



#4549 ~ Fresh Bowl

**130 Broad Street
Red Bank, NJ 07701**

Restaurant/Retail

**Block: 60
Lot: 16**

**Land Size: 0.1609 Acre (48 x 146)
Building Size: 2,400 Sq. Ft.**

Tax Information

**Land Assessment: \$ 938,000.
Improvement Assessment: \$ 142,000.
Total Assessment: \$ 1,080,000.**

**Taxes: \$ 24,883.
Tax Year: 2018
Tax Rate: 2.109/\$100
Equalization Ratio: 92.83%**

**Zoning: CCD-1 ~ Central Commercial District-1
AH ~ Affordable Housing District**

Remarks: 2,400 Sq. Ft. Restaurant Serving Fresh Salads, Wraps and Paninis. Located in the Heart of Downtown Red Bank. Existing Business Gross Income \$250,000./Year. Three Years Remain on Existing Lease with Renewals. Current Rent \$4,150./Month Plus \$1,000 CAM/Tax. Sale Includes Furniture, Fixtures and Equipment. Easy Access to Highway 35 and the Garden State Parkway.

Price: \$ 74,900. ~ Sale

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

630 Broad Street, Shrewsbury, New Jersey 07702-4118
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com







Fresh Bowl Equipment List

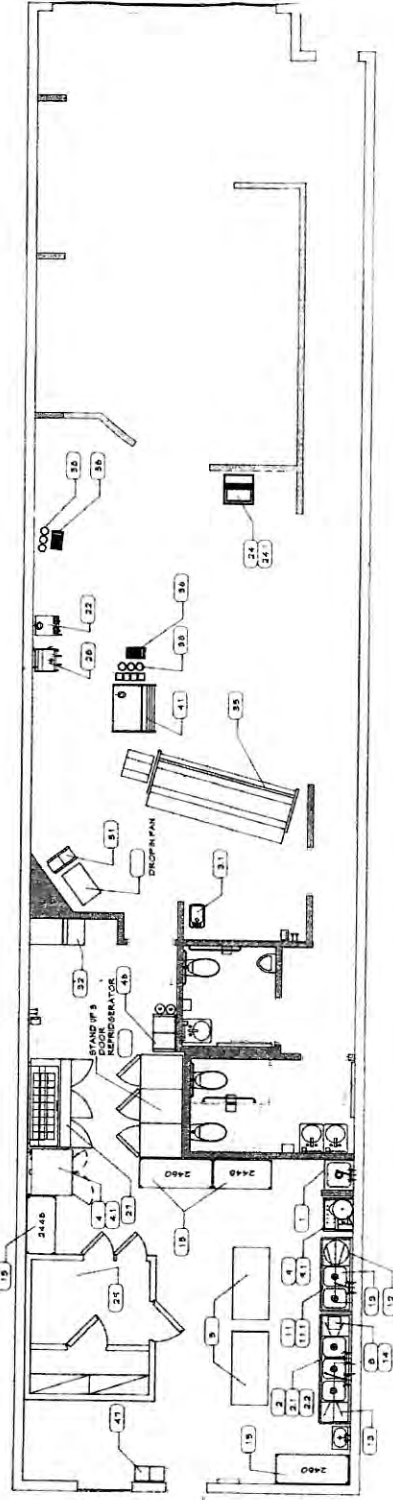
Display case (119 inches)
Ice machine
Two door conventional oven
1 walk in refrigerator 13 ft * 8 1/2 ft
1 freezer 65 inches * 48* 6 ft high
1 Three door refrigerator with stainless steel top
1 small freezer
2 prep tables stainless Steel
1- 3 com-part sink
1-2 com-part sink
Electric Steam table 24*44 inches

40 chairs
7 booths 4 of which sit 2 people and 3 sit 3 people.
17 small tables (sit 2 ppl)
7 round tables (sit 4 ppl)

