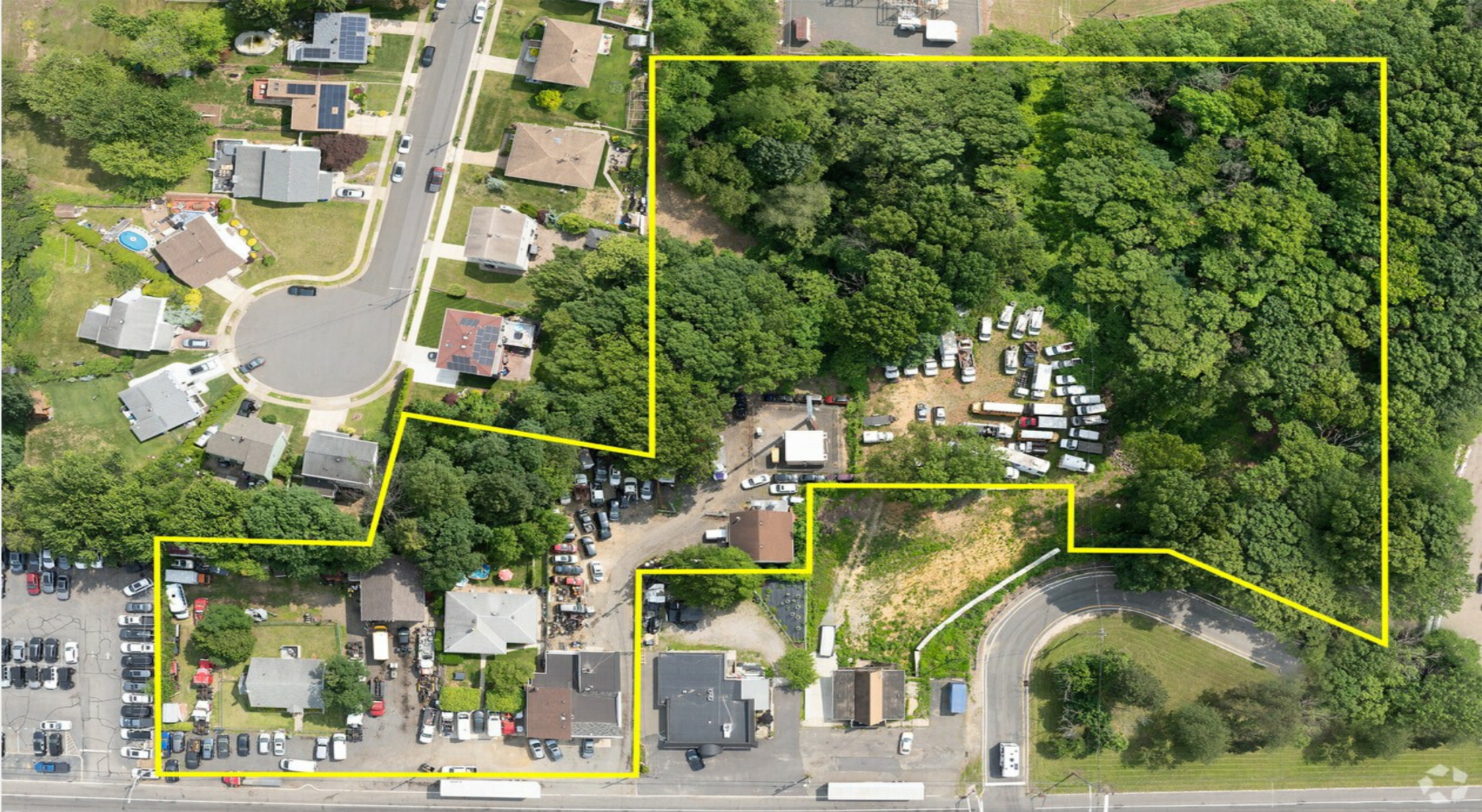


2070-2078 NJ 35 Auto Body/ Towing

Portfolio of 5 Properties for Sale

Presented By:
exp REALTY eXp Realty



2070-2078 NJ 35 Auto Body/ Towing

Portfolio of 5 Properties for Sale

Portfolio Properties

Property Name / Address, City, State	Property Type	Size	Year Built	Individual Price
2070-72 NJ-35, South Amboy, NJ	Single Family			
2078 Highway 35, South Amboy, NJ	Single Family	1		
2074 NJ-35, South Amboy, NJ	Industrial/ Garage	1		
509 Orchard Pl, South Amboy, NJ	Land	2.00		



