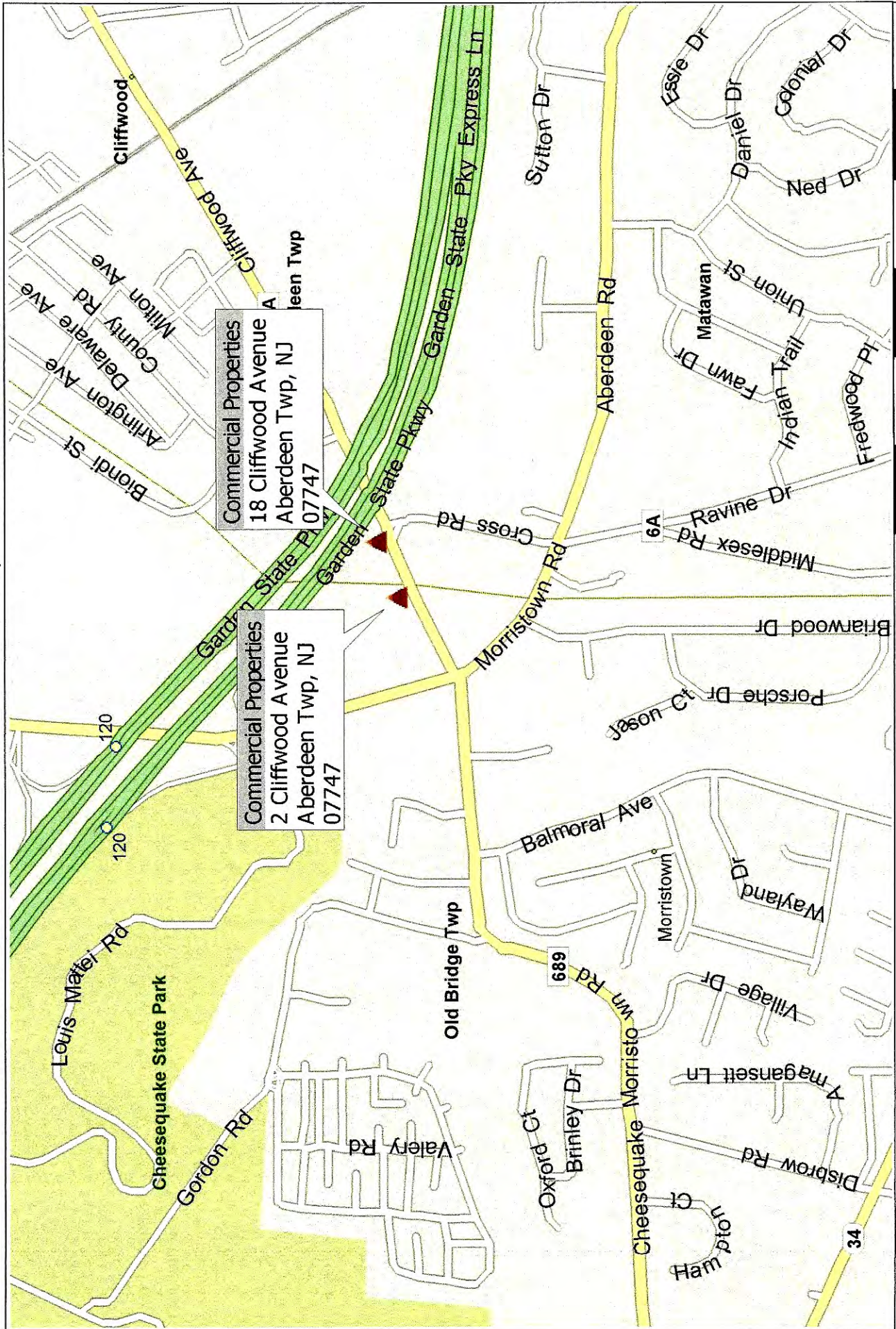


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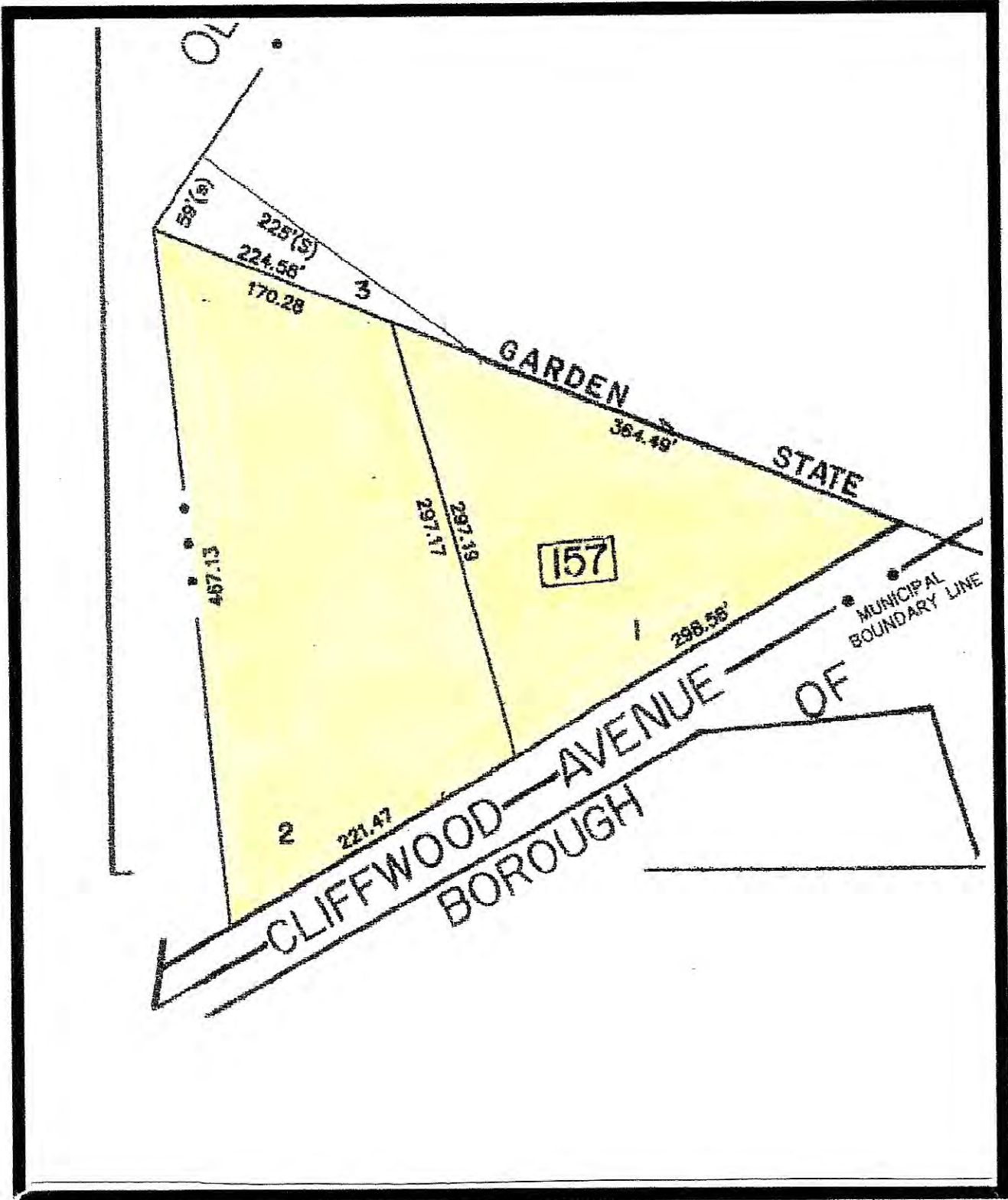
2 & 18 Cliffwood Avenue ~ Aberdeen Township ~ Monmouth County ~ NJ



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Tax Map Location



face to parking area: fifteen (15) feet. No building corner shall be closer to another building corner than fifty (50) feet.

4. Land area equal to at least two hundred (200) square feet for each dwelling unit shall be specified on the site plan and improved by the developer as active recreation areas for use by the residents of the development. Such areas shall be an integral part of the development, and at least one (1) area shall be a minimum of ten thousand (10,000) square feet in size, at least seventy-five (75) feet wide and have a grade less than five (5%) percent.

g. *Gross Floor Area Minimums.*

1. Garden Apartments.

- (a) Efficiency unit 500 sq. ft.
- (b) One-bedroom unit 700 sq. ft.
- (c) Two-bedroom unit 900 sq. ft.

2. Townhouses.

- (a) One-bedroom unit 800 sq. ft.
- (b) Two-bedroom unit 1,000 sq. ft.
- (c) Three-bedroom unit 1,200 sq. ft.

Each additional bedroom shall require that a minimum of two hundred (200) additional square feet be added to the gross floor area of the apartment or townhouse.