EQUIPMENT PLAN

1437-27
 SLADT

ITEM	QTY	DESCRIPTION	NOT SHOWN	BY OTHERS
1	1	NOSE BINK 17"		
2	3	DISH THREE COMP		
3	2	PRELIME FAUCET		
4	2	HAND WASH		
5	1	WALKER COOLER		
6	1	WALKER COOLER/FREEZER		
7	1	WALKER COOLER		
8	1	WALKER FREEZER		
9	1	WALKER FREEZER		
10	1	WALKER FREEZER		
11	1	WALKER FREEZER		
12	1	WALKER FREEZER		
13	1	WALKER FREEZER		
14	1	WALKER FREEZER		
15	1	WALKER FREEZER		
16	1	WALKER FREEZER		
17	1	WALKER FREEZER		
18	1	WALKER FREEZER		
19	1	WALKER FREEZER		
20	1	WALKER FREEZER		
21	1	WALKER FREEZER		
22	1	WALKER FREEZER		
23	1	WALKER FREEZER		
24	1	WALKER FREEZER		
25	1	WALKER FREEZER		
26	1	WALKER FREEZER		
27	1	WALKER FREEZER		
28	1	WALKER FREEZER		
29	1	WALKER FREEZER		
30	1	WALKER FREEZER		
31	1	WALKER FREEZER		
32	1	WALKER FREEZER		
33	1	WALKER FREEZER		
34	1	WALKER FREEZER		
35	1	WALKER FREEZER		
36	1	WALKER FREEZER		
37	1	WALKER FREEZER		
38	1	WALKER FREEZER		
39	1	WALKER FREEZER		
40	1	WALKER FREEZER		
41	1	WALKER FREEZER		
42	1	WALKER FREEZER		
43	1	WALKER FREEZER		
44	1	WALKER FREEZER		
45	1	WALKER FREEZER		
46	1	WALKER FREEZER		
47	1	WALKER FREEZER		
48	1	WALKER FREEZER		
49	1	WALKER FREEZER		
50	1	WALKER FREEZER		
51	1	WALKER FREEZER		
52	1	WALKER FREEZER		
53	1	WALKER FREEZER		
54	1	WALKER FREEZER		
55	1	WALKER FREEZER		
56	1	WALKER FREEZER		
57	1	WALKER FREEZER		
58	1	WALKER FREEZER		
59	1	WALKER FREEZER		
60	1	WALKER FREEZER		
61	1	WALKER FREEZER		
62	1	WALKER FREEZER		
63	1	WALKER FREEZER		
64	1	WALKER FREEZER		
65	1	WALKER FREEZER		
66	1	WALKER FREEZER		
67	1	WALKER FREEZER		
68	1	WALKER FREEZER		
69	1	WALKER FREEZER		
70	1	WALKER FREEZER		
71	1	WALKER FREEZER		
72	1	WALKER FREEZER		
73	1	WALKER FREEZER		
74	1	WALKER FREEZER		
75	1	WALKER FREEZER		
76	1	WALKER FREEZER		
77	1	WALKER FREEZER		
78	1	WALKER FREEZER		
79	1	WALKER FREEZER		
80	1	WALKER FREEZER		
81	1	WALKER FREEZER		
82	1	WALKER FREEZER		
83	1	WALKER FREEZER		
84	1	WALKER FREEZER		
85	1	WALKER FREEZER		
86	1	WALKER FREEZER		
87	1	WALKER FREEZER		
88	1	WALKER FREEZER		
89	1	WALKER FREEZER		
90	1	WALKER FREEZER		
91	1	WALKER FREEZER		
92	1	WALKER FREEZER		
93	1	WALKER FREEZER		
94	1	WALKER FREEZER		
95	1	WALKER FREEZER		
96	1	WALKER FREEZER		
97	1	WALKER FREEZER		
98	1	WALKER FREEZER		
99	1	WALKER FREEZER		
100	1	WALKER FREEZER		