2072 State Route 35,
South Amboy, NJ

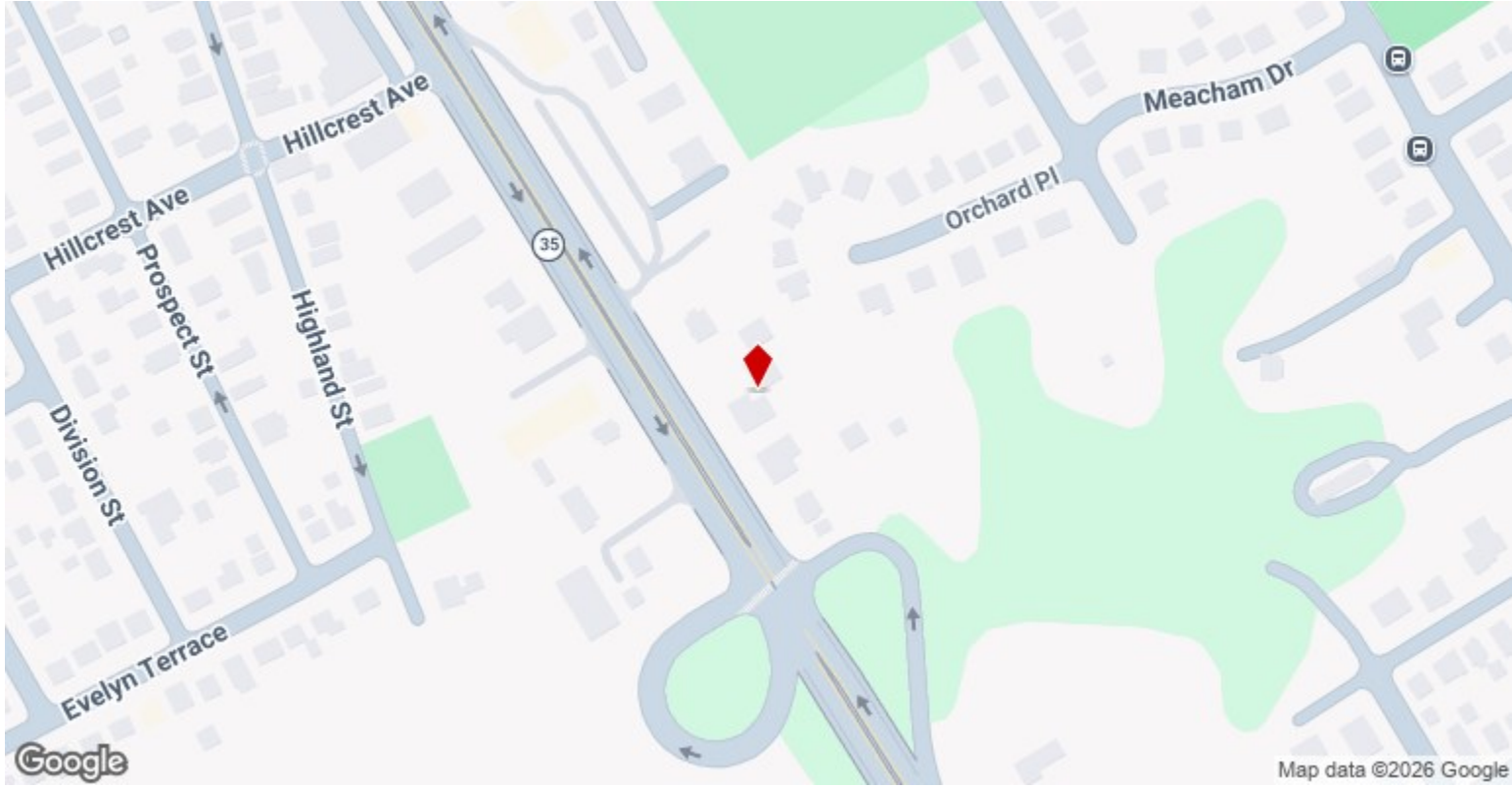
Retail

7,900

2070-2078 NJ 35 Auto Body/ Towing

Portfolio of 5 Properties for Sale

Location



2070-2078 NJ 35 Auto Body/ Towing

Portfolio of 5 Properties for Sale

Property Photos



90-Degree Look Down with Boundary



dji_fly_20260320_211538_964_1774985965405_photo_optimized 2

2070-2078 NJ 35 Auto Body/ Towing

Portfolio of 5 Properties for Sale

Property Photos



dji_fly_20260320_212336_998_1774977228038_photo_optimized 2



dji_fly_20260320_211510_962_1774985966085_photo_optimized 2

2070-2078 NJ 35 Auto Body/ Towing

Portfolio of 5 Properties for Sale

Property Photos



Property Boundary Looking North



dji_fly_20260320_211700_969_1774985957854_photo_optimized 2

2070-2078 NJ 35 Auto Body/ Towing

Portfolio of 5 Properties for Sale

Property Photos



dji_fly_20260320_211424_961_1774985966450_photo_optimized 2



dji_fly_20260320_211528_963_1774985965749_photo_optimized 2

2070-2078 NJ 35 Auto Body/ Towing

Portfolio of 5 Properties for Sale

Property Photos



dji_fly_20260320_212350_999_1774977215288_photo_optimized 2



dji_fly_20260320_212352_1_1774977176797_photo_optimized 2

2070-2078 NJ 35 Auto Body/ Towing

Portfolio of 5 Properties for Sale

Property Photos



Painting Building



Residence Building

2070-2078 NJ 35 Auto Body/ Towing

Portfolio of 5 Properties for Sale

Property Photos



Additional Residence



Two Bay Garage

2070-2078 NJ 35 Auto Body/ Towing

Portfolio of 5 Properties for Sale

Property Photos



Yard Space



Fenced In

2070-2078 NJ 35 Auto Body/ Towing

Portfolio of 5 Properties for Sale

Property Photos



Vehicle Space



Cell Tower

2070-2078 NJ 35 Auto Body/ Towing

Portfolio of 5 Properties for Sale

Property Photos



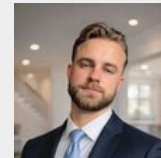
Painting Room

2070-2078 NJ 35 Auto Body/ Towing

Portfolio of 5 Properties for Sale

Exceptional 5-acre income-producing property Zoned (TOWING AUTOMOTIVE BODY) located at 2070-2078 South Amboy Road, offering a rare blend of residential, commercial, and development potential. The site features two single-family homes, a fully operational auto body shop generating \$17,800/month, and a cell tower providing an additional \$2,800/month in passive income. The residences contribute \$6,000/month, bringing strong in-place cash flow. With approximately 2 buildable acres, this property presents significant upside for future development or expansion. Strategically positioned near the Port of Newark, major highways, and key transportation routes, this is a prime opportunity for investors, developers, or owner-users seeking both immediate income and long-term value.

Price:	\$5,000,000
Price / SF:	\$458.63 / SF
Cap Rate:	5.00%
Sale Type:	Investment or Owner User
Status:	Active
Number of Properties:	5
Total Building Size:	10,902 SF
Total Land Area:	2.00 AC



