

#4397 ~ Single Family Home

**299 Shrewsbury Avenue
Red Bank, NJ 07701**

Residential

**Block: 91
Lot: 29**

**Land Size: 0.064 Acre
Building Size: 1,462 Sq. Ft.**

Tax Information

**Land Assessment: \$ 58,000.
Improvement Assessment: \$ 107,400.
Total Assessment: \$ 165,400.**

**Taxes: \$ 3,490.
Tax Year: 2017
Tax Rate: 2.070/\$100
Equalization Ratio: 96.83%**

Zoning: BR-2 ~ Business/Residential-2 District

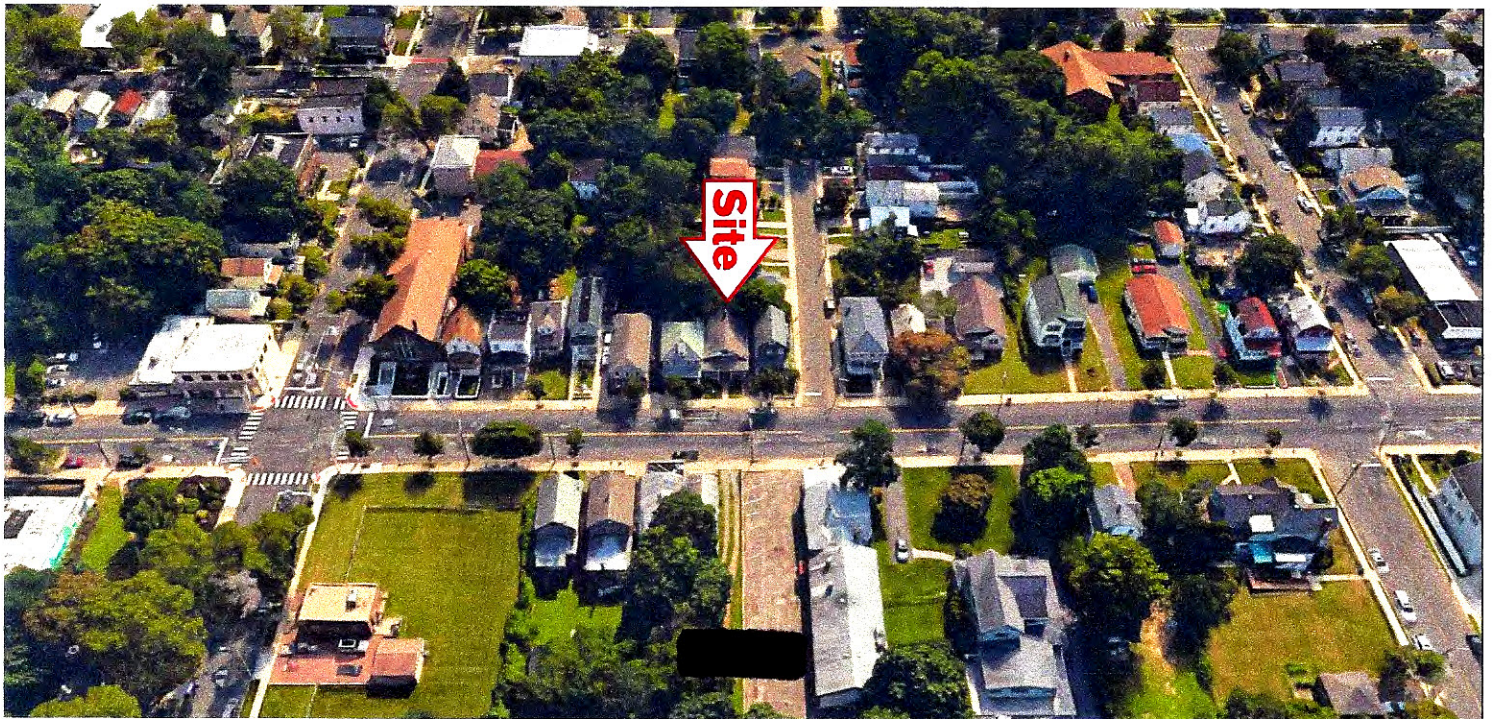
Remarks: 1,462 Sq. Ft. One-Story Home in Desirable Red Bank. Rented Month-to-Month at \$1,750./Month. Possible Investment Property. Three Bedrooms, 1½ Baths and Gas Heat. Nice Sized Kitchen. Updated Carpet and Windows. Could Be Expanded to Second Floor. Short Distance to the Red Bank Train Station. Easy Access to Highway 35 and the Garden State Parkway.

