

#5195 ~ Vacant Land

**253 Broadway
Keyport, NJ 07735**

Land

**Block: 30
Lot: 3**

Land Size: 0.1722 Acre (75 x 100)

Tax Information

Land Assessment: \$ 200,500.
Improvement Assessment: \$ 18,600.
Total Assessment: \$ 219,100.

Taxes: \$ 4,535.
Tax Year: 2024
Tax Rate: 2.176/\$100
Equalization Ratio: 96.46%
Updated: 05/15/2025

Zoning: HC ~ Highway Commercial District

Remarks: 0.1722 Acre Parcel of Vacant Land in Great Location Near the Highway 35/36 Interchange. A Single-Family Home Previously Existed on the Property. The Property is Zoned Commercial But Can Also Be a Buildable Residential Lot. Bordered by Both Business and Residential. Easy Access to Highway 35, 36 and the Garden State Parkway.

Price: \$ 295,000. ~ 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





Saint Joseph Mausoleums

Keyport Elks Lodge

W Fourth St

Parking lot

Town & Country Inn

Maple Pl

Cash 4 Cars NJ

Chingara Ave

35

Google Earth

Rte 35



▭ Parcels Data (Block and Lot)

— Road Centerlines of NJ



— Road Centerlines of NJ

Broadway Retail District

Table 2 and Figure 8 identify the properties that are included in the Broadway Retail District. The district also includes the section of the Maple Street right-of-way located within the district.



Figure 8: Broadway Retail District Map

Table 2
Broadway Retail District Properties

Block	Lot
30	1, 2, 3, 3.01, 4, 5, 6 & 7
31	1

Objective:

To provide an opportunity for enhanced commercial development where a developer can assemble a suitable tract of land to accommodate the commercial uses permitted in this district.

Principal Permitted Uses:

Pharmacy, banks and similar financial offices, retail automotive stores, restaurants, and convenience stores with gasoline stations.

Accessory Uses:

Parking, drive-through windows, signage, accessory buildings and structures customarily incidental to the principal use.

Bulk Standards:

Minimum lot area: 1½ acres.

Maximum building coverage: fifty (50) percent.

Maximum building height – 3 stories/45 feet. However, this standard shall not apply to building appurtenances designed exclusively for ornamental or screening purposes such as spires, cupolas, parapets or towers. No appurtenances shall exceed ten (10) feet above the permitted maximum building height.

Minimum building setback – ten (10) feet. This standard shall apply to all streets upon which the district fronts.

Parking:

For the purposes of calculating the required number of parking spaces, net floor area shall be defined as the floor area measured from the interior surface of the exterior walls of a building, excluding common areas devoted to lobbies, elevators, stairwells, common restrooms, and mechanical and utility rooms.