1 EQUIPMENT PLAN
 Scale: 1/4" = 1'-0"

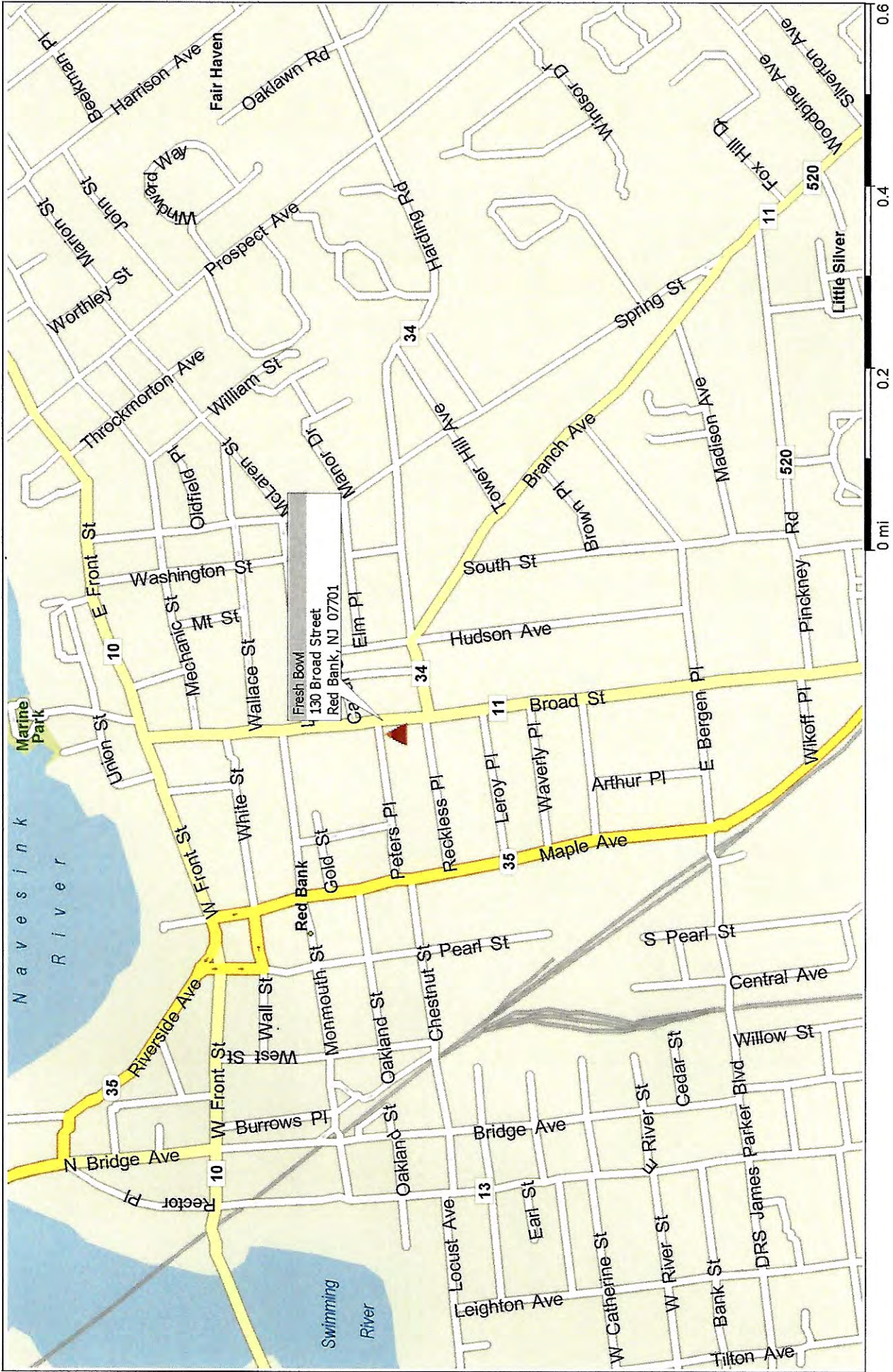
130 Broad Street ~ Red Bank ~ Monmouth County ~ NJ