Price: \$ 199,000. ~ Sale

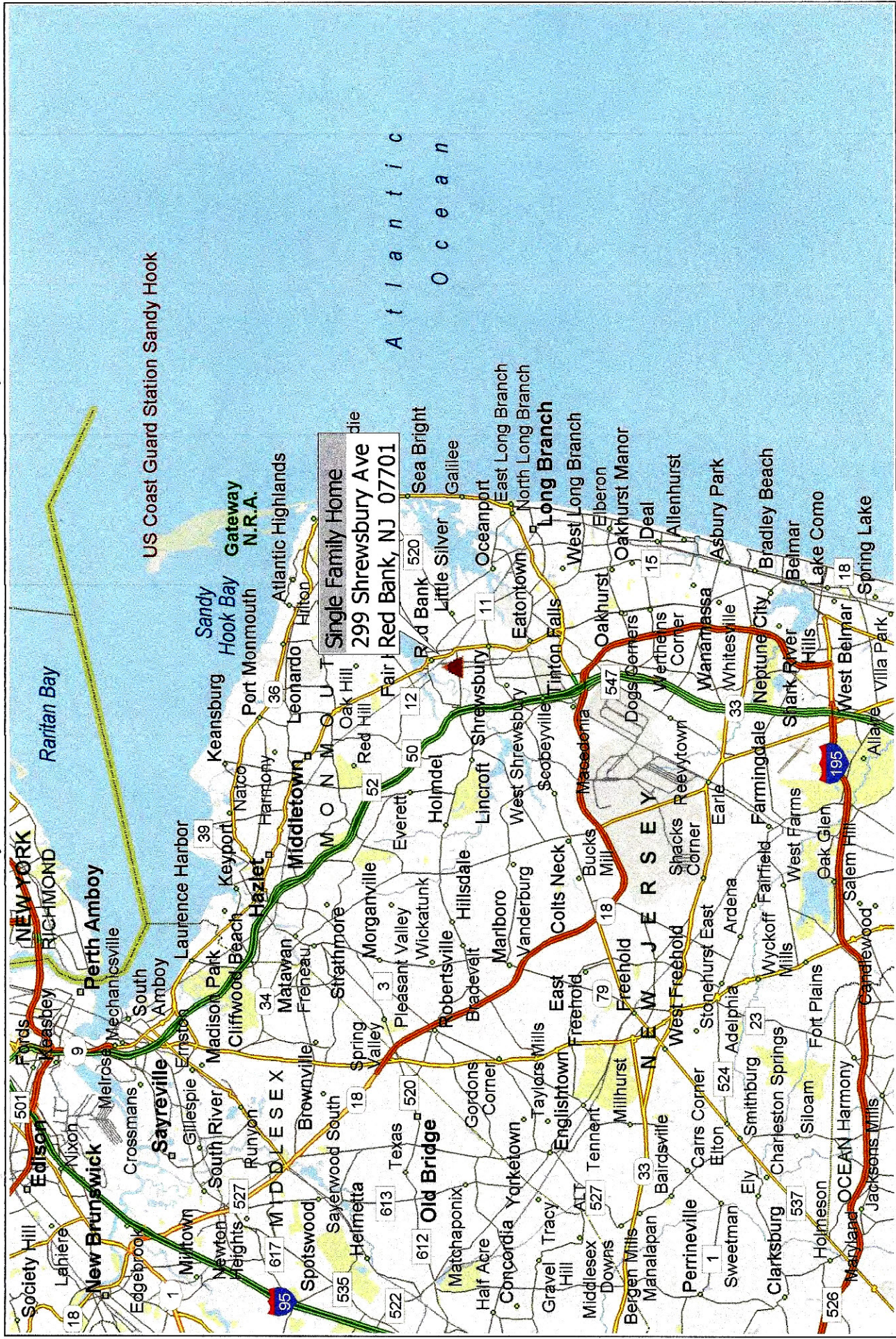
Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

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.