25-4.5 "NC" Neighborhood Commercial.

a. *Purpose.* The purpose of the "NC" district is to allow for small areas throughout the Township where small retail and service businesses may be located primarily for the convenience of the residents in the immediate neighborhood. Each designated zone is large enough to permit an expansion of these convenience centers in anticipation of continued population growth and increased demand for the goods and services. It is intended that the addition of more buildings in these areas be designed to enhance and improve the centers by insuring that an adequate traffic circulation plan evolves so that each building does not have its own access point(s) to the highway(s); that building appearances and signs are compatible; and that parking facilities are interrelated and capable of common usage where advisable.

b. *Principal Permitted Uses on the Land and in Buildings.*

1. Local retail activities including grocery stores having less than three thousand five hundred (3,500) square feet of gross floor area, meat markets, seafood markets, delicatessens, bakeries, drug stores, furniture stores, sporting goods shops, gift shops, hobby shops, book stores, clothing stores, shoe stores, hardware stores, package liquor stores, pet shops, stationery stores, fabric stores and florists.

2. Local service activities including barber and beauty shops, tailors, dry cleaning and laundering operations, appliance repair shops, shoe repair shops and upholsterers.

3. Restaurants, bars and taverns.

4. Banks, including drive-in facilities.

5. Professional offices limited to doctors, dentists, architects, engineers, lawyers, real estate agents, insurance brokers or similar professional uses.

6. Public utility uses as Conditional Uses. (See subsection 25-6.6 for additional standards.)

7. Public purpose uses.

c. *Accessory Uses Permitted.*

1. Off-street parking and loading. (See subsection 25-5.12.)
2. Fences and walls. (See subsection 25-5.8.)
3. Garages to house delivery trucks or other commercial vehicles.

4. Temporary construction trailers and one (1) sign not exceeding fifty (50) square feet, advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a building permit and concluding with the issuance of a Certificate of Occupancy or one (1) year, whichever is less, provided said trailer and sign are on the site where construction is taking place and set back at least fifteen (15) feet from street and lot lines.

5. Signs. (See subsection 25-5.18.)

d. *Maximum Building Height.* No building shall exceed thirty-five (35) feet in height except as allowed in subsection 25-6.5.

e. *Area and Yard Requirements.*

Principal Building

Minimum

Lot area	5,000 sq. ft.
Lot frontage	50 ft.
Lot width	50 ft.
Lot depth	80 ft.

Principal Building

Minimum— Con.

Side yard

In order to encourage an end product which provides parking, access and architectural continuity, even where development occurs piecemeal and with diverse ownership, buildings may be attached and may be built to the interior side line(s) in order to be attached. Attached buildings may include two (2) 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 legal material and plans showing properly located loading spaces and trash receptacles with permitted access across adjacent properties. If structures are not attached, the side yard(s) shall be ten (10) feet.

Front yard	10 ft.
Rear yard	20 ft.

Accessory Building

Minimum

Distance to side line	10 ft.
Distance to rear line	10 ft.
Distance to other building	15 ft.

Maximum

Building coverage of principal building	30%
Building coverage of accessory building(s)	10%

f. *Gross Floor Area Minimum.* Each principal building shall have a minimum gross floor area of one thousand (1,000) square feet.

g. *General Requirements.*

1. One (1) building may contain more than one (1) use, provided that the total building coverage of the combined uses does not exceed the maximum building coverage specified for this district and, further, that each use occupies a minimum gross floor area of five hundred (500) square feet.

2. At least the first ten (10) feet adjacent to any street line shall not be used for parking and shall be planted and maintained in lawn area, ground cover, or landscaped with evergreen shrubbery and separated from the parking area by curbing.

3. No merchandise or similar material shall be displayed outside beyond five (5) feet of any building. No waste or equipment shall be stored outside.

4. All buildings shall be compatibly designed whether constructed all at one time or in stages over a period of time. Where a side or front exterior wall in excess of fifty (50) feet is proposed, variations in design shall be used to provide attractiveness to the building which shall include changing roof lines and roof designs, altering building heights, varying facade treatment or staggering the building setback. Wherever practicable and feasible, buildings shall be oriented so as to promote the conservation of energy and the use of renewable energy resources. All building walls visible from any street or residential district shall be suitably finished for aesthetic purposes which shall not include unpainted or painted cinder block or concrete block walls.

5. All areas not utilized for buildings, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or similar plantings and maintained in good condition, as outlined in the Aberdeen Township Maintenance Code.