George Jablonski II
g2@georgesellsnj.com
(732) 856-1860

eXp Realty
28 Valley Rd, Suite 1
Montclair, NJ 07042



—Off Highway 35

Block 422 lot 8.04 & 11

—Off Highway 35

Block 422 lot 8.03 & 10 & 11.01

— Orchard place

Block 421 lot 1.06

— 2070-2072 Rt 35

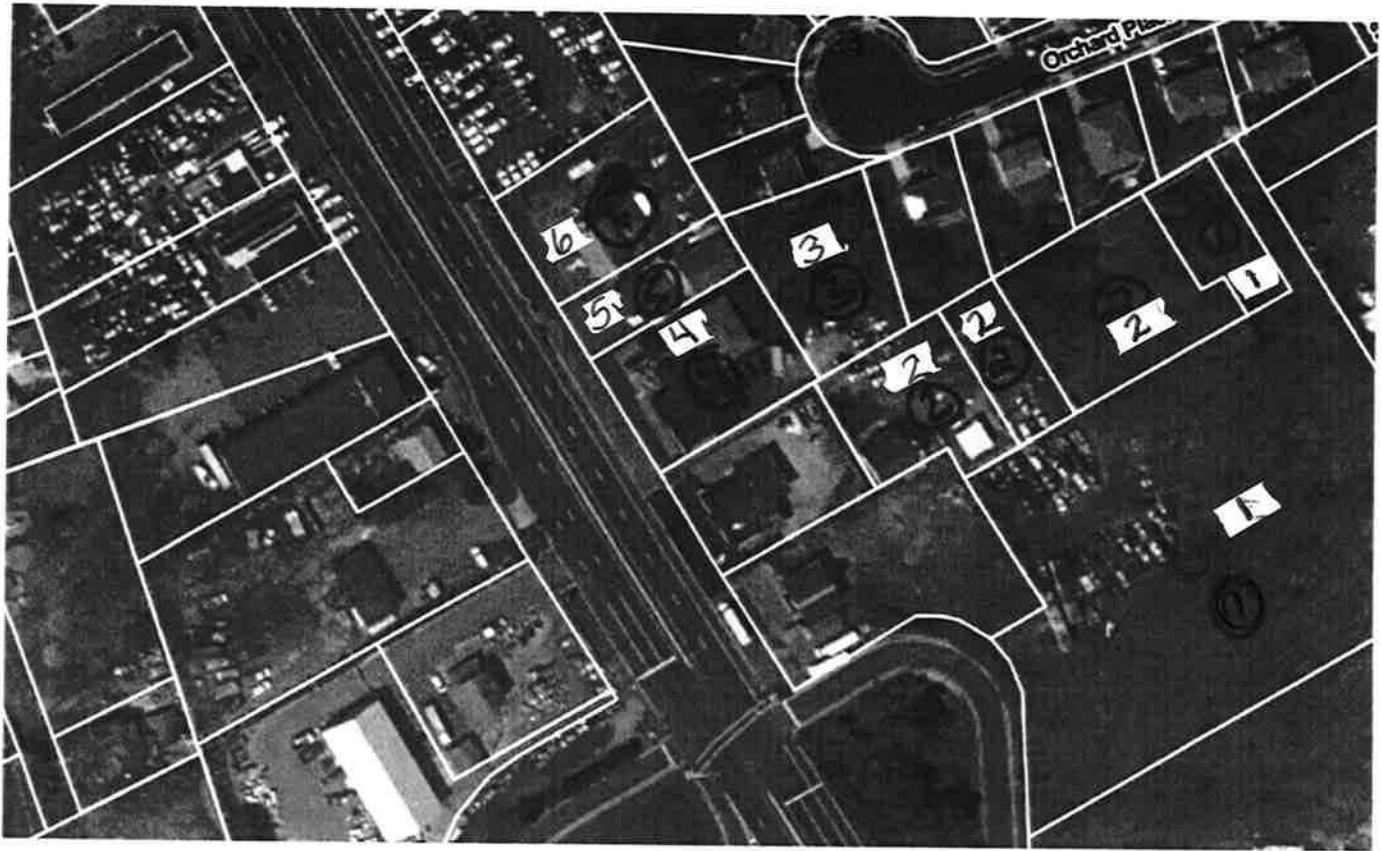
Block 421 Lot 2

— 2074 Route 35

Block 421 Lot 1.07

— 2078 route 35

Block 8 Lot 22 South Amboy !



Data on 2070-72 Highway 35, Sayreville Boro

Type	commercial
Building Description	BRK HSE/STU BLD
Acreage	0.3788

This property was assessed for **\$317,300.00**. The land was assessed at **\$115,500.00** and the improvements to the property were assessed at **\$201,800.00**.

2070-72 Highway 35 costs **[REDACTED]** **\$16,354.31** annually in taxes.

Utility Providers

- ⚡ Electricity service is provided by **Jersey Central Power & Light** (/utilities/1219_421_2).
- 🔥 Natural gas service is provided by **Public Service Electric & Gas** (/utilities/1219_421_2).
- 💧 This property is in the **Middlesex County UA** (/utilities/1219_421_2) sewer service area.

📶 Broadband Internet

Search Public Records

Searching for public records online is simple, convenient, and fast. TruthFinder



2021 FINAL/2022 PRELIMINARY TAX BILL

00012621

BOROUGH OF SAYREVILLE

BLOCK NUMBER 422	LOT NUMBER 8.04	QUALIFICATION
Property Locat: OFF HIGHWAY 35	Building Desc: L 11	Additional Lots 2.45 ACS
Land Owners	Mortgage #	Tax Acct # 00009625

EXPLANATION OF TAXES

DESCRIPTION	RATE PER \$100	AMOUNT OF TAX
COUNTY TAX	0.843	567.33
COUNTY OPEN SPACE TAX	0.070	47.11
DISTRICT SCHOOL TAX	2.992	2013.62
LOCAL MUNICIPAL TAX	1.484	998.73
MUNICIPAL OPEN SPACE TX	0.020	13.46
MUNICIPAL LIBRARY TAX	0.075	50.48
	0.000	0.00

ASSESSED VALUATION INFORMATION

LAND	IMPROVEMENTS	TOTAL
67300	0	67300
EXEMPTIONS	NET TAXABLE VALUE	67300



OR CURRENT OWNER
2070-72 HIGHWAY 35
SOUTH AMBOY NJ 08879

2021 TOTAL TAX	5.484	3690.73
2021 NET TAX		3690.73
LESS 2021 PREV BILLED		1798.60
BALANCE OF 2021 TAX		1892.13

2021 3RD QTR DUE AUG. 1, 2021	946.07	2021 4TH QTR DUE NOV. 1, 2021	946.06	2022 1ST QTR DUE FEB. 1, 2022	922.69	2022 2ND QTR DUE MAY 1, 2022	922.68
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INFORMATION FOR TAXPAYERS	2022 PRELIMINARY TAX									
<p>MAKE CHECK PAYABLE TO: BOROUGH OF SAYREVILLE</p> <p>MAIL TO: BOROUGH OF SAYREVILLE 167 MAIN STREET SAYREVILLE, NJ 08872 TEL #: (732) 390-7040</p> <p>OR PAY TAXES ONLINE www.sayreville.com</p> <p>SEE REVERSE SIDE FOR ADDITIONAL INFORMATION</p> <p>"FOR INFORMATION ABOUT STATE PROPERTY TAX RELIEF PROGRAMS, INCLUDING ELIGIBILITY CRITERION AND POTENTIAL DEDUCTION OR CREDIT AMOUNTS, PLEASE VISIT THE DIVISION OF TAXATION'S WEBSITE AT HTTPS://WWW.STATE.NJ.GOV/TREASURY/TAXATION/RELIEF.SHTML</p> <p>PROPERTY TAX BILLS ARE ALWAYS PAYABLE AT WWW.SAYREVILLE.CO</p>	<p>PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2021 TOTAL NET TAX</p> <p style="text-align: right; border: 1px solid black; padding: 5px;">1845.37</p> <p>DISTRIBUTION OF TAXES</p> <table border="1"> <tr> <td>County Taxes</td> <td>16.65%</td> <td>\$ 614.44</td> </tr> <tr> <td>School Taxes</td> <td>54.56%</td> <td>\$ 2013.62</td> </tr> <tr> <td>Municipal Taxes</td> <td>28.79%</td> <td>\$ 1062.67</td> </tr> </table>	County Taxes	16.65%	\$ 614.44	School Taxes	54.56%	\$ 2013.62	Municipal Taxes	28.79%	\$ 1062.67
County Taxes	16.65%	\$ 614.44								
School Taxes	54.56%	\$ 2013.62								
Municipal Taxes	28.79%	\$ 1062.67								
<p>STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of the government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for current year municipal tax bills will start becoming available at the end of July. Access the Division of Local Government Services' website at http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html to find (based on the assessed value of this parcel) the amount of state aid used to offset property taxes on this parcel.</p>										