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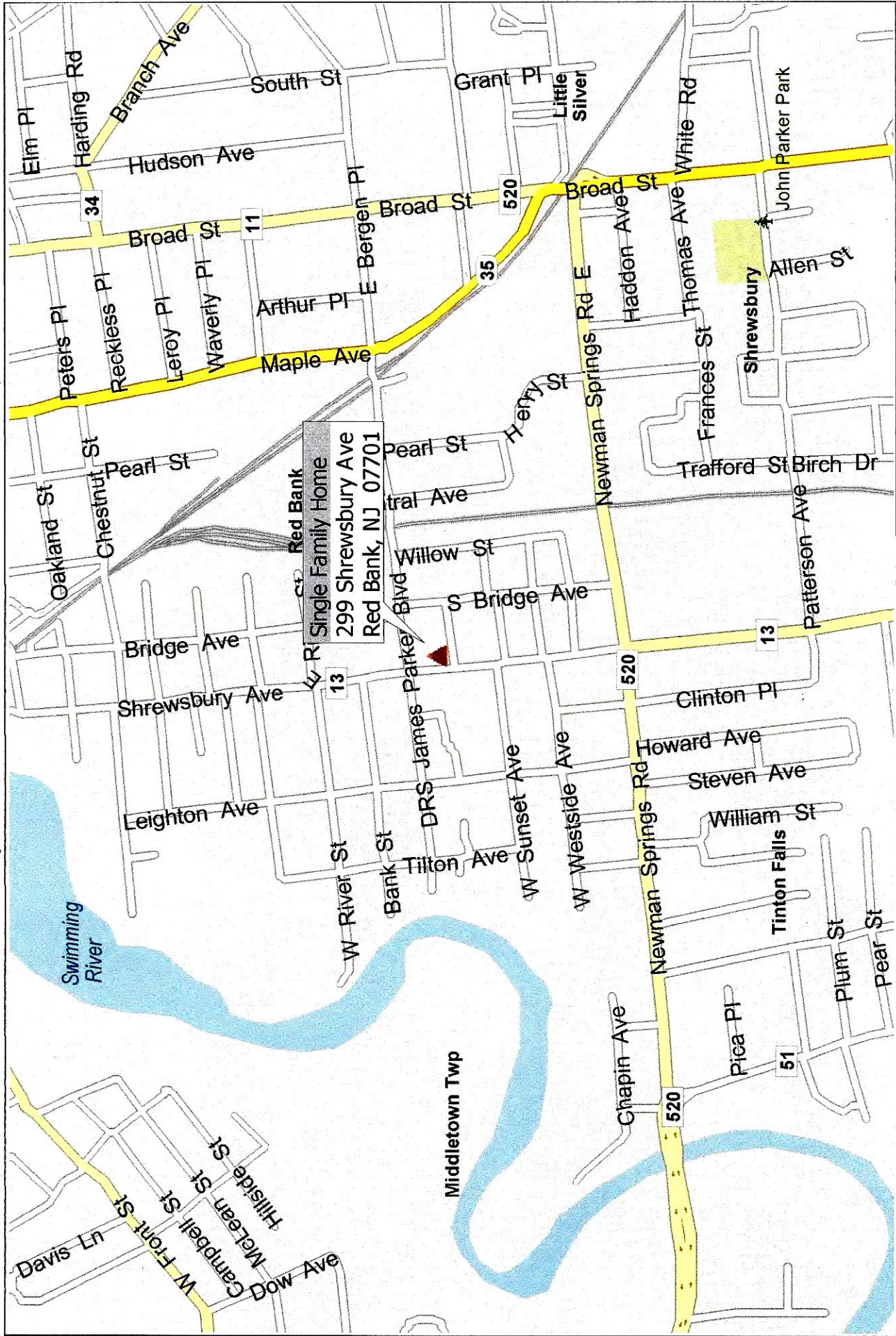


299 Shrewsbury Avenue ~ Red Bank ~ Monmouth County ~ NJ



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299 Shrewsbury Avenue ~ Red Bank ~ Monmouth County ~ NJ



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E. Area, yard and structure requirements:

- (1) Minimum lot area: no requirements.
- (2) Minimum lot frontage: no requirements.
- (3) Minimum front setback: no requirements, except:
 - (a) For any structure exceeding 35 feet in height: one foot for each five feet of building height;
 - (b) In no case shall any structure be less than 40 feet from the center line of a street.
- (4) Minimum rear yard setback: 10 feet, except:
 - (a) Where abutting a residential zone district or existing residential use: 25 feet.
 - (b) For any structure exceeding 35 feet in height, a minimum of one foot per each five feet of structure area.
- (5) Minimum side yard setback: no requirements, except:
 - (a) Where abutting a residential zone district or existing residential use: 20 feet.
 - (b) For any structure exceeding 35 feet in height, a minimum of one foot per each five feet of building height.
- (6) Maximum building height: 50 feet and not exceeding three stories.
- (7) Maximum lot coverage of principal and accessory structures: 65%.
- (8) Minimum unoccupied open space: 15%.
- (9) Maximum floor area ratio: no requirements.

§ 490-151 BR-2 Business/Residential-2 District.

[Added by Ord. No. 1998-4; amended by Ord. No. 1998-33; Ord. No. 2004-21]

A. Permitted uses:

- (1) Detached single-family dwellings.
- (2) Dwelling uses on floors above street level where each dwelling has a minimum of 1,000 square feet of habitable floor area and no more than two bedrooms at a maximum density of 16 units per acre, except that the permitted maximum density may be increased to allow up to four residential units per site when the rate of 16 units per acre results in less than four units.
[Amended 9-28-2009 by Ord. No. 2009-38]
- (3) Multifamily dwellings, known as "garden apartments" or "apartment houses," at a density not to exceed 16 units per gross acre, subject to § 490-96 of this chapter.
[Amended 9-28-2009 by Ord. No. 2009-38]
- (4) Multifamily dwellings, known as "townhouses," at a density not to exceed 14 units per gross acre, subject to § 490-96 of this chapter.
[Amended 9-28-2009 by Ord. No. 2009-38]
- (5) Professional offices.
- (6) Business offices.
- (7) Home professional offices.
- (8) Retail commercial uses, except:
 - (a) Large food stores exceeding 8,000 square feet, commonly called "supermarkets."