0 mi 5 10 15

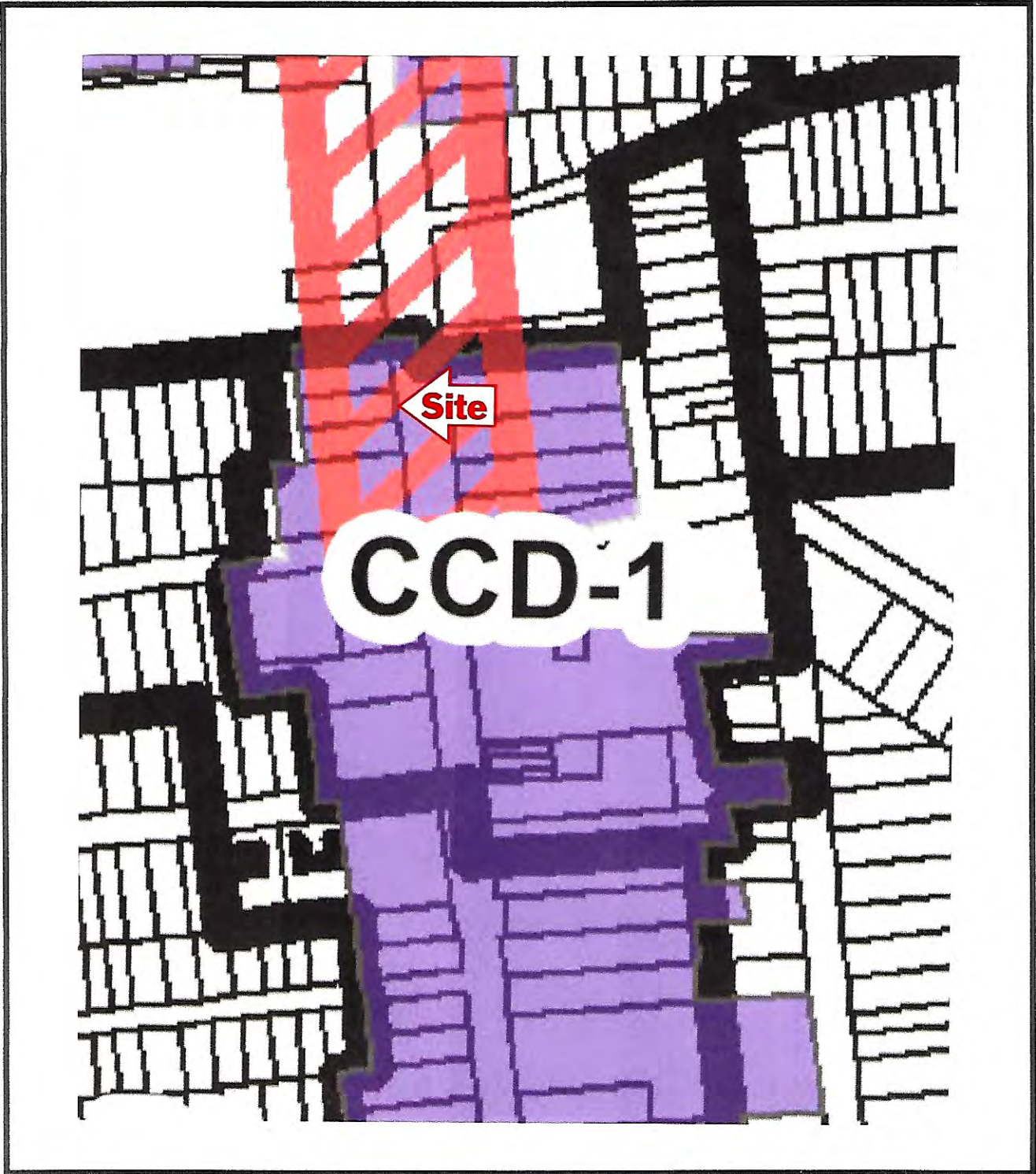
Copyright © and (P) 1998-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodcell Publications Corp. All rights reserved.

130 Broad Street ~ Red Bank ~ Monmouth County ~ NJ



Copyright © and (P) 1998-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/maps/>
Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 TeleAtlas North America, Inc. All rights reserved. TeleAtlas and TeleAtlas North America are trademarks of TeleAtlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Zoning Map



(9) Maximum floor area ratio (FAR): 1.00.