Vacant land



2021 FINAL/2022 PRELIMINARY TAX BILL

00012620

BOROUGH OF SAYREVILLE

BLOCK NUMBER	LOT NUMBER	QUALIFICATION
422	8.03	
Property: OFF HIGHWAY 35 Building Desc: GARAGE Address: L 10, 11.01 Land Dimens: .85 AC Mortgage #: _____ Tax Acct #: 00009624		

EXPLANATION OF TAXES

DESCRIPTION	RATE PER \$100	AMOUNT OF TAX
COUNTY TAX	0.843	1253.54
COUNTY OPEN SPACE TAX	0.070	104.09
DISTRICT SCHOOL TAX	2.992	4449.10
LOCAL MUNICIPAL TAX	1.484	2206.71
MUNICIPAL OPEN SPACE TX	0.020	29.74
MUNICIPAL LIBRARY TAX	0.075	111.53
	0.000	0.00

ASSESSED VALUATION INFORMATION

LAND	IMPROVEMENTS	TOTAL
63700	85000	148700
EXEMPTIONS ▶	NET TAXABLE VALUE ▶	148700

2021 TOTAL TAX	5.484	8154.71
2021 NET TAX		8154.71
LESS 2021 PREV BILLED		3974.01
BALANCE OF 2021 TAX		4180.70



OR CURRENT OWNER
 2070-72 HIGHWAY 35
 SOUTH AMBOY NJ 08879

2021 3RD QTR DUE AUG. 1, 2021	2090.35	2021 4TH QTR DUE NOV. 1, 2021	2090.35	2022 1ST QTR DUE FEB. 1, 2022	2038.68	2022 2ND QTR DUE MAY 1, 2022	2038.68
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INFORMATION FOR TAXPAYERS

MAKE CHECK
 PAYABLE TO: BOROUGH OF SAYREVILLE

 MAIL TO: BOROUGH OF SAYREVILLE
 167 MAIN STREET
 SAYREVILLE, NJ 08872
 TEL #: (732) 390-7040

OR
PAY TAXES ONLINE
www.sayreville.com

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

"FOR INFORMATION ABOUT STATE
 PROPERTY TAX RELIEF PROGRAMS,
 INCLUDING ELIGIBILITY CRITERION AND
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 AMOUNTS, PLEASE VISIT THE DIVISION
 OF TAXATION'S WEBSITE AT
[HTTPS://WWW.STATE.NJ.US/TREASURY/
 TAXATION/RELIEF.SHTML.](https://www.state.nj.us/treasury/taxation/relief.shtml)

PROPERTY TAX BILLS ARE ALWAYS
 PAYABLE AT WWW.SAYREVILLE.COM.

2022 PRELIMINARY TAX

PRELIMINARY TAX IS EQUAL TO
 ONE HALF OF 2021 TOTAL NET TAX **4077.36**

DISTRIBUTION OF TAXES

County Taxes	16.65%	\$ 1357.63
School Taxes	54.56%	\$ 4449.10
Municipal Taxes	28.79%	\$ 2347.98

STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of the government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for current year municipal tax bills will start becoming available at the end of July. Access the Division of Local Government Services' website at <http://www.nj.gov/dca/divisions/dlgs/resources/propertytax.html> to find (based on the assessed value of this parcel) the amount of state aid used to offset property taxes on this parcel.

Tower 2400 per month - Income (2)
#2 2 story Bldg - paint shop 33x30 Bldg

2021 FINAL/2022 PRELIMINARY TAX BILL

00012617

BOROUGH OF SAYREVILLE

BLOCK NUMBER 421	LOT NUMBER 1.06	QUALIFICATION
Property Locat ORCHARD PLACE		
Building Desc		
Additional Lots 109X138		
Land Dimens		
Bank	Mortgage #	Tax ID # = 00009614

EXPLANATION OF TAXES

DESCRIPTION	RATE PER \$100	AMOUNT OF TAX
COUNTY TAX	0.843	444.26
COUNTY OPEN SPACE TAX	0.070	36.89
DISTRICT SCHOOL TAX	2.992	1576.78
LOCAL MUNICIPAL TAX	1.484	782.07
MUNICIPAL OPEN SPACE TX	0.020	10.54
MUNICIPAL LIBRARY TAX	0.075	39.53
	0.000	0.00

ASSESSED VALUATION INFORMATION

LAND	IMPROVEMENTS	TOTAL
52700	0	52700
EXEMPTIONS ▶	NET TAXABLE VALUE ▶	52700



**RZEPKA, DONALD % AL'S BODY SHOP
OR CURRENT OWNER
2070-72 HIGHWAY 35
SOUTH AMBOY NJ 08879**

2021 TOTAL TAX	5.484	2890.07
2021 NET TAX		2890.07
LESS 2021 PREV BILLED		1408.41
BALANCE OF 2021 TAX		1481.66

2021 3RD QTR DUE AUG. 1, 2021	740.83	2021 4TH QTR DUE NOV. 1, 2021	740.83	2022 1ST QTR DUE FEB. 1, 2022	722.52	2022 2ND QTR DUE MAY 1, 2022	722.52
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INFORMATION FOR TAXPAYERS

MAKE CHECK
PAYABLE TO: BOROUGH OF SAYREVILLE

MAIL TO: BOROUGH OF SAYREVILLE
167 MAIN STREET
SAYREVILLE, NJ 08872

TEL #: (732) 390-7040

**OR
PAY TAXES ONLINE
www.sayreville.com**

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

"FOR INFORMATION ABOUT STATE PROPERTY TAX RELIEF PROGRAMS, INCLUDING ELIGIBILITY CRITERION AND POTENTIAL DEDUCTION OR CREDIT AMOUNTS, PLEASE VISIT THE DIVISION OF TAXATION'S WEBSITE AT [HTTPS://WWW.STATE.NJ.US/TRESASURY/TAXATION/RELIEF.SHTML.](https://www.state.nj.us/treasury/taxation/relief.shtml)"

PROPERTY TAX BILLS ARE ALWAYS PAYABLE AT WWW.SAYREVILLE.COM.

