

Prospectus

1 & 5 Orchard Drive Upper Freehold

Presented by
John Dobos
Kroll Commercial Realty



1 and 5 Orchard Drive
Upper Freehold, NJ
Block 28.06 Lots 1 and 3

Thank you for inquiring about these last two developers lots in Upper Freehold! 2 turn-key, fully approved, perfected building lots that overlook a 300 acre preserved horse farm near Route 195 and a short walk away from Cream Ridge Golf Club. Approved site plan, perc test, soil log and subdivision plan. Engineering plans, enviro study, site plan, topography, survey and wetlands delineation available for review.

These lots are priced to sell at \$199,000 each.

John Dobos
Kroll Commercial Realty
C2 Brier Hill Ct., Bldg. C, Ste. 206
East Brunswick, NJ 08816
Office- 732-613-8100 x 12
Cell- 908-642-7984
www.krollcommercial.com



ASSESSOR'S OFFICE
UPPER FREEHOLD TOWNSHIP
314 ROUTE 539
CREAM RIDGE NJ 08514

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE PAID
FREEHOLD NJ
PERMIT #1

DISTRICT: UPPER FREEHOLD TWP

DATE MAILED: 11/17/17
#003321
NOTICE OF PROPERTY TAX ASSESSMENT FOR 2018
THIS NOTICE IS REQUIRED UNDER N.J.S.A. 54:4-38.1
BLOCK: 28.06 **LOT:** 1 **QUAL:** QFARM

PROPERTY LOCATION: 1 ORCHARD DRIVE **CLASS:** 3B

LAND: 2,600 **BUILDING:** 0 **TOTAL:** 2,600

NET PROPERTY TAXES BILLED FOR 2017 2017 **ASSESSMENT**
WERE: \$62.43 **TOTAL:** 2,600

THIS IS NOT A BILL. SEE OTHER SIDE FOR APPEAL INFORMATION.

BERNARD DEVELOPMENT LLC
19 NORTH BRIDGE ST
SOMERVILLE, N J 08876

APPEAL INSTRUCTIONS

If you agree with the assessed value shown, you do not need to do anything.

If you disagree with the assessed value shown, you may file an appeal with the Monmouth County Board of Taxation. Forms, instructions and a guide to the process Understanding Property Assessment Appeals for Monmouth County may be obtained at <https://secure.njappealonline.com> or through your municipal assessor at the address printed on the reverse of this notice.

Assessment appeals filed with the Monmouth County Board of Taxation must be filed **on or before January 15 or 45 days from the date mailed**, as it appears on the front of this notice, **whichever date is later**.

Also, note that the Monmouth County Board of Taxation has developed an online appeal system accessed via <https://secure.njappealonline.com>. Traditional "paper" appeals are also available at your municipal assessor's office.

If the assessed value exceeds \$1,000,000, you have the option of filing your appeal directly with the Tax Court at PO Box 972, Hughes Justice Complex, Trenton, New Jersey 08625. Pursuant to N.J.S.A. 54:3-21(a)(2), all assessment appeals filed directly to the Tax Court must be filed **on or before April 1 or 45 days from the date mailed** as it appears on this assessment notice, **whichever date is later**.

Forms which you may use to file your complaint may be found at <http://www.judiciary.state.nj.us/taxcourt/dcmform.html>

This assessment will be used to calculate your property tax bill. Do not multiply last year's property tax rate by the current year's assessment value to determine taxes for the current year.

ASSESSOR'S OFFICE
UPPER FREEHOLD TOWNSHIP
314 ROUTE 539
CREAM RIDGE NJ 08514

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE PAID
FREEHOLD NJ
PERMIT #1

DISTRICT: UPPER FREEHOLD TWP

NOTICE OF PROPERTY TAX ASSESSMENT FOR 2018 DATE MAILED: 11/17/17
THIS NOTICE IS REQUIRED UNDER N.J.S.A. 54:4-38.1 #003322
BLOCK: 28.06 LOT: 3 QUAL: QFARM

PROPERTY LOCATION: 5 ORCHARD DRIVE CLASS: 3B

LAND: 2,100 BUILDING: 0 TOTAL: 2,100

NET PROPERTY TAXES BILLED FOR 2017 2017 ASSESSMENT
WERE: \$48.02 TOTAL: 2,000

THIS IS NOT A BILL. SEE OTHER SIDE FOR APPEAL INFORMATION.

