

TWISTIES TAVERN ON THE BAY

Property address: 236 S. Bayview Drive, Strathmere, NJ 08248

Entities: Real Estate: Shore Kid Ltd., PO Box 88, Marmora, NJ 08223

Restaurant: Twisties Tavern on the Bay, 236 Bayview Drive, Strathmere NJ 08248

Liquor License: Twisties Inc., PO Box 88, Marmora, NJ 08223 (Upper Twp)

#0511-33-001-005 (Plenary Retail Consumption License)

Principals: Gary & Denise Riordan

Business Mailing Address: PO Box 88, Marmora, NJ 08223

R/E Taxes for 2024 \$18,865

Total Square Footage of Building: 3,856 SF, which includes the upstairs apartment

Total Square Footage of Adjacent Storage Shed: 312 SF which includes refrigerated walk-in and ice machine

Total Square Footage of Residential 1 Bedroom Apartment: 850 SF

Size of Property: 9,778 SF irregular shaped lot, 0.224 Acres

Slips: 5 boat slips with 3 new finger docks installed April 2023

Seating Capacity of Entire Restaurant: Inside 98, Bay Deck/Upper Patio: 25, Lower Patio: 54

Parking Capacity: 4 spaces when lower Patio for dinning, 7 without lower patio for dinning, additional street parking, 5 boat slips.

Major Remodel in 2010 including major renovation of existing restaurant/bar and 1 bedroom apartment. Including new foundation, new bulkhead, new docks, new handicap ramp, elevating the building to mitigate flood risk, upgrade of all plumbing, electrical, and installation of a fire suppression system for entire structure.

Utilities: NJ American Water Co, Atlantic City Electric, South Jersey Gas, Comcast, Septic System.

HVAC: See attached list from HVAC Service company

Refrigeration: See attached list from Refrigeration service company

Roof: approx. 13 years old

No Easements running through property

No Deed Restrictions

POS for 2022 and 2024

Operating hours: Open last weekend of April through Columbus Day Weekend.

Hours vary by season:

Spring: Open Fri/Sat/Sun 12pm – 12am, beginning mid-May open Thursday at 5pm

Summer: Open Thurs/Fri/Sat/Sun/Mon 12pm – 12am

Fall after Labor Day: Open Thurs 5pm, Fri/Sat/Sun 12pm – 12am

Average Employee Roster: 41

Riparian Rights: 864 SF licensed area \$3,057 / per year

Septic: 3 (1,000) gallon tanks emptied on a regular basis include grease traps and drainage field

Our History with Twisties

The tavern was originally established in 1929. Denise and Gary took over the operations of Twisties in 2000. It was appropriately renamed “Twisted Tavern on the Bay”, previously known as the Strathmere Inn and Bayview Inn. In 2009, a major renovation of the property took place which included new bulkhead, elevation of the existing buildings to comply with FEMA regulations, construction of a handicap ramp, bathrooms brought into compliance with ADA requirements, renovation of upstairs apartment and new docks.

Unique things about the restaurant: read menu history online at www.twistiestavern.com

See website and google Twisties Tavern on the Bay to bring up articles; we are #1 restaurant bar in our area on Google/Trip Advisor/Yelp. See NJ.com, ESPN, Philadelphia magazine accolades.

NJ.com ranked Twisties in 2019 one of ten finalists, NJ’s best bar and the only true waterfront bar among the finalists out of 405 bars nominated.

NJ.com ranked Twisties in 2023 as one of NJ’s best old-school restaurants. Only 32 were selected.

Why do People Love Twisties

- ✓ Very friendly staff.
- ✓ Service unmatched, super attentive, informative.
- ✓ Chill atmosphere, not stuffy.
- ✓ Water views, great sunset views; outside dining on bay deck.
- ✓ Talkative friendly crowd.
- ✓ Amazing food.
- ✓ Tons of history, energy, fun.
- ✓ Great place for long-time memories.
- ✓ Hidden gem among hustle bustle Jersey shore.
- ✓ Everyone is treated like family.
- ✓ Original mounted fish from the 1930's-1940's.
- ✓ Mahogany bar dating back to origins 1929.

2023 Annual Maintenance Costs

Utilities	\$20,215
Maintenance – Bldg.	\$4,400
Maintenance – Equip.	\$5,714
Septic	\$17,092
Aloha (NCR) POS	\$4,661

New HVAC Equipment

7/2019	24,000 BTU Mitsubishi Heat Pump/AC	\$8,418
4/2021	30,000 BTU Mitsubishi Heat Pump/AC	\$8,303
4/2021	Bryant 3 Ton Office/Bathroom Heat A/C	\$5,453
4/2021	Trenton walk-in compressor	\$6,092
12/2022	24,000 BTU Mitsubishi Heat Pump/AC/ Bryant 2-ton apt. Heat/AC	\$14,143

New Equipment 2021, 2022 & 2023

10/2021	High-efficiency gas hot water heater	\$9,583
4/2021	Vulcan 6-burner stove	\$7,319
4/2021	Vulcan char broiler	\$3,859
4/2021	Sony Bravia TV	\$1,384
5/2022	Aloha printers (2)	\$1,166
5/2022	True single door freezer	\$3,822
7/2022	Beverage-Air bottle cooler	\$3,143
8/2023	Burkett pizza oven	\$3,976

New Capital Improvements (2023)

New docks \$17,115

Our History with the Neighbors

The origins of the tavern/restaurant go back to 1929 and preexisted virtually all immediate neighbors.

In 2003 Denise and Gary began the process of obtaining the necessary approvals to complete an extensive upgrade to our more than 70-year-old building. It took five years to obtain the relevant state and county approvals. In 2008 we presented our application to the local zoning board. Numerous neighbors rallied in support of the project while only a few property owners objected. The application was unanimously approved by the zoning board. The family of the individual who opposed our project in 2008 is now one of our most supportive customers. Today we can say virtually all neighbors are customers.

Ability to Expand

Primarily dependent on creation of additional parking and Township approvals.