- (b) Thrift stores, secondhand shops selling used clothing or merchandise, pawnshops and consignment shops.
 - (c) Shops which offer for sale firearms and/or ammunition.
- (9) Personal service establishments, except:
- (a) Massage services.
[Amended 9-28-2009 by Ord. No. 2009-38]
 - (b) Tattoo parlors/body piercing.
 - (c) Tarot, palm readings, psychics.
- (10) Primary food-service establishments.
- (11) Mortuary and funeral homes.
- (12) Hotels and motels.
- (13) Banks, trust companies and deposit institutions.
- (14) Commercial recreation facilities in that portion of the zone north of Chestnut and east of West Street and which have a first-floor area in excess of 20,000 square feet.
- (15) Essential services.

B. Required accessory uses:

- (1) Off-street parking, subject to the provisions of § 490-98, except that, in applications for nonresidential changes of occupancy between retail, personal service, business or professional offices, where there is no new gross floor area proposed and the proposed change results in a deficiency of less than five parking spaces, and no other variances or design waivers are required, then no variance shall be required for the parking space deficiency, and the administrative officer may grant administrative approval, provided the applicant pays all applicable contributions to the Municipal Parking Utility Capital Improvement Fund in accordance with the applicable Parking Deficiency Schedule, and provided further that this requirement may be met as set forth in Subsection B(3)(d) below.
[Amended 4-12-2010 by Ord. No. 2010-15]
- (2) Off-street loading, subject to the provisions of § 490-97, provided that no more than one off-street loading space shall be required, and provided further that this requirement may be met as set forth in Subsection B(3)(d) below.
[Amended 4-12-2010 by Ord. No. 2010-15]
- (3) Off-street parking and off-street loading requirements may be met by:
[Amended 4-12-2010 by Ord. No. 2010-15]
- (a) Providing the required spaces on site.
 - (b) Providing the required spaces on other properties owned by or under the control of the developer located within a zone which permits the proposed uses either contiguous with or within 500 feet walking distance of a primary pedestrian entrance to the site being developed.
 - (c) Providing evidence that a specific agreement exists with the Red Bank Borough Municipal Parking Utility which provides for the developer to lease sufficient spaces from the Parking Utility.
 - (d) A combination of Subsection B(3)(a), (b) and (c) acceptable to the municipal agency.
- (4) (Reserved)^[1]
[1] *Editor's Note: Former Subsection B(4), regarding contribution to the Red Bank Borough Municipal Parking Utility Capital Improvement Fund, as amended 9-28-2009 by Ord. No. 2009-38, was repealed 4-12-2017 by Ord. No. 2017-13.*
- (5) Buffers and screening, subject to the requirements of § 490-81 of this chapter.

C. Permitted accessory uses:

- (1) Fences and hedges, subject to the provisions of § 490-91 of this chapter.
- (2) Private garage space or commercial parking facilities for the storage of motor vehicles, provided that the garage, whether attached or detached, shall be arranged to open to the side or rear of the lot, unless detached and located entirely to the rear of the principal structure.
[Amended 9-28-2009 by Ord. No. 2009-38]
- (3) Signs, subject to the provisions of § 490-104 of this chapter, as follows:
 - (a) For multifamily dwellings: minor and Type A signs and one Type G3 or G4 sign.
 - (b) For all other permitted uses:
 - [1] Minor and Type A and B signs.
 - [2] Types G3 and G4.
 - [3] Type W2 or W3.
 - [4] One Type R2 or Type R3 per public entrance.
- (4) Off-street loading within enclosed storage structures.
- (5) Other customary residential accessory uses and buildings, subject to § 490-35 of this chapter, provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any such accessory building or use shall be located at the same lot as the principal structure.
- (6) Personal earth terminal, subject to the provisions of § 490-114 of this chapter.

D. Conditional uses:

- (1) Churches and places of worship.
- (2) Public utilities.
- (3) Shopping centers.
- (4) Educational uses.
- (5) Nursery schools.
- (6) Commercial parking facilities.
[Added 9-28-2009 by Ord. No. 2009-38]
- (7) Signs which are conditional uses, subject to the provisions of § 490-104 of this chapter, as follows:
 - (a) One from Type G-C3 or G-C2.
 - (b) Type W-C1.
 - (c) One Type R-C1 per property.