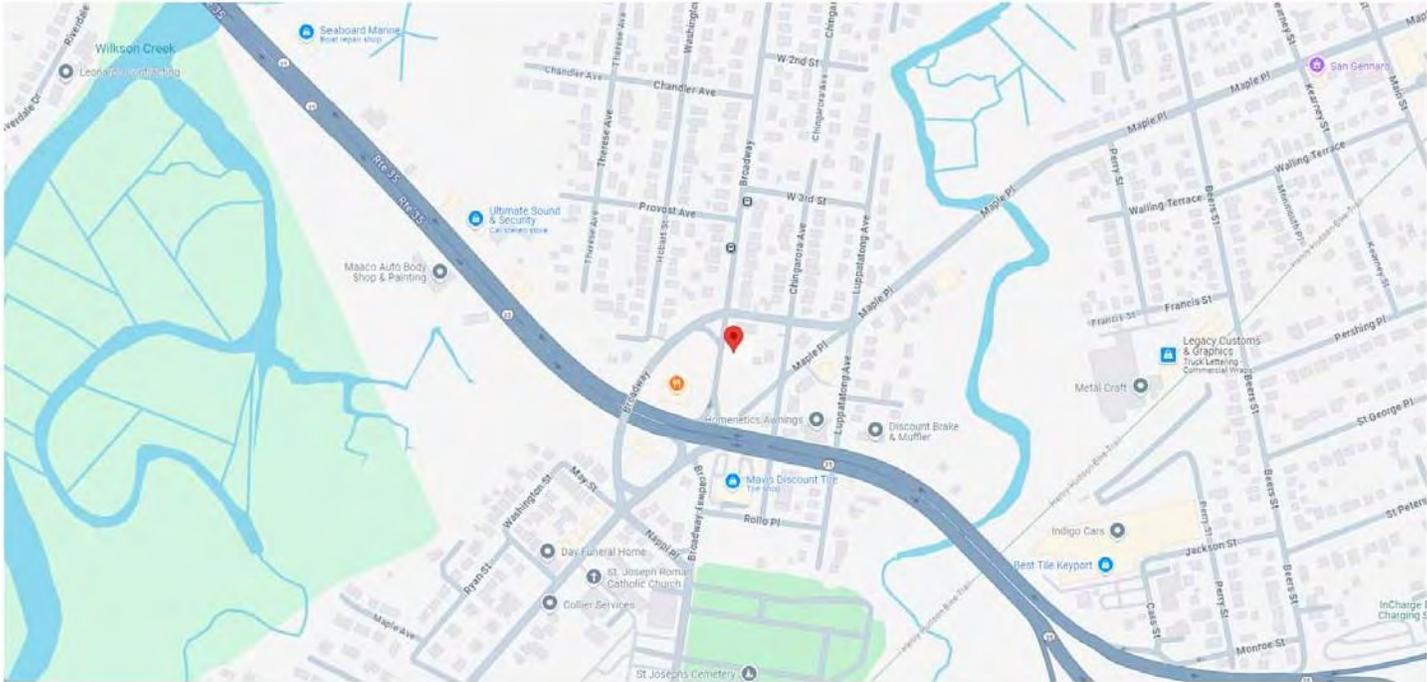
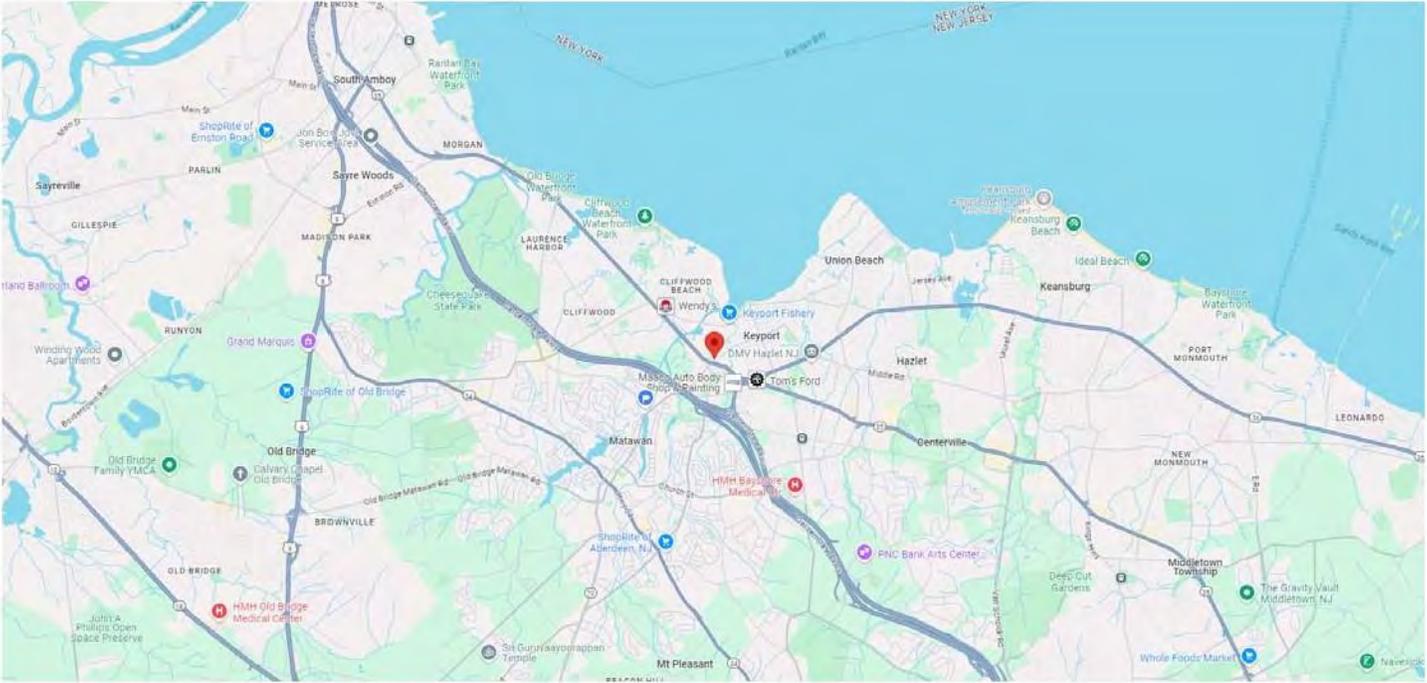
Off-street parking for commercial uses shall be provided pursuant to the Borough's Land Development Ordinance.

Other Standards:

The front façade of any building shall be oriented toward Route 35.

Building height shall be defined as the average finished ground elevation around the foundation to the top of the roofline not including parapet walls.

Front setback and right-of-way areas shall be landscaped with a combination of flowering trees, shrubs, perennials and bulbs. Pedestrian sidewalks may be extended into such landscaped areas. At least fifteen (15) percent of a site shall be landscaped.