25-4.6 "HC" Highway Commercial.

a. *Purpose.* The purpose of the "HC" district is to provide those uses serving a regional as well as a local function. The areas are located along Routes 34 and 35 for regional accessibility and for rendering services to the traveling public. In all circumstances, the site planning and building designs are intended to be completed in a compatible manner with an overall plan for the development of all lands so zoned in order to coordinate traffic flow, parking needs, building orientation, landscaping, drainage and similar factors which have a relationship to development, whether implemented cumulatively over a period of years or in one (1) major development program.

b. *Principal Permitted Uses on the Land and in Buildings.*

1. Retail sales of goods and services.
2. Restaurants, bars, taverns and nightclubs.
3. Banks, including drive-in facilities.
4. Offices and office buildings.
5. Theaters.
6. Department stores.

7. Shopping centers which shall include only those uses enumerated above and which shall be developed as a single architectural scheme, whether constructed all at one time or in stages over a period of time.

8. Garden centers engaging in the retail sale of plant material. Outside storage, sale or display areas shall not exceed four (4) times the building coverage and shall be used only for storage, sale and display of living plant material.

9. Bowling alleys.

2 Cliffwood Ave, Aberdeen, NJ 07747-1103, Monmouth County

POPULATION

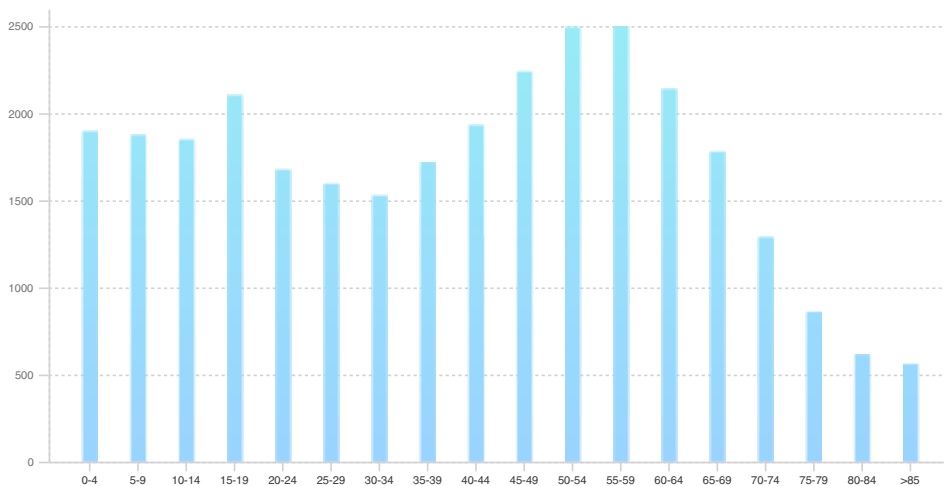
SUMMARY

Estimated Population	30,636
Population Growth (since 2010)	-0.4%
Population Density (ppl / mile)	2,435
Median Age	42.8