E. Area, yard and structure requirements:

- (1) Minimum lot area:
 - (a) Detached single-family and home professional offices: 4,500 square feet.
 - (b) Garden apartments and apartment houses: 45,000 square feet.
 - (c) Townhouse: 25,000 square feet.
 - (d) Other uses: 10,000 square feet.
- (2) Minimum lot frontage:

- (a) Detached single-family and home professional offices: 50 feet.
 - (b) Garden apartments and apartment houses: 150 feet.
 - (c) Townhouses: 100 feet.
 - (d) Other uses: 100 feet.
- (3) Minimum front yard setbacks:
[Amended 9-28-2009 by Ord. No. 2009-38]
- (a) All uses: 25 feet.
- (4) Minimum rear yard setback:
- (a) Principal structure: 25 feet.
 - (b) Accessory structure: five feet.
- (5) Minimum side yard requirement:
- (a) Detached single-family and home professional office: 10 feet, except for the following:
[Amended 9-28-2009 by Ord. No. 2009-38; 12-5-2012 by Ord. No. 2012-20]
 - [1] Air-conditioning units, which may be no closer than three feet to any lot line, provided that all screening and noise-reduction requirements are met. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)
 - [2] Standby generators must be enclosed by a sound-attenuated weatherproof box or cabinet and shall be no closer than three feet to any lot line, provided that all screening and noise-reduction requirements are met. Standby generators shall conform to the Uniform Construction Code Standards. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)
 - (b) Garden apartments and apartment houses: 15 feet, except that both side yards combined shall be not less than 40 feet.
 - (c) Townhouses: 15 feet.
 - (d) Other uses: 10 feet.
 - (e) Exception: minimum side yard for accessory buildings: four feet.
- (6) Maximum structure height:
[Amended 9-28-2009 by Ord. No. 2009-38]
- (a) Detached single-family dwellings: 35 feet and not to exceed 2 1/2 stories.
 - (b) Other uses: 40 feet and not exceeding three stories.
- (7) Minimum gross habitable floor area:
[Amended 9-28-2009 by Ord. No. 2009-38]
- (a) Efficiency units: 750 square feet.
 - (b) One-bedroom unit: 900 square feet per unit.
 - (c) Two-bedroom unit: 1,100 square feet per unit.
 - (d) Three-bedroom unit: 1,250 square feet per unit.
 - (e) Garden apartments and apartment houses: 1,000 square feet per unit with at least 500 square feet per unit of ground floor area.
 - (f) Townhouses: 1,000 square feet per unit with at least 700 square feet per unit of ground floor area.

- (g) Other uses: no requirements.
- (8) Maximum lot coverage of principal and accessory structures:
 - (a) Detached single-family: 35%.
 - (b) Garden apartments and apartment houses: 45%.
 - (c) Townhouses: 45%.
 - (d) Other uses: 50%.
- (9) Minimum unoccupied open space:
 - (a) Detached single-family: no requirements.
 - (b) Garden apartments and apartment houses: 25%.
 - (c) Townhouses: 20%.
 - (d) Other uses: 15%.
- (10) Maximum floor area ratio:
 - (a) Nonresidential uses: 2.0.
 - (b) Mixed uses: 1.75.

§ 490-152 AH Affordable Housing Overlay District.

[Added 11-13-2006 by Ord. No. 2006-53]

- A. Purpose. The purpose of the Affordable Housing Overlay District is to provide an opportunity to develop affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing, in conformance with the requirements of the New Jersey Council on Affordable Housing ("COAH").
- B. Applicability. The Affordable Housing Overlay District shall be applied to Block 75.01, Lots 81, 83 through 85; Block 75.03, Lots 50.01, 65 and 69 and the portion of Lot 75.01, Lot 82.01 that lies north of a line drawn between the northwest corner of Block 75.01, Lot 86 to the southeast corner of Block 75.01, Lot 81. This district shall further require a minimum tract size of 1.95 acres for development. The Official Zoning Map^[1] of the Borough of Red Bank is hereby amended in accordance with the foregoing and is incorporated by reference.
 - [1] *Editor's Note: The Zoning Map is included at the end of this chapter.*
- C. Principal permitted uses: townhouse or multifamily dwellings. Such units may be owner-occupied, or age-restricted or rental units. At least 25% of all dwelling units shall be rental units, and at least 25% of all dwelling units shall be owner-occupied. All uses in this zone shall be in accordance with, and subject to, COAH regulations and/or approvals.
- D. Accessory uses. The following shall be permitted:
 - (1) Off-street parking facilities.
 - (2) Fences in accordance with the standards of § 490-91 of this chapter, except that noise barriers shall be exempt from the height restrictions contained in § 490-91.
 - (3) Active recreation shall be required.^[2]
 - [2] *Editor's Note: Amended at time of codification of the Planning and Development Regulations.*
- E. Bulk, area and building requirements. The following requirements shall apply:
 - (1) Maximum lot coverage (buildings): 65%.
 - (2) Maximum building height: 50 feet (3 stories).