2022 PRELIMINARY TAX

PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2021 TOTAL NET TAX **1445.04**

DISTRIBUTION OF TAXES

County Taxes	16.65%	\$ 481.15
School Taxes	54.56%	\$ 1576.78
Municipal Taxes	28.79%	\$ 832.14

STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of the government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for current year municipal tax bills will start becoming available at the end of July. Access the Division of Local Government Services' website at http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html to find (based on the assessed value of this parcel) the amount of state aid used to offset property taxes on this parcel.

Handwritten notes:
Culdesac orchard
Backs on
(3)

2021 FINAL/2022 PRELIMINARY TAX BILL

00012619

BOROUGH OF SAYREVILLE

BLOCK NUMBER	LOT NUMBER	QUALIFICATION
421	2	
Property Locat:	2070-72 HIGHWAY 35	
Building Desc:	BRK HSE/STU BLD	
Additional Lots:	110X150	
Land Dimens:		
Bank:	Mortgage #	Tax Acct # 00009616

EXPLANATION OF TAXES

DESCRIPTION	RATE PER \$100	AMOUNT OF TAX
COUNTY TAX	0.843	2674.83
COUNTY OPEN SPACE TAX	0.070	222.11
DISTRICT SCHOOL TAX	2.992	9493.62
LOCAL MUNICIPAL TAX	1.484	4708.73
MUNICIPAL OPEN SPACE TX	0.020	63.46
MUNICIPAL LIBRARY TAX	0.075	237.98
	0.000	0.00

ASSESSED VALUATION INFORMATION

LAND	IMPROVEMENTS	TOTAL
115500	201800	317300
EXEMPTIONS ▶	NET TAXABLE VALUE ▶	317300



RZEPKA, DONALD
OR CURRENT OWNER
2070-72 HIGHWAY 35
SOUTH AMBOY NJ 08879

2021 TOTAL TAX	5.484	17400.73
LESS DEDUCTION FOR: VT		250.00
2021 NET TAX		17150.73
LESS 2021 PREV BILLED		8354.85
BALANCE OF 2021 TAX		8795.88

2021 3RD QTR DUE AUG. 1, 2021	4397.94	2021 4TH QTR DUE NOV. 1, 2021	4397.94	2022 1ST QTR DUE FEB. 1, 2022	4287.69	2022 2ND QTR DUE MAY 1, 2022	4287.68
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INFORMATION FOR TAXPAYERS

MAKE CHECK
PAYABLE TO: BOROUGH OF SAYREVILLE

MAIL TO: BOROUGH OF SAYREVILLE
167 MAIN STREET
SAYREVILLE, NJ 08872

TEL #: (732) 390-7040

OR
PAY TAXES ONLINE
www.sayreville.com

2022 PRELIMINARY TAX

PRELIMINARY TAX IS EQUAL TO
ONE HALF OF 2021 TOTAL NET TAX

8575.37

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

"FOR INFORMATION ABOUT STATE
PROPERTY TAX RELIEF PROGRAMS,
INCLUDING ELIGIBILITY CRITERION AND
POTENTIAL DEDUCTION OR CREDIT
AMOUNTS, PLEASE VISIT THE DIVISION
OF TAXATION'S WEBSITE AT
[HTTPS://WWW.STATE.NJ.US/TRESASURY/
TAXATION/RELIEF.SHTML.](https://www.state.nj.us/treasury/taxation/relief.shtml)"

PROPERTY TAX BILLS ARE ALWAYS
PAYABLE AT WWW.SAYREVILLE.COM.

DISTRIBUTION OF TAXES

County Taxes	16.65%	\$ 2896.94
School Taxes	54.56%	\$ 9493.62
Municipal Taxes	28.79%	\$ 5010.17

STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of the government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for current year municipal tax bills will start becoming available at the end of July. Access the Division of Local Government Services' website at http://www.nj.gov/dco/divisions/dlgs/resources/property_tax.html to find (based on the assessed value of this parcel) the amount of state aid used to offset property taxes on this parcel.

*Brick Knoch - Shop
2 underground*

*Bldg
1 underground oil tank*

56x36 Bldg

42

2021 FINAL/2022 PRELIMINARY TAX BILL

00012618

BOROUGH OF SAYREVILLE

BLOCK NUMBER	LOT NUMBER	SUBDIVISION
421	1.07	
Property Locat:	2074 HIGHWAY 35	
Building Desc:		
Additional Lots:		
Land Dimens:	50X150	
Bank:	Mortgage #:	Tax Acct #:
		00009615


EXPLANATION OF TAXES

DESCRIPTION	RATE PER \$100	AMOUNT OF TAX
COUNTY TAX	0.843	412.22
COUNTY OPEN SPACE TAX	0.070	34.23
DISTRICT SCHOOL TAX	2.992	1463.09
LOCAL MUNICIPAL TAX	1.484	725.68
MUNICIPAL OPEN SPACE TX	0.020	9.78
MUNICIPAL LIBRARY TAX	0.075	36.68
	0.000	0.00

ASSESSED VALUATION INFORMATION

LAND	IMPROVEMENTS	TOTAL
48900	0	48900
EXEMPTIONS ▶	NET TAXABLE VALUE ▶	48900

2021 TOTAL TAX	5.484	2681.68
2021 NET TAX		2681.68
LESS 2021 PREV BILLED		1306.86
BALANCE OF 2021 TAX		1374.82


RZEPKA, DONALD & RZEPKA, JILL MARIE
OR CURRENT OWNER
2074 HIGHWAY 35
SOUTH AMBOY NJ 08879

2021 3RD QTR DUE AUG. 1, 2021	687.41	2021 4TH QTR DUE NOV. 1, 2021	687.41	2022 1ST QTR DUE FEB. 1, 2022	670.42	2022 2ND QTR DUE MAY 1, 2022	670.42
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INFORMATION FOR TAXPAYERS	2022 PRELIMINARY TAX									
<p>MAKE CHECK PAYABLE TO: BOROUGH OF SAYREVILLE</p> <p>MAIL TO: BOROUGH OF SAYREVILLE 167 MAIN STREET SAYREVILLE, NJ 08872 TEL #: (732) 390-7040</p> <p>OR PAY TAXES ONLINE www.sayreville.com</p> <p>SEE REVERSE SIDE FOR ADDITIONAL INFORMATION</p> <p>"FOR INFORMATION ABOUT STATE PROPERTY TAX RELIEF PROGRAMS, INCLUDING ELIGIBILITY CRITERION AND POTENTIAL DEDUCTION OR CREDIT AMOUNTS, PLEASE VISIT THE DIVISION OF TAXATION'S WEBSITE AT HTTPS://WWW.STATE.NJ.US/TRESASURY/TAXATION/RELIEF.SHTML."</p> <p>PROPERTY TAX BILLS ARE ALWAYS PAYABLE AT WWW.SAYREVILLE.COM.</p>	<p>PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2021 TOTAL NET TAX</p> <p style="text-align: right; border: 1px solid black; padding: 5px;">1340.84</p>									
	DISTRIBUTION OF TAXES									
	<table border="1"> <tbody> <tr> <td>County Taxes</td> <td>16.65%</td> <td>\$ 446.45</td> </tr> <tr> <td>School Taxes</td> <td>54.56%</td> <td>\$ 1463.09</td> </tr> <tr> <td>Municipal Taxes</td> <td>28.79%</td> <td>\$ 772.14</td> </tr> </tbody> </table>	County Taxes	16.65%	\$ 446.45	School Taxes	54.56%	\$ 1463.09	Municipal Taxes	28.79%	\$ 772.14
County Taxes	16.65%	\$ 446.45								
School Taxes	54.56%	\$ 1463.09								
Municipal Taxes	28.79%	\$ 772.14								
<p>STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of the government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for current year municipal tax bills will start becoming available at the end of July. Access the Division of Local Government Services' website at http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html to find (based on the assessed value of this parcel) the amount of state aid used to offset property taxes on this parcel.</p>										