BERNARD DEVELOPMENT LLC
19 NORTH BRIDGE ST
SOMERVILLE, N J 08876

APPEAL INSTRUCTIONS

If you agree with the assessed value shown, you do not need to do anything.

If you disagree with the assessed value shown, you may file an appeal with the Monmouth County Board of Taxation. Forms, instructions and a guide to the process Understanding Property Assessment Appeals for Monmouth County may be obtained at <https://secure.njappealonline.com> or through your municipal assessor at the address printed on the reverse of this notice.

Assessment appeals filed with the Monmouth County Board of Taxation must be filed **on or before January 15 or 45 days from the date mailed**, as it appears on the front of this notice, **whichever date is later**.

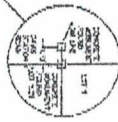
Also, note that the Monmouth County Board of Taxation has developed an online appeal system accessed via <https://secure.njappealonline.com>. Traditional "paper" appeals are also available at your municipal assessor's office.

If the assessed value exceeds \$1,000,000, you have the option of filing your appeal directly with the Tax Court at PO Box 972, Hughes Justice Complex, Trenton, New Jersey 08625. Pursuant to N.J.S.A. 54:3-21(a)(2), all assessment appeals filed directly to the Tax Court must be filed **on or before April 1 or 45 days from the date mailed** as it appears on this assessment notice, **whichever date is later**.

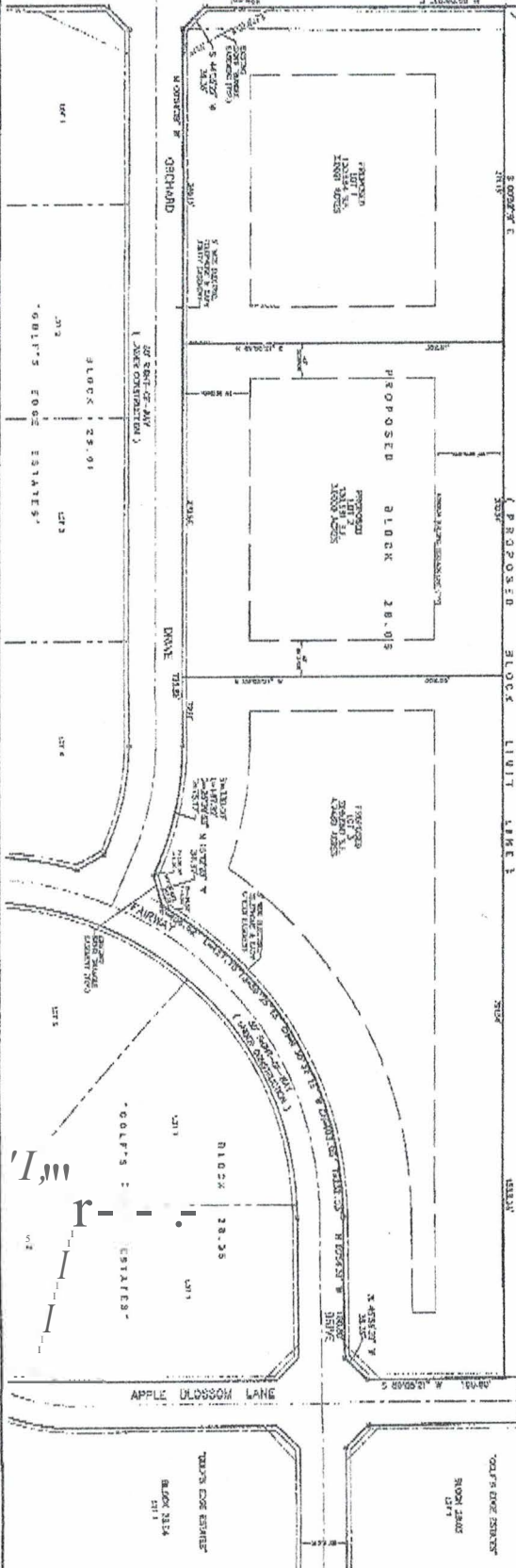
Forms which you may use to file your complaint may be found at <http://www.judiciary.state.nj.us/taxcourt/dcmform.html>

This assessment will be used to calculate your property tax bill. Do not multiply last year's property tax rate by the current year's assessment value to determine taxes for the current year.