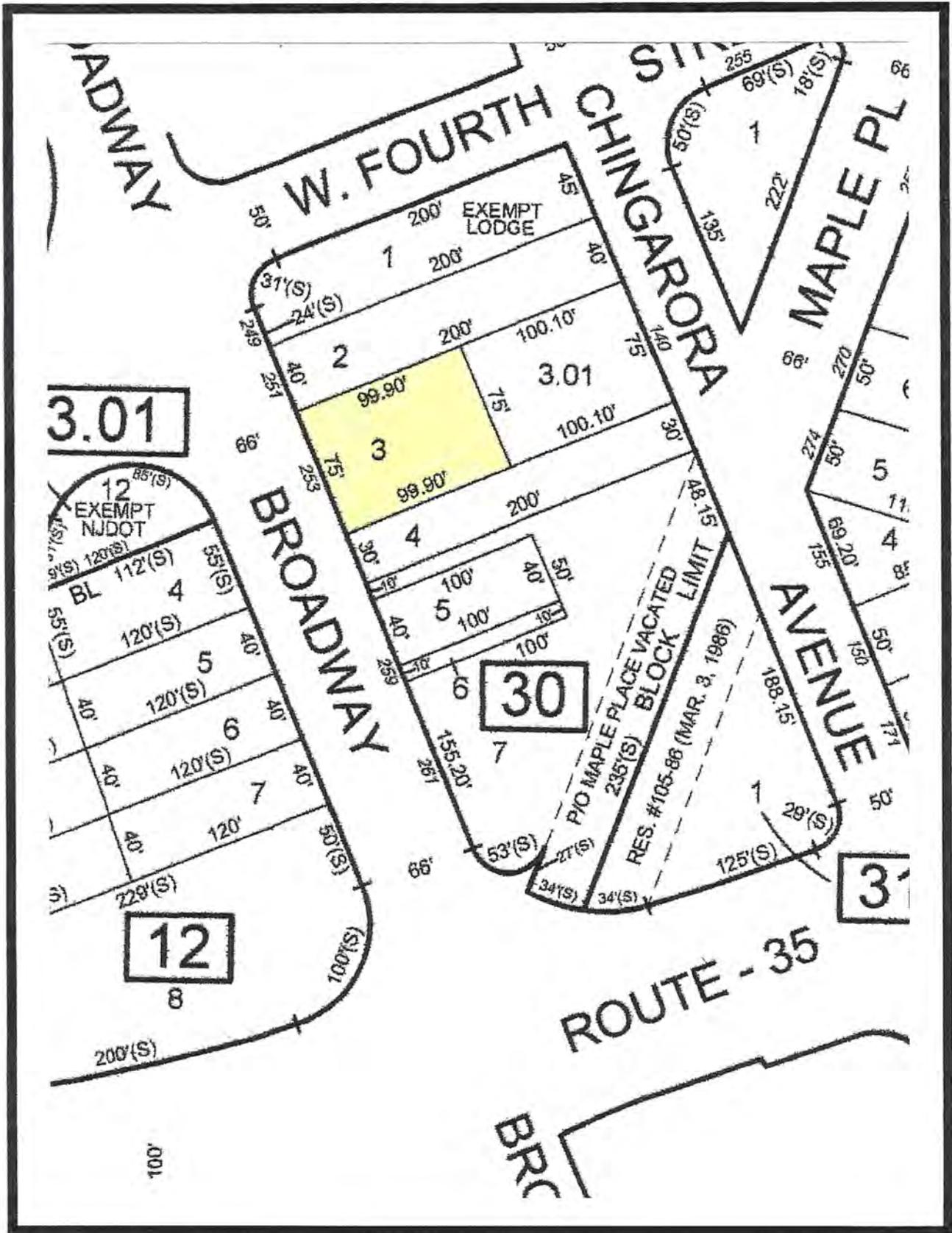


TOPOGRAPHIC MAP

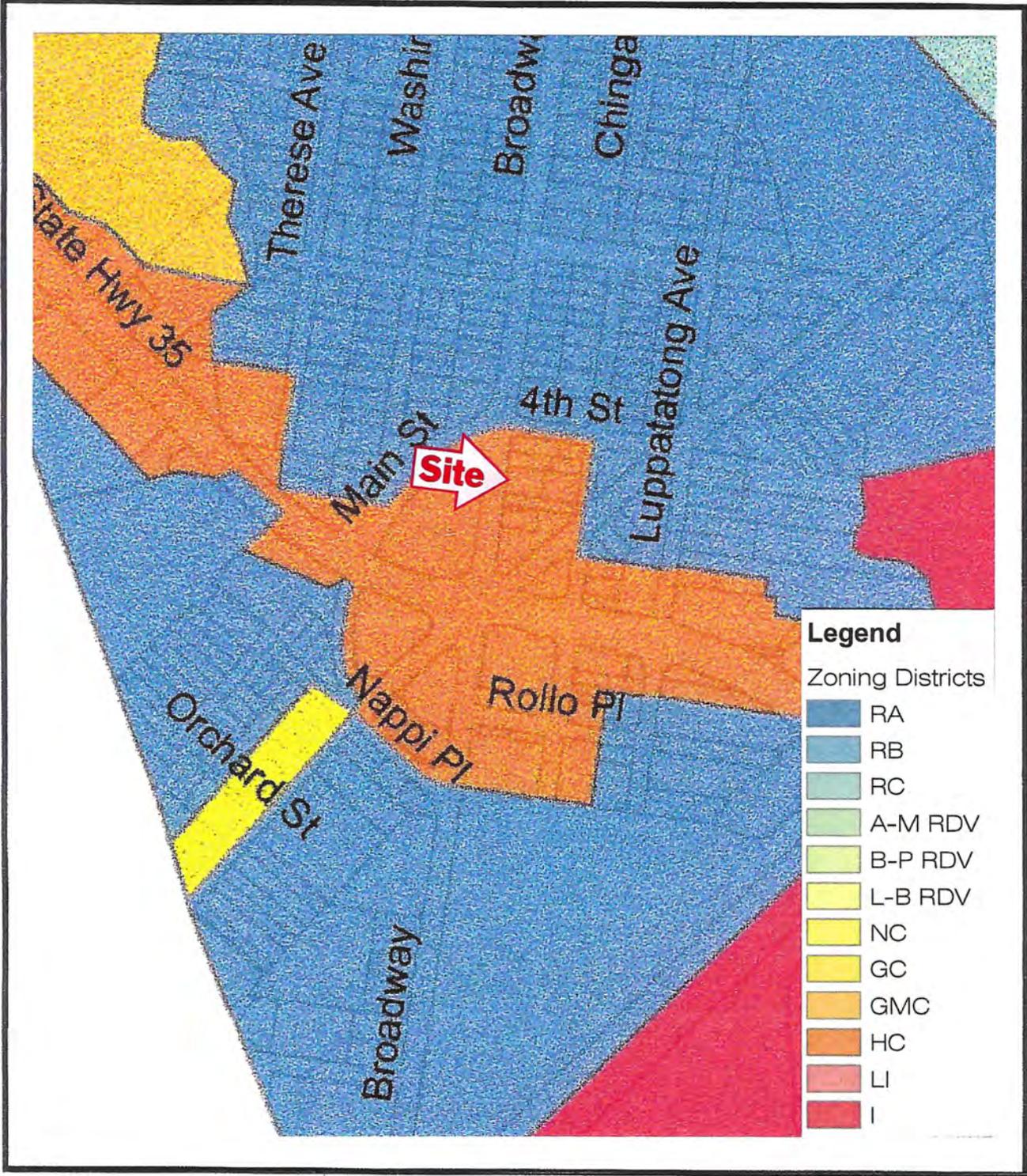


— Road Centerlines of NJ

TAX MAP LOCATION



Zoning Map



§ 25-1-10. HIGHWAY COMMERCIAL DISTRICT (HC) REGULATIONS.

[Amended 12-18-2018 by Ord. No. 28-18]

Purpose. The purpose of the HC Highway Commercial District is to provide for the development of nonresidential uses that serve the greater Bayshore region and high density residential uses.

§ 25-1-10.1. Permitted principal uses.

[Ord. No. 13-90; amended 11-22-2016 by Ord. No. 22-16; 12-18-2018 by Ord. No. 28-18]

- a. All uses generally considered of a commercial, retail or business character including professional offices and banks, and all outdoor retail sales, display, and storage of merchandise, and new car and boat sales, except live poultry market and the slaughtering of animals or fowl.
- b. Hotels and motels.
- c. Club, exclusive of a swimming pool club subject to § **25-1-15**.
- d. Building for the retail sale of agricultural or horticultural products, exclusive of livestock or poultry. No flowers, fruits or vegetables shall be sold at retail out of doors.
- e. Billiard parlor, bowling alley, theater, moving picture theater, except for drive-in theaters.
- f. Restaurant, cocktail lounge, bar and other similar places of food or liquid consumption.
- g. Church or other place of worship, parish house, Sunday school building subject to § **25-1-15**.