Use, Improvement or Facility	Bonus Ratio	FAR Cap
Day-care center/nurseries	1:5	0.20
Waterfront amenities	1:8	0.50
Preservation of historic buildings (at least to the standards of § 490-55 of this chapter)	1:10	0.25

§ 490-144. CCD-1 Central Commercial District-1.

[Amended by Ord. No. 1988-21; Ord. No. 1991-9; Ord. No. 1991-14; Ord. No. 1992-7; Ord. No. 1993-11; Ord. No. 1996-6; Ord. No. 1997-12; Ord. No. 1998-4; Ord. No. 2003-26; Ord. No. 2004-21]

A. Permitted uses:

(1) Professional office.

(2) Business office.

(3) Retail commercial uses, except:

(a) Large food stores exceeding 8,000 square feet, commonly called "supermarkets."

(b) Thrift stores, secondhand, pawn and consignment shops.

(c) Shops which offer for sale firearms and/or ammunition.

(d) Antique sales will only be permitted on properties fronting on Broad Street with at least 1,000 square feet, but not to exceed 4,000 square feet, of ground floor area.

(4) Personal service establishments, except:

(a) Massage parlors.

(b) (Reserved)^[1]

[1] *Editor's Note: Former Subsection A(4)(b), Tattoo parlors/body piercing, was repealed 10-10-2018 by Ord. No. 2018-24.*

(c) Self-service laundry or self-service dry-cleaning shops.

(d) Tarot, palm readers, psychics.

(5) Banks, trust companies and deposit institutions without vehicle drive-up facilities.

(6) Primary food-service establishment.

(7) Dwelling apartment uses on floors above the street-level floor, with the following conditions:
[Amended 9-28-2009 by Ord. No. 2009-32]

(a) That adequate parking is provided for the site when any new gross floor area is proposed and the density does not exceed 25 dwelling units per acre.

(b) For structures in existence prior to September 2009, 25 dwelling units per acre density, except that the density can be increased to allow no more than four size-conforming dwelling units.

(c) All dwelling units shall be at least 1,000 square feet of habitable area and no more than two bedrooms per unit.

(8) Theaters.

(9) Government offices, including federal, state, county or municipal buildings and grounds, but excluding schools.

(10) Essential services.

(11) Commercial recreational uses.

[Added 11-7-2018 by Ord. No. 2018-30]

B. Required accessory uses:

(1) Off-street parking, subject to the provisions of § **490-98** of this chapter, 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)** of this section.

[Amended 4-13-2009 by Ord. No. 2009-10]

(2) Off-street loading, subject to the provisions of § **490-97** of this chapter, 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)**.

(3) Off-street parking and off-street loading requirements may be met by:

(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 use(s), 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 alternates in Subsection **B(3)(a)**, **(b)** and **(c)** acceptable to the municipal agency.

(4) (Reserved)^[2]

[2] *Editor's Note: Former Subsection B(4), regarding contribution to the Red Bank Borough Municipal Parking Utility Capital Improvement Fund, 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) Off-street loading within enclosed storage structures.

- (3) Signs, subject to the provisions of § 490-104 of this chapter, as follows:
 - (a) Minor and Type A and B signs.
 - (b) Type W2.
 - (c) One from Types W3 and P1 for each occupancy with direct exterior access.
 - (d) One Type R2 or R3 for each public entrance.
- (4) Vertical parking garage, subject to the provisions of § 490-115 of this chapter.

D. Conditional uses:

- (1) Churches and places of worship.
- (2) Public utilities.
- (3) Commercial parking facilities.^[3]

[3] *Editor's Note: Former Subsection D(4), which immediately followed this subsection and pertained to signs which are conditional uses, subject to § 490-104, was repealed 12-12-2018 by Ord. No. 2018-38.*