CAVIS STATION ROAD



LOT	AREA	PERCENTAGE
1.01	1.01	1.01
1.02	1.02	1.02
1.03	1.03	1.03
1.04	1.04	1.04
1.05	1.05	1.05
1.06	1.06	1.06
1.07	1.07	1.07
1.08	1.08	1.08
1.09	1.09	1.09
1.10	1.10	1.10
1.11	1.11	1.11
1.12	1.12	1.12
1.13	1.13	1.13
1.14	1.14	1.14
1.15	1.15	1.15
1.16	1.16	1.16
1.17	1.17	1.17
1.18	1.18	1.18
1.19	1.19	1.19
1.20	1.20	1.20
1.21	1.21	1.21
1.22	1.22	1.22
1.23	1.23	1.23
1.24	1.24	1.24
1.25	1.25	1.25
1.26	1.26	1.26
1.27	1.27	1.27
1.28	1.28	1.28
1.29	1.29	1.29
1.30	1.30	1.30
1.31	1.31	1.31
1.32	1.32	1.32
1.33	1.33	1.33
1.34	1.34	1.34
1.35	1.35	1.35
1.36	1.36	1.36
1.37	1.37	1.37
1.38	1.38	1.38
1.39	1.39	1.39
1.40	1.40	1.40
1.41	1.41	1.41
1.42	1.42	1.42
1.43	1.43	1.43
1.44	1.44	1.44
1.45	1.45	1.45
1.46	1.46	1.46
1.47	1.47	1.47
1.48	1.48	1.48
1.49	1.49	1.49
1.50	1.50	1.50



1.01
SE 3000'

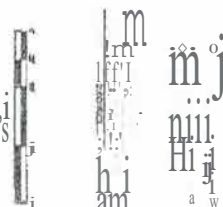
PROPOSED BLOCK 28.08

PROPOSED BLOCK 28.38

PROPOSED BLOCK 28.38

PROPOSED BLOCK 28.38

THESE LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES AND ARE TO BE DEVELOPED IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE TOWNSHIP OF UPPER FREEHOLD, NEW JERSEY.



Prepared by
Surveyors
and
Planners
CHARLES B. SALASIN, JR.
PROFESSIONAL LAND SURVEYOR No. 14, No. 4014

NO.	DATE	DESCRIPTION
1	May 14, 2004	Original
2	12-30-05	Amended

Minor Subdivision Map
 Prepared For
Lot 1.01 in Block 28
 Situated in
 Township of Upper Freehold
 Monmouth County, New Jersey

N00°52'18" W 1534.357'

371.16'

370.51'

1533.23'

Proposed Block 28.0G

Proposed Lot 1

Proposed Lot 2

Proposed Lot 3

Orchard Drive

12'23"W
4.8G'

Typical Soil L'3
Profile 4.8G'

H.00°54'39" W

N 89°05'21" E
352.72'

S 89°05'21" E
352.55'

113

112

113

112

110

111

79

L=147.82' D=25°39'53" N 16°12'23" W
R=330.00' T=75.17'