- h. Public utility building or structure, telephone exchange.
- i. Personal service establishment, shop for custom work, or group thereof.
- j. New car dealership and showroom. Used car sales shall be accessory and incidental to the principal use.
- k. High-density residential development.
- l. Mixed use development.
- m. Car wash.
- n. Funeral homes.
- o. Gym/exercise facility.

§ 25-1-10.2. Permitted accessory uses.

[Ord. No. 13-90; amended 12-18-2018 by Ord. No. 28-18]

- a. Signs subject to § **25-1-17**.
- b. Parking garages, off-street parking and loading areas.
- c. Accessory uses and structures customarily incidental to a principal permitted use.
- d. Accessory storage within a wholly enclosed permanent building of materials, goods and supplies intended for sale, processing or consumption on the premises, goods and supplies intended for new and used car and boat sales.

§ 25-1-10.3. Conditional uses.

[Ord. No. 13-90; amended 12-18-2018 by Ord. No. 28-18]

- a. Drive-in restaurants subject to conditions set forth in § **25-1-15.3**.

§ 25-1-10.4. Development standards.

[Ord. No. 13-90; amended 12-18-2018 by Ord. No. 28-18]

As set forth in § **25-1-16** unless specific standard is set forth hereinafter or within § **25-1-14** (General Regulations) and § **25-1-15** (Supplemental Regulations).

- a. High-density residential development.