299 Shrewsbury Ave, Red Bank, NJ 07701-1318, Monmouth County

Demographics

Based on ZIP Code: **07701**

Population

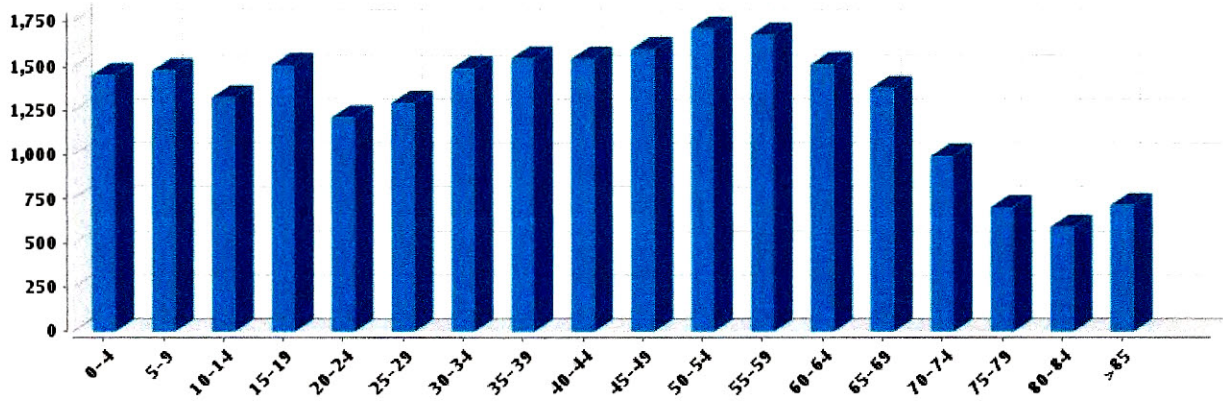
Summary

Estimated Population: **23,753**
Population Growth (since 2010): **-0.2%**
Population Density (ppl / mile): **2,561**
Median Age: **41.84**

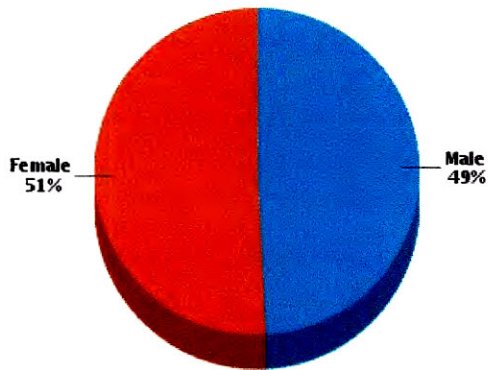
Household

Number of Households: **9,597**
Household Size (ppl): **2**
Households w/ Children: **2,551**

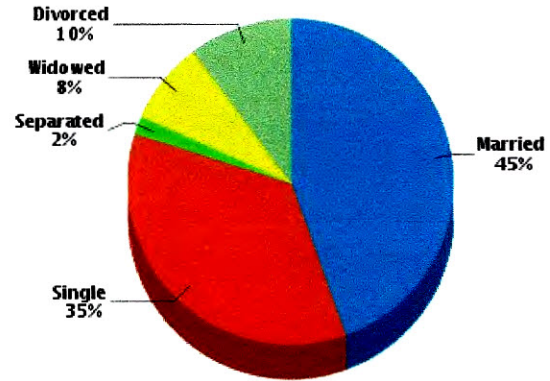
Age



Gender



Marital Status



Housing

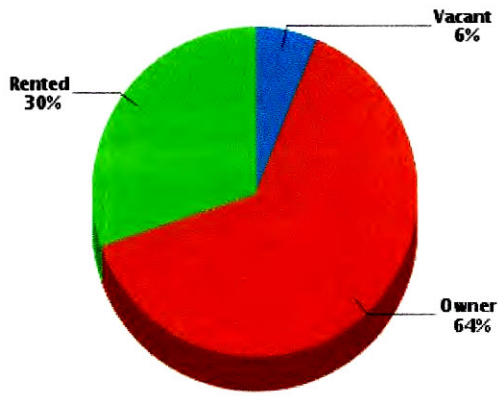
Summary

Median Home Sale Price: **\$310,000**
Median Year Built: **1958**

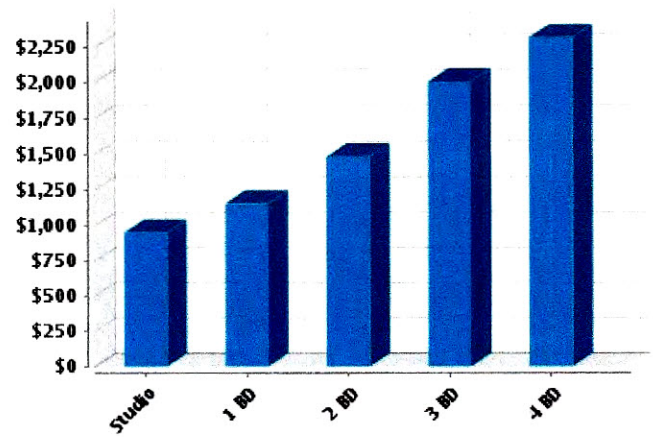
Stability

Annual Residential Turnover: **12.27%**

Occupancy



Fair Market Rents (County)