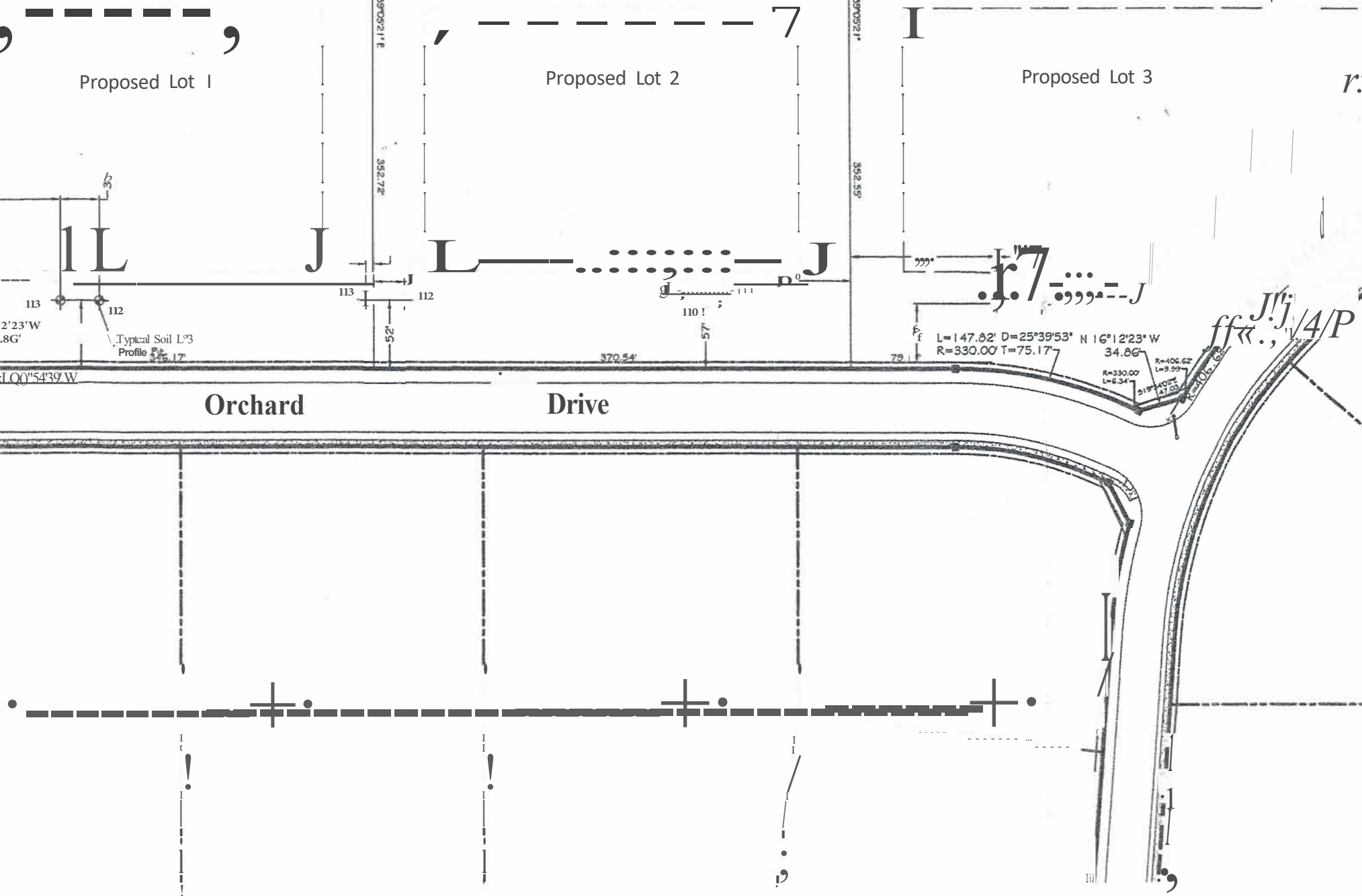
R=330.00'
L=6.34'

34.86'