2 car garage

oil above outside in Rear-

Electric.

Manual - doors Springs

46X30 Blag

5

2021 FINAL/2022 PRELIMINARY TAX BILL

CITY OF SOUTH AMBOY

MIDDLESEX COUNTY, NJ

BLOCK NUMBER	LOT NUMBER	QUALIFICATION
8	22	
Property Locat.	2078 HWY 35	
Building Desc.	1SFR	
Additional Lots		
Land Dimens.	85X145	
Bank	Mortgage #	Tax Acct # 00000123

EXPLANATION OF TAXES		
DESCRIPTION	RATE PER \$100	AMOUNT OF TAX
COUNTY TAX	0.403	1036.92
COUNTY OPEN SPACE TAX	0.034	87.48
SCHOOL TAX	1.192	3067.02
LOCAL MUNICIPAL TAX	1.220	3139.06
MUNICIPAL LIBRARY TAX	0.036	92.63

Cape

ASSESSED VALUATION INFORMATION

LAND	IMPROVEMENTS	TOTAL
240300	17000	257300
EXEMPTIONS ▶	NET TAXABLE VALUE ▶	257300

RZEPKA, DONALD & JILL MARIE
2078 HWY. 35
SOUTH AMBOY, N J 08879

2021 TOTAL TAX	2.885	7423.11
2021 NET TAX		7423.11
LESS 2021 PREV. BILLED		3624.07
BALANCE OF 2021 TAX		3799.04

2021 3RD QTR DUE AUG. 1, 2021	1899.52	2021 4TH QTR DUE NOV. 1, 2021	1899.52	2022 1ST QTR DUE FEB. 1, 2022	1855.78	2022 2ND QTR DUE MAY 1, 2022	1855.78
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INFORMATION FOR TAXPAYERS	2022 PRELIMINARY TAX									
<p>MAKE CHECK PAYABLE TO: CITY OF SOUTH AMBOY</p> <p>MAIL TO: CITY OF SOUTH AMBOY TAX COLLECTOR 140 N. BROADWAY SOUTH AMBOY, NJ 08879</p> <p>Tel (732) 525-5924 Fax (732) 727-2430 email: taxcollector@southamboynj.gov</p>	<p>PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2021 TOTAL NET TAX</p> <p style="text-align: right; border: 1px solid black; padding: 5px;">3711.56</p>									
<p>SEE REVERSE SIDE FOR ADDITIONAL INFORMATION</p> <p>TAX INFORMATION IS AVAILABLE AT WWW.SOUTHAMBOYNJ.GOV-ONLINE PAYMENT PAYMENT OPTIONS: US MAIL, CITY SOUTH AMBOY WEBSITE, PERSONAL ONLINE BANK, CITY DROP BOX-AVAILABLE 24 HOURS/7 DAYS. RECEIPT REQUIRE A SELF ADDRESSED STAMP ENVELOPE. ON NOVEMBER 11, 2021 ALL DELINQUENT TAXES AND OTHER MUNICIPAL CHARGES FOR THE CALENDER YEAR WILL BE CERTIFIED FOR COLLECTION AT THE ANNUAL TAX SALE HELD IN DECEMBER.</p>	<p>DISTRIBUTION OF TAXES</p> <table border="1"> <tbody> <tr> <td>County Taxes</td> <td>15.14%</td> <td>\$ 1124.40</td> </tr> <tr> <td>School Taxes</td> <td>41.32%</td> <td>\$ 3067.02</td> </tr> <tr> <td>Municipal Taxes</td> <td>43.54%</td> <td>\$ 3231.69</td> </tr> </tbody> </table>	County Taxes	15.14%	\$ 1124.40	School Taxes	41.32%	\$ 3067.02	Municipal Taxes	43.54%	\$ 3231.69
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School Taxes	41.32%	\$ 3067.02								
Municipal Taxes	43.54%	\$ 3231.69								
<p>STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of the government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for current year municipal tax bills will start becoming available at the end of July. Access the Division of Local Government Services' website at http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html to find (based on the assessed value of this parcel) the amount of state aid used to offset property taxes on this parcel.</p>										

Small Cape #6

South Amboy

*2 above oil in basement
stove electric hot water electric*

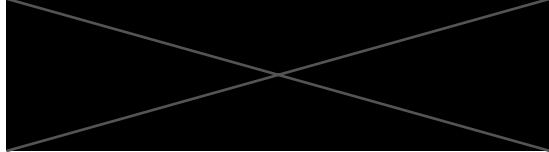
Zoning Schedule I-B
Use Regulations - Commercial Districts
Borough of Sayreville, Middlesex County, New Jersey

<i>Uses</i>	<i>B-1</i>	<i>B-2*</i>	<i>B-3</i>	<i>PO</i>	<i>MW*</i>	<i>PRIME</i>
Apartment	-	A	-	-	-	-
Automatic car wash	-	P	P	-	-	-
Automobile repair	-	P	P	-	-	-
Automobile sales	-	-	P	-	-	-
Bar	-	P	P	-	P	-
Child care center	P	P	P	P	P	P
Essential service	P	P	P	P	P	P
Financial institution	P	P	-	-	-	-
Full-service or suite hotel	-	-	C	-	-	-
Funeral home	-	P	-	-	-	-
Gasoline service station	-	C	C	-	-	-
Health club, gym or recreational facility	P	P	P	A	A	P
House of worship	C	C	C	C	C	C
Indoor theater	-	-	P	-	-	-
Institutional and public use	P	P	P	P	P	P
Nightclub	-	-	P	-	A	-
Nursing home, assisted living facility, continuing care retirement community	P	P	P	P	-	P
Office	A	A	A	A	A	A
Outdoor storage	A	A	A	A	A	A
Parking facility/garage (non-truck)	A	A	A	A	A	A
Parking for principal use	A	A	A	A	A	A
Public utility	C	C	C	C	C	C
Research laboratory	-	-	-	P	-	-
Restaurant, excluding drive-in	P	P	P	-	P	A
Retail sales and service	P	P	P	-	A	A
Signs	A	A	A	A	A	A
Water-related use	-	-	-	-	P	-
Wholesale sales and service	-	-	P	-	A	-
Wireless telecommunications facility	See Section 26-87					
P = Permitted use; C = Conditional use; A = Accessory use						
* See Section 26-84.3 for PUD/PRD options.						