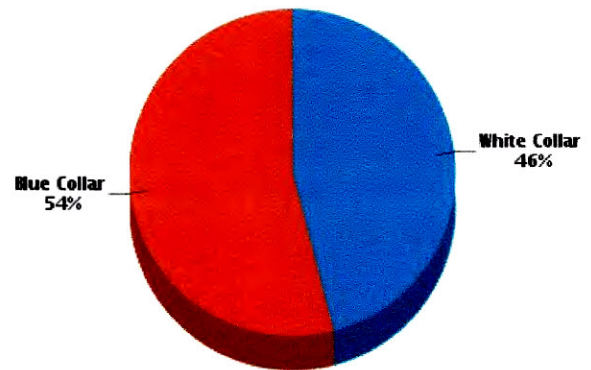


Quality of Life

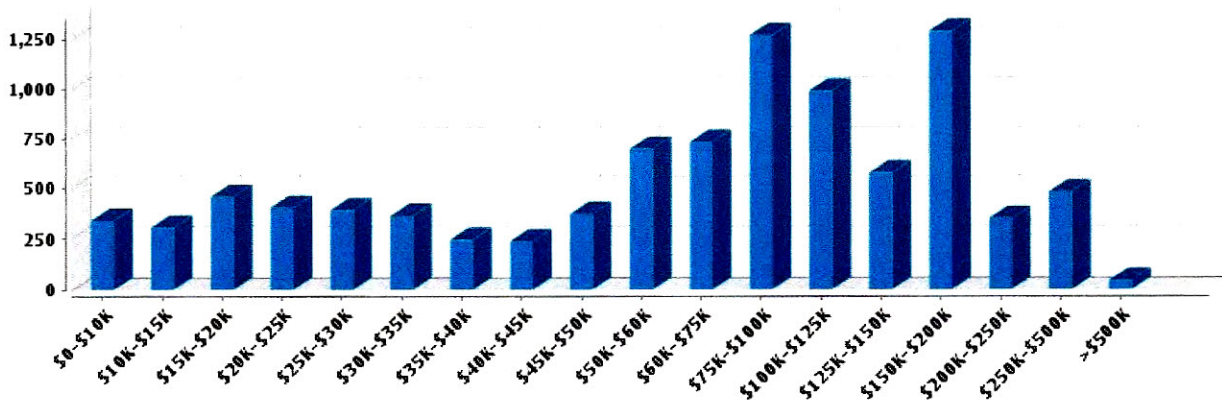
Workers by Industry

Agricultural, Forestry, Fishing:	21
Mining:	24
Construction:	690
Manufacturing:	656
Transportation and Communications:	191
Wholesale Trade:	130
Retail Trade:	1,988
Finance, Insurance and Real Estate:	1,878
Services:	1,246
Public Administration:	1,164
Unclassified:	86

Workforce



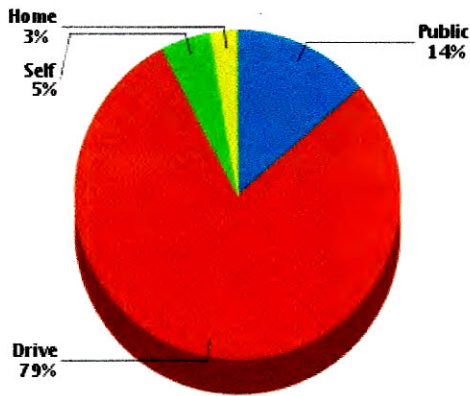
Household Income



Average Household Income: **\$109,253**

Average Per Capita Income: **\$44,349**

Commute Method

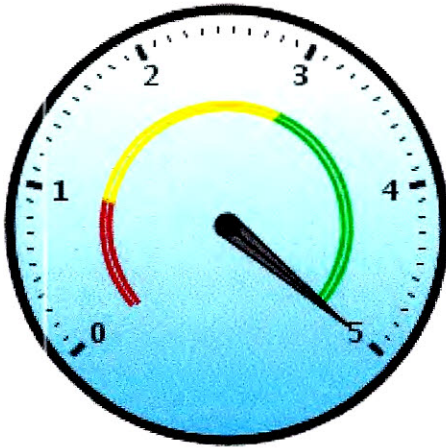


Weather

January High Temp (avg °F):	40.6
January Low Temp (avg °F):	22.8
July High Temp (avg °F):	82.6
July Low Temp (avg °F):	65.5
Annual Precipitation (inches):	48.63

Education

Educational Climate Index (1)



Highest Level Attained

Less than 9th grade:	1,046
Some High School:	1,029
High School Graduate:	3,828
Some College:	2,642
Associate Degree:	1,196
Bachelor's Degree:	3,939
Graduate Degree:	3,095