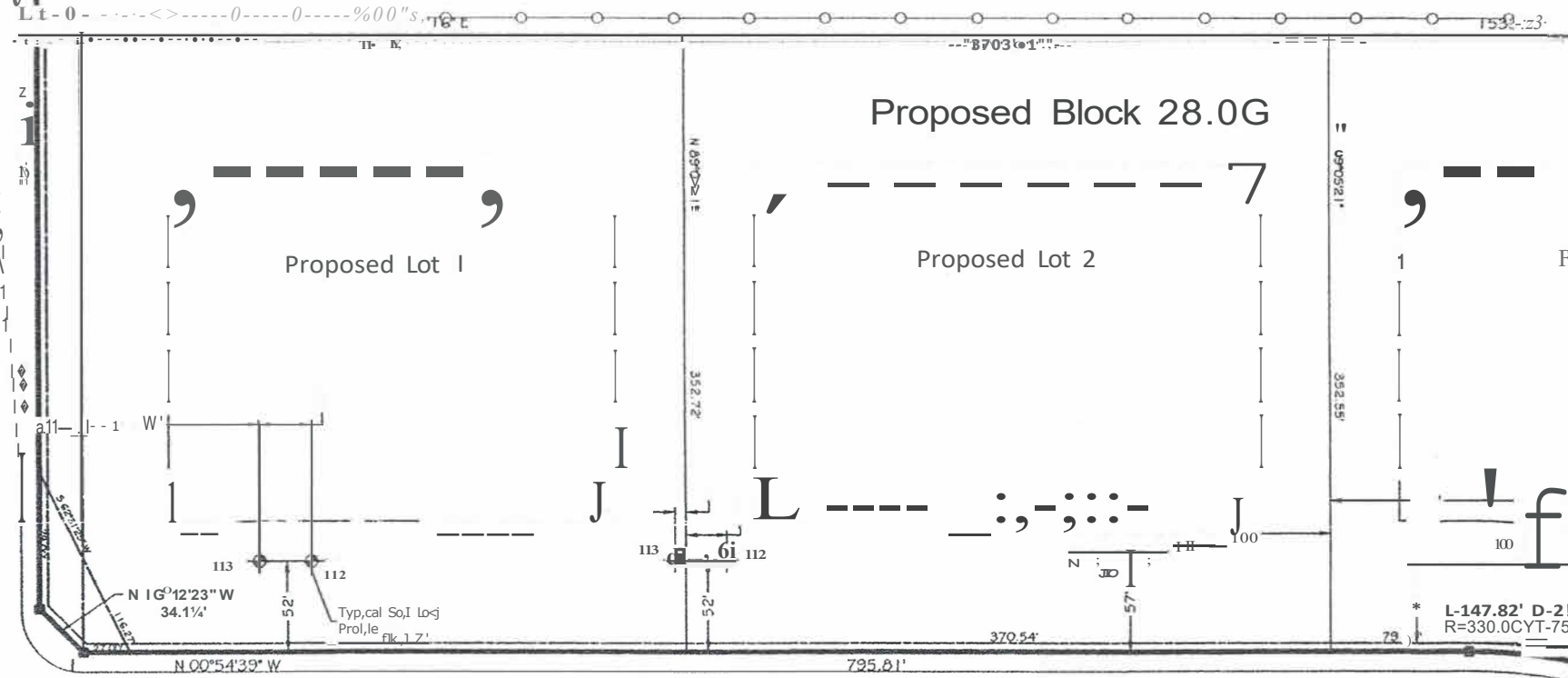
R=406.62'
L=9.99'

51°40'27" S
R=210.00'