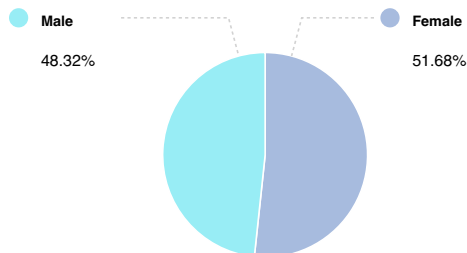
HOUSEHOLD

Number of Households	11,485
Household Size (ppl)	3
Households w/ Children	3,771

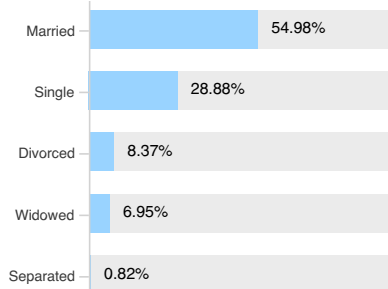
AGE



GENDER



MARITAL STATUS

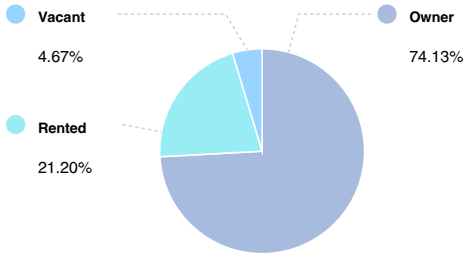


HOUSING

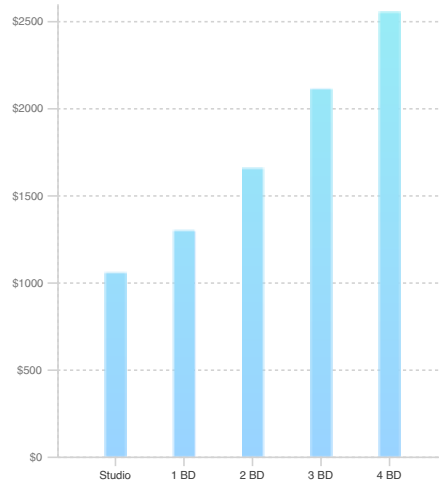
SUMMARY

Median Home Sale Price	\$285,000
Median Year Built	1963

OCCUPANCY



FAIR MARKET RENTS (COUNTY)

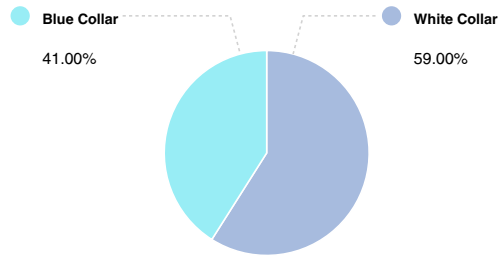


QUALITY OF LIFE

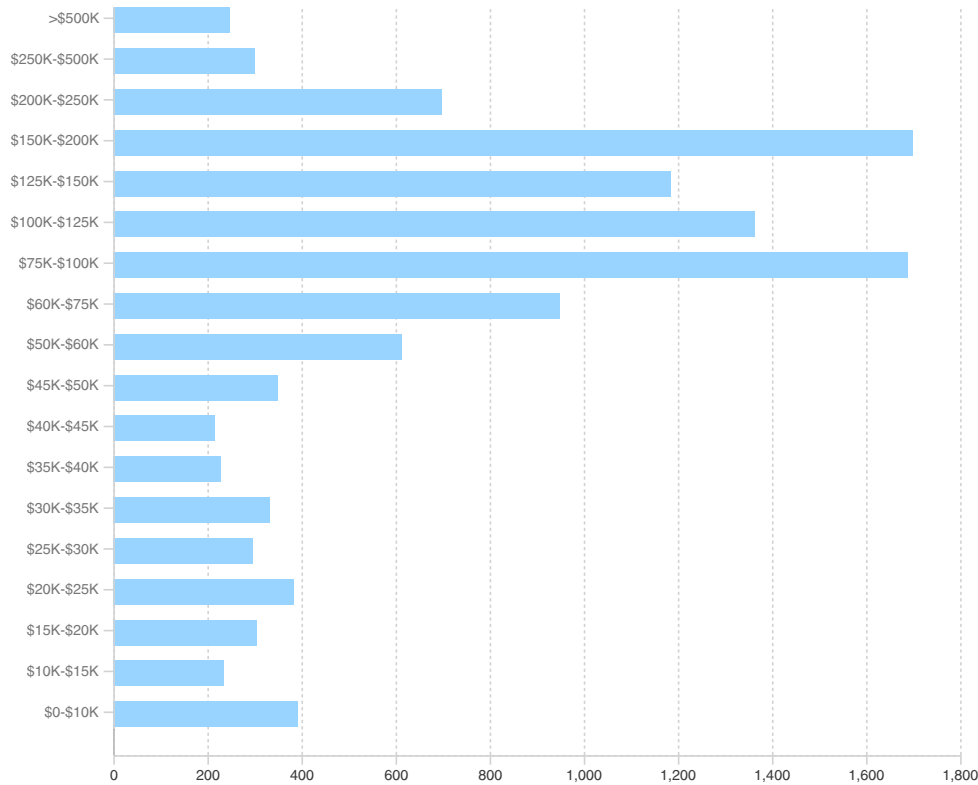
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	14
Mining	26
Construction	472
Manufacturing	404
Transportation and Communications	199
Wholesale Trade	51
Retail Trade	1,088
Finance, Insurance and Real Estate	344
Services	440
Public Administration	781
Unclassified	41