(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

<i>Middletown Township School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
River Plaza Elementary School 155 Hubbard Ave	1.2	K-5th	300	18	★★★★☆	
<i>Red Bank Charter School</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
The Red Bank Charter School 58 Oakland St	0.55	Pre-K-8th	200	9	★★★★☆	
<i>Red Bank School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Red Bank Primary School 222 River St	0.41	Pre-K-3rd	600	16	★★★★☆	
Red Bank Middle School 101 Harding Rd	0.9	4th-8th	614	12	★★★★☆	

<i>Shrewsbury Borough School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Shrewsbury Elementary School 20 Obre Pl	1.04	Pre-K-8th	507	14	★★★★★	
<i>Tinton Falls School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Swimming River Elementary School 220 Hance Ave	1.05	3rd-5th	500	16		
Mahala F. Atchinson Elementary School 961 Sycamore Ave	1.97	Pre-K-2nd	535	15	★★★★☆	

Public - Middle/High

<i>Little Silver Borough School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Markham Place Elementary School 95 Markham Pl	1.67	5th-8th	379	13	★★★★★	
<i>Red Bank Charter School</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
The Red Bank Charter School 58 Oakland St	0.55	Pre-K-8th	200	9	★★★★☆	
<i>Red Bank Regional H.s. Dist. School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Red Bank Reg High School 101 Ridge Rd	1.92	9th-12th	1,242	9	★★★★☆	★★★★★
<i>Red Bank School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Red Bank Middle School 101 Harding Rd	0.9	4th-8th	614	12	★★★★☆	
<i>Shrewsbury Borough School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Shrewsbury Elementary School 20 Obre Pl	1.04	Pre-K-8th	507	14	★★★★★	

Private

	Distance	Grades	Students	Classrooms	Community Rating (2)
Leapfrog Learning Center 174 Patterson Ave	0.49	Pre-K-K	100		
Oakwood School 62 Hance Ave	0.67	6th-12th	40		
St James Elementary School 30 Peters Pl	0.68	Pre-K-8th	335		
Red Bank Catholic High School 112 Broad St	0.74	9th-12th	820		★★★★★
Vincent S Mastro Montessori Academy 35 White Rd	0.77	Pre-K-6th	92		
Godard School - Tinton Falls 4 Hartford Dr	0.8	Pre-K-K	12		
Tower Hill School 255 Harding Rd	1.19	Pre-K-K	100		
	1.29	Pre-K-Pre-K	65		

(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
Coffee Corral Inc	177 Drs James Parker Blvd	(732) 741-2326	0.04	Coffee Shops
Krispy Krunchy Chicken	256 Shrewsbury Ave	(732) 576-8889	0.11	Restaurants - Chicken

Town & Country Deli	256 Shrewsbury Ave	(732) 576-8889	0.11	Delicatessens
Mimi Davis	43 E Westside Ave	(732) 450-1600	0.15	Health And Diet Foods - Retail
Linos Mexican Cafe	222 Shrewsbury Ave	(732) 530-9772	0.19	Restaurants - Mexican
China Garden Restaurant	220 Shrewsbury Ave	(732) 219-9732	0.19	Restaurants - Chinese
Red Bank Exxon	220 Newman Springs Rd E	(732) 219-7626	0.22	Convenience Stores
Burger King	15 Newman Springs Rd	(732) 219-0388	0.24	Restaurants - Burgers
Juanito's Market	197 Shrewsbury Ave	(732) 212-0660	0.25	Grocers - Retail
Local Smoke Bbq	9 Catherine St	(609) 286-2298	0.26	Restaurants - Barbecue

Shopping

	Address	Phone #	Distance	Description
Galleria Gold Co	240 S Bridge Ave	(732) 747-3337	0.06	Jewelers - Retail
Quick Fix It	266 Shrewsbury Ave	(732) 383-5452	0.09	Candles
A1 Liquors	228 Drs James Parker Blvd	(732) 642-6266	0.18	Liquors - Retail
Shrewsbury Ave Pharmacy	224 Shrewsbury Ave	(732) 530-2880	0.18	Pharmacies
Hobby Masters	9 Catherine St	(732) 842-5215	0.26	Crafts
Ariba Oil Co	9 Central Ave	(732) 899-1100	0.26	Appliances And Electronics
Vingo Wine & Spirits	172 Newman Springs Rd E	(732) 747-5656	0.26	Liquors - Retail
P & L Co	166 Newman Springs Rd E # R	(732) 747-3509	0.27	Air Conditioning Systems
Paris Pet Boutique	164 Newman Springs Rd E	(732) 741-3440	0.27	Pet Shops
Direct Cabinet Sales Showroom	160 Newman Springs Rd E # 3	(732) 747-3485	0.28	Kitchen Cabinets And Equipment - Household

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