Zoning Schedule I-B
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Automatic car wash	-	P	P	-	-	-
Automobile repair	-	P	P	-	-	-
Automobile sales	-	-	P	-	-	-
Bar	-	P	P	-	P	-
Child care center	P	P	P	P	P	P
Essential service	P	P	P	P	P	P
Financial institution	P	P	-	-	-	-
Full-service or suite hotel	-	-	C	-	-	-
Funeral home	-	P	-	-	-	-
Gasoline service station	-	C	C	-	-	-
Health club, gym or recreational facility	P	P	P	A	A	P
House of worship	C	C	C	C	C	C
Indoor theater	-	-	P	-	-	-
Institutional and public use	P	P	P	P	P	P
Nightclub	-	-	P	-	A	-
Nursing home, assisted living facility, continuing care retirement community	P	P	P	P	-	P
Office	A	A	A	A	A	A
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Public utility	C	C	C	C	C	C
Research laboratory	-	-	-	P	-	-
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From:
Sent:
To:
Subject:



Received your voice mail re: zoning of Rzepka Route 35 properties.

Below are the 4 properties:

Block	Lot	Prop Class	Location	Name	Zoning
421	1.06	1	ORCHARD PLACE	RZEPKA, DONALD-EST % AL'S BODY SHOP	R-7
421	2	4A	2070-72 HIGHWAY 35	RZEPKA, DONALD - ESTATE	B-3
421	3.03	4A	OFF HIGHWAY 35	RZEPKA, DONALD - ESTATE	B-3
421	3.04	1	OFF HIGHWAY 35	RZEPKA, DONALD M - ESTATE	B-3
421	3.67				B-3

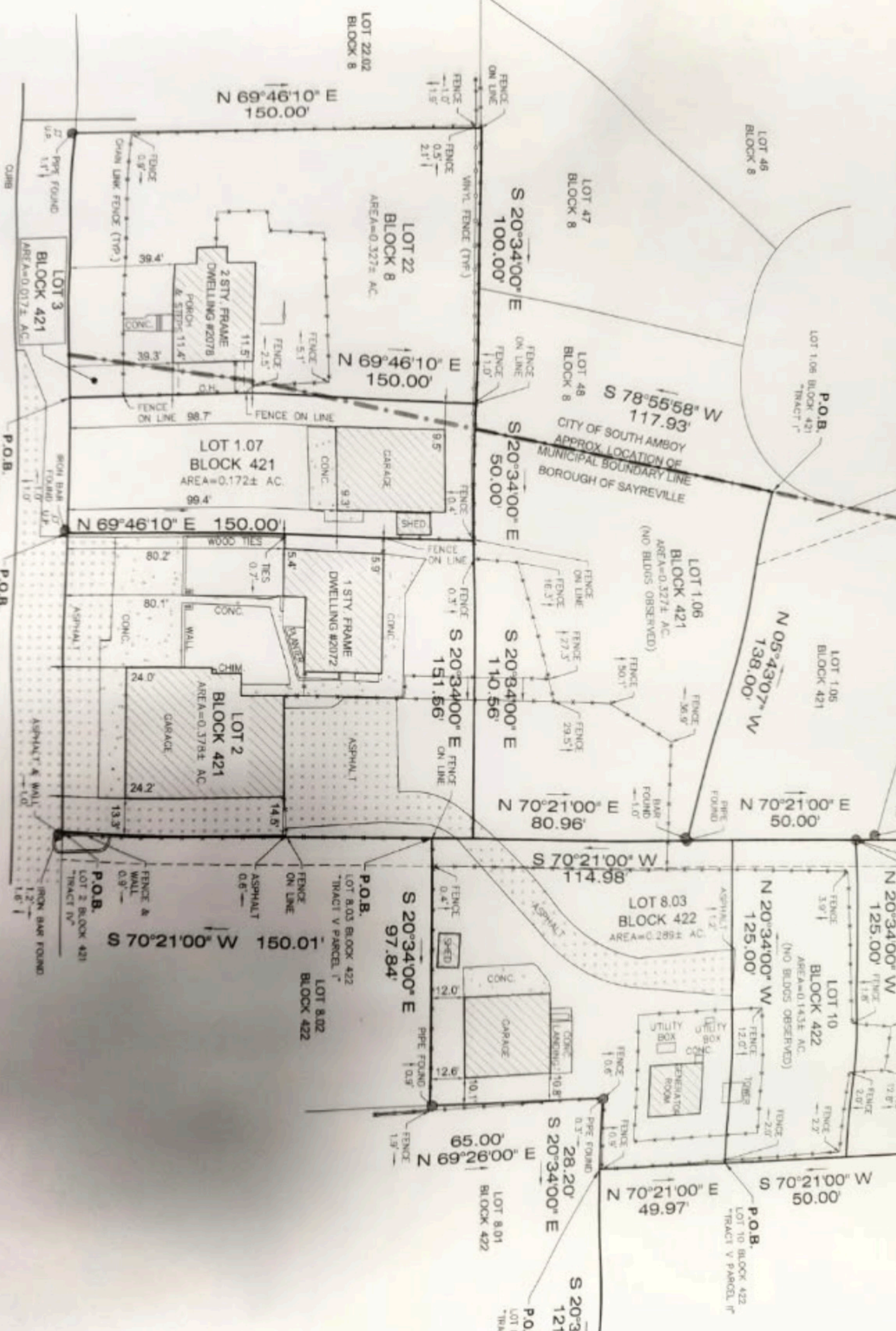
Kern County
Office of Kern County Tax Assessor
Kern County
PHO 805-390-7080
HOURS Monday – Friday 8:00 AM – 4:00 PM

Be advised that this record may contain information governed by L.2015, C.226 and L.2020, C.125, which include civil penalties for improper disclosure.

R7 Residential

NEW JERSEY STATE HIGHWAY ROUTE 35
(R.O.W. VARIES)

N 20°34'00" W 100.00'
N 20°34'00" W 50.00'
N 20°34'00" W 109.04'



LOT 22.02
BLOCK 8

LOT 46
BLOCK 8

LOT 47
BLOCK 8

LOT 48
BLOCK 8

LOT 1.06
BLOCK 421
TRACT I

LOT 1.05
BLOCK 421

LOT 1.05
BLOCK 421

LOT 1.06
BLOCK 421
AREA=0.327± AC.
(NO BLDGS OBSERVED)

LOT 8.03
BLOCK 422
AREA=0.289± AC.

LOT 10
BLOCK 422
AREA=0.143± AC.
(NO BLDGS OBSERVED)

LOT 8.01
BLOCK 422

LOT 8.02
BLOCK 422

LOT 8.01
BLOCK 422

LOT 8.01
BLOCK 422

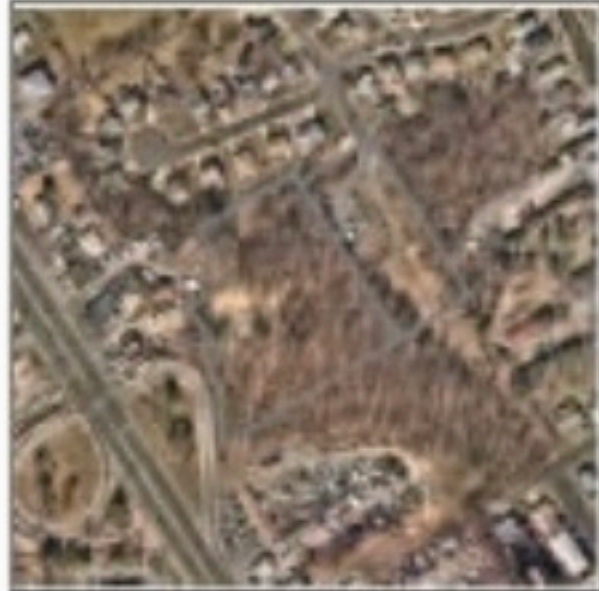
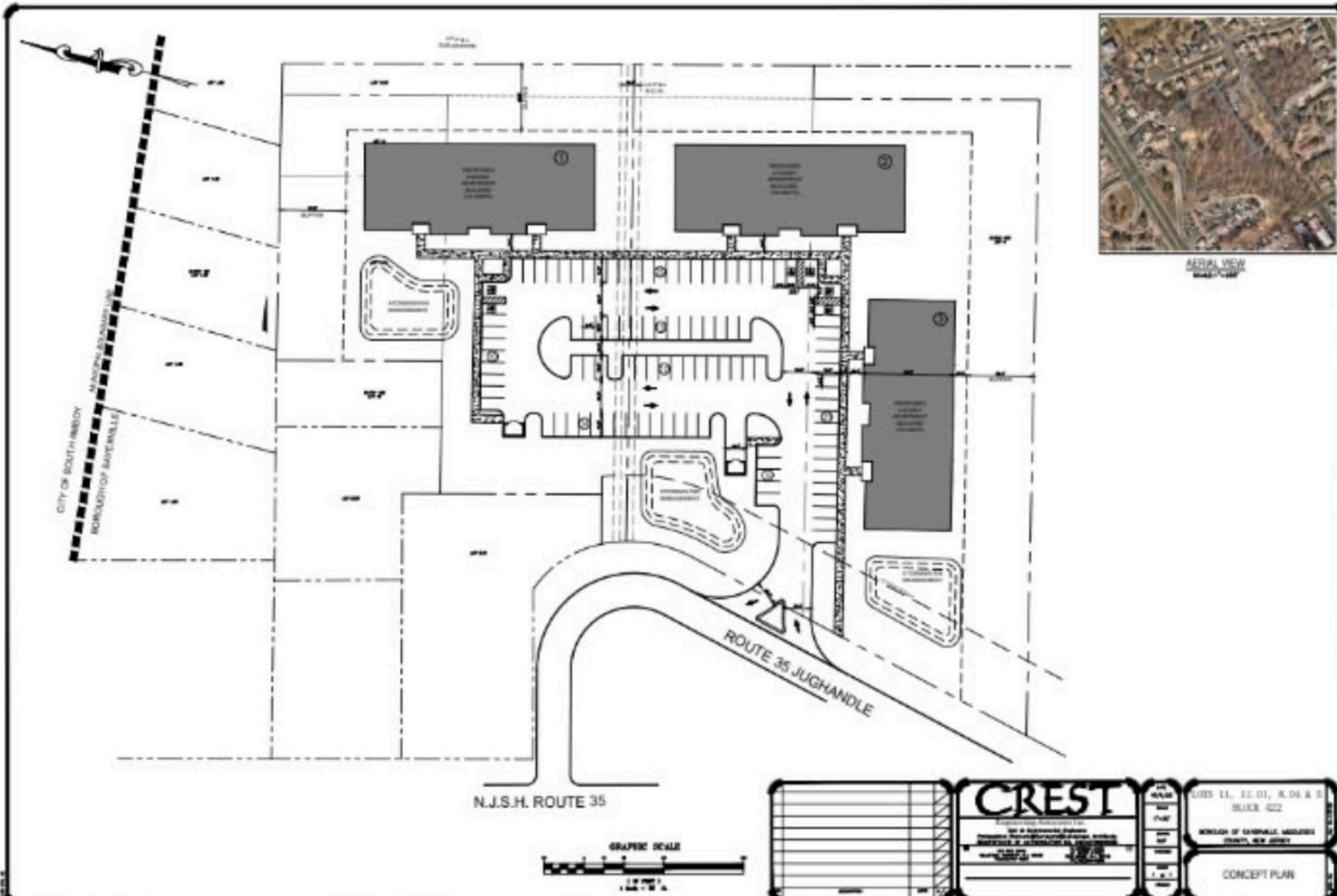
LOT 8.01
BLOCK 422

LOT 8.01
BLOCK 422

LOT 8.01
BLOCK 422

LOT 8.01
BLOCK 422

LOT 8.01
BLOCK 422



AERIAL VIEW
DATE: 1/18/11

CITY OF SOUTH AMBOY
BOROUGH OF SAVERILLE

N.J.S.H. ROUTE 35

ROUTE 35 JUGHANDLE



SHEET NO. DATE DRAWN BY CHECKED BY APPROVED BY	CREST Engineering Associates, Inc. 401 N. State Street Paramus, New York 10765 PHONE: (201) 261-1100 FAX: (201) 261-1101 WWW: CREST-PA.COM	SHEET NO. DATE DRAWN BY CHECKED BY APPROVED BY	LOTS 11, 11.01, 11.04 & 5 BLK 32 422
			BOROUGH OF SAVERILLE, WOODBRIDGE TOWNSHIP, NEW JERSEY
			CONCEPT PLAN