E. Area, yard and structure requirements:

- (1) Minimum lot area: no requirements.
- (2) Minimum lot frontage: 35 feet, except, for lots and uses in existence prior to April 23, 1979, no requirements.
- (3) Minimum front setback: for properties fronting on Broad Street: no requirements; for all other properties: 10 feet.
[Amended 9-28-2009 by Ord. No. 2009-32]
- (4) Minimum rear yard setback: 10 feet, except, where abutting a residential zone district or an existing residential use, 25 feet.
- (5) Minimum side yard setback: no requirements, except, where abutting a residential zone district or an existing residential use, 10 feet.
- (6) Maximum structure height: 40 feet and not exceeding four stories.
[Amended 9-28-2009 by Ord. No. 2009-32]
- (7) Minimum gross habitable ground floor area: no requirements.
- (8) Maximum lot coverage of principal and accessory structures: 65%, plus that percentage of the site which is arranged, finished and intended to be used and is usable by the general public, including plazas, widened sidewalks, seating areas, mini parks and similar facilities.
- (9) Minimum unoccupied open space: 10%.
- (10) Maximum floor area ratio: 1.7.
[Amended 9-28-2009 by Ord. No. 2009-32]

§ 490-145. CCD-2 Central Commercial District-2.

[Amended by Ord. No. 1988-21; Ord. No. 1991-9; Ord. No. 1991-14; Ord. No. 1992-7; Ord. No. 1993-18; Ord. No. 1996-6; Ord. No. 1998-4; Ord. No. 2000-6; Ord. No. 2000-35; Ord. No. 2003-26; Ord. No.

- (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]

- 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).
 - (3) Minimum unoccupied open space: 10%.
 - (4) Minimum gross habitable floor area:
 - (a) Efficiency units: 750 square feet per unit.
 - (b) One-bedroom units: 900 square feet per unit.
 - (c) Two-bedroom units: 1,100 square feet per unit.
 - (d) Three-bedroom units: 1,250 square feet per unit.
 - (5) Setback from public streets: 20 feet.
 - (6) Setback from other property lines: 7.5 feet.
 - (7) Minimum distance between principal buildings: 15 feet.
 - (8) Maximum building length: 175 feet.
 - (9) Minimum distance between principal buildings and internal drives: five feet.
 - (10) Minimum distance between principal buildings and parking areas: 10 feet.
- F. Bedrooms per unit. The number of bedrooms per unit shall be in accordance with COAH regulations or resolutions of approval.
- G. Density requirements. The maximum permitted density shall be 16 units per acre.
- H. Parking standards. Multifamily dwellings shall provide two parking stalls per dwelling unit. Under the Residential Site Improvement Standards, N.J.A.C. 5:21-4.14(c), alternative parking standards shall be accepted if the applicant demonstrates that other standards better reflect local conditions.
- I. Income restrictions. Consistent with N.J.A.C. 5:80-26.3(a), at least half of the units (50%) shall be available to low-income households; the balance may be affordable to either low- or moderate-income households.
- J. Marketing. All dwelling units shall be affirmatively marketed in accordance with the Council on Affordable Housing regulations. All rental units shall be rented in accordance with the Council on Affordable Housing regulations.
- K. Accessibility. In accordance with N.J.A.C. 5:94-4.21, as of October 1, 2006, the Fair Housing Act requires that the first floor of all multifloor dwellings must be adaptable for use by physically disabled persons in order to be eligible for COAH credit.

§ 490-153. AH-1 Affordable Housing Overlay District One.