1. High-density residential development shall be permitted within the HC zone along the south side of NJSH Route 36 between the Garden State Parkway and the municipal border with Hazlet Township.
2. High-density residential buildings shall have a minimum lot area of not less than three acres with a minimum lot width of 200 feet.
3. Maximum permitted density: 100 units per acre.
4. The first floor of the mixed use buildings may include commercial/retail uses as permitted in the GC or HC Zone.
5. Minimum setbacks:
 - (a) From any other property line: Each principal building shall be set back at least 50 feet.
 - (b) Landscaped buffer zone to a New Jersey State Highway shall be at least 20 feet.
6. Maximum building coverage shall not exceed 20%.
7. Maximum impervious coverage shall not exceed 70%.
8. Maximum building height shall not exceed 12 stories or 125 feet.
9. The maximum length of any dwelling structure shall not exceed 250 feet and the exterior wall on any such building shall not exceed a length of 50 feet, unless there is a variation in the surface plane of such wall at least once every 50 feet, with such variation consisting of either a recess or protrusion of the surface plane for a minimum depth of five feet.
10. Minimum building separation: The minimum distance between building facades shall be 50 feet.
11. The following accessory uses shall be permitted within a principal multiple dwelling structure for the use of its residents:
 - (a) Laundry rooms, recreational rooms, personal storage lockers and other similar accessory uses, which are for the common benefit of all residents of the multifamily dwelling.
 - (b) A leasing office, building manager or superintendent's office, including space for the storage of maintenance equipment, may be provided within a principal multifamily building for the purpose of serving such building or community.
12. Minimum outdoor usable open space shall be 5% of the overall property area.
 - (a) Required usable open space shall be easily accessible to the occupants of all of the dwelling units on the premises.

- (b) Areas attributed to swimming pools and other outdoor recreational structures shall be counted toward meeting the usable open space requirement, provided that not more than 25% of any recreational structure shall be covered by a roof.
- (c) No portion of any required front yard or any required planting area shall be used for required usable open space.
- (d) No portion of any required usable open space shall be used for driveways or parking spaces.
- (e) Required usable open space shall be subject to site plan review as to design and layout, shall be attractively landscaped and shall be of a design to accommodate the needs of the occupants of the dwelling units it is designed to serve.

13. Off-street parking requirements:

- (a) The number and size of spaces required shall be in accordance with N.J.A.C. 5:21, the Residential Site Improvement Standards, and § **25-1-18**.
- (b) Off-street parking facilities shall be located no closer than 25 feet to any building facade and shall not be located in any required front yard setback.
- (c) All off-street parking spaces and drive aisles shall be screened to prevent headlight glare on on-site residential structures and adjacent properties.
- (d) All off-street parking spaces and maneuvering areas shall be set back from landscaping so as to not encroach or damage such landscaped areas by vehicle overhangs.

14. Signs subject to § **25-1-17**.

b. Mixed use development.

1. Mixed use development shall be permitted within the HC zone along the south side of NJSH Route 36 between the Garden State Parkway and the municipal border with Hazlet Township.
2. Mixed use development uses shall have a minimum lot area of not less than 30,000 square feet with a minimum lot width of 100 feet.
3. Maximum permitted residential density: 40 units per acre.
4. The first floor of the mixed use buildings may include commercial/retail uses as permitted in the GC or HC Zone.
5. Minimum setbacks:
 - (a) Front yard: 50 feet.
 - (b) Side yard: six feet for one side yard, 16 feet for both side yards.
 - (c) Rear yard: 40 feet.
6. Maximum building coverage shall not exceed 35%.
7. Maximum impervious coverage shall not exceed 90%.
8. Maximum building height shall not exceed 3 1/2 stories or 40 feet.
9. The maximum length of any dwelling structure shall not exceed 200 feet and the exterior wall on any such building shall not exceed a length of 50 feet, unless there is a variation in the surface plane of such wall at least once every 50 feet, with such variation consisting of either a recess or protrusion of the surface plane for a minimum depth of five feet.
10. Minimum building separation: The minimum distance between building facades shall be 40 feet.

11. The following accessory uses shall be permitted within a principal multiple dwelling structure for the use of its residents:
 - (a) Laundry rooms, recreational rooms, personal storage lockers and other similar accessory uses, which are for the common benefit of all residents of the multifamily dwelling. A minimum of 15 square feet per dwelling unit shall be dedicated to recreation or common use rooms.
 - (b) A leasing office, building manager or superintendent's office, including space for the storage of maintenance equipment may be provided within a principal multifamily building for the purpose of serving such building or community.
12. Minimum outdoor usable open space shall be 50 square feet per dwelling unit.
 - (a) Required common space shall be easily accessible to the occupants of all of the dwelling units on the premises.
 - (b) No portion of any required front yard or any required planting area shall be used for required usable open space.
 - (c) No portion of any required usable open space shall be used for driveways or parking spaces.
 - (d) Required usable open space shall be subject to site plan review as to design and layout, shall be attractively landscaped and shall be of a design to accommodate the needs of the occupants of the dwelling units it is designed to serve.
13. Off-street parking requirements:
 - (a) The number and size of spaces required shall be in accordance with N.J.A.C. 5:21, the Residential Site Improvement Standards, and § **25-1-18**.
 - (b) Off-street parking facilities shall be located no closer than 15 feet to any building facade.
 - (c) All off-street parking spaces and drive aisles shall be screened to prevent headlight glare on on-site residential structures and adjacent properties.
 - (d) All off-street parking spaces and maneuvering areas shall be set back from landscaping so as to not encroach or damage such landscaped areas by vehicle overhangs.
14. Signs subject to § **25-1-17**.