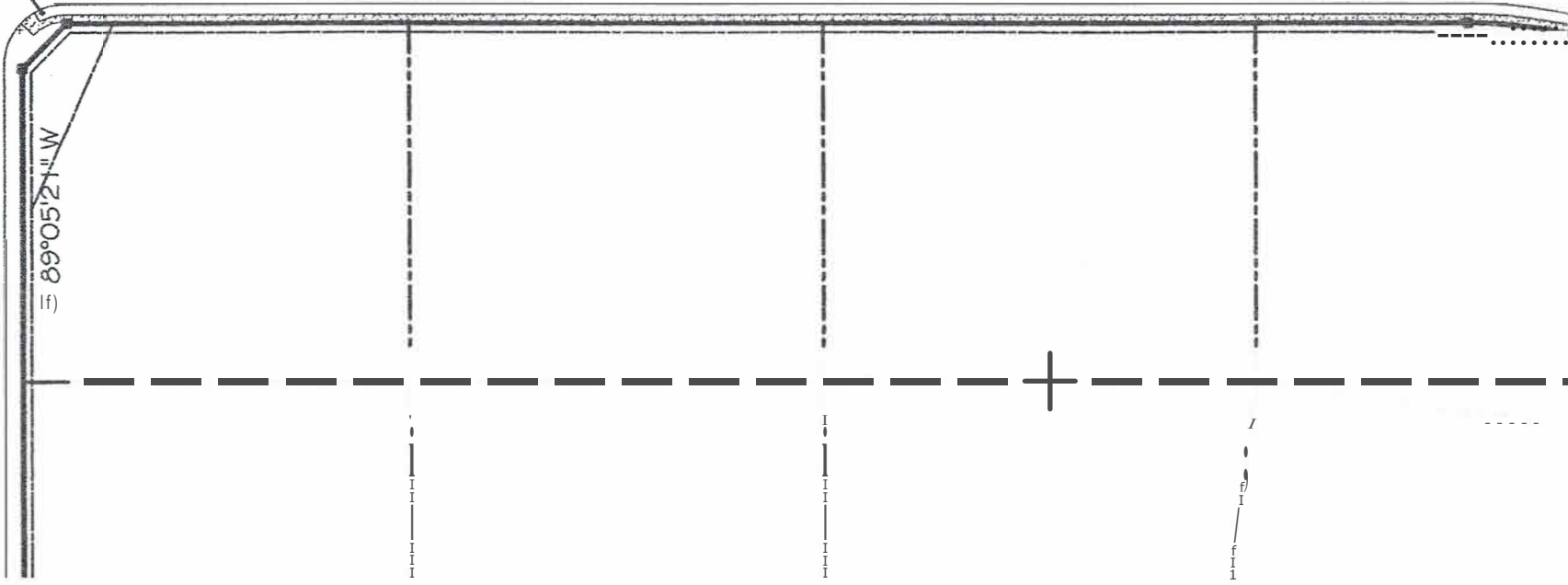
J/j 1/4/P



N00°52'16" W 1534.357'