130 Broad St, Red Bank, NJ 07701-1927, Monmouth County

Demographics

Based on ZIP Code: **07701**

Population

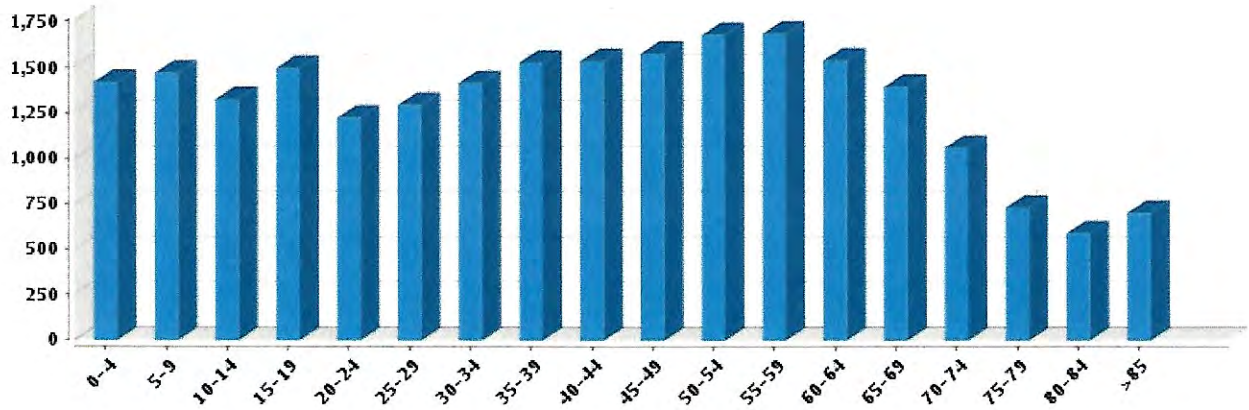
Summary

Estimated Population: **23,631**
Population Growth (since 2010): **-0.8%**
Population Density (ppl / mile): **2,548**
Median Age: **42.12**

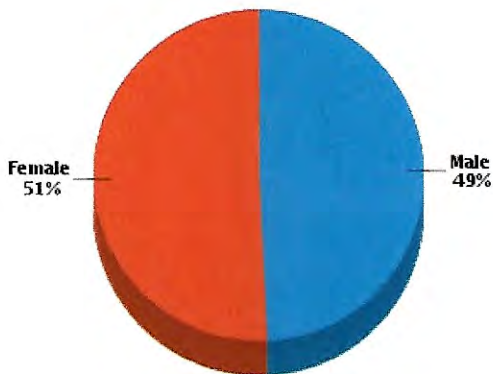
Household

Number of Households: **9,544**
Household Size (ppl): **2**
Households w/ Children: **2,496**

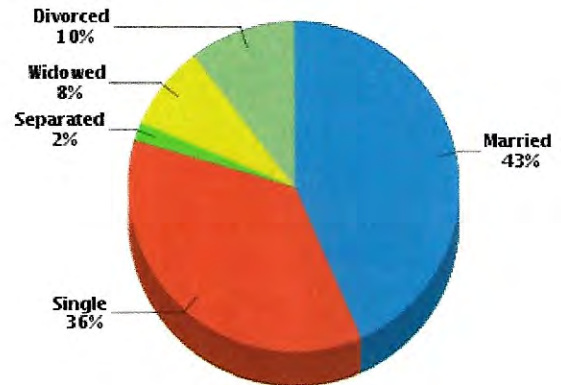
Age



Gender



Marital Status



Housing

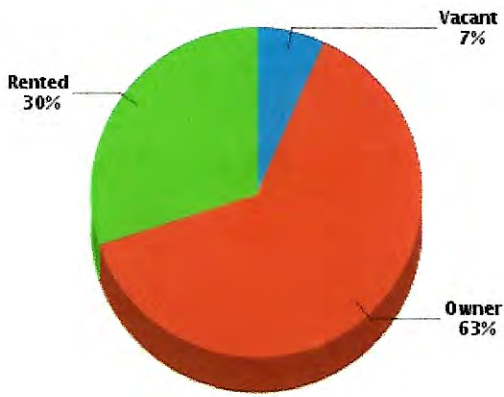
Summary

Median Home Sale Price: **\$325,000**
Median Year Built: **1959**

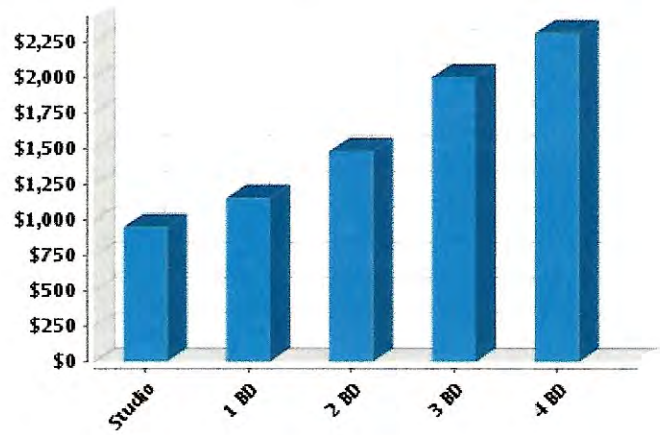
Stability

Data not available

Occupancy



Fair Market Rents (County)