§ 25-1-10.5. Off-street parking and loading requirements.

[Ord. No. 13-90; amended 12-18-2018 by Ord. No. 28-18]
Requirements are contained in § **25-1-18**, Tables 1 and 2.

§ 25-1-10.6. Other required conditions.

[Ord. No. 13-90; amended 12-18-2018 by Ord. No. 28-18]

- a. All uses shall be conducted wholly within a completely enclosed building, except for service stations, banks, dry cleaners, florists, parking lots, off-street parking and loading facilities and boat storage, docking and display areas.
- b. All uses abutting a residential district shall be screened as required in Subsection **25-1-14.6**.

§ 25-1-11. LIMITED INDUSTRIAL DISTRICT (LI).

LAND USE REGULATIONS

25 Attachment 2

Borough of Keyport

Zoning Schedule
(Keyport Borough Code § 25-1-16)
[Ord. No. 13-90; Ord. No. 22-03; Ord. No. 4-05; Ord. No. 1-07; amended 12-18-2018 by Ord. No. 28-18]

District	Minimum Lot Requirements		Minimum Requirement Yard Depth						Maximum Height				Maximum Percent Lot Coverage				Maximum Percentage of Front Yard Coverage By Parking (%)	
			Principal Building			Accessory Building			Principal Building		Accessory Building		Principal Building (%)	Accessory Building (%)	Buildings Inclusive of Accessory Building (%)	All Buildings and Impervious Surface (%)		
			Front Yard (feet)	Minimum One Side Yard (feet)	Both Side Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Stories	Feet	Stories	Feet						
RA	5,000	50	20	6	16	15	3	3	3	2.5	30	1.5	16	30%	10%	40%	60%	30%
RB 1 family	5,000	50	20	6	16	15	3	15	2.5	30	1.5	16	30%	10%	40%	60%	30%	
RB 2 family	7,500	75	20	6	16	20	3	15	2.5	30	1.5	16	30%	10%	40%	60%	30%	
RC 1 family	5,000	50	20	6	16	15	3	15	2.5	30	1.5	16	30%	10%	40%	60%	30%	
RC 2 family	7,500	75	20	6	16	20	3	15	2.5	30	1.5	16	30%	10%	40%	60%	30%	
RC multifamily	For more than 2 residential units per lot, see § 25-1-7.4, Development standards																	
NC	7,500	75	5	N/A	10	25	3	15	2	25	1.5	16	75%	15%	75%	90%	N/A	
GC	N/A	N/A	N/A	N/A	Note 3	Note 3	Note 3	Note 3	N/A	Note 4	1.5	16	85%	15%	85%	90%	N/A	
GC mixed-use	Note 5	N/A	N/A	N/A	Note 3	Note 3	Note 3	Note 3	N/A	Note 4	1.5	16	85%	15%	85%	90%	N/A	
GMC	10,000	100	20	6	16	20	6	16	3	35	1.5	16	35%	15%	35%	90%	N/A	
HC	10,000	100	50	6	16	20	6	16	3.5	40	1.5	16	35%	15%	35%	90%	N/A	
HC Residential	For high density residential and mixed use development, see § 25-1-10.4, Development standards																	
LJ	12,500	100	15	6	16	25	6	16	3	40	1.5	16	50%	10%	50%	90%	N/A	
I	15,000	100	15	6	16	25	10	10	3	40	1.5	16	50%	10%	50%	90%	N/A	

N/A: Not applicable

Note 1: Sections 25-1-14 and 25-1-15 set forth general regulations which also govern the development of land and uses.

Note 2: No accessory structure shall be permitted in the required front yard area.

Note 3: Minimum setback from a residential district lot is 20 feet.

Note 4: The peak of the roof and any equipment shall not exceed an elevation of 70.0 feet referenced to Datum NAVD 88.

Note 5: For mixed residential/commercial use development in the GC Zone, see § 25-1-9.5, Development standards.