WORKFORCE



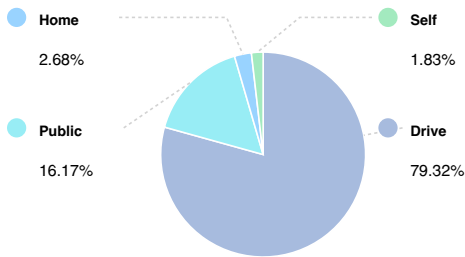
HOUSEHOLD INCOME



Average Household Income **\$112,930**

Average Per Capita Income **\$42,741**

COMMUTE METHOD

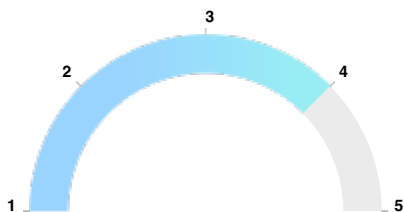


WEATHER

January High Temp (avg °F)	39.3
January Low Temp (avg °F)	20.8
July High Temp (avg °F)	84.9
July Low Temp (avg °F)	64.4
Annual Precipitation (inches)	46.77

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	574
Some High School	790
High School Graduate	5,227
Some College	3,963
Associate Degree	1,798
Bachelor's Degree	5,575
Graduate Degree	3,310

(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.
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SCHOOLS

RADIUS: 2.00 MILE(S)

PUBLIC - ELEMENTARY

Matawan-Aberdeen Regional School District	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Ravine Drive Elementary School	0.56	K-3rd	342	14	4
Cliffwood Ave School	1.07	K-3rd	365	10	1

Matawan-Aberdeen Regional School District
Community Rating (2)
Ravine Drive Elementary School
Cliffwood Ave School

Old Bridge Township School District	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Memorial Elementary School	1.08	K-5th	400	16	3
Leroy Gordon Cooper Elementary School	1.18	K-5th	275	19	3

Old Bridge Township School District
Community Rating (2)
Memorial Elementary School
Leroy Gordon Cooper Elementary School

PUBLIC - MIDDLE/HIGH

Matawan-Aberdeen Regional School District	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Matawan Aberdeen Mid School	1	6th-8th	870	10	4
Matawan Reg High School	1.88	9th-12th	1,127	12	4

Matawan-Aberdeen Regional School District
Community Rating (2)
Matawan Aberdeen Mid School
Matawan Reg High School
4

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Matawan Montessori Academy, LLC	1.06	Pre-K-K	60		
Minding Miracles Learning Center	1.29	Pre-K-K			
Icob Academy - Cliffwood Beach	1.38	Pre-K-5th	45		
The Community Ymc	1.63	Pre-K-K	65		
First Friends Child Care	1.68	Pre-K-K	190		

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)
(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: 2.00 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Evan's Restaurant	8 Cliffwood Ave # 1	(732) 566-9122	0.08	Restaurants - Greek

Quick Chek	1 Cliffwood Ave	(732) 441-3975	0.16	Convenience Stores
Ciro Pizza Cafe	27 Morristown Rd	(732) 970-7320	0.18	Pizza
Walgreens	339 Matawan Rd	(732) 705-9254	0.2	Health Food
Dunkin' Donuts	351d Matawan Rd	(732) 566-4030	0.2	Doughnuts
Ming's Garden	349 Matawan Rd	(732) 583-7133	0.22	Restaurants - Asian
Eastern Sushi	351 Matawan Rd	(732) 765-8818	0.22	Restaurants - Sushi
Cvs/Pharmacy	27 Morristown Rd	(732) 583-4347	0.85	Health Food
J & P Chinese Restaurant	25 Morristown Rd # 10	(732) 583-2888	0.85	Restaurants - Chinese
Asian Fun	745 State Route 34 # 3	(732) 970-6110	0.98	Restaurants - Asian

SHOPPING

	Address	Phone #	Distance	Description
Euro Blinds	8 Cliffwood Ave	(732) 583-3700	0.08	Window Treatments
Carter Drugs	4 Cliffwood Ave	(732) 566-8300	0.13	Pharmacies
Soccer Player Development	40 Cross Rd	(732) 670-5891	0.14	Sporting Goods - Retail
Ocean Computer Group	90 Matawan Rd # 105	(732) 493-1900	0.16	Computer Software
Cheesequake Commons	25 Morristown Rd	(732) 000-1111	0.18	Shopping Centers And Mall s
Rossow Usa	100 Matawan Rd	(732) 872-1464	0.19	Cosmetics And Perfumes - Retail
Walgreens	339 Matawan Rd	(732) 705-9254	0.2	Pharmacies
Town Square Shopping Ctr	345a Matawan Rd	(732) 000-1111	0.22	Shopping Centers And Mall s
Townsquare Liquor & Bar	345c Matawan Rd	(732) 290-3033	0.22	Liquors - Retail
Ashley's Floral Beauty	347 Matawan Rd	(732) 566-7572	0.22	Florists - Retail