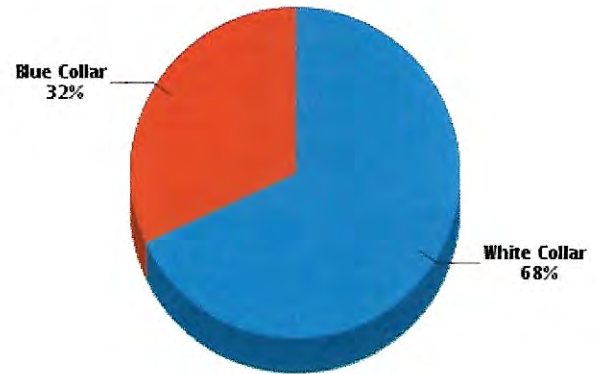


Quality of Life

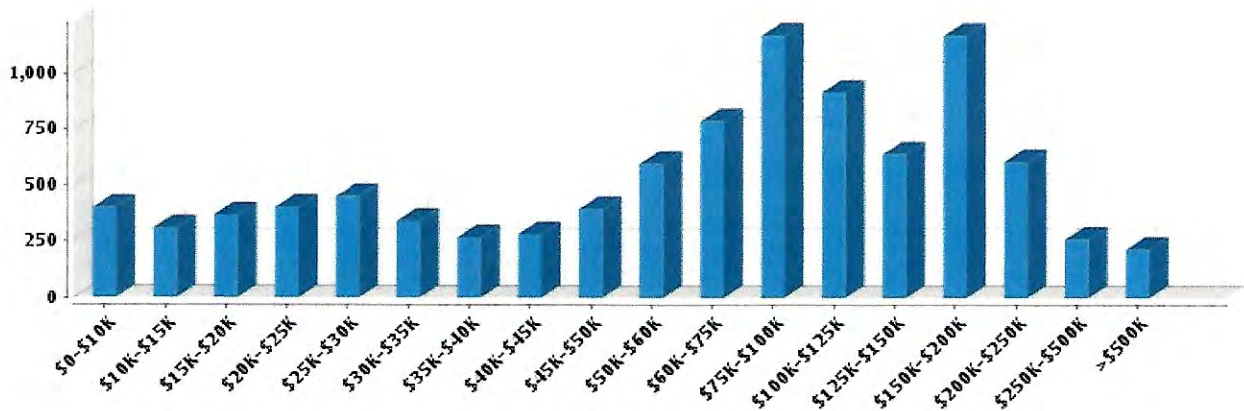
Workers by Industry

Agricultural, Forestry, Fishing:	19
Mining:	15
Construction:	502
Manufacturing:	401
Transportation and Communications:	98
Wholesale Trade:	50
Retail Trade:	1,721
Finance, Insurance and Real Estate:	1,803
Services:	1,216
Public Administration:	1,164
Unclassified:	95

Workforce



Household Income



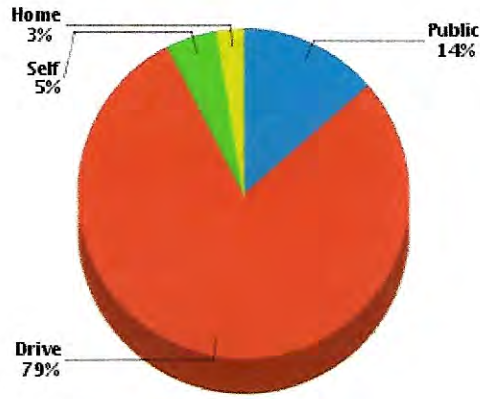
Average Household Income:

\$110,963

Average Per Capita Income:

\$45,036

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:	1,032
Some High School:	1,093
High School Graduate:	3,544
Some College:	2,453
Associate Degree:	1,262
Bachelor's Degree:	4,371
Graduate Degree:	2,942

(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 Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.