253 Broadway, Keyport, NJ 07735-1102, Monmouth County

APN: 24-00030-0000-00003 CLIP: 4193786936

POPULATION

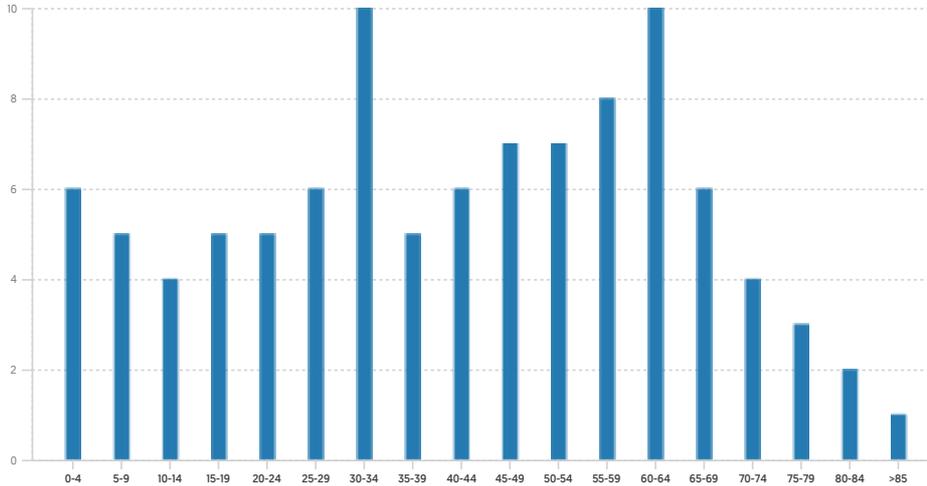
SUMMARY

Estimated Population	19,203
Population Growth (since 2010)	-5.4%
Population Density (ppl / mile)	3,825
Median Age	43.6

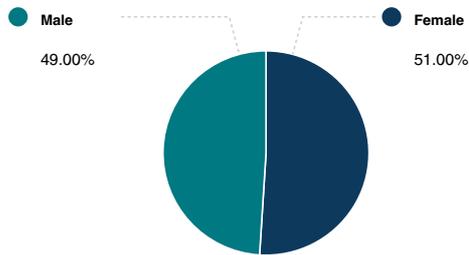
HOUSEHOLD

Number of Households	7,938
Household Size (ppl)	2
Households w/ Children	3,376

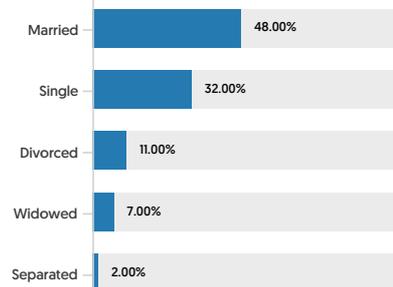
AGE



GENDER



MARITAL STATUS



HOUSING

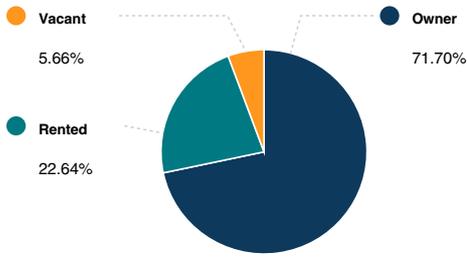
SUMMARY

Median Home Sale Price	\$384,700
Median Year Built	1960

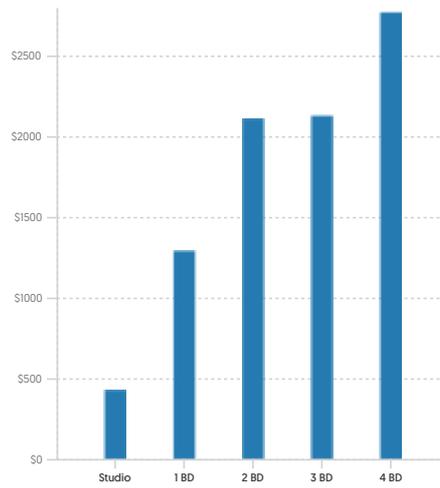
STABILITY

Annual Residential Turnover	9.08%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

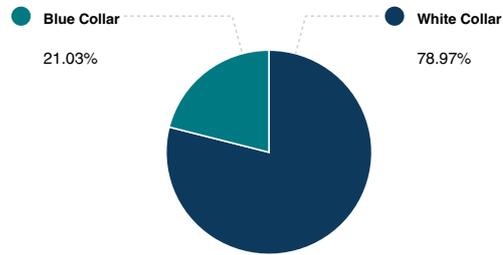


QUALITY OF LIFE

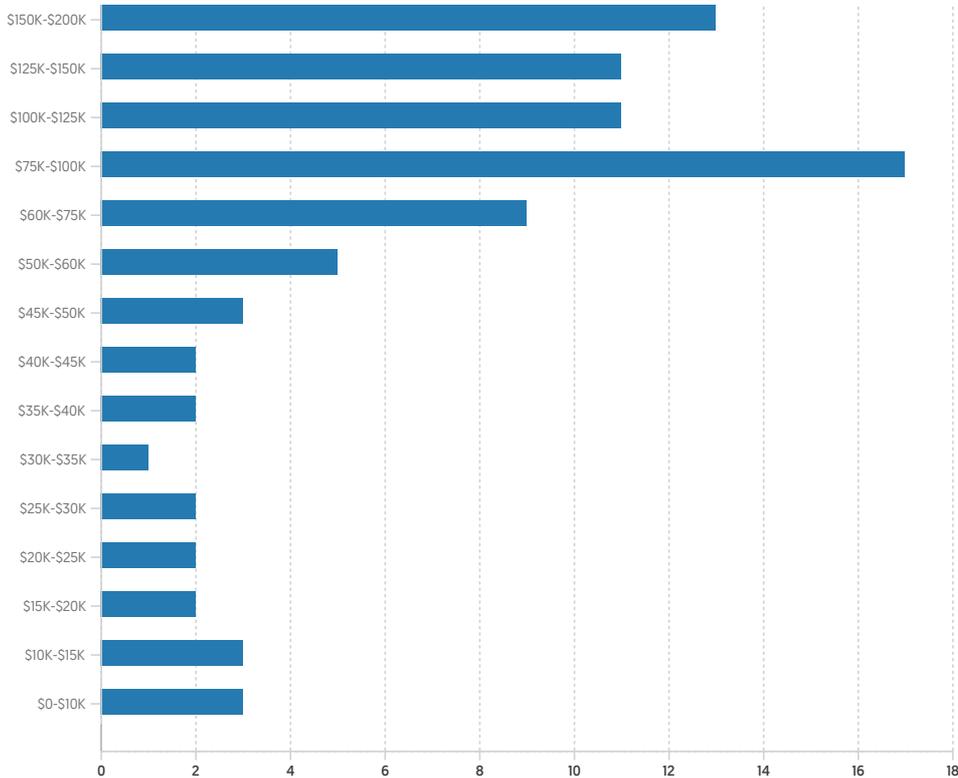
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	36
Mining	
Construction	602
Manufacturing	1,126
Transportation and Communications	796
Wholesale Trade	323
Retail Trade	1,533
Finance, Insurance and Real Estate	614
Services	3,766
Public Administration	328
Unclassified	

WORKFORCE



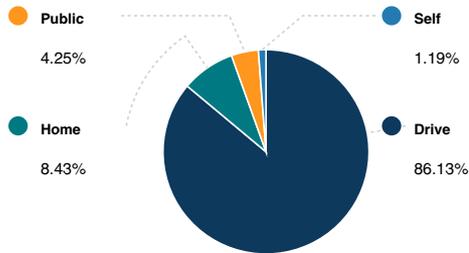
HOUSEHOLD INCOME



Average Household Income **\$98,760**

Average Per Capita Income **\$47,998**

COMMUTE METHOD



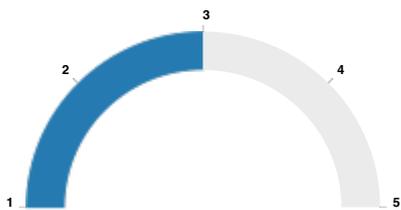
Median Travel Time **30 min**

WEATHER

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

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	128
Some High School	1,079
High School Graduate	4,172
Some College	3,302
Associate Degree	1,132
Bachelor's Degree	4,064
Graduate Degree	1,734

(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)
Keyport Central School	0.68	Pre-K-8th	555	9	4/10

Community Rating (2)

Keyport Central School

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Keyport Central School	0.68	Pre-K-8th	555	9	4/10
Keyport High School	0.71	9th-12th	378	11	2/10

Community Rating (2)

Keyport Central School

Keyport High School

4

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Icob Academy	0.06	Pre-K-5th	35		

(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
Bayshore Pop Warner Little Scholars A Nj Nonprofit Corporation	17 Therese Ave	(732) 739-3844	0.25	Football Club
Gp Dockside Deli LLC	226 W Front St	(732) 497-0555	0.38	Delicatessen (Eating Places)
J And A Pizza Corp	1 Gaston St	(732) 583-9600	0.49	Pizzeria, Independent
La Strada Pizza LLC	1 Gaston St	(732) 583-9600	0.49	Pizza Restaurants
One Eye 13 LLC	522 Amboy Rd	(732) 583-7699	0.51	Eating Places
Planet Bagel	214 Broad St	(732) 203-1313	0.6	Bagels
The Bread Collective LLC	214 Broad St	(732) 203-1313	0.6	Bread
Keyport Pizza Restaurant	66 W Front St	(732) 264-2667	0.61	Pizza Restaurants
Timberhill Associates, LLC	59 W Front St	(732) 497-0500	0.63	Seafood Restaurants
Louie G Uncle	46 W Front St	(732) 497-0430	0.64	Ice Cream Stands Or Dairy Bars

SHOPPING

	Address	Phone #	Distance	Description
Bath Fitter O'gorman Brothers LLC	50 State Route 35	(904) 828-3535	0.17	Bathroom Fixtures, Equipment And Supplies
E & J Truck Body & Paint Limited Liability Company	395 Clark St	(732) 203-9333	0.45	Paint
Mike Nosti	150 W Front St	(732) 264-9723	0.45	Seafood Markets
Central Jersey Door And Hardware LLC	314 Broad St	(201) 575-0651	0.63	Hardware Stores
Sticks & Stones	317 Edgeview Rd	(732) 675-0327	0.69	Lumber And Other Building Materials
The Stop & Shop Supermarket Company LLC	100 State Route 36	(732) 203-2233	0.71	Supermarkets, Chain
7-Eleven	93 State Route 36	(732) 739-3540	0.75	Convenience Stores, Chain
Apache Food	78 Broad St	(732) 264-8805	0.82	Convenience Stores
Niketan Inc	35 N Rr 182	(732) 583-6990	0.91	Grocery Stores, Independent
Sensational Sweets	7 Burtina Pl	(732) 497-0627	0.92	Candy