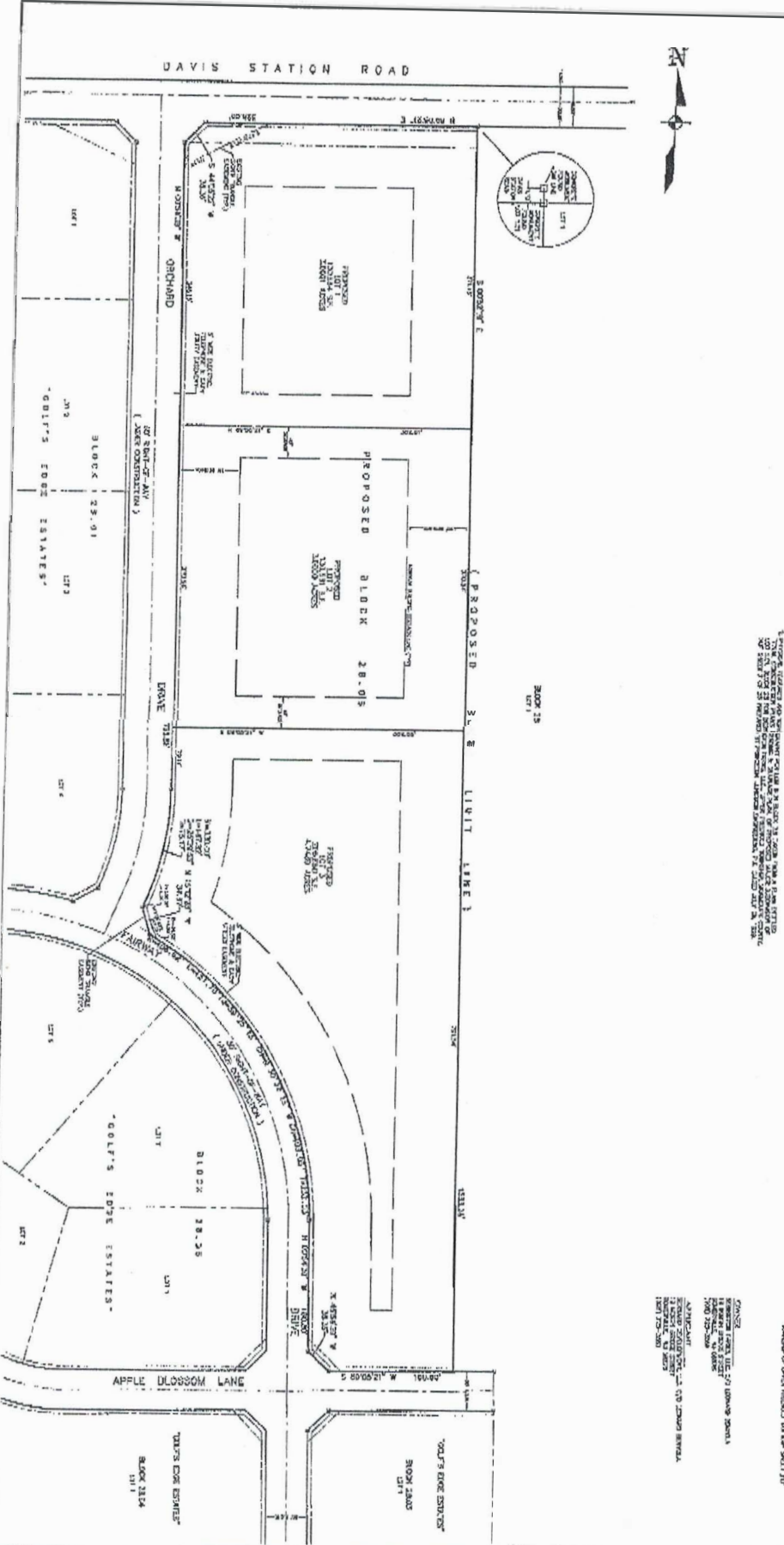
Orchard Drive



RO-1
0
CS)
D2

*
L-147.82' D-21
R=330.0CYT-75

THE DEPARTMENT OF COMMUNITY AFFAIRS HAS REVIEWED THIS MAP AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, N.J.A.C. 17:27. THE DEPARTMENT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN NOR DOES IT WARRANT THAT THE INFORMATION IS COMPLETE OR CURRENT.



PROPOSED LOTS

LOT 1.01: 1.01 AC

LOT 1.02: 1.02 AC

LOT 1.03: 1.03 AC

LOT 1.04: 1.04 AC

LOT 1.05: 1.05 AC

PROPOSED BLOCKS

BLOCK 28.01: 28.01 AC

BLOCK 28.02: 28.02 AC

PROPOSED LOTS

LOT 1.01: 1.01 AC

LOT 1.02: 1.02 AC

LOT 1.03: 1.03 AC

LOT 1.04: 1.04 AC

LOT 1.05: 1.05 AC

PROPOSED LOTS

LOT 1.01: 1.01 AC

LOT 1.02: 1.02 AC

LOT 1.03: 1.03 AC

LOT 1.04: 1.04 AC

LOT 1.05: 1.05 AC

PROPOSED LOTS

LOT 1.01: 1.01 AC

LOT 1.02: 1.02 AC

LOT 1.03: 1.03 AC

LOT 1.04: 1.04 AC

LOT 1.05: 1.05 AC

PROPOSED LOTS

LOT 1.01: 1.01 AC

LOT 1.02: 1.02 AC

LOT 1.03: 1.03 AC

LOT 1.04: 1.04 AC

LOT 1.05: 1.05 AC



Minor Subdivision Map
 Prepared for
Lot 1.01 in Block 28
 Situated in
 Township of Upper Freehold
 Monmouth County, New Jersey

Professional Land Surveyor and Planner
 J. J. J. COMPANY, INC.
 100, Old 2000 + Bayside, NJ 08003
 Phone 908-729-1175 • FAX 908-729-1200

DATE: 11-11-11	SCALE: 1" = 100'
DESIGN BY: JJJ	DRAWN BY: JJJ
CHECKED BY: JJJ	DATE: 11-11-11
PROJECT: 11-11-11	LOT: 1.01
OWNER: JJJ	ADDRESS: JJJ
REVISIONS:	

FINISH GRADE EDGE OF PAVEMENT

4" VINYL COATED CHAIN
LINK FENCE CONSTRUCTION
ALONG PROPERTY LINE PER
APPROVED SUBDIVISION
"GOLF'S EDGE ESTATE"

25' WOODLANDScape BUILT UP
THE LANDSCAPE BUFFER IMPROVEMENTS
ARE SHOWN ON THE CONSTRUCTION
PLANS PREPARED FOR "GOLF'S EDGE
ESTATES". MOST IMPROVEMENTS
WILL BE AUF...BY 1H

F P 13.0 p Q S SE 0 8 TO C K / 2 8 0 16
ATTENTION: BUILDING SETBACK UN TYP.

PROPOSED LOT 1

PROPOSED LOT 2

STAKED HAY BALES

TOPSOIL STOCKPILE
STAKED HAY BALES

PROPOSED WELL

EXISTING TREES
TO BE PROTECTED
(SEE DETAIL TYP.)

PROPOSED DWELLING
FFF 149.5
FGF 149.5

PROPOSED DWELLING
FFF 11.0
FGF 149.0

PROPOSED SEPTIC

PROP
C...G.F.

EXISTING SIGHT
SEMENT

UNDER CONSTRUCTION

17:26

10 RICHARD

RIVER

ACIDING PAD (UNDER CONSTRUCTION)

FINISH GRADE EDGE OF PAVEMENT

PROPOSED LOT 2
PROPOSED LOT 3

PROPOSED LIMIT OF DISTURBANCE

PROPOSED SILT FENCE

PROPOSED LOT 2

PROPOSED LOT 3

TOPSOIL STOCKPILE

TOPSOIL STOCKPILE

STAKE

PROPOSED WELL

PROPOSED WELL

PROPOSED DWELLING
ITT 151.0
149.0

PROPOSED DWELLING
FF 146.0
FG 144.0

PROPOSED SEPTIC

5' WIDE ELECTRIC, TELEPHONE & CATV UTILITY EASEMENT

50' RIGHT-OF-WAY (UNDER CONSTRUCTION)

HIGH POINT

INLET #14
GR 135.33
RV 132.41

EXISTING RILEYS AND STORM PIPING (TYP.)

INLET PROTECTION (TYP.)

FAIRWAY

BLOCK 28
LOT 7

BELGIAN

EDGE OF

4' VINYL COATED CHAIN
LINK FENCE CONSTRUCTION
ALONG PROPERTY LINE PER
APPROVED SUBMISSION
GOLF'S EDGE ESTATES

25' WIDE LANDSCAPE BUFFER
THE LANDSCAPE BUFFER IMPROVEMENTS
ARE SHOWN ON THE CONSTRUCTION
PLANS PREPARED FOR "GOLF'S EDGE
ESTATES". THESE IMPROVEMENTS
WILL BE INSTALLED BY THE DEVELOPER.

PROPOSED
LIMIT OF
01S11JR8ANCT

PROPOSED

PROPOSED
LOT 2

PROPOSED

STAKED
HAY BALES

TOPSOIL STOCKPILE
STAKED HAY BALES

PROPOSED
WELL

TOPSOIL
STOCKPILE

PROPOSED
OWC LUNG
QFF 149.5
FGF 147.5

PROPOSED
DWELLING
FFF 151.0

PROPOSED
SEPTIC

PROPOSED
EASIMENT

UNDER
CONSTRUCTION

UNDER CONSTRUCTION

ZH



Davis Station Rd

Forked River Rd

Wainford Rd

539

Davis Station Rd

Grant Dr

Greens Ct

Fairway Dr

Grant Dr

Apple Blossom Ln

Fairway Dr

Orchard Dr

Davis Station Rd

Harvey Rd

Harvey Rd

0 500 1000 1500 2000ft

Google

Map data ©2019 Google Imagery ©2019, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency