



Preliminary Investigation of an Area in Need of  
Redevelopment (Non-Condemnation) for

# Three Bridges Block 81

Study Area



**APRIL 18, 2022**

Readington Township, Hunterdon County, New Jersey

**Clarke Caton Hintz** | 100 BARRACK STREET | TRENTON, NJ | 08608



Preliminary Investigation of an Area in Need of  
Redevelopment (Non-Condensation) for

# Three Bridges Block 81 Study Area

Readington Township, Hunterdon County, New Jersey

Adopted pursuant to N.J.S.A. 40A:12A-1, *The New Jersey Local Redevelopment and Housing Law*, as a Non-Condensation Preliminary Investigation by the Planning Board on April 11, 2022.

Endorsed by the Township Committee on May 2<sup>nd</sup>, 2022.

Prepared for Readington Township by:

**Clarke Caton Hintz**

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Michael F. Sullivan, ASLA, AICP,  
*Principal*  
NJPP License #5153

With the Assistance of James Clavelli, P.I.T., AICP Candidate

*A signed and sealed copy of this document is available at the municipal building.*



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Jon Drill, Esquire, *Board Attorney*

Rob O'Brien, PE, *Board Engineer*

Michael F. Sullivan, ASLA, AICP,  
*Township Planner*



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## INTRODUCTION

The Township Committee of Readington directed the Planning Board, pursuant to Resolution #R-2021-60 (adopted on April 5, 2021), to conduct a preliminary investigation to determine whether the study area adjacent to the village of Three Bridges qualified as an *area in need of redevelopment* (AINR), according to the criteria established at N.J.S.A. 40A:12A-1 et seq., known as the “*Local Redevelopment and Housing Law*” (a.k.a “LRHL”, See Appendix A). The lots comprising the study area were identified in the resolution as Block 81 Lots 1, 2, 3 and 4. The original resolution, Resolution #R2018-95, included only Block 81, Lot 1 in the study area. This was amended by Resolution #R-2021-60. The resolutions directed the Planning Board to undertake an investigation such that the power of eminent domain could not be exercised in the event the area was designated an area in need of redevelopment.

Subsequent to the Township Committee resolution, the Planning Board directed this office to undertake such a study.

This report, which constitutes a *Preliminary Investigation* of the Three Bridges Block 81 Study Area, is the statutorily-enabled vehicle by which the Planning Board may respond to the Township Committee’s request to study the area in question. It provides an examination of the existing conditions of the study area, depicted through mapping, photography, written descriptions and data analysis. The study is based on multiple in-person site inspections along with other data. The site visits were performed on July 7, 2021 and March 15, 2022. The analysis and compiled information is compared to the criteria contained within the LRHL and, based on that comparison, a recommendation is made as to whether it should be classified as an AINR.

### Statutory Authority and Process

Under New Jersey’s *Local Redevelopment and Housing Law*, N.J.S.A. 40A:12A-1 et seq., (LRHL) municipalities are empowered to determine whether an area is in need of rehabilitation or redevelopment, to adopt a redevelopment plan, and to implement and carry out redevelopment projects. The Township of Readington must follow the statutorily defined process set forth in the LRHL. This process may result in the adoption of a redevelopment plan, which is a new set of development regulations, along with the ability to offer enhanced fiscal tools that may act as incentives to

#### NJ Local Redevelopment and Housing Law: *Redevelopment Process*

- Governing body directs the planning board to undertake a preliminary investigation to determine whether or not an identified area is in need of redevelopment.
- Planning board conducts an investigation and holds a public hearing on the proposed redevelopment-area designation.
- Based on the planning board’s recommendation, governing body may designate all or some of the study area as an “area in need of redevelopment”.
- The governing body prepares a redevelopment plan for the area, or directs the planning board to prepare the plan.
- The governing body adopts the redevelopment plan
- The governing body or another public agency/ authority designated as the “redevelopment entity” that oversees the implementation of the redevelopment plan.
- The redevelopment entity selects a redeveloper(s) to undertake a project(s) that implement the plan.

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prospective redevelopers. Ultimately, it is a means to lay the groundwork for redevelopment that benefits, both, the public and private interests.

## STUDY AREA DESCRIPTION

**Location and Existing Conditions:** The *Study Area* is located near the intersection of US Highway Route 202 and Railroad Avenue, abutting both roadways. It consists of 32.31 acres of improved and unimproved land in the southeastern quadrant of the Township. It contains one single-family residential dwelling and one multi-family residential building, containing three (3) dwelling units.

Adjacent uses include the following:

- The village of Three Bridges, and single-family detached residences to the east. Three Bridges is one of the three largest village centers in the Township and contains a mix of residential, commercial and public uses.
- US Highway Route 202 wraps around the study area to the north, west and northwest.
- Railroad Avenue to the south.
- Woodlands and agricultural land across Railroad Avenue to the south.

### Study Area Properties

#### Block 81, Lot 1

Block 81, Lot 1 (702 Route 202) is owned by the Township of Readington and is located in the eastern part of the *Study Area*. The tract has frontage on U.S. Route 202 and Railroad Avenue.



Block 81, Lot 1



The lot contains 20.07 acres of land and is classified in the MOD IV database as Class 15C (public). The property contains a tributary to the South Branch Raritan River that runs through the northwestern portion of the property before edging into lot 2 as it flows to the south under Railroad Avenue and then on to the South Branch. Freshwater wetlands are associated with the stream that impact the extent to which the property may be developed. Pursuant to a Letter of Interpretation (attached to this report as Appendix C) issued by the New Jersey Department of Environmental Protection (NJDEP), the wetlands are of an intermediate value and are subject to a transition area (buffer) of 50 feet. The only obvious development within the lot includes the culvert that conveys the stream under U.S. Route 202 and a hunting stand. The property is otherwise covered in trees, shrubs and herbaceous plants that represent a late successional condition supplanting the conditions related to past agricultural uses.

### **Block 81, Lot 2**

Block 81, Lot 2 is a qualified farm composed of 9.3 acres that is owned by Flemington Associates. The property is irregularly shaped (roughly as a “U”-shape) and wraps around lots 3 and 4. The property has frontage on US Route 202 and Railroad Avenue. Access to Railroad Avenue is limited to a relatively narrow “leg” of the property that runs along the east side of lot 3. Lot 1 (municipally owned) is located on the east. Adjacent Lot 3 contains a three (3)-unit



**Block 81, Lot 2**





residential building. A single family dwelling is located on adjacent Lot 4. Across Railroad Avenue across from the property is Block 82, Lot 1 which is also a qualified farm owned by Flemington Associates.

A tributary to the South Branch Raritan River enters the property through the northwest portion of Lot 1 and flows south along the eastern boundary. Freshwater wetlands are associated with the stream that impact the extent to which the property may be developed. Pursuant to a Letter of Interpretation (LOI) issued by the New Jersey Department of Environmental Protection (NJDEP) for lot 1, the wetlands are of an intermediate resource value and are subject to a transition area (buffer) of 50 feet. The survey that accompanied the application for the LOI does show the complete stream thread, both on lot 1 and lot 2, although the entire extent of wetlands on lot 2 does not appear to have been completely delineated. Although this LOI was issued for lot 1, it is reasonable to accept that the resource value of the wetlands would not change between the two sites. While the property is classified as a farm, there does not appear to be agricultural activity on the site, though the ground appears to be maintained and mowed, as opposed to the successional forest like Lot 1. The property primarily contains grass, shrubs and trees.

### **Block 81, Lot 3**

Block 81, Lot 3 is a Class 2 residential property that contains a multifamily residential building with three (3) dwelling units. It is owned by A.D. Cunningham III and M. M. Farrell. The property has 100 feet of frontage on Railroad Avenue and is surrounded by Lot 2 on all sides excepting its southwestern corner where it shares a boundary with Lot 4. The lot contains 2.43 acres of land.



**Block 81, Lot 3 - 6 Railroad Avenue**

### ***Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation) for Three Bridges Block 81***



Development on the lot consists of a large, single-story (primarily) building. The building is used as a multifamily property, as indicated by the three (3) electrical meters located on the front of the building, the multiple entranceways leading into the building, as well as confirmation received by the Readington Township Construction Code official (see Appendix E). The building is in fair to poor condition, with obvious damage/disrepair to the roof. The property also contains a gravel driveway that is shared with Lot 4, several sheds and storage structures/vehicles, a swimming pool and propane fuel tanks. The appearance of the property is cluttered with decorative items festooning the building and immediate surroundings. Myriad other items, large and small, are strewn and piled in various locations. There is, what appears to be, an outhouse.

#### **Block 81, Lot 4**

Block 81, Lot 4 is a single-family residential property owned by Jamey and Dawn Localio. The property has frontage on Railroad Avenue. The property is .51 acres in area. The lot shares borders with Lot 3 on its northern and eastern boundaries and Lot 2 on its western boundary.



Development on the property consists of a single-family house with 2 ½ stories, a driveway, storage sheds and a children's play area.



## Utilities

**Sanitary Sewer Service:** Public sanitary sewer for Three Bridges is treated by the Raritan Township Municipal Utilities Authority (RTMUA) pursuant to an agreement with Readington Township. At this time, only Block 8I, Lot 4 is located within the sewer service area, however, Lot 4 does not utilize sewer service. Readington Township is seeking to extend sewer service to the study area and has submitted an application the NJDEP for a Water Quality Management Plan amendment to include Block 8I, Lot 1 within the Three Bridges sewer service area. As of March 9, 2022 the application is still under review by NJDEP.

**Water Service:** All four (4) lots within the *Study Area* are located within the public water service and franchise area<sup>1</sup>.

## Zoning

**Existing Zoning:** The Study Area is located within the Multi-Family Affordable Housing 2.5 (MFAH-2.5) zoning district. This zone constitutes an overlay district, which leaves the underlying AR Agricultural Residential zoning intact, but provides optional enhanced zoning intended to permit the development of affordable housing as part of the Township's court-approved settlement and the 2020 Amended Housing Plan Element and Fair Share Plan. Permitted principal uses in the MFAH-2.5 district include municipally-sponsored affordable multifamily residential homes and inclusionary affordable multifamily residential homes. The (MFAH-2.5) zoning district was adopted on December 20, 2021.

**Prior Zoning:** The property was previously zoned as MFAH-2 and MFAH-5, overlay districts intended to provide enhance zoning for affordable housing, along with the AR Agricultural Residential zone. The MFAH-2 zoning district permitted multifamily apartments and townhouses while the MFAH-5 zoning district permitted multifamily rental apartments affordable to low- and moderate-income eligible households. This zoning was enacted in 2020.

Prior to the 2020 designation, the *Study Area* was zoned solely as AR Agricultural Residential. The AR zone, which still underlies the MFAH-2.5 zone, permits agriculture; detached single-family dwelling units; public and private open space and parks; community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, community residences for persons with head injuries, and adult family care homes for elderly persons and physically disabled adults, and; farmer's markets.

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<sup>1</sup> As indicated in the NJDEP Public Community Water Purveyor Service Areas Data, 2019.



**Non-permitted Use on Block 81, Lot 3:** Lot 3 of the study area contains a multifamily residential property containing three (3) units. Neither the MFAH-2.5 Overlay Zone nor the underlying AR Zone permit such uses. Pursuant to the Construction Code Official's Report on Block 81, Lot 3 (located in Appendix E), while the property appears to have been a permitted, preexisting two (2) family dwelling several decades ago, it was never permitted as a three (family) multifamily dwelling, and as such constitutes a non-permitted, nonconforming use. Evidence of the building being a permitted two (2) family structure is evidenced by construction permits from the 1980s located in Appendix F.

### Development Application History

Of the four (4) lots located within the *Study Area*, only Block 81, Lot 1 has been the subject of any development applications for which there are available records. A plan proposed in 1996 by Dias Investment Corp. consisted of three (3) office buildings and one (1) day care center facility. The Application received preliminary site plan approval in 1997. Final site plan approval was denied by the Planning Board on December 11, 2000.

**Litigation:** Two (2) separate actions by the Planning Board lead to the Applicant, Dias Investment Corp., initiating litigation against the Township. The first was for a zone change and the second was for denying an extension of preliminary approval. All litigation has been resolved and there is none outstanding.

### Ownership

| Table 1 – Tax Lots |     |              |                   |                                       |
|--------------------|-----|--------------|-------------------|---------------------------------------|
| Block              | Lot | Area (acres) | Parcel Address    | Owner of Record                       |
| 81                 | 1   | 20.07        | 702 Route 202     | Township of Readington                |
| 81                 | 2   | 9.30         | 710 Route 202     | Flemington Associates                 |
| 81                 | 3   | 2.43         | 6 Railroad Avenue | Cunningham, A. D. III & Farrel, M. M. |
| 81                 | 4   | .51          | 4 Railroad Avenue | Jamey & Dawn Localio                  |
| <b>Total:</b>      |     | <b>32.31</b> |                   |                                       |

**Ownership of Block 81, Lot 3 is Unclear:** The New Jersey MOD IV database indicates that Block 81, Lot 3 is owned by Cunningham, A.D. III & Farrel, M.M. This information is further confirmed by records provided by the Readington Township Tax Assessor, which also indicates ownership by the same owner.

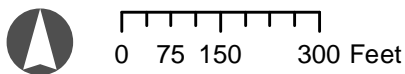
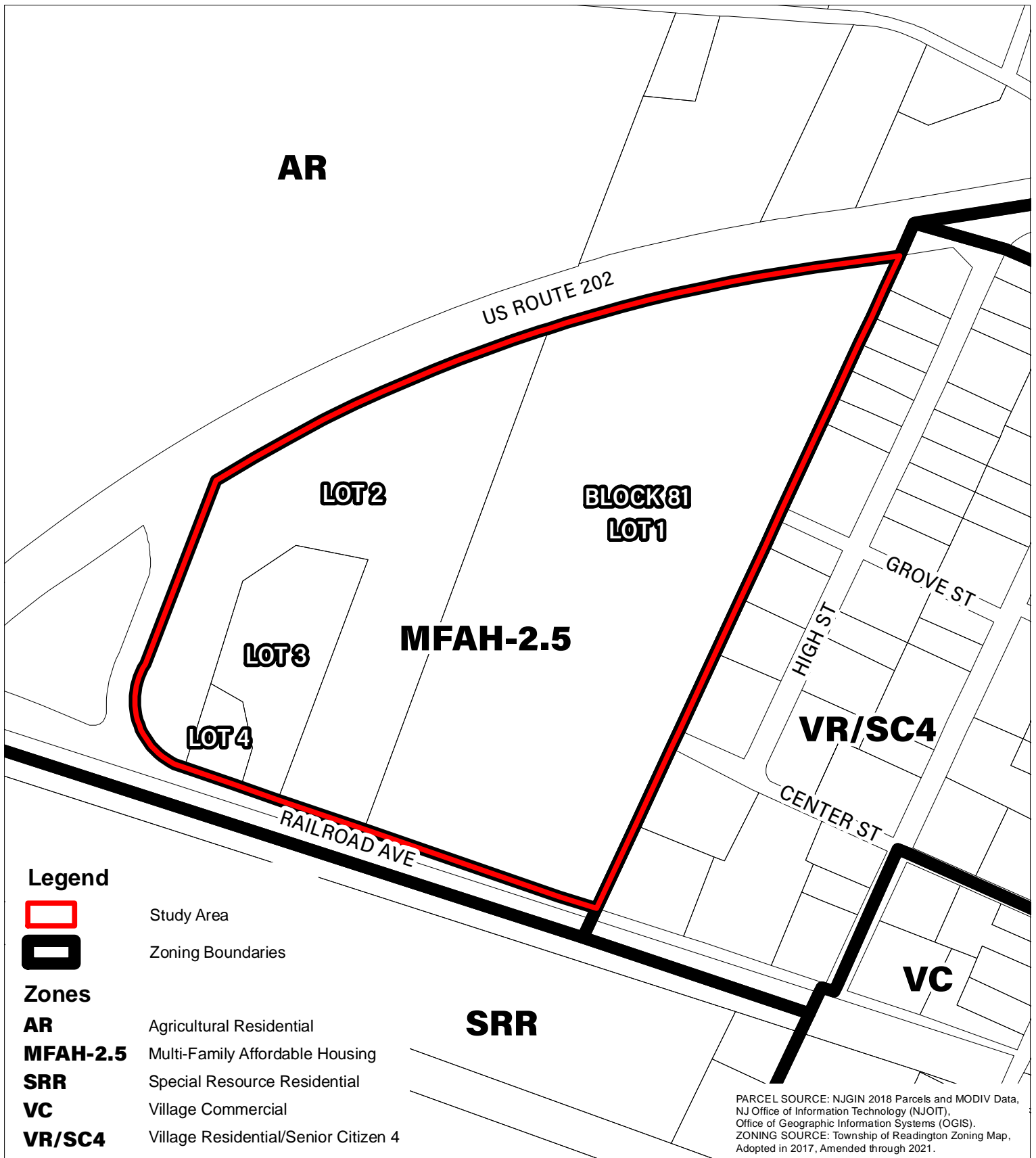
However, documentation submitted by Flemington Associates, owners of Block 81, lot 2, to the Superior Court pursuant to Readington Township's settlement of affordable housing

### ***Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation) for Three Bridges Block 81***



litigation indicates that Flemington Associates owns Block 81, Lot 3 in addition to Block 81, Lot 2. Unless information is provided that convincingly contradicts the Township tax assessor's data, this office will rely on the tax assessment information for any purposes related to this study and subsequent action.





PRELIMINARY INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT:  
THREE BRIDGES STUDY AREA

# Zoning Map





### Legend



Study Area

Three Bridges Revised Parcels

AERIAL SOURCE: New Jersey High Resolution Orthophotography, MrSID Tiles, NJ Office of Information Technology (NJGIT), Office of Geographic Information Systems (OGIS).  
PARCEL SOURCE: NJGIN 2018 Parcels and MODIV Data, NJ Office of Information Technology (NJGIT), Office of Geographic Information Systems (OGIS).



0 75 150 300 Feet

Clarke Caton Hintz



Architecture

Planning

Landscape Architecture

PRELIMINARY INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT:  
THREE BRIDGES STUDY AREA

# 2020 Aerial Map

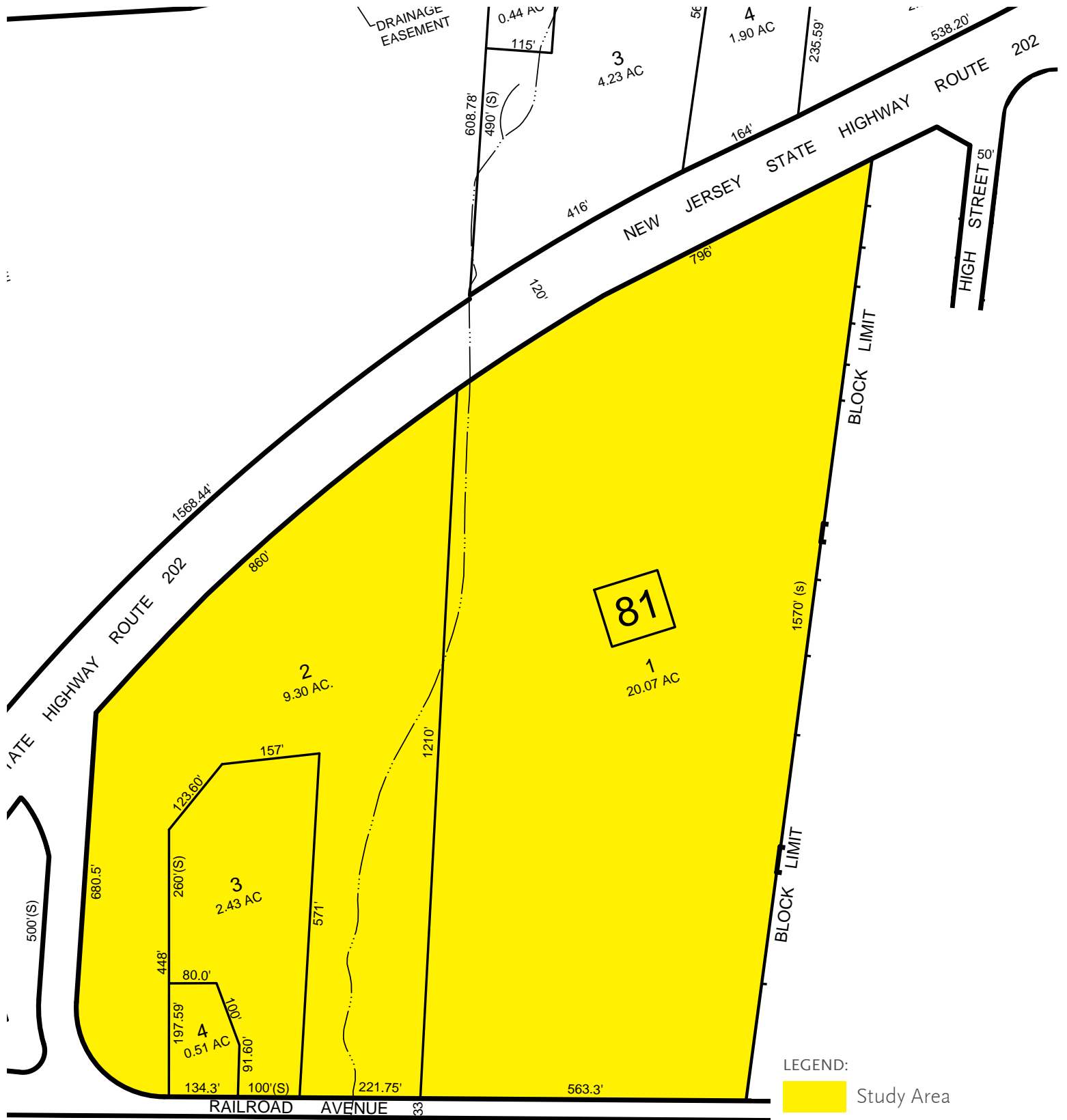
LOCATION:

Readington Township, Hunterdon County, New Jersey

DATE:

April 2022





N.T.S.

Clarke Caton Hintz

Architecture

Planning

Landscape Architecture



PRELIMINARY INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT:  
THREE BRIDGES STUDY AREA

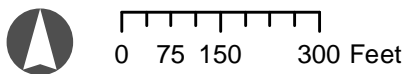
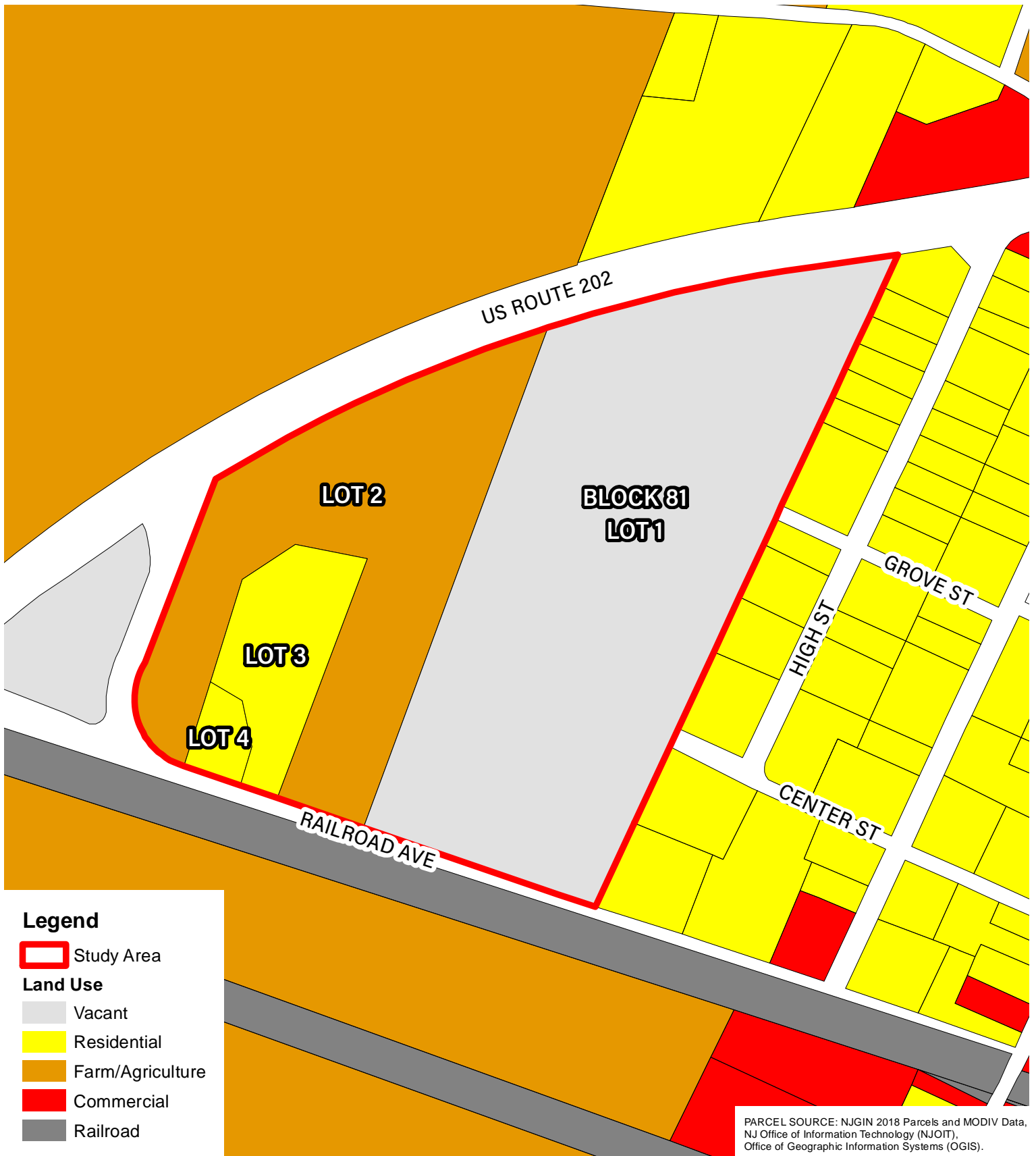
# Tax Map

LOCATION:

Readington Township, Hunterdon County, New Jersey

DATE:

April 2022



PRELIMINARY INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT:  
THREE BRIDGES STUDY AREA

# Land Use Map



## APPLICATION OF REDEVELOPMENT CRITERIA TO THE STUDY AREA

Criteria set forth in the LRHL at N.J.S.A. 40A:12A-5 provides the basis for the determination of an area in need of redevelopment (AINR). Although there are a variety of factors that could apply to an area, an area qualifies as being in need of redevelopment if it meets at least one (1) of the eight (8) statutory criteria. These criteria are commonly identified by the letter (a-h) corresponding to the paragraphs of Section 5 of the LRHL. They relate to the impact of a particular area on public health, safety and welfare, primarily through conditions of deterioration, obsolescence, disrepair and faulty designs. The absence of use and an area's relationship to an Urban Enterprise Zone or "smart growth" area are also addressed in the criteria.

In addition to the criteria contained at N.J.S.A. 40A:12A-5, the LRHL also permits the designation of areas, or portions of study areas that are not necessarily detrimental to the public health, safety and welfare to be designated as an area in need of redevelopment when their inclusion facilitates the redevelopment of the remaining area. At N.J.S.A. 40A:12A-3, the LRHL defines a "redevelopment area" or "area in need of redevelopment" to include:

*"...lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part."*

### Redevelopment Criteria "a" through "d" (N.J.S.A. 40A:12A-5)

- a. The generality of buildings is substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment entity, or unimproved land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.



## Block 81 Lot 1

### Public Ownership

As of 2018, Readington Township owns the largest lot within the study area, Block 81, Lot 1.

In its most basic interpretation, criterion “c” is fulfilled by virtue of public ownership. However, an isolated lower court decision in South Jersey disputes such a simplistic view of the statute. In a 1998 case entitled, Winters v. Twp. of Voorhees (320 N.J. Super. 150), Judge Orlando found in favor of plaintiffs that challenged the ability of Voorhees Township to declare an area in need of redevelopment solely based on the fact that it was owned by a governmental entity below the level of the State government. Judge Orlando found that a misplaced comma in criterion C meant that a Planning Board must find not only that governmentally owned land was involved but that it also had to meet the condition being poorly located, remote, lacking access, topographic condition or poor soil conditions to the degree that it could not feasibly be developed by private capital. Criterion C is repeated below.

*Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.*

It is instructive to compare this portion of the LHRL with the prior law, the Blighted Area Act (N.J.S.A. 40:55-21.1(c), repealed) as did Judge Orlando. This reads as follows:

*Unimproved vacant land, which has remained so for a period of ten years prior to the determination hereinafter referred to, and which land by reason of its location, or*

### Redevelopment Criteria “e” through “h” (N.J.S.A. 40A:12A-5)

- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of real property therein or other conditions, resulting in the stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” P.L. 1983, c.303 (C.52:27H-60 et seq.) (subject to limited redevelopment powers)
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

### **Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation) for Three Bridges Block 81**



*remoteness from developed sections or portions of such municipality, or lack of means of access to such other parts thereof, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.*

In other words, the LHRL added, “Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity” to the beginning of the earlier law and this criterion. Instead of reading the criterion as creating two different classes of land, Judge Orlando believed that the lack of a semi-colon after the word “entity” instead requires that the Planning Board find that governmentally owned land is not likely to be developed through private capital. The judge, however, failed to indicate in the decision how one could expect to redevelop land that is not held by a private entity through private money (or “capital” in the decision). By definition, land in public ownership is not available for development by the private sector. It is exactly the provisions in the redevelopment law - declaring an area in need of redevelopment, creating a redevelopment plan and issuing a Request for Proposal to redevelopment - that can lead to the leveraging of private dollars coupled with the public asset of land to further growth.

The decision also leads to absurd conclusions. For example, suppose the municipal government obtained a vacant lot through the in rem tax foreclosure process and deeded it to the redevelopment agency. Tax foreclosure demonstrates that the person or legal entity most intensely interested in the property has walked away and abandoned it. The decision would mean that unless the property was remote, lacking access, or there were soil or topographic problems, the redevelopment agency – precisely the governmental entity designed to specifically tackle abandoned property – would be unable to declare an area in need of redevelopment. A declaration of an area in need of redevelopment allows a redevelopment agency to craft specific financial incentives in an attempt to correct a market failure. That failure is when the owner abandons a property because their risks are too high that an adequate market return will be realized. So high in fact that the cost of holding the property is such that walking away from the property is a logical outcome. However, under Judge Orlando’s decision, governmental action in the form of an area in need of redevelopment declaration to address this failure would not be allowed.

While this decision has been considered here, the judge’s reasoning seems to lead to untenable conclusions. This decision was made in the Camden County vicinage and is not binding upon other vicinages. **Based on the analysis in this document, ownership by a Township government, alone, supports the finding that Criterion C is met.**



## Block 81 Lot 2

### Unimproved Land for Greater than 10 Years

Block 81, Lot 2 of the Study Area has been unimproved for at least 14 years prior to the Adoption of *Resolution #R-2021-60* such that Criterion “C” is relevant:

*Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.*

Thus, the period of “unimprovement” of lot 2 exceeds the 10-year period identified in the LRHL. Block 81, Lot 2 has been owned by Flemington Associates since 1983 (see property card in Appendix B). According to historic aerials, since at least 2008 the site has been maintained, but remains unimproved. The property conforms to the minimum required lot size of the AR zone and, therefore, could have been developed pursuant to the AR Zone regulations without seeking relief. Furthermore, development pursuant to the AR Zone would not require access to public sanitary sewer, such that no change in the Three Bridges Sewer Service Area would be necessary. Nevertheless, it has remained unimproved for at least 14 years. As *Resolution #R-2021-60* was adopted on April 6, 2021, being unimproved since 2008 fits the first requirement for private property within Criterion “C”.

However, we must also look to the second prong of criterion “C”: *and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.*

As discussed in the following sections, Block 81, Lot 2 in the *Study Area* is also unlikely to be developed due to its location and lack of access to sewer.

### Location: Outside of Sewer Service Area

As discussed in the Study Area Description section of this report, Block 81, Lot 2 does not contain access to sewer service which limits its developability. Block 81, Lot 2 is located near to, but not in, the RTMUA sewer service area. The process of obtaining a sewer allotment is time consuming, as evidenced by the application the Township submitted for Block 81, Lot 1 which has been under review since 2020.





## Nature of Soil

The New Jersey Freshwater Wetlands Protection Act, located in §7:7A-1.3 of the New Jersey Administrative Code, defines a freshwater wetland as *an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation; provided, however, that the Department, in designating a wetland, shall use the three-parameter approach (that is, hydrology, soils and vegetation) enumerated in the 1989 Federal Manual as defined in this section.*

The three-parameter approach indicates that soils are part of the indicators that identify freshwater wetlands. The presence of freshwater wetlands on Block 81, Lot 2, as indicated in the Wetlands Plan included in Appendix C of this document and on the NJDEP's Geoweb tool, would also indicate the presence of soils that would inhibit development due to the presence of freshwater wetlands. These soils would serve to limit the likelihood of the development of the lot through the instrumentality of private capital.



1930 Aerial

📍 N.T.S.



1980 Aerial

📍 N.T.S.



1995 Aerial

📍 N.T.S.



2002 Aerial

📍 N.T.S.

**Clarke Caton Hintz**  
Architecture  
Planning  
Landscape Architecture



PRELIMINARY INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT:  
THREE BRIDGES STUDY AREA

# 1930-2002 Aerial Maps

LOCATION:  
Readington Township, Hunterdon County, New Jersey

DATE:  
April 2022









### Block 81 Lot 3

#### Dilapidation, Overcrowding, Obsolescence/Faulty Design

Criterion “d” states *Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.* Block 81, Lot 3 located within the *Study Area* contains a number of the qualities listed within Criterion ‘d’. Specifically, Lot 3 features dilapidation, obsolescence and faulty design.

#### ***Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation) for Three Bridges Block 81***



## Dilapidation

**Residential building:** The residential building located on Block 81, Lot 2 features several instances of dilapidation. The roof and siding all show signs of dilapidation and decay.

**Dilapidated roof:** As indicated in the following photo, portions of the roof on the residential building located on Lot 3 appears to be dilapidated and partially held together with a canvas material, rather than roofing materials. A roof that is dilapidated or below standards can increase moisture in a dwelling, leading to mold, lack of temperature control and unsanitary conditions that can cause illness or injury to individuals within the dwelling.

**Siding:** Portions of the siding on the residential building located on Lot 3 appear dilapidated and in disrepair. Dilapidated siding is unsightly and, if not properly protecting the inside of the dwelling, can increase moisture in a dwelling, reduce the ability to control the temperature and create access points for insects and other means of disease transmission which are damaging to human health and welfare.

## *Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation) for Three Bridges Block 81*





**Construction Code Official Assessment:** Pursuant to a letter provided by Angela DeVoe, Construction Official from the Code Enforcement Office of Readington Township, dated April 1, 2022, there appear to be several indications of dilapidation and unsafe conditions on the Block 81, Lot 3 property. The following were identified:

- Above ground pool displayed violations of the 2015 International Pool and Spa Code, including;
- Improper safeguards that would allow both animals and children to gain access to the pool;
- The pool was not permitted through the construction office;
- Unable to determine if proper electrical grounding was achieved to reduce risk of electrocution;
- Sheds were erected throughout the property;
- A 1000 gallon above ground propane tank;
- Piles of debris such as tires, car parts and trash in various locations;

***Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation) for Three Bridges Block 81***



- A sign suggesting the owner may use lethal force against visitors on the property;
- Evidence of three dwellings on the premises;
- Metal vent stack emanating a lot of smoke, indicative of a solid burning fuel heating appliance;
- Building exterior showed signs of disrepair;
- Roof is tarped in various locations, suggesting possible leaks;
- Dilapidated siding, and;
- The front steps that would need to be utilized for egressing any residents during an emergency present as dangerous and in need of repair.



**Outstanding Code Violations:** This office contacted the Readington Township Construction Code Official to determine if there were any outstanding violations relating to the property. There are four (4) outstanding construction code violations, attached to this report as Appendix D, all dating back to May 22, 2015. The four (4) violations are as follows:

- i. Violation #V-12-024: Failure to obtain a construction permit for the laundry shed.

***Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation) for Three Bridges Block 81***



2. Violation #V-12-025: Construction occurred for the residential structure on the property without filing an application with the Construction Official.
3. Violation #V-12-026: Failure to obtain a construction permit for a swimming pool.
4. Violation #V-12-027: Failure to request required inspections.

As of the date of this report, these violations remain open. This indicates that the laundry shed and swimming pool are unpermitted and uninspected and thus could be unsafe or substandard.



04. Block 81, Lot 3. Non-permitted pool with no fencing (07-27-21).

The findings indicate several code violations. §135-1 requires multifamily residences of three (3) or more units to be licensed and registered for annual inspections with the Township. This property is not licensed, nor are inspections occurring. A three (3) family dwelling would require a fire sprinkler, amongst other fire protection devices, for which there is no evidence nor were permits obtained for such. The structure does not have a certificate of occupancy for its current use. Because no permits have been applied for in several decades, it is not possible to determine the state or safety of the buildings electrical, heating, cooking, water heating or appliance, or even if such exist.





The evidence obtained by the Construction Code Official indicates a dilapidated, unsafe structure that threatens the health, safety and welfare of tenants residing in the building as well as the community as a whole.

### **Obsolescence/Faulty Design**

**Driveway:** The driveway on Block 81, Lot 3 is substandard and not in conformance with established standards for driveway design. Pursuant to §148-70.C(2)(a) of the Readington Township LDO, *Areas of ingress or egress, loading and unloading areas, major interior driveways or access aisles and parking areas shall be paved with not less than five inches of compacted plant mixed bituminous, stabilized base course, constructed in layers of not more than two inches compacted thickness underlaid with four inches of dense graded aggregate, prepared and constructed in accordance with Standard Specifications for Road and Bridge Construction, current edition, by the New Jersey State Highway Department of Transportation, and any supplements, addenda and modifications thereto. A minimum of two-inch compacted wearing surface of bituminous concrete (FABC) shall be constructed thereon in accordance with aforesaid New Jersey Highway Department specifications and amendments thereto.*



**05. Block 81, Lot 3. Gravel driveway is substandard (03-15-22).**

The driveway appears to be composed of dirt and gravel, rather than the material required in §148-70.C(2)(a). Additionally, as indicated in the following photo, the driveway contains

### ***Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation) for Three Bridges Block 81***



potholes and ditches that result in ponding water after weather events, creating unsafe conditions. Potholes and ditches can lead to vehicular damage or accidents that can result in injury or threats to human life. Potholes and ditches, as well as instances of ponding, can create unsafe conditions for pedestrians that may slip, also leading to injury or loss of life.

**Parking area:** The property contains a parking area that appears to be intended for several cars. During a visit to the site by this office on March 15, 2022, there were three (3) cars parked in the parking area, with room for several more. Pursuant to §148-70.C(3) of the Off-street parking, loading areas and driveways chapter of the Readington Township Land Development Ordinance *All off-street parking lots shall have adequate designations to indicate traffic flow and hairpin striped parking spaces.* There is no striping of spaces in the lot, nor is there any designations for traffic flow into or out of the parking area. Lack of striping means that it is not possible to determine if parking spaces conform to the size requirements located in §148-70.C(4) of the Off-street parking, loading areas and driveways chapter of the Readington Township Land Development Ordinance. Lack of striping also means that it is not possible to determine how many parking spaces exist. If more than eight (8) spaces exist on the lot, the parking area is further subject to additional regulations of the Off-street parking, loading areas and driveways chapter of the Readington Township Land Development Ordinance, specifically §148-70.C(5), which requires *Parking areas with more than eight spaces shall be paved and have permanent granite block curbing to limit all parking spaces, to control erosion, to protect landscaping and to channelize traffic flow at all entrance and exit drives.* No granite block curbing exists in or around the parking area.

§148-70.C(4)(c) of the Off-street parking, loading areas and driveways chapter of the Readington Township Land Development Ordinance requires that parking areas contain *Handicapped parking in accordance with current state and federal regulations on handicapped access.* No barrier-free parking spaces are identified in the parking area.

The parking area is subject to the same composition requirements stipulated in §148-70.C(2)(a) of the Off-street parking, loading areas and driveways chapter of the Readington Township Land Development Ordinance as the driveway located on the property. Similarly, the parking area appears to be composed of dirt and gravel, rather than the material required in §148-70.C(2)(a).

**Parking Area Lighting:** The Lighting Chapter of the Readington Township Land Development Ordinance, located in §148-67.B, states in regards to parking area lighting that *All parking areas and walkways thereto and appurtenant passageways and driveways serving commercial, public, office, multiple family or other uses having common off-street parking and/or loading areas shall be adequately illuminated for security and safety purposes.* There does not appear to be any lighting in the parking area. Lack of lighting in the parking area could be dangerous in the evening for individuals utilizing the parking area due to increased chances of injury due to lack of visibility. Combined with the faulty design of the driveway, a lack of lighting further compounds threats





to health, safety and welfare by further reducing the safety of the parking area for both drivers and pedestrians.



o6. Block 81, Lot 3. Gravel parking area is substandard (03-15-22).

**Stormwater and Erosion:** The present state of stormwater management on Block 81, Lot 3 is substandard. The Readington Township Land Development Ordinance contains Stormwater Management regulations in Chapter §148-65, entitled Stormwater, and in subsequent chapters, §148-65.1, §148-65.2, §148-65.3 and §148-65.4.

§148-65.C lists 14 purposes for the Township's stormwater regulations. The current conditions of Block 81, Lot 3 seem to be contrary to several of those purposes, namely: (7) To prevent an increase in nonpoint source pollution; (10) To reduce erosion from any development or construction project; (11) To minimize the increase in pollutants in runoff due to land development, which otherwise would degrade the quality of water and may render it both unfit for human consumption and detrimental to biological life, and; (13) To reduce stormwater runoff rates and volumes, soil erosion and nonpoint source pollution, wherever possible, from lands that were developed without stormwater management controls meeting the purposes

***Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation) for Three Bridges Block 81***



and standards of this section and §§ 148-65.1 through 148-65.4. This study will indicate how the site does not conform with the applicable standards as a result of faulty design.

The first issue is in regards to purpose (7) To prevent an increase in nonpoint source pollution: This office performed a site visit at the property on March 15, 2022. This visit was shortly after a weather event that resulted in ponding and standing water in the driveway of Lot 3. This ponding restricts infiltration of water and results in precipitation becoming runoff<sup>2</sup>. The property is located near the stream on Lots 1 and 2, and just north of the Raritan River, an important waterway for the Township, County and State. It appears that the site lacks proper stormwater management, which leads to increased runoff which may lead to erosion of the nearby stream channel and Raritan River and increases the possibility of pollution entering these waterbodies. This feeds into purposes 10, 11 and 13 of §148-65.C, which is (10) To reduce erosion from any development or construction project, (11) To minimize the increase in pollutants in runoff due to land development, which otherwise would degrade the quality of water and may render it both unfit for human consumption and detrimental to biological life. Item (13) To reduce stormwater runoff rates and volumes, soil erosion and nonpoint source pollution, wherever possible, from lands that were developed without stormwater management. The lack of modern stormwater management at the site creates circumstances that lead to unsafe conditions that are hazardous to the environment and to human health through pollution and runoff.

**Accessory structure/buildings located on the property:** The property contains several accessory buildings and structures that at least one (1) violation of the Accessory Buildings and Structure chapter, located at §148-51, of the Readington Township Land Development Ordinance. The following have been found on the property:

- A building that appears to be an outhouse.
- A glass and metal greenhouse with a slanted roof.
- Two (2) structures that appear to be shipping containers.
- Eight (8) sheds, constructed with wood and other materials.
- A swimming pool

Pursuant to §148-51.F, no accessory building may be located closer to the street than the front line of the house or 200 feet, whichever is closer, except that if erected on a corner lot. Block 81, Lot 3 is not a corner lot and two (2) sheds are located closer to the street than the front line of the house.

---

<sup>2</sup> New Jersey Stormwater Best Management Practices Manual, Chapter 1: Impacts of Development on Runoff





o7. Block 81, Lot 3. Outhouse building (o7-27-21).



o8. Block 81, Lot 3. One of the sheds found on the property (o3-15-22).





09. Block 81, Lot 3. Shipping containers found on property (03-15-22).

**Outdoor storage:** Lot 3 contains outdoor storage of what appears to be junk. As indicated in the following photos, there are auto parts, construction material, furniture, cinderblocks, ladders, dilapidated sports equipment and a refrigerator lain about the property. Such outdoor storage is unsightly and evidence of overcrowding and excessive land coverage.



10. Block 81, Lot 3. Outdoor junk storage. (03-15-22).





11. Block 81, Lot 3. Outdoor junk storage and more sheds (03-15-22).



12. Block 81, Lot 3. Additional outdoor storage and pool (03-15-22).





## Block 81 Lot 4

The Redevelopment and Housing Law (N.J.S.A. 40A:12A-3) defines a redevelopment area as *an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) or determined heretofore to be a "blighted area" pursuant to P.L.1949, c.187 (C.40:55-21.1 et seq.) repealed by this act, both determinations as made pursuant to the authority of Article VIII, Section III, paragraph 1 of the Constitution. A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.*



13. Block 81, Lot 4. Rear of house on Lot 4 (03-15-22).

Block 81, Lot 4 falls under the last portion of this definition, namely: *A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.* It's position relative to Lots 2 and 3, which are envisioned to be developed holistically, would benefit from the inclusion of Block 81, Lot 4. Its inclusion would lead to a more flexible design of the site,

### ***Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation) for Three Bridges Block 81***





reflecting the need for access to Railroad Avenue in such a way that accommodates the presence of the stream corridor and freshwater wetlands.

## **RECOMMENDATION**

This report and appendices constitute a preliminary investigation for determining an Area in Need of Redevelopment as directed by the Township Committee of Readington Township. It is the conclusion of this preliminary investigation that the Study Area qualifies under the criteria set forth at N.J.S.A. 40A:12A-1 et seq., to be designated as an Area in Need of Redevelopment. The Study Area satisfies criterion “c” based on Readington Township’s ownership of Block 81, Lot 1 and the conditions found on Block 81, Lot 2. The Study Area also satisfies criterion “d” based on the conditions found on Block 81, Lot 3.



## SUBSEQUENT PROCEDURAL STEPS

### Public Hearing

Upon receipt of this preliminary investigation, the Planning Board is required to hold a public hearing. Notices for the hearing are required to be published in the newspaper of record in the municipality once each week for two (2) consecutive weeks. A copy of the notice should be mailed to the last owner of record of each property within the proposed Redevelopment Area. The newspaper notice should be published in the official paper.

### Planning Board Recommendation to Township Committee

Once the hearing has been completed, the Planning Board makes a recommendation to the Township Committee that the delineated area, or any part of such an area, should or should not be determined to be an Area in Need of Redevelopment. The Township Committee may then adopt a resolution determining that the delineated area, or portion, is a Redevelopment Area. Notice of such determination is then sent to each objector who has sent in a written protest.

### Redevelopment Plan

If so designated by the township, the next action would be the creation and adoption of a redevelopment plan for the Redevelopment Area. A Redevelopment Plan is adopted by ordinance by the Township Committee before any project is initiated. Depending on the nature of the Redevelopment Plan, it may contain some or all

#### **Redevelopment Plan: Required Elements (N.J.S.A. 40A:12A-7.a)**

- The plan's relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- Proposed land uses and building requirements in the project area.
- Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- The relationship of the plan to the master plans of contiguous municipalities, the master plan of the county in which the municipality is located, and the State Development and Redevelopment Plan.
- Pursuant to N.J.S.A. 40A:12A-7.c., the Redevelopment Plan must also describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law", N.J.S.A. 40:55D-1 et seq

#### ***Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation) for Three Bridges Block 81***



of the land use controls for a particular Redevelopment Area. Furthermore, a plan may be created in such a way as to provide for detailed recommendations regarding circulation, open space, housing urban design and architecture. At a minimum, pursuant to N.J.S.A. 40A:12A-7.a, a redevelopment plan is required to address a series of required elements. A Redevelopment Plan should be, either, substantially consistent with the municipal master plan or designed to effect the master plan.



## APPENDIX A

Township Resolution #R-2021-60

**RESOLUTION OF THE TOWNSHIP OF READINGTON  
COUNTY OF HUNTERDON AND STATE OF NEW JERSEY AMENDING  
RESOLUTION #R-2018-95 DIRECTING THE PLANNING BOARD TO CONDUCT A  
PRELIMINARY INVESTIGATION OF THE THREE BRIDGES STUDY AREA (BLOCK  
81, LOT 1) AS A POSSIBLE AREA IN NEED OF REDEVELOPMENT  
(NON-CONDEMNATION) TO INCLUDE BLOCK 81, LOTS 2, 3 & 4**

**WHEREAS**, pursuant to the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1, et seq.) hereinafter referred to as "the Redevelopment Law", the Township Committee ("Township Committee") of the Township of Readington (the "Township") may direct the Planning Board to conduct a preliminary investigation and public hearing to determine whether certain areas of the Township constitute areas in need of redevelopment; and

**WHEREAS**, at its regular meeting held on September 17, 2018, the Township Committee adopted Resolution #R-2018-95 requesting the Planning Board to undertake a preliminary investigation of the area depicted on a map dated August, 2018 entitled "Study Area Three Bridges Site", attached to said Resolution as "Schedule A" and consisting Township-owned property known as Block 81, Lot 1 on the official Township Tax Map, also commonly known as 702 Route 202, Three Bridges, New Jersey ("Three Bridges Study Area"); and

**WHEREAS**, the Township Committee wishes to expand the preliminary investigation it previously directed of the Three Bridges Study Area to include Block 81, Lots 2, 3 and 4 on the official Township Tax Map; and

**WHEREAS**, pursuant to section 40A:12A-6 of the Redevelopment Law, the Township Committee shall state whether the redevelopment area shall be a "non-condemnation redevelopment area" which is defined as a redevelopment area that shall not use the power of eminent domain authorized by the Redevelopment Law, or whether the redevelopment area shall be a "condemnation redevelopment area", which is defined as a redevelopment area that may use the power of eminent domain authorized by the Redevelopment Law; and

**WHEREAS**, upon the completion of the preliminary investigation and public hearing, the Planning Board shall provide recommendations to the Township Committee as to its investigation of the amended Study Area, all in accordance with Section 6 of the Redevelopment Law, specifically N.J.S.A. 40A:12A-6.

**NOW, THEREFORE BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON AS FOLLOWS:**

1. The Township hereby amends Resolution #R2018-95 previously adopted on September 17, 2018 to add Block 81, Lots 2,3 and 4 to the properties comprising the Three Bridges Study Area and the Planning Board is hereby authorized and directed to conduct a



preliminary investigation pursuant to Section 6 of the Redevelopment Law, specifically, N.J.S.A. 40A: 12A-1, et seq., to determine whether the amended Three Bridges Study Area (the "Amended Study Area") depicted on the map entitled "Three Bridges Redevelopment Study Area" and attached to this Resolution as "Schedule A" satisfies the criteria set forth in Section 5 of the Redevelopment Law, specifically, N.J.S.A. 40A:12A-1, et seq. and should be designated as an area in need of redevelopment.

2. Any redevelopment area created pursuant to this authorization shall be a "non-condemnation" Redevelopment area pursuant to N.J.S.A. 40A: 12A-6.

3. As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the Amended Study Area and the location of the various parcels contained therein. There shall be a statement appended to the map setting forth the basis for the investigation.

4. The Planning Board shall conduct a public hearing, after giving due notice, of the proposed boundaries of the Amended Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the area delineated in the notice is a redevelopment area in accordance with the requirements of Section 6 of the Redevelopment Law, specifically N.J.S.A. 40A:12A-6.

5. At the hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Amended Study Area is a redevelopment area. All objections to a determination that the Amended Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

6. After conducting its investigation, preparing a map of the Amended Study Area, conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Township Committee as to whether the Township Committee should designate all or a portion of the Amended Study Area as an area in need of redevelopment pursuant to the Redevelopment Law.

7. The Township Clerk, or her designee shall forward a copy of the Resolution to the Readington Township Planning Board.

8. This Resolution shall be effective immediately.

**CERTIFICATION**

I, **KARIN M PARKER**, Clerk of the Township of Readington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Township Committee on the 5<sup>th</sup> day of April, 2021.

**IN WITNESS WHEREOF**, I have hereunto set my hand and the official seal of this body this 6<sup>th</sup> day of April, 2021.

  
Karin M Parker, RMC  
Township Clerk

AR

US 202 SECONDARY

US 202

B

Block 81  
Lot 1

CENTER ST

BROAD ST

GROVE ST

CASE AVE

VR/SC4

SRR

RAILROAD AVE

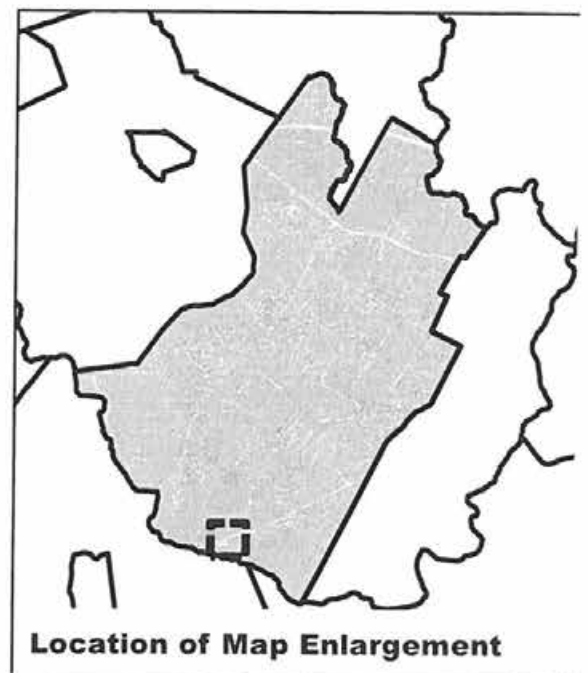
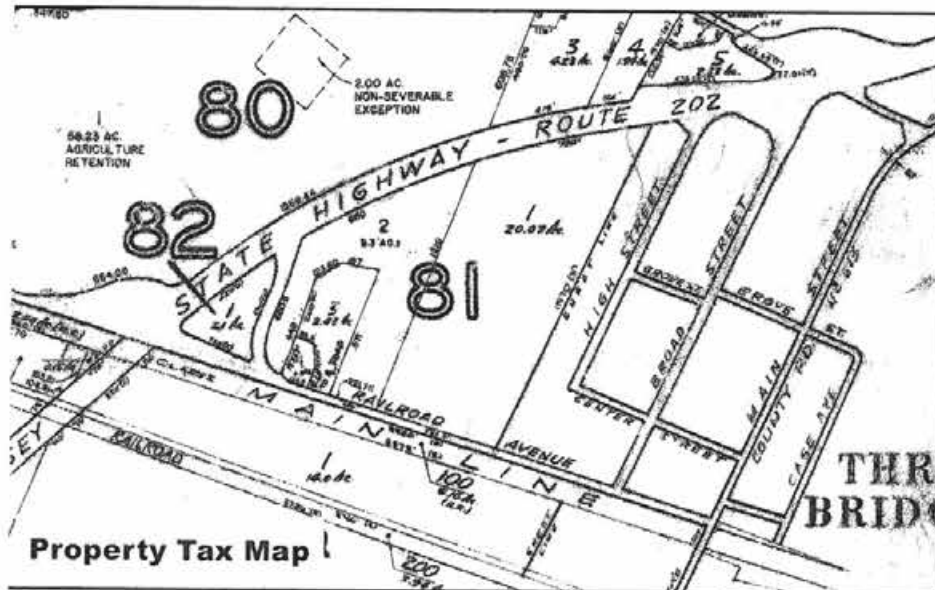
VC

HUNTERDON COUNTY 613

Legend



Study Area



Location of Map Enlargement

## Three Bridges Redevelopment Study Area

Block 81 Lots 1, 2, 3, & 4  
Readington Township, Hunterdon County, NJ  
March 31, 2021

Clarke Caton Hintz  
Architecture  
Planning  
Landscape Architecture







## APPENDIX B

### Property Record Card for Block 81, Lot 2

3746 38

ROUTE 202  
6.250 AC

OWNER OF RECORD

Flemington Associates

Card 1 of 1 Cards  
ZONE ROM-1  
TAX MAP 26

## ASSESSMENT RECORD

[illegible][illegible]

Acresage 6.26

Actual Frontage\_

## LAND VALUE CALCULATION

| Lot Size | Unit Price | Factor | Frt. Fl. Price   | Total  | Deprec. | Value      |
|----------|------------|--------|------------------|--------|---------|------------|
| 10.26 AC | 35000      | X 2.80 | —                | 98,000 | 75%     | 73500      |
|          |            |        | SHAPE, SIZE ETC. |        |         | <u>750</u> |
|          |            |        |                  |        |         | 55100      |

15 11/20/86

## BUILDING PERMITS

[illegible]

## RENTAL CAPITALIZATION

|  |          |
|--|----------|
| ACTUAL ANNUAL RENTAL                   | _____    |
| SERVICES FURNISHED                     | _____    |
| Light _____ Heat _____ Water _____     |          |
| ACTUAL ANNUAL EXPENSES                 | \$ _____ |
| RECONSTRUCTED STATEMENT                |          |
| EST. ANNUAL ECONOMIC RENT              | \$ _____ |
| EST. ANNUAL EXPENSES                   | \$ _____ |
| EST. NET INCOME BEFORE DEPR.           | \$ _____ |
| CAPITALIZATION RATE _____%             |          |
| (INT. _____% RECAP. _____% TAX _____%) |          |
| APPRAISED VALUE                        | _____    |
| INCOME APPROACH                        | \$ _____ |

## APPRAISED VALUE

|        | APPRAISED VALUE |
|--------|-----------------|
| Land   |                 |
|        |                 |
|        |                 |
| Bldgs. |                 |
|        |                 |
|        |                 |
| TOTAL  |                 |
|        | SEE B 74 L 17   |



## APPENDIX C

### Block 81, Lot 1 LOI and Wetland Survey





## State of New Jersey

PHILIP D. MURPHY  
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

SHAWN M. LATOURETTE  
Commissioner

SHEILA Y. OLIVER  
Lt. Governor

Division of Land Resource Protection  
Mail Code 501-02A  
P.O. Box 420  
Trenton, New Jersey 08625-0420  
[www.nj.gov/dep/landuse](http://www.nj.gov/dep/landuse)

Vita Mekovetz  
Township of Readington  
509 Route 523  
Whitehouse Station, New Jersey 08889

03/18/2022

**RE: Freshwater Wetlands Letter of Interpretation: Line Verification**  
**File No.: 1022-20-0002.1, Activity Number: FWW200001**  
**Applicant: Readington Township**  
**Block: 81; Lot: 1**  
**Readington Township, Hunterdon County**  
**Watershed: Raritan River SB (3 Bridges to Spruce Run)**  
**Sub-watershed: Raritan River SB (Three Bridges-Prescott Blk)**

Dear Mr. Mekovetz:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Resource Protection (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection (NJDEP), the U.S. Army Corps of Engineers (USACOE) Philadelphia and New York Districts, and the U.S. Environmental Protection Agency (USEPA), the NJDEP is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted by Division staff on April 13, 2021, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: **"PLAN OF WETLANDS FOR BLOCK 91 LOT 1 SITUATED IN READINGTON TOWNSHIP HUNTERDON COUNTY, NEW JERSEY"**, consisting of one (1) sheet, dated February 19, 2020, last revised June 2, 2021, and prepared by Carl M. Herrman, P.E.S. of Van Cleeef Engineering Associates, LLC, is accurate as shown.

The freshwater wetlands and waters boundary line(s), as determined in this letter, must be shown on any future site development plans. The line(s) should be labeled with the above file number and the following note:

"Freshwater Wetlands/Waters Boundary Line as verified by NJDEP"

Wetlands Resource Value Classification ("RVC")

In addition, the Division has determined that the resource value and the standard transition area or buffer required adjacent to the delineated wetlands are as follows:

Intermediate: All wetlands on and adjacent to the subject property as shown on the above referenced plans. [50 foot wetland transition area]

State Open Water: Within wetlands and State open water flag SOW A-25 through SOW A-19 as shown on the above referenced plans. [No wetland transition area]

RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-9 and 10), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-5 and 7) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-8). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information. Please note that State open waters regulated under the Flood Hazard Area Control Act rules are present onsite. These waters will require a riparian zone under the Flood Hazard Area Control Act rules at N.J.A.C. 7:13-4.1. In order to determine the flood hazard elevation and the limits of any riparian zone on site, the applicant may obtain a Flood Hazard Area Verification (see N.J.A.C. 7:13-5.1) that determines all areas regulated under the Flood Hazard Area Control Act rules.

Wetlands resource value classification is based on the best information available to the Division. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.3 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.4. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

Please be advised that any surface water features on the site or adjacent to the site may possess flood hazard areas and/or riparian zones and development within these areas may be subject to the Flood Hazard Area Control Act rules at N.J.A.C. 7:13. The Division can verify the extent of flood hazard areas and/or riparian zones through a flood hazard area verification under the application procedures set forth at N.J.A.C. 7:13-5.1.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

**Recording**

Within 90 calendar days of the date of this letter, the applicant shall submit the following information to the clerk of each county in which the site is located, and shall send proof to the Division that this information is recorded on the deed of each lot referenced in the letter of interpretation:


1. The Department file number for the letter of interpretation;
2. The approval and expiration date of the letter of interpretation;
3. A metes and bounds description of the wetland boundary approved under the letter of interpretation;
4. The width and location of any transition area approved under the letter of interpretation; and
5. The following statement: "The State of New Jersey has determined that all or a portion of this lot lies in a freshwater wetland and/or transition area. Certain activities in wetlands and transition areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a freshwater wetland permit. Contact the Division of Land Use Regulation at (609) 777-0454 or <http://www.nj.gov/dep/landuse> for more information prior to any construction onsite."

Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Division constitutes a violation of the Freshwater Wetlands Protection Act rules and may result in suspension or termination of the letter of interpretation and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:7A-22.

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7<sup>th</sup> Floor, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at [www.state.nj.us/dep/landuse/forms](http://www.state.nj.us/dep/landuse/forms). Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at [www.state.nj.us/dep/bulletin](http://www.state.nj.us/dep/bulletin). In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website [www.nj.gov/dep/odr](http://www.nj.gov/dep/odr) for more information on this process.

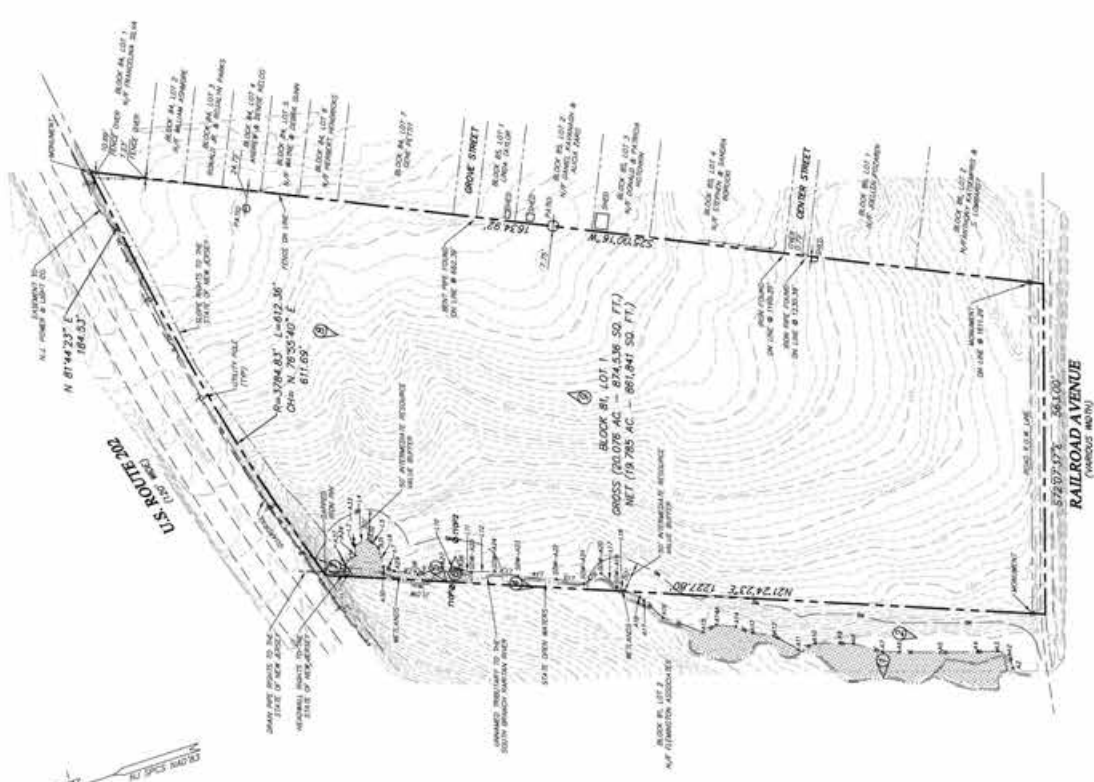
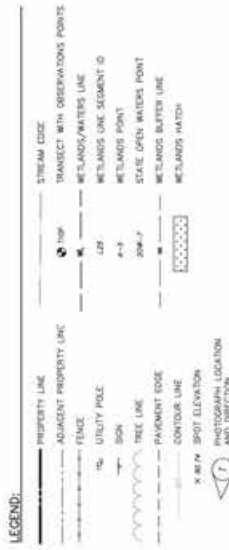
Please contact Michael Tropiano of our staff by e-mail at [Michael.Tropiano@dep.nj.gov](mailto:Michael.Tropiano@dep.nj.gov) or by phone at (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,

  
Christopher Squazzo, Environmental Specialist III  
Division of Land Resource Protection

- c: Readington Township Municipal Clerk w/**plan**  
Readington Township Municipal Construction Official  
Agent – David C. Krueger w/**plan**





### GENERAL SURVEY NOTES:

1. PROPERTY KNOWN AS LOT 1 IN BLOCK 81 AS SHOWN ON THE TAX MAP OF READINGTON TOWNSHIP, HANTERSON COUNTY, NEW JERSEY, SHEET NO. 26.
2. GROSS LOT AREA = 20.078 ACRES.
3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON RECORDS OF THE HANTERSON TOWNSHIP ENGINEERING DEPARTMENT. ALL UTILITIES, INCLUDING THOSE ABANDONED OR NOT IN SERVICE, MAY BE SHOWN. THE LOCATION OF UNDERGROUND UTILITIES SHALL BE VERIFIED AS TO LOCATION, SIZE, AND TYPE BY THE PROPERTY UTILITY COMPANY.
4. BOUNDARY INFORMATION SHOWN IS BASED UPON REFERENCE NO. 2.
5. THE HORIZONTAL DATA IS BASED UPON NAD 1983 FOR THE HNTS OPS.
6. THE VERTICAL DATA IS BASED UPON REFERENCE NO. 3.

### SURVEY REFERENCES:

1. TAX MAP FOR READINGTON TOWNSHIP, HANTERSON COUNTY, NEW JERSEY, SHEET NO. 26.
2. PLAN ENTITLED "SURVEY OF LAND FOR BLUE BAY U.S. PROPERTIES, INC." PREPARED BY POWERS AND POWERS ASSOCIATES, DATED NOVEMBER 2011.
3. PLAN ENTITLED "CONCEPT PLAN & TOPS OF READINGTON EXECUTIVE OFFICE" PREPARED BY STUBBS AND ASSOCIATES, P.A., DATED JAN. 26, 1994.



|  |  |   |
|--|--|---|
|  |  | DATE: FEBRUARY 18, 2022<br>SCALE: 1"=100'<br>DESIGNED BY: [blank]<br>DRAWN BY: [blank]<br>CHECKED BY: [blank]<br>REVISIONS: [blank] |
| REVISIONS: [blank]<br>AUTH: [blank]<br>DATE: [blank]<br>JOB NO: 887209 | PROJECT: [blank]<br>CLIENT: [blank]<br>LOCATION: [blank] | PROJECT: [blank]<br>CLIENT: [blank]<br>LOCATION: [blank]  |

**PLAN OF WETLANDS**  
 BLOCK 81 LOT 1  
 READINGTON TOWNSHIP  
 HANTERSON COUNTY, NEW JERSEY

*Carl M. Herman*  
 Carl M. Herman, P.L.S.  
 Professional Land Surveyor, New Jersey Lic. No. 05-42271



## APPENDIX D

### Block 81, Lot 3 Outstanding Code Violations



# NOTICE AND ORDER OF PENALTY

Permit/Control #: \_\_\_\_\_  
Date Issued: 5/22/2012  
Violation #: V-12-025

## IDENTIFICATION

Work Site Location: 6 RAILROAD AVE Readington Township, NJ

Block: 81 Lot: 3 Qualification Code: \_\_\_\_\_

Owner in Fee: CUNNINGHAM, A D III & FARRELL, M M

Owner Address: PO BOX 43 THREE BRIDGES NJ 08887

Agent/Contractor: \_\_\_\_\_

Address: \_\_\_\_\_

To: ☒ Owner

☐ Other:

☐ Agent/Contractor

00124\_031795  
954 SF

3121



\* 0 0 0 1 0 3 9 A \*

## ACTION

- ☒ On 5/14/2012, you were found to be in violation of the State Uniform Construction Code Act and Regulations

promulgated thereunder. A ☐ Notice of Violation and Order to Terminate, ☐ Notice of Unsafe Structure,

☐ Notice of Imminent Hazard was issued. Reinspection of the work site on \_\_\_\_\_

revealed the following violation(s) remain:

V-12-024, Notice Date: 5/22/2012 N.J.A.C. 5:23-2.14(a) Construction Permits- when required; it shall be unlawful to construct, enlarge, repair, renovate, alter, reconstruct or demolish a structure.....without first filing an application with the construction official...

- ☐ On \_\_\_\_\_, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you ☐ made a false or misleading written statement, or omitted required required information in an application or request for approval; or ☐ failed to obtain a construction permit; or ☐ failed to request required inspections; or ☐ allowed occupancy prior to receiving a certificate of occupancy.

- ☐ On \_\_\_\_\_, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A **Stop Construction Order** was issued. Reinspection of the work site on \_\_\_\_\_ revealed a failure to comply with that **Stop Construction Order**.

## PENALTY

Therefore, you are hereby **ORDERED** to pay a penalty in the amount of \$500.00 for each violation for a total penalty of \$500.00.

Further, take **NOTICE** that for each ☒ week ☐ day that any of the said violations remain outstanding after 6/21/2012 an additional penalty of \$500.00 per ☒ week ☐ day shall result

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the COUNTY OF HUNTERDON within 15 days of receipt of this **ORDER** as provided by N.J.A.C. 5:23 A-2.1. The Application of the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful

The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction

Board of Appeals Office at: ADMIN BUILDING  
PO BOX 2900  
FLEMINGTON, NJ 08822

If you have any questions concerning this matter, please call: (908) 534-2164

NOTICE and ORDER of PENALTY:

Date: 5/22/12

Construction Official

Cert # 70081140000150596885

unclaimed

U.C.C. F212 equiv (rev. 4/2003)

Residential Structure

C12 0587





# NOTICE AND ORDER OF PENALTY

Permit/Control #: \_\_\_\_\_  
Date Issued: 5/22/2012  
Violation #: V-12-026

## IDENTIFICATION

Work Site Location: 6 RAILROAD AVE. Readington Township, NJ  
Block: 81 Lot: 3 Qualification Code: \_\_\_\_\_  
Owner in Fee: CUNNINGHAM, A D III & FARRELL, M M  
Owner Address: PO BOX 43 THREE BRIDGES NJ 08887  
Agent/Contractor: \_\_\_\_\_  
Address: \_\_\_\_\_  
To: ☒ Owner ☐ Other:  
☐ Agent/Contractor

00124\_031795  
957 SF

3121



## ACTION

- ☐ On \_\_\_\_\_, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A ☐ Notice of Violation and Order to Terminate, ☐ Notice of Unsafe Structure, ☐ Notice of Imminent Hazard was issued. Reinspection of the work site on \_\_\_\_\_ revealed the following violation(s) remain:
- ☒ On 5/14/2012, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you ☐ made a false or misleading written statement, or omitted required required information in an application or request for approval; or ☒ failed to obtain a construction permit; or ☐ failed to request required inspections; or ☐ allowed occupancy prior to receiving a certificate of occupancy.
- ☐ On \_\_\_\_\_, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A **Stop Construction Order** was issued. Reinspection of the work site on \_\_\_\_\_ revealed a failure to comply with that **Stop Construction Order**.

## PENALTY

Therefore, you are hereby **ORDERED** to pay a penalty in the amount of \$500.00 for each violation for a total penalty of \$500.00.

Further, take **NOTICE** that for each ☒ week ☐ day that any of the said violations remain outstanding after 6/21/2012 an additional penalty of \$500.00 per ☒ week ☐ day shall result

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the COUNTY OF HUNTERDON within 15 days of receipt of this **ORDER** as provided by N.J.A.C. 5:23 A-2.1. The Application of the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful

The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction

Board of Appeals Office at: ADMIN BUILDING  
PO BOX 2900  
FLEMINGTON, NJ 08822

If you have any questions concerning this matter, please call: (908) 534-2164

NOTICE and ORDER of PENALTY:

Construction Official

Date: 5/22/12

Cert # 70081140000150596885

U.C.C. F212 equiv (rev. 4/2003)

Swimming Pool

unclaimed



## NOTICE AND ORDER OF PENALTY

Permit/Control #: \_\_\_\_\_  
Date Issued: 5/22/2012  
Violation #: V-12-027

### IDENTIFICATION

Work Site Location: 6 RAILROAD AVE Readington Township, NJ  
Block: 81 Lot: 3 Qualification Code: \_\_\_\_\_  
Owner in Fee: CUNNINGHAM, A D III & FARRELL, M M  
Owner Address: PO BOX 43 THREE BRIDGES NJ 08887  
Agent/Contractor: \_\_\_\_\_  
Address: \_\_\_\_\_  
To: ☒ Owner ☐ Other:  
☐ Agent/Contractor



### ACTION

- ☐ On \_\_\_\_\_, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A ☐ Notice of Violation and Order to Terminate, ☐ Notice of Unsafe Structure, ☐ Notice of Imminent Hazard was issued. Reinspection of the work site on \_\_\_\_\_ revealed the following violation(s) remain:
- ☒ On 5/14/2012, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you ☐ made a false or misleading written statement, or omitted required required information in an application or request for approval; or ☐ failed to obtain a construction permit; or ☒ failed to request required inspections; or ☐ allowed occupancy prior to receiving a certificate of occupancy.
- ☐ On \_\_\_\_\_, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A **Stop Construction Order** was issued. Reinspection of the work site on \_\_\_\_\_ revealed a failure to comply with that **Stop Construction Order**.

### PENALTY

Therefore, you are hereby **ORDERED** to pay a penalty in the amount of \$500.00 for each violation for a total penalty of \$500.00.

Further, take **NOTICE** that for each ☒ week ☐ day that any of the said violations remain outstanding after 6/21/2012 an additional penalty of \$500.00 per ☒ week ☐ day shall result.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the COUNTY OF HUNTERDON within 15 days of receipt of this **ORDER** as provided by N.J.A.C. 5:23 A-2.1. The Application of the Construction Board of Appeals may be used for this purpose.

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The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction

Board of Appeals Office at: ADMIN BUILDING  
PO BOX 2900  
FLEMINGTON, NJ 08822

If you have any questions concerning this matter, please call: (908) 534-2164

NOTICE and ORDER of PENALTY:

Construction Official

Date: 5/22/12

Cert # 70081140000150596885

unclaimed



## NOTICE AND ORDER OF PENALTY

Permit/Control #: \_\_\_\_\_  
Date Issued: 5/22/2012  
Violation #: V-12-024

### IDENTIFICATION

Work Site Location: 6 RAILROAD AVE Readington Township, NJ  
Block: 81 Lot: 3 Qualification Code: \_\_\_\_\_  
Owner in Fee: CUNNINGHAM, A D III & FARRELL, M M  
Owner Address: PO BOX 43 THREE BRIDGES NJ 08887  
Agent/Contractor: \_\_\_\_\_  
Address: \_\_\_\_\_  
To: ☒ Owner ☐ Other:  
☐ Agent/Contractor

00124\_031795  
956 SF

3121



### ACTION

- ☐ On \_\_\_\_\_, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A ☐ **Notice of Violation and Order to Terminate**, ☐ **Notice of Unsafe Structure**, ☐ **Notice of Imminent Hazard** was issued. Reinspection of the work site on \_\_\_\_\_ revealed the following violation(s) remain:
- ☒ On 5/14/2012, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder, in that you ☐ **made a false or misleading written statement, or omitted required required information in an application or request for approval; or** ☒ **failed to obtain a construction permit; or** ☐ **failed to request required inspections; or** ☐ **allowed occupancy prior to receiving a certificate of occupancy.**
- ☐ On \_\_\_\_\_, you were found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder. A **Stop Construction Order** was issued. Reinspection of the work site on \_\_\_\_\_ revealed a failure to comply with that **Stop Construction Order**.

### PENALTY

Therefore, you are hereby **ORDERED** to pay a penalty in the amount of \$500.00 for each violation for a total penalty of \$500.00.

Further, take **NOTICE** that for each ☒ week ☐ day that any of the said violations remain outstanding after 6/21/2012 an additional penalty of \$500.00 per ☒ week ☐ day shall result.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the COUNTY OF HUNTERDON within 15 days of receipt of this **ORDER** as provided by N.J.A.C. 5:23 A-2.1. The Application of the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction

Board of Appeals Office at: ADMIN BUILDING  
PO BOX 2900  
FLEMINGTON, NJ 08822

If you have any questions concerning this matter, please call: (908) 534-2164

NOTICE and ORDER of PENALTY:

Construction Official

Date: 5/22/12

Cert # 7008114000015059 6885

U.C.C. F212 equiv (rev. 4/2003)

Laundry shed

Unclaimed





## Appendix E

April 1, 2022 Letter from Readington Township Construction Code Official regarding  
the conditions of Block 81, Lot 3

# TOWNSHIP OF READINGTON

WHITEHOUSE STATION, NEW JERSEY 08889

MUNICIPAL BUILDING  
509 ROUTE 523  
WHITEHOUSE STATION, NJ 08889



ANGELA DEVOE  
CONSTRUCTION OFFICIAL  
CODE ENFORCEMENT OFFICE  
PHONE: (908)534-2164

April 1, 2022  
RE: 6 Railroad Ave  
Block 81, Lot 3

The construction and fire office made two recent trips to the property located at 6 Railroad Ave in Three Bridges. On the initial visit, we observed an above ground swimming pool that displayed various code violations per the 2015 International Pool and Spa Code, including, but not limited to improper safeguards that would allow both animals and children to obtain access to the pool leading to the possibility of drowning. This pool was not permitted through the construction office; therefore we cannot be sure if the proper electrical grounding was achieved to reduce the risk of electrocution. We also observed many sheds erected in various locations around the property, a 1000 gallon above ground propane tank, and piles of debris such as tires, car parts, and trash in various locations. We also observed a sign suggesting the owner may use lethal force against visitors to his property.

We returned several days later with a police officer. An older gentleman met us outside, saying he lived in the far right unit and there are two other families living on site, making it clear that they are using the structure as a three family dwelling. Therefore the multiple dwelling is in violation of Township ordinance 135-1 and should be registered annually allowing for inspections by Township Officials. Another man came out of the unit to the far left, we explained that we had a complaint and asked to look around and take a few photos, the man demanded we leave his property immediately.

Based upon the architecture and other dwellings in the area, we are inclined to believe the original use of this building was of an accessory nature and not built as a dwelling. Second, we have found some older construction permits from the 1980's mentioning the use of the building being a two family residence. As it is now confirmed to have been altered into a three family dwelling (which would require a fire sprinkler, amongst other fire protection devices) without the proper permits, the structure does not have a certificate of occupancy for its current use and the safety of the residents is in question. Furthermore, as zero permits have been applied for in decades, there is no telling as to the current state of any electrical, heating, cooking, water heating, appliances or even if they exist. We did witness a fairly large metal vent stack emanating a lot of smoke, indicative of some type of solid burning fuel heating appliance, which may be the only source of heat for the

property. A pattern of failure to obtain proper permits brings concern to potential life, health, and safety issues on site.

The exterior of the structure shows major signs of disrepair. The roof is tarped in various locations, suggesting leaks are present. The siding is dilapidated as well. As moisture is likely infiltrating the building, mold and decay of the structural members becomes likely and more cause for concern to the inhabitants. The front steps that would need to be utilized for egressing any residents out of the building during an emergency present as dangerous and in need of repair.

It is likely that an interior inspection of the premises would create a long list of code violations leading to the ultimate recommendation that the property be posted as an unsafe structure requiring the removal of any tenants.



## Appendix F

### Historic Construction Permits for Block 81, Lot 3



PERMIT NO. 10198

OFFICE OF CODE ENFORCEMENT

# CONSTRUCTION PERMIT APPLICATION



Office of Code Enforcement  
 Applicant Completes: Sections I, II, III (optional), IV, VI and VII  
 BREARINGTON

## 1. IDENTIFICATION

1. Proposed Work-site at: 2 Railroad Avenue, Three Bridges NJ 08887
2. Name of Owner in Fee: Margaret M. Farrell Tel. (201) 806-8420  
Address 2 Railroad Ave. P.O. Box 43 Three Bridges NJ 08887  
street municipality zip code
3. Ownership in Fee: Public \_\_\_\_\_ Private \_\_\_\_\_
4. Principal Contractor: Margaret M. Farrell - Arthur Cunningham III Tel. (201) 806-8420  
Address 2 Railroad Ave. P.O. Box 43 Three Bridges NJ 08887
- License No. OR, if new home, Builder Reg. No. NONE Exp. Date NONE
- Federal Emp. No. NONE Social Security No. NONE
5. Architect or Engineer NONE Tel. (\_\_\_\_) \_\_\_\_\_  
Address \_\_\_\_\_
6. Responsible Person Arthur Cunningham III Tel. (201) 980-0183  
In Charge of Work \_\_\_\_\_

## I. PROPOSED WORK

1. ☐ Minor Work (single trade)
2. ☐ Small Job (\$5,000 and no prior approvals)
3. ☐ New Building
4. ☐ Addition
5. ☐ Alteration
6. ☐ Fire Protection
7. ☒ Plumbing
8. ☐ Electrical
9. ☐ Asbestos Abatement
10. ☐ Demolition

TOTAL COSTS

**V. DOES OR WILL YOUR BUILDING CONTAIN ANY OF THE FOLLOWING?**

1. ☐ Elevators/Escalators/Lifts/  
Dumbwaiters/Moving Walks
2. ☐ High Pressure Boilers
3. ☐ Pressure Vessels
4. ☐ Refrigeration Systems
5. ☐ Cross-Connections/Backflow  
Preventers
6. ☐ Hazardous Uses/Places of Assembly
7. ☐ Sprinklers
8. ☐ Smoke Control Systems in Open Wells
9. ☐ Underground Storage Tanks

U.C.C. Form F-100A

**OPTIONAL (for office use only)**

[illegible]

III. DO YOU WANT: (optional) 1. ☐ Partial Releases 2. ☐ Prototype Processing

## VII. DESCRIPTION OF

## BUILDING U

1. ☐ Hotels (R-1)  
2. ☐ Multi-Family (R-2)  
3. ☐ Two-Family (R-3) BOCA  
4. ☒ Two-Family (R-4) CABO  
5. ☐ One-Family (R-3) BOCA  
6. ☐ One-Family (R-4) CABO
- No of dwelling units: \_\_\_\_\_

Before Construction

After Construc

Net gain or loss

### 3. NON-RESIDENTIAL

1. State Specific Use:  
 2. Use Group:  
 3. Change in Use Group, Indicate Former:

Indicate Former:

**PRO 101**

# **CERTIFICATION IN LIEU OF OATH**

## **I. OWNER SECTION (to be completed if the applicant is the owner in fee)**

I hereby certify that I am the owner in fee of the property listed on Page 1.

Mark the following applicable boxes:

- A. ☐ I further certify that a new home (private residence) will be constructed on this property for my own use and occupancy. This dwelling is to be occupied by myself and is not to be used for any purpose other than single family residential use. I attest that all construction, plumbing, or electrical work will be done, in whole or in part, by me or by subcontractors under my supervision, in accordance with all applicable laws; and, I further acknowledge that said new home is not covered under the New Home Warranty and Builders Registration Act (N.J.S.A. 46:3B-1 et seq.) and that such fact shall be disclosed to any person purchasing this property within ten years of the date of issuance of a certificate of occupancy.

I UNDERSTAND THAT IN MARKING BOX A, I ACKNOWLEDGE THAT I AM ASSUMING RESPONSIBILITY FOR THE WORK DONE ON SAID PROPERTY, THE CONDITION OF THE PROPERTY PRIOR TO, DURING, AND AFTER ANY WORK PERFORMED, AND FOR THE PERFORMANCE OF THE SUBCONTRACTORS I HIRE, EMPLOY, OR OTHERWISE CONTRACT OR WITH WHOM I MAKE AGREEMENTS TO PERFORM WORK. I AM VOLUNTARILY AND KNOWINGLY ASSUMING THIS RESPONSIBILITY.

- B. ☐ I further certify the following as required by the New Jersey Uniform Construction Code, N.J.A.C. 5:23-2.15(e)1.vii:

I personally prepared the plans submitted for: 1) the new home referred to in A.; or, 2) an addition, alteration, renovation, or repair to an existing single family residence owned and occupied by myself and located on the property listed on Page 1; or, 3) a new structure that will be physically separate from, but that will be deemed part of, an existing single family residence that is owned and occupied by myself and located on the property listed on Page 1.

- C. ☒ I further certify that I will perform or supervise the following work:

C.1. ☐ Building      C.2. ☐ Fire Protection

I further certify that I will perform the following work:

C.3. ☐ Electrical      C.4. ☒ Plumbing

- D. ☐ I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals have been given, including such certification as the construction official may require.

I understand that if any of the above statements are willfully false, I am subject to punishment.

Signature Margaret M. Farrell Date \_\_\_\_\_

## **II. AGENT SECTION**

(to be completed if the applicant is not the owner in fee)

I hereby certify the following as required by the New Jersey Uniform Construction Code, N.J.A.C. 5:32-2.15(d): the proposed work is authorized by the owner in fee; and I have been authorized by the owner in fee to make this application as his agent.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals have been given, including such certification as the construction official may require.

I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I understand that if any of the above statements are willfully false, I am subject to punishment.

☐ Check if contractor.

Agent Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone ( \_\_\_\_\_ ) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Township of Readington**  
Office of Code Enforcement  
(201) 534-2164



**CERTIFICATE**

Date Issued 12/18/90  
Control #  
Permit # 10/90 7265

**IDENTIFICATION**

Block 81 Lot 3  
Work Site Location Railroad Ave.  
  
Owner in Fee Farrell  
Address 2 Railroad Ave., P.O. Box 43  
Three Bridges, N.J. 08887  
Tele. ( 201 ) 806-8420  
Contractor \_\_\_\_\_  
Address \_\_\_\_\_  
  
Tele. ( \_\_\_\_\_ ) \_\_\_\_\_  
Lic. No. or Bids. Reg. No. \_\_\_\_\_  
Federal Emp. No. \_\_\_\_\_  
or Social Security No. \_\_\_\_\_

Home Warrantly No. \_\_\_\_\_  
Use Group \_\_\_\_\_  
Maximum Live Load \_\_\_\_\_  
Description of Work/Use: \_\_\_\_\_

Removal of Kitchen Sink -- Converting a Multi  
Family to a Two Family

Type of Warranty Plan: [ ] State [ ] Private  
Construction Classification \_\_\_\_\_  
Maximum Occupancy Load \_\_\_\_\_

**CERTIFICATE OF OCCUPANCY/APPROVAL**

☐ **CERTIFICATE OF OCCUPANCY**

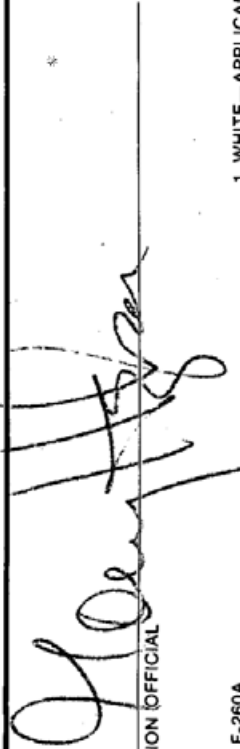
This serves notice that said building, structure, or equipment has been constructed or installed in accordance with the New Jersey Uniform Construction Code, and is approved for use and/or occupancy.

☐ **CERTIFICATE OF CONTINUED OCCUPANCY**

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ **TEMPORARY CERTIFICATE OF OCCUPANCY**

If this is a Temporary Certificate of Occupancy the following conditions must be met no later than \_\_\_\_\_, 19\_\_\_\_ or the owner will be subject to a fine or order to vacate:

  
CONSTRUCTION OFFICIAL

Fee \$ 44.00  
Paid [ ] Check No. 1058  
Collected by: lb

**Township of Reading**  
Office of Code Enforcement  
(201) 534-2164



# CONSTRUCTION PERMIT

Date Issued 10/22/90  
Control #  
Permit # 10790 7265

IDENTIFICATION Block 81 Lot 3

Work Site Location RAILROAD AVE.

Owner in Fee FARRELL, M.

Address 2 RAILROAD AVE. P.O. BOX 43

THREE BRIDGES, NEW JERSEY

Tele. (201) 806-8420

Contractor

Address

Tele. ( )

Lic. No. or Bldrs. Reg. No. Exp. Date

Federal Emp. No.

or Social Security No.

is hereby granted permission to perform the following work:

[ ] BUILDING [x] PLUMBING [ ] OTHER  
[ ] ELECTRICAL [ ] FIRE PROTECTION

DESCRIPTION OF WORK:

REMOVAL OF KITCHEN SINK

CONVERTING FROM TWO (2) FAMILY DWELLING TO A ONE (1)  
FAMILY DWELLING

bx. 10/23/90

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$

*[Signature]*  
CONSTRUCTION OFFICIAL

U.C.C. Form F-170A

1 WHITE—INSPECTOR 2/CANARY—OFFICE 3 PINK—OFFICE 4 GOLD—APPLICANT

(see reverse side)

PRO 108

## PAYMENTS (Office Use Only)

|                  |          |
|------------------|----------|
| Building         |          |
| Plumbing         | 40.00    |
| Electrical       |          |
| Fire Protection  |          |
| Other            |          |
| Other            |          |
| DCA Training Fee |          |
| Cert. of Occ.    | 4.00     |
| Other            |          |
| Total            | 44.00    |
| Check No.        | 1058     |
| Cash             |          |
| Collected By: bg | 10/22/90 |



# REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the approved plans and the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

☐ Required inspections for all subcodes for one and two family dwellings are the following:

1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode;
2. Foundations and all walls up to grade level prior to back filling;
3. All structural framing and connections prior to covering with finish or infill material; plumbing underground services, rough piping, water service, sewer, septic services and storm drains; electrical rough wiring, panels and service installations; insulation installations;
4. Installation of all finished materials, sealings of exterior joints; plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

- ☐ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. Any violations of the approved plans and/or permit will be noted and the holder of the permit notified of discrepancies.
- ☐ A complete copy of approved plans must be kept on the job site.

If you do not understand any of this information, please ask.

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION, WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 81 Lot 3  
Work Site Location 2 Railroad Avenue  
Three Bridges NJ 08887  
Owner in Fee Maragret M. Farrell  
Address P.O. Box 43 2 Railroad Ave.  
Three Bridges NJ 08887  
Tele. (201) 806-8426  
Contractor [Signature]  
Address \_\_\_\_\_

Tele. ( ) \_\_\_\_\_  
Lic. No. \_\_\_\_\_  
Federal Emp. No. \_\_\_\_\_ or Social Security No. \_\_\_\_\_

B. PLUMBING CHARACTERISTICS

Use Group Present ☒ Proposed Removal Sink  
Building Sewer Size \_\_\_\_\_  
Water Service Size \_\_\_\_\_  
Estimated Cost of Plumbing Work \$ \_\_\_\_\_

| JOB SUMMARY (Office Use Only)                         |                                |
|---|--------------------------------|
| PLAN REVIEW:  | INSPECTIONS:                   |
| <input checked="" type="checkbox"/> No Plans Required | Dates (Month/Day)              |
| Joint Plan Review Required:                           | Type: Failure Approval Initial |
| <input type="checkbox"/> Bldg. [ ] Elec. [ ] Fire     | Slab _____                     |
| <input type="checkbox"/> Plumb. Plans Approved        | Rough _____                    |
| Date: <u>10-19-90</u>                                 | Water _____                    |
| Approved by: <u>G.H.</u>                              | Sewer _____                    |
|   | Fixtures _____                 |
|   | Gas Equipment _____            |
|   | Gas Final _____                |
|   | Solar _____                    |
|   | TCO _____                      |
| SUBCODE APPROVAL:                                     |                                |
| [ ] CO [ ] CCO [ ] CA                                 |                                |
| Approved by: <u>12/14/90</u>                          |                                |
| Date: <u>G.H.</u>                                     |                                |

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.  
[ ] Licensed Plumbing Contractor [ ] Exempt Applicant  
Margaret M. Farrell Signature-Contractor Seal

Date Received 10/22/90  
Date Issued \_\_\_\_\_  
Control # 7265  
Permit # \_\_\_\_\_

D. TECHNICAL SITE DATA (List all fixtures.)

Removal of K.T. Sink  
Converting from 2 Family to 1 Family  
FEE (Office Use Only)

|       |                          |       |
|-------|--------------------------|-------|
| NO.   | Water Closet             | _____ |
| _____ | Urinal/Bidet             | _____ |
| _____ | Bath Tub                 | _____ |
| _____ | Lavatory                 | _____ |
| _____ | Shower                   | _____ |
| _____ | Floor Drain              | _____ |
| _____ | Sink                     | _____ |
| _____ | Dishwasher               | _____ |
| _____ | Drinking Fountain        | _____ |
| _____ | Washing Machine          | _____ |
| _____ | Hose Bibb                | _____ |
| _____ | Gas Piping               | _____ |
| _____ | Fuel Oil Piping          | _____ |
| _____ | Water Heater             | _____ |
| _____ | Steam Boiler             | _____ |
| _____ | Hot Water Boiler         | _____ |
| _____ | Sewer Pump               | _____ |
| _____ | Interceptor/Separator    | _____ |
| _____ | Backflow Preventer       | _____ |
| _____ | Greasetrap               | _____ |
| _____ | Water Cooled A/C         | _____ |
| _____ | or Refrigeration Unit    | _____ |
| _____ | Sewer Connection         | _____ |
| _____ | Water Service Connection | _____ |
| _____ | Gas Service Connection   | _____ |
| _____ | Active Solar System      | _____ |
| _____ | Other                    | _____ |

Administrative Surcharge \$ 40.00  
Paid [ ] Check # \_\_\_\_\_ Minimum Fee \$ \_\_\_\_\_  
Collected by: \_\_\_\_\_ TOTAL \$ \_\_\_\_\_

READINGTON TOWNSHIP  
BUILDING INSPECTOR



# APPLICATION FOR CERTIFICATE

PERMIT NO. \_\_\_\_\_  
DATE ISSUED \_\_\_\_\_  
Block 81 Lot 3  
Subdivision \_\_\_\_\_  
Notice No. \_\_\_\_\_

## IDENTIFICATION

### OWNER:

Name Margaret M. Farrell Anthony Cunningham III  
Address P.O. Box 43 Three Bridges NJ  
Town/State/Zip Three Bridges NJ 08887

### CONSTRUCTION LOCATION:

Address 2 Railroad Avenue  
Three Bridges NJ 08887  
Tel. (201) 806-8420

## ACTION

☒ CERTIFICATE OF OCCUPANCY

☒ CERTIFICATE OF APPROVAL

☐ CERTIFICATE OF CONTINUED OCCUPANCY

☐ TEMPORARY CERTIFICATE OF OCCUPANCY\*\*

USE GROUP: \_\_\_\_\_ Previous \_\_\_\_\_ Current

FINAL COST OF CONSTRUCTION: \$ \_\_\_\_\_

(Include value of any new structure, all on-site improvements, built in furnishings and fixtures and all integral equipment exclusive of process or manufacturing equipment.)

A set of "As-Built" or amended drawings is required if the building or structure deviates from the approved plans filed with the construction permit. Use space below to describe any deviations from approved plans:

If you are requesting a Temporary Certificate of Occupancy, please explain why in the space below.

**\*\* NOTE:** Application for a Temporary Certificate of Occupancy can only be applied for by the applicant upon approval of the Final Plumbing, Electrical & Fire Inspections & required Health, Safety & Welfare Approvals. A Bond must be posted with the Township of Readington (CERTIFIED CHECK) in the amount of \$ \_\_\_\_\_. Upon approval of the Final Building Inspections, said Bond will be released to the applicant.

I hereby attest, that to the best of my knowledge, all work has been completed in accordance with the approved plans, permit and Regulations. Incomplete items listed on a Temporary Certificate of Occupancy will be completed by the date on the Certificate.

SIGNED: Margaret M. Farrell

☒ Owner  
☐ Agent

OWNER/AGENT

OFFICE DATE RECEIVED: \_\_\_\_\_

| VIII. PRIOR APPROVALS CHECKLIST<br>(office use only)          | LOCAL APPROVAL    |            | COUNTY APPROVAL   |            | REGIONAL APPROVAL |            | STATE APPROVAL    |            | COMMENTS |
|---|-------------------|------------|-------------------|------------|-------------------|------------|-------------------|------------|----------|
|   | Prelimin. Initial | Final Date | Prelimin. Initial | Final Date | Prelimin. Initial | Final Date | Prelimin. Initial | Final Date |          |
| <input type="checkbox"/> Planning Board                       |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> Zoning Board                         |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> Sewer Authority                      |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> Water Authority                      |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> Fire Department                      |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> Police Department                    |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> Health Department                    |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> Soil Conservation                    |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> N.J. Dept. of Community Affairs      |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> N.J. Department of Transportation    |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> N.J. Dept. of Environmental Protect. |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> Utility Dig No.                      |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> Other                                |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/>                                      |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/>                                      |                   |            |                   |            |                   |            |                   |            |          |

IX. SUBCODES AND SPECIAL REGULATIONS APPLICABLE (office use only—optional)

|                        |                                |
|------------------------|--------------------------------|
| Name of Code & Edition | Name of Code & Edition         |
| Building _____         | Energy _____                   |
| Electrical _____       | Barrier Free _____             |
| Plumbing _____         | Flood Hazard _____             |
| Fire Protection _____  | As Built Elevation Cert. _____ |
| Mechanical _____       | Other _____                    |

X. CERTIFICATES ISSUED (office use only)

|   |                 |                    |
|---|-----------------|--------------------|
| <input type="checkbox"/> Temporary Certificate of Occupancy | No. _____       | DATE EXPIRED _____ |
| <input type="checkbox"/> Temporary Certificate of Occupancy | No. _____       | _____              |
| <input type="checkbox"/> Continued Certificate of Occupancy | No. _____       | _____              |
| <input type="checkbox"/> Certificate of Occupancy           | No. <u>1243</u> | <u>12/19/90</u>    |
| <input checked="" type="checkbox"/> Certificate of Approval |                 |                    |
| <input type="checkbox"/> None                               |                 |                    |



Wm. L. Garrison

# **CERTIFICATION IN LIEU OF OATH**

## **I. OWNER SECTION (to be completed if the applicant is the owner in fee)**

I hereby certify that I am the owner in fee of the property listed on Page 1.

Mark the following applicable boxes:

- A. ☐ I further certify that a new home (private residence) will be constructed on this property for my own use and occupancy. This dwelling is to be occupied by myself and is not to be used for any purpose other than single family residential use. I attest that all construction, plumbing, or electrical work will be done, in whole or in part, by me or by subcontractors under my supervision, in accordance with all applicable laws; and, I further acknowledge that said new home is not covered under the New Home Warranty and Builders Registration Act (N.J.S.A. 46:3B-1 et seq.) and that such fact shall be disclosed to any person purchasing this property within ten years of the date of issuance of a certificate of occupancy.

I UNDERSTAND THAT IN MARKING BOX A, I ACKNOWLEDGE THAT I AM ASSUMING RESPONSIBILITY FOR THE WORK DONE ON SAID PROPERTY, THE CONDITION OF THE PROPERTY PRIOR TO, DURING, AND AFTER ANY WORK PERFORMED, AND FOR THE PERFORMANCE OF THE SUBCONTRACTORS I HIRE, EMPLOY, OR OTHERWISE CONTRACT OR WITH WHOM I MAKE AGREEMENTS TO PERFORM WORK. I AM VOLUNTARILY AND KNOWINGLY ASSUMING THIS RESPONSIBILITY.

- B. ☐ I further certify the following as required by the New Jersey Uniform Construction Code, N.J.A.C. 5:23-2.15(e)1.vii:

I personally prepared the plans submitted for: 1) the new home referred to in A.; or, 2) an addition, alteration, renovation, or repair to an existing single family residence owned and occupied by myself and located on the property listed on Page 1; or, 3) a new structure that will be physically separate from, but that will be deemed part of, an existing single family residence that is owned and occupied by myself and located on the property listed on Page 1.

- C. ☐ I further certify that I will perform or supervise the following work:

C.1. ☐ Building C.2. ☐ Fire Protection

I further certify that I will perform the following work:

C.3. ☐ Electrical C.4. ☐ Plumbing

- D. ☐ I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals have been given, including such certification as the construction official may require.

I understand that if any of the above statements are willfully false, I am subject to punishment.

Signature \_\_\_\_\_ Date \_\_\_\_\_

## **II. AGENT SECTION (to be completed if the applicant is not the owner in fee)**

I hereby certify the following as required by the Uniform Construction Code, N.J.A.C. 5:32-2.15(d): the proposed work is authorized by the owner in fee; and I have been authorized by the owner in fee to make this application as his agent.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals have been given, including such certification as the construction official may require.

I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I understand that if any of the above statements are willfully false, I am subject to punishment.

☒ Check if contractor.

Agent Name Gray Lavish, Lavish Electrical Services

Address PO Box 56, Three Bridges, NJ 08877

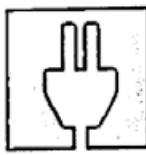
Telephone (908) 237-4681

Signature [Signature]

## **III. ☐ LEAD HAZARD ABATEMENT: Include Homeowner or Building Owner Affidavit as per N.J.A.C. 5:17.**

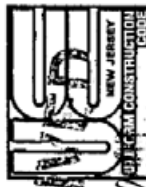
7/24/03  
0610

Date Received  
Date Issued  
Control #  
Permit #



# TOWNSHIP OF READINGTON, NEW JERSEY

## ELECTRICAL SUBCODE TECHNICAL SECTION



OFFICE OF CODE ENFORCEMENT  
(908) 534-2164  
TOWNSHIP OF READINGTON, NEW JERSEY

A. IDENTIFICATION—APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THE TOWNSHIP OF READINGTON, NEW JERSEY, BY PHONE: 1-800-272-1000.

Block 91 Work Site Location 6 Railroad Ave  
Owner in Fee/Occupant Three Bridges NJ 08887  
Address PO Box 43  
Tele. (908) 463-9437  
Contractor LAVISH Electrical Services  
Address PO Box 56  
Tele. (908) 237-4681 Fax (908) 237-4681  
Lic. No. 11646  
Federal Emp. No. 680808613

### B. ELECTRICAL CHARACTERISTICS

Use Group Present \_\_\_\_\_ Proposed \_\_\_\_\_  
[ ] Pole/Pad # \_\_\_\_\_ [ ] Temporary [ ] Other \_\_\_\_\_  
Building Occupied as \_\_\_\_\_ Utility Co. \_\_\_\_\_  
Est. Cost of Elec. Work \$ 1000.00

### JOB SUMMARY (Office Use Only)

| PLAN REVIEW               | Date | Initial | INSPECTIONS                   | Dates (Month/Day)        |
|---------------------------|------|---------|-------------------------------|--------------------------|
| [ ] No Plans Required     |      |         | Type: Rough                   | Failure Approval Initial |
| [ ] Building [ ] Plumbing |      |         | Temp. Serv.                   |                          |
| [ ] Fire [ ] Elevator     |      |         | Constr. Serv.                 |                          |
| [ ] Elec. Plans Approved  |      |         | TCO                           |                          |
| Date: <u>7-15-03</u>      |      |         | Other                         |                          |
| Approved by: <u>212</u>   |      |         | Service                       |                          |
|                           |      |         | Final                         |                          |
| SUBCODE APPROVAL          |      |         | Temp. Cut-in-Card Date Issued |                          |
| [ ] CO [ ] CCO [ ] CA     |      |         | Final Cut-in-Card Date Issued |                          |
| Date: _____               |      |         |                               |                          |
| Approved by: _____        |      |         |                               |                          |

### C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.

Applicant's Signature/Contractor's Seal and Signature

[X] Licensed Electrical Contractor [ ] Exempt Applicant

### D. TECHNICAL SITE DATA

| QTY.          | SIZE | ITEMS                          |
|---------------|------|--------------------------------|
|               |      | Lighting Fixtures              |
|               |      | Receptacles                    |
|               |      | Switches                       |
|               |      | Detectors                      |
|               |      | Light Poles                    |
|               |      | Motors—Fract. HP               |
|               |      | Emergency & Exit Lights        |
|               |      | Communications Points          |
|               |      | Alarm Devices/F.A.C. Panel     |
| TOTAL NUMBERS |      |                                |
|               |      | Pool Permit/with UW Lights     |
|               |      | Storable Pool/Spa/Hot Tub      |
|               |      | KW Elec. Range/Receptacle      |
|               |      | KW Oven/Surface Unit           |
|               |      | KW Elec. Water Heater          |
|               |      | KW Elec. Dryer/Receptacle      |
|               |      | KW Dishwasher                  |
|               |      | HP Garbage Disposal            |
|               |      | KW Central A/C Unit            |
|               |      | HP/KW Space Heater/Air Handler |
|               |      | KW Baseboard Heat              |
|               |      | HP Motors 1/4 HP               |
|               |      | KW Transformer/Generator       |
|               |      | AMP Service                    |
|               |      | AMP Subpanels                  |
|               |      | AMP Motor Control Center       |
|               |      | KW Elec. Sign/Outline Light    |

Administrative Surcharge \$  
Minimum Fee \$  
DCA Training Fee \$  
TOTAL FEE \$

UCC/PRO F-120 (REV/3/96)  
Professional Printing  
(856) 468-7933

**Twp. of Readington**

Office of Code Enforcement

(908) 534-2164



# CONSTRUCTION PERMIT

Date Issued

7/24/03

Control #

Permit #

03 0610

IDENTIFICATION Block 81 Lot 3

Work Site Location 6 RAILROAD AVE

Contractor LAVISH ELECTRIC

Address PO BOX 56

Owner in Fee CUNNINGHAM

THREE BRIDGES, NJ

Address PO BOX 43

Tele. ( ) 237 4681

THREE BRIDGES, NJ

Lic. No. or Bldrs. Reg. No. 14646

Tele. ( ) 963 8937

Federal Emp. No. \_\_\_\_\_

Is hereby granted permission to perform the following work:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> BUILDING              | <input type="checkbox"/> PLUMBING           | <input type="checkbox"/> LEAD HAZARD ABATEMENT |
| <input checked="" type="checkbox"/> ELECTRICAL | <input type="checkbox"/> FIRE PROTECTION    | <input type="checkbox"/> DEMOLITION            |
| <input type="checkbox"/> ELEVATOR DEVICES      | <input type="checkbox"/> ASBESTOS ABATEMENT | <input type="checkbox"/> OTHER _____           |
- (Subchapter 8 only)

DESCRIPTION OF WORK:

**THREE (3) 100AMP SERVICES**

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$ 1000.00

*Ray Honda*

CONSTRUCTION OFFICIAL

Date \_\_\_\_\_

1 WHITE—INSPECTOR 2 CANARY—OFFICE 3 PINK—OFFICE 4 GOLD—APPLICANT

## PAYMENTS (Office Use Only)

|                  |               |
|------------------|---------------|
| Building         | _____         |
| Electrical       | <u>225.00</u> |
| Plumbing         | _____         |
| Fire Protection  | _____         |
| Elevator Devices | _____         |
| Other            | _____         |
| DCA Training Fee | <u>1.00</u>   |
| Cert. of Occ.    | _____         |
| Other            | _____         |
| Total            | <u>226.00</u> |
| Check No.        | <u>974</u>    |
| Cash             | _____         |
| Collected By:    | _____         |

(See reverse side)

UCC/PRO170 (REV/3/96)



# REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the approved plans and the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

☐ Required inspections for all subcodes for one and two family dwellings are the following:

1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode;
2. Foundations and all walls up to grade level prior to back filling;
3. All structural framing and connections prior to covering with finish or infill material; plumbing underground services, rough piping, water service, sewer, septic services and storm drains; electrical rough wiring, panels and service installations; insulation installations;
4. Installation of all finished materials, sealings of exterior joints; plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

☐ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. Any violations of the approved plans and/or permit will be noted and the holder of the permit notified of discrepancies.

☐ A complete copy of approved plans must be kept on the job site.

If you do not understand any of this information, please ask.

OFFICE DATE RECEIVED: \_\_\_\_\_

| VIII. PRIOR APPROVALS CHECKLIST<br>(office use only)                 | LOCAL APPROVAL    |            | COUNTY APPROVAL   |            | REGIONAL APPROVAL |            | STATE APPROVAL    |            | COMMENTS |
|--|-------------------|------------|-------------------|------------|-------------------|------------|-------------------|------------|----------|
|  | Prelimin. Initial | Final Date | Prelimin. Initial | Final Date | Prelimin. Initial | Final Date | Prelimin. Initial | Final Date |          |
| <input type="checkbox"/> Zoning Officer                              |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> Planning Board                              |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> Zoning Board                                |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> Sewer Authority                             |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> Water Authority                             |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> Police Department                           |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> Health Department                           |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> Soil Conservation                           |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> N.J. Department of Community Affairs        |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> N.J. Department of Transportation           |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> N.J. Department of Environmental Protection |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/> Utility Dig No.                             |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/>   |                   |            |                   |            |                   |            |                   |            |          |
| <input type="checkbox"/>   |                   |            |                   |            |                   |            |                   |            |          |

**IX. SUBCODES AND SPECIAL REGULATIONS APPLICABLE (office use only—optional)**

Name of Code & Edition

Name of Code & Edition

|                       |                                |             |
|-----------------------|--------------------------------|-------------|
| Building _____        | Energy _____                   | Other _____ |
| Electrical _____      | Barrier Free _____             |             |
| Plumbing _____        | Flood Hazard _____             |             |
| Fire Protection _____ | As Built Elevation Cert. _____ |             |
| Mechanical _____      | Other _____                    |             |

**X. CERTIFICATES ISSUED (office use only)**

|   | DATE ISSUED | DATE EXPIRED | DATE REISSUED | DATE EXPIRED |
|---|-------------|--------------|---------------|--------------|
| <input type="checkbox"/> Temporary Certificate of Occupancy   | No. _____   | _____        | _____         | _____        |
| <input type="checkbox"/> Temporary Certificate of Compliance  | No. _____   | _____        | _____         | _____        |
| <input type="checkbox"/> Continued Certificate of Occupancy   | No. _____   | _____        | _____         | _____        |
| <input type="checkbox"/> Certificate of Compliance            | No. _____   | _____        | _____         | _____        |
| <input type="checkbox"/> Certificate of Occupancy             | No. _____   | _____        | _____         | _____        |
| <input type="checkbox"/> Certificate of Approval              | No. _____   | _____        | _____         | _____        |
| <input type="checkbox"/> Lead Abatement Clearance Certificate | No. _____   | _____        | _____         | _____        |

1-30-07 sent HO 2nd notice suspension letter

4-20-07 sent HO 2nd final notice letter (w/ fines per day)

H255  
Spillato

B81-3  
Railroad Ave  
3 Bridges





# Renovation

| INSPECTIONS |         |      |       |          |
|-------------|---------|------|-------|----------|
| TYPE        | DATE    | TIME | BY    | COMMENTS |
|             | 5/15/80 | 6:45 | 10/15 |          |
|             | 5/15/80 | 6:45 | 10/15 |          |
|             | 5/15/80 | 6:45 | 10/15 |          |

5/15/80 wrote letter -  
 "Letter Release" - Magid  
 Inling to fill out Elec appl.  
 Holding C.O. until All  
 completed.

Readington Township

4255

Hunterdon County, N. J.

# CONSTRUCTION PERMIT

ISSUED TO

Block - Lot: 31-3 Readington ext.  
Land Owner: (SPILATRO) Builder: DUNN Architect: —  
Property Location: RAILROAD AVE 3RD Mailing Address: P.O. Box 219 Tintonville, TN  
Date: 6-18-79 Acre or Lot Size: —  
Type of Building: — Garage: —  
Building Size: long: — Wide: — No. of Bedrooms: — Cellar: —  
If alteration or addition: Remodel Existing Bldg.

Construction Official Signature: [Signature]

Estimated Cost: \$ 4000  
Twp. Fee \$ 60  
State Fee \$ 12.00  
TOTAL FEE \$ 60

It is agreed by the applicant to conform with all the requirements of the State Uniform Construction Code and other ordinances, and at the completion of the work he will notify the Building Inspector, and obtain the Occupancy Permit.

Copy received by official: [Signature]

Applicant's Signature: [Signature]

Date: 6-18-79

**Readington Township**  
**Hunterdon County, N. J.**  
**CERTIFICATE OF OCCUPANCY**

2720

**ISSUED TO:**

Block - Lot: 01 - 3

Owner: Sollatto Builder: Owner Lic. No. \_\_\_\_\_

Property Location: Railroad Ave. Mailing Address: Box 219 Three Rivers

Date: 6/18/79 Permit No. 4255

Type of Building: \_\_\_\_\_ Type of Construction: \_\_\_\_\_

Building Size: long: \_\_\_\_\_ width: \_\_\_\_\_ No. of Bedrooms: \_\_\_\_\_ Cellar: \_\_\_\_\_

Acre or lot size: \_\_\_\_\_

Other: Renovation - existing building

The above construction has been inspected by the Township and found to be executed according to regulations of the State of New Jersey Uniform Construction Code and according to ordinances of this Township.

Therefore this certificate is granted.

Readington Township  
Construction Official [Signature]

Copy received by official: Owner Date: May 15, 1980

| FRAMING INSPECTION             | YES                                 | NO                       | COMMENTS   |
|--------------------------------|-------------------------------------|--------------------------|--|
| Outside Closed In              | <input checked="" type="checkbox"/> | <input type="checkbox"/> | EXISTING Bldg. Renovated   |
| Plans on Site                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  |
| Foundation Bolts               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  |
| Treated Sill                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  |
| Attic Ventilation              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  |
| Attic Access                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  |
| Rough Plumbing Inspection      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  |
| Rough Electrical Inspection    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | NO WORK AT THIS TIME   |
| Rough Heating                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  |
| Fire Stopping and Voids Sealed | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| Cats in Bearing Walls          | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| Cellar Girder and Lollys       | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| Cellar Steps Solid Riser       | <input type="checkbox"/>            | <input type="checkbox"/> | Plumbing<br>Riser 2x6 with (3) 2x6<br>girders between Riser &<br>apart |
| Fireplace                      | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| Strong Backs                   | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| Tico's or Ledge Hanger         | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| Hangers                        | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| Bathroom Vent                  | <input type="checkbox"/>            | <input type="checkbox"/> |  |

Name: SPILATRO

Location: \_\_\_\_\_ Permit # 4255

Block 81 Lot 3 Date: 12-12-79

| INSULATION |            |
|------------|------------|
| WALLS      | <u>R11</u> |
| CEILING    | <u>R19</u> |
| DATE       | _____      |
| APPROVED   | _____      |

PARTIAL  
FIRST SECTION  
20' APPX.

ELECTRICAL APPLICATION

READINGTON TOWNSHIP - CODE ENFORCEMENT DEPARTMENT - 534 - 4051

THIS SECTION TO BE COMPLETED BY APPLICANT

DATE OF APPLICATION \_\_\_\_\_

OWNER'S NAME ANGILO SPILATRO PHONE # \_\_\_\_\_

ADDRESS RAILROAD AVE BLOCK \_\_\_\_\_ LOT \_\_\_\_\_ BLDG. # \_\_\_\_\_

CITY THREE BRIDGES STATE N J COUNTY HUNTERDON

RURAL DIRECTIONS \_\_\_\_\_

STRUCTURE OCCUPIED AS DWELLING

IF RENTED, TENANT' NAME \_\_\_\_\_ PHONE # \_\_\_\_\_

OWNER'S P.O. ADDRESS \_\_\_\_\_

TO BE FILLED OUT BY ELECTRICIAN OR HOME OWNER

\* NOTE: IF ELECTRICIAN IS DOING THE WORK,  
ELECTRICAL SEAL MUST BE STAMPED  
ON APPLICATION.

I, THE UNDERSIGNED, DO CERTIFY THAT I WILL PERFORM THE ELECTRICAL WORK LISTED AND  
THAT I HAVE NOT MADE AN APPLICATION FOR THE ELECTRICAL INSTALLATION LISTED HEREIN TO ANY  
OTHER ELECTRICAL INSPECTION AUTHORITY.

APPLICANT'S SIGNATURE William King

FIRM NAME W H KING ELEC LICENSE # 2205

ADDRESS RD E BOX 72 PHONE # 735 7875

CITY PITTSBURGH STATE N J COUNTY HUNTERDON

NAME OF UTILITY \_\_\_\_\_

APPT FOR ROUGH WIRING \_\_\_\_\_ WIRING \_\_\_\_\_

|  |                               |                                  |
|--|-------------------------------|----------------------------------|
| Rough Wiring Outlets <u>25</u>         | AMP Serv. Equip. ....         | Heat Surface Unit in K.W. _____  |
| Switches ..... <u>5</u>                | AMP Serv. Conductors _____    | K.W. Oven ..... _____            |
| Receptacles..... <u>20</u>             | H.P. Pump.....                | H.P. Garbage Disc. Unit... _____ |
| Medium Base Fixtures <u>4</u>          | K.W. Dryer.....               | K.W. Dishwasher.....             |
| Mogul Base Fixtures..                  | K.W. Water Heater....         | K.W. Range.....                  |
| Fluorescent Fixtures _____             | H.P. Air Conditioner _____    | AMP Receptacles.....             |
| Mercury Vapor or Quartz Fixtures _____ | Wiring and Controls for _____ | Burner _____                     |
| Frac. H.P. Vent Fans _____             |                               |                                  |

MOTOR - H.P.

Mark Number of Each Size

1/20 \_\_\_\_\_ 1/12 \_\_\_\_\_ 1/10 \_\_\_\_\_ 1/8 \_\_\_\_\_ 1/6 \_\_\_\_\_ 1/4 \_\_\_\_\_ 1/3 \_\_\_\_\_ 1/2 \_\_\_\_\_ 3/4 \_\_\_\_\_ 1 \_\_\_\_\_ 1 1/2 \_\_\_\_\_

2 \_\_\_\_\_ 3 \_\_\_\_\_ 5 \_\_\_\_\_ 7 1/2 \_\_\_\_\_ 10 \_\_\_\_\_ 15 \_\_\_\_\_ 20 \_\_\_\_\_ 25 \_\_\_\_\_ 30 \_\_\_\_\_ 40 \_\_\_\_\_ 50 \_\_\_\_\_ 75 \_\_\_\_\_ 100 \_\_\_\_\_

Apparatus \_\_\_\_\_ Elect. Heat - 500 \_\_\_\_\_ 750 \_\_\_\_\_ 1250 \_\_\_\_\_ 1500 \_\_\_\_\_ 1750 \_\_\_\_\_ 2000 \_\_\_\_\_

2250 \_\_\_\_\_ 2750 \_\_\_\_\_ 3000 \_\_\_\_\_

Cut-In Card No. \_\_\_\_\_

NOTE: Under the Uniform Construction Code - Chapt. 23-  
Title 5 - Subchapter #2 - 5:23-2.6, our office  
is entitled to a Twenty-four hour notice on  
all inspections. It also stipulates that we  
have Three (3) working days to make These  
inspections.

TOTAL FEE \$ \_\_\_\_\_

CHECK # \_\_\_\_\_ DATE \_\_\_\_\_

MAKE CHECKS PAYABLE TO "READINGTON TOWNSHIP"

PLEASE CALL IN FOR ALL INSPECTIONS

Richard Stansbury  
Readington Township Electrical Inspector



| FINAL                                   | YES | NO | COMMENTS                      |
|---|-----|----|-------------------------------|
| Drive Turn Around                       |     |    |                               |
| Final Grading                           |     |    |                               |
| x Caulking Doors and Windows - Exterior |     |    |                               |
| x Leaders and Gutters                   |     |    |                               |
| x Attic Ventilation                     |     |    |                               |
| x Outside Rail & Steps                  |     |    |                               |
| Spark Arrestor                          |     |    |                               |
| Chimney Height                          |     |    |                               |
| Fire Code Garage                        |     |    |                               |
| Garage Floor                            |     |    |                               |
| Garage Walls Safe                       |     |    |                               |
| Attic Access In Garage                  |     |    |                               |
| Tight Saddle 1 3/4" Solid Door          |     |    |                               |
| x Final Electrical Inspection           | ✓   |    | OK by Samir STANBARI in March |
| x Final Plumbing                        |     |    |                               |
| Cast Iron to Septic                     |     |    |                               |
| Fireplace Flue & Opening                |     |    |                               |
| x Exposed Wires                         |     |    |                               |
| Cabinet Screwed to Wall                 |     |    |                               |
| County Septic Approval                  |     |    |                               |
| Burnace Switch top of Stairs            |     |    |                               |
| re Extinguisher                         |     |    |                               |
| lar Step                                |     |    |                               |
| ld Raiser                               |     |    |                               |
| ar                                      |     |    |                               |

| FINAL                            | YES | NO | COMMENTS    |
|----------------------------------|-----|----|-------------|
| Cracks in Floor                  |     |    |             |
| Cracks in Wall                   |     |    |             |
| 5/8 x Rock 3' All side Heat Unit |     |    |             |
| Firematic Valve                  |     |    |             |
| Oil Lines Covered                |     |    |             |
| Hot Water In Operation           |     |    |             |
| Heat System In Operation         |     |    | OK STANBARI |
| Smoke Pipe Sealed                |     |    |             |
| Crawl Space & Vent               |     |    |             |
| Smoke Detector                   |     |    | ✓           |
| Upstairs Rail                    |     |    |             |
| Attic Access                     |     |    |             |
| Single Switch Interior Bath Vent |     |    |             |
| Driveway Permit                  |     |    |             |
| Well Record                      |     |    |             |
| Water Analysis                   |     |    |             |
| Location Survey                  |     |    |             |
| C.O. Application                 |     |    |             |

NAME SPICATRU

LOCATION

BLOCK 81 LOT 3

PERMIT # 4255

COMMENTS 5-14-80

2:45 pm

OK  
POX 219  
Kurt  
3 Bays  
0887

## THIS SECTION TO BE COMPLETED BY APPLICANT

DATE OF APPLICATION \_\_\_\_\_

CITY OR TOWN Three Bridges STATE NJ COUNTY HunterdonADDRESS Railroad Ave BLOCK # 81 LOT # 3 BLDG. NO. \_\_\_\_\_

RURAL DIRECTIONS \_\_\_\_\_ POLE NO. \_\_\_\_\_

OWNER'S NAME Gerald & Karen Spilatro OCCUPIED AS \_\_\_\_\_OCCUPANT Same as aboveBUILDING: NEW \_\_\_\_\_ OLD X WORK-NEW \_\_\_\_\_ ADDITIONAL \_\_\_\_\_OWNER'S P.O. ADDRESS Box 219

TO BE FILLED OUT BY ELECTRICIAN OR HOME OWNER \* NOTE: IF ELECTRICIAN IS DOING THE WORK, ELECTRICAL SEAL MUST BE STAMPED ON APPLICATION.

I, THE UNDERSIGNED, DO CERTIFY THAT I WILL PERFORM THE ELECTRICAL WORK LISTED AND THAT I HAVE NOT MADE AN APPLICATION FOR THE ELECTRICAL INSTALLATION LISTED HEREIN TO ANY OTHER ELECTRICAL INSPECTION AUTHORITY.

APPLICANT'S SIGNATURE Anthony J. MaglioFIRM NAME A. J. MAGLIO INC. LICENSE# 683 PERMIT # 683APPLICANT'S ADDRESS 1906 So. Clinton Ave PHONE 756-2761CITY So. Plainfield STATE N.J. COUNTY Middlesex

NAME OF UTILITY \_\_\_\_\_ OFFICE TO \_\_\_\_\_

WHEN INSPECTION WILL BE READY Will Call

APPT. FOR ROUGH WIRING \_\_\_\_\_ WIRING \_\_\_\_\_

Rough Wiring Outlets 25 AMP Service Equipment \_\_\_\_\_Switches 5 AMP SERVICE Conductors \_\_\_\_\_Receptacles 20 H.P. Pump \_\_\_\_\_Medium Base Fixtures 4 K.W. Dryer \_\_\_\_\_

Mogul Base Fixtures \_\_\_\_\_ K.W. Water Heater \_\_\_\_\_

Fluorescent Fixtures \_\_\_\_\_ H.P. Air Conditioner \_\_\_\_\_

Heat Surface Unit in K.W. \_\_\_\_\_ K.W. Oven \_\_\_\_\_ H.P. Garbage Dis. Unit \_\_\_\_\_

K.W. Dishwasher \_\_\_\_\_ K.W. Range \_\_\_\_\_ AMP \_\_\_\_\_ Receptacles \_\_\_\_\_

Mercury Vapor or Quartz Fixtures \_\_\_\_\_ Wiring and Controls for \_\_\_\_\_ Burner \_\_\_\_\_

Frac. H.P. Vent Fans \_\_\_\_\_

## MOTORS - H.P.

Mark Number of \_\_\_\_\_

Each Size 1/20 1/12 1/10 1/8 1/6 1/4 1/3 1/2 3/4 11 1/2 2 3 5 7 1/2 10 15 20 25 30 4050 75 100Apparatus \_\_\_\_\_ Elect. Heat - 500 750 1000 1250 1500 17502000 2250 2750 3000

Temporary Cut-In Card No. \_\_\_\_\_ Final Cut-In Card No. \_\_\_\_\_

TOTAL FEE \$ 35.00

CHECK # \_\_\_\_\_ DATE \_\_\_\_\_

MAKE CHECKS PAYABLE TO "READINGTON TOWNSHIP"

Richard Stansbury  
Readington Township Electrical Inspector

PERMIT NO. 4255 DATE: 6.18.79.

CONSTRUCTION PERMIT & OCCUPANCY CERTIFICATE APPLICATION

Size of Premises: \_\_\_\_\_

Application is hereby made to the Construction Official of the Township of Readington, Hunterdon County, State of New Jersey to:

(Construct-Repair) ☒

(Demolish-Erect)

Addition-Alter)

a building, structure, sign or billboard, according to the State Standard Construction Code, the detailed statement hereinafter set forth and the accompanying plans and specifications. All provisions of all Readington Township Zoning, Health and General Ordinance will be complied with, whether specified herein or not.

BLOCK 81 LOT 3 LOCATION Railroad Ave. Three Bridges

List below the name, address and telephone number of the following:

OWNER Gerald & Karen Spilatro TELEPHONE NO. 788-2926

ADDRESS P.O. Box 219 Railroad Avenue, Three Bridges-N.J.

APPLICANT (IF OTHER THAN OWNER) \_\_\_\_\_

ADDRESS \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

GENERAL CONTRACTOR owner (see above) TELEPHONE NO. \_\_\_\_\_

ADDRESS: \_\_\_\_\_

N.J. LICENSE ELECTRICIAN Anthony maglio

ADDRESS South Plainfield TELEPHONE NO. 756-2761

HEATING AND MECHANICAL CONTRACTOR NONE REQUIRED

ADDRESS \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

PERSON RESPONSIBLE FOR WORK GERALD SPILATRO

ADDRESS \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

N.J. LICENSE ARCHITECT OR PROFESSIONAL ENGINEER NONE

ADDRESS \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

PLUMBER NONE REQUIRED

ADDRESS \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

Any changes to the above must be filed as an amendment to the Permit.

General description of proposed work REPAIRS to house

Is there, or will there be, more than one(1) use of property and/or existing, or proposed building? If so state how many and what they are.

No.

USE GROUP CLASSIFICATION R-3 LOT GROUND COVERAGE IN SQ.FT. 3,000

MAXIMUM LIVE LOAD ALL FLOORS \_\_\_\_\_ OCCUPANCY LOAD \_\_\_\_\_

TOTAL FLOOR AREA(ALL FLOORS) IN SQUARE FEET 3,000  
 TOTAL BUILDING, OR STRUCTURE, VOLUME IN CUBIC FEET 24,000  
 TOTAL NUMBER OF PLUMBING FIXTURES, STACKS & VENTS NONE REQUIRED  
 TOTAL NUMBER OF ELECTRICAL FIXTURES, OUTLETS & MAJOR APPLIANCES NO FIXTURES  
 DESCRIPTION OF TYPE OF HEATING SYSTEM & BTU OUTPUT NONE REQUIRED.

ESTIMATED TOTAL COST OF WORK \$ 4,000

AFFIDAVIT #1 (FILLED IN BY OWNER IF THEY ARE NOT APPLYING IN PERSON)

Township of Readington  
 County of Hunterdon )  
 State of New Jersey ) SS:

I, \_\_\_\_\_, being duly sworn on my oath state that \_\_\_\_\_  
 of \_\_\_\_\_ has my permission to apply for a CONSTRUCTION PERMIT  
 to perform the above mentioned work.

\_\_\_\_\_  
 (Legal Owner)

Sworn and subscribed to before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 10 \_\_\_\_\_

\_\_\_\_\_  
 Notary Public of New Jersey

AFFIDAVIT #2 (FILLED IN BY APPLICANT - OWNER OR AGENT)

Gerald Spilator being duly sworn on HIS oath,  
 (Name) his/her  
 according to law, deposes and says that HE is the  
 he/she  
 person making the within application that HE resides at  
 he/she  
RAILROAD AVENUE 3 Bldg in the RD of Readington  
 (address) (Township)  
 and that HE is owner of the premises known as BLOCK 81  
 he/she Owner/renter  
 LOT 3 in the Township of Readington, County of Hunterdon, State of New  
 Jersey, and that all Construction Plans, Specifications, Plot Plan and other re-  
 quired applications and permits and information contained on this application are  
 correct and true in all particulars and meet the requirements of the New Jersey  
 Uniform Construction Code and all Zoning Requirements of the Township of  
 Readington, County of Hunterdon, State of New Jersey

Gerald Spilator  
 (Applicant)

Sworn and subscribed to before me this

30 day of May 19 79

[Signature]  
 Notary Public of New Jersey

SPILATRO

B81

L3

## TOWNSHIP OF READINGTON

ITEMS #1

Building Fee

New Building - \$100 Minimum Fee

Addition - \$25 Minimum Fee

Sign - \$10 Minimum Fee

USE GROUP R &amp; T \_\_\_\_\_ .01 Cubic Ft. ....

USE GROUP T - AGRICULTURAL \_\_\_\_\_ .002 Cubic Ft. ....

USE GROUP A, B, F, H, I, M, & S  
UNDER 100,000 Cubic Feet \_\_\_\_\_ .005 Cubic Ft. ....

OVER 100,000 Cubic Feet \_\_\_\_\_ .004 Cubic Ft. ....

Alteration Construction Cost 4000 X \$ 4.00M. .... 25

Heating Permit. .... \$25. Each Unit. ....

Oil Tank Installation. .... \$25. Each Unit. ....

Plumbing Permit - \$25. + \$5.00 - each fixture &amp; Stack. ....

Well &amp; Pump Installation. .... \$30. ....

Soil Line Inspection. .... \$15. each line. ....

Electrical Inspection. .... 35

Sign. .... \$2.00 sq.ft. (Min. \$10). ....

Total Twshp. Fee. .... \$ 60.State Fee .0006<sup>3</sup> .... \$ 14Total #1. .... \$ 60.6/18/79  
#311ITEMS #2~~Well Installation. .... \$60. each unit. ....~~~~Driveway Installations. .... \$25. each drive. ....~~~~County Inspection of Septic. .... \$85. each unit. ....~~~~Total #2. .... \$~~





**Appendix G**  
**Resolution of Adoption**

**READINGTON TOWNSHIP PLANNING BOARD**

**RESOLUTION MEMORIALIZING RECOMMENDATION THAT BLOCK 81,  
LOTS 1, 2, 3 & 4 BE DESIGNATED AS A NON-CONDEMNATION AREA IN  
NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL  
REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12-1 *ET SEQ.***

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, (the “**Redevelopment Law**”) authorizes municipalities to determine whether certain parcels of land within the municipality constitute an “area in need of redevelopment”, as defined in the Redevelopment Law; and

**WHEREAS**, on September 17, 2018, the Township Committee of Readington Township (the “**Township Committee**”) adopted Resolution No. R-2018-95 directing the Township Planning Board (the “**Board**”) to undertake an investigation to determine whether all or a portion of certain property identified on the tax maps of the Township of Readington (the “**Township**”) as Block 81, Lot 1 constitutes a non-condemnation area in need of redevelopment (the “**Study Area**”) pursuant to the Redevelopment Law; and

**WHEREAS**, on April 5, 2021, the Township Committee adopted Resolution No. R-2021-60 expanding the Study Area to include three additional lots in Block 81, specifically, Block 81, Lots 2, 3 and 4 and directing the Board to undertake an investigation to determine whether all or a portion certain property identified on the tax maps of the Township as Block 81, Lots 1, 2, 3 and 4 constitutes a non-condemnation area in need of redevelopment (the “**Amended Study Area**”) pursuant to the Redevelopment Law; and

**WHEREAS**, Clarke Caton Hintz (“**CCH**”) prepared a redevelopment area investigation report of the above-referenced Amended Study Area in accordance with the Redevelopment Law, entitled “Preliminary Investigation of an Area in Need of Redevelopment (Condemnation-Eligible) for Three Bridges Block 81 Study Area” dated April 6, 2022 (the “**Report**”); and

**WHEREAS**, pursuant to the Redevelopment Law, the Board conducted a duly noticed public hearing concerning the Report on April 11, 2022, hearing sworn testimony by Michael F. Sullivan, ASLA, AICP (a principal of CCH and signatory on the Report), and giving all persons who are interested in or would be affected by a determination regarding the Amended Study Area the opportunity to question Mr. Sullivan and to have their comments heard by the Board; and

**WHEREAS**, at said public hearing, in response to questions asked and/or comments made by persons who were interested in or would be affected by a determination regarding the Amended Study Area, the Report was amended by Mr. Sullivan in non-substantive manners to correct factual errors and/or clarify and/or explain factual statements; and

**WHEREAS**, after consideration of the Report as amended, the testimony of Mr. Sullivan and comments made by persons who were interested in or would be affected by a determination regarding the Amended Study Area, the Board recommends to the Township Committee that Block 81, Lots 1, 2, 3 and 4 be declared a non-condemnation area in need of redevelopment, in accordance with the Redevelopment Law, for the reasons set forth in the Report as amended during the hearing;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD ON APRIL 11, 2022 AS FOLLOWS:**

1. **Recommendation – Area in Need of Redevelopment.** The Board accepts and adopts the recommendation contained in the Report as amended during the hearing, a copy of which amended Report is attached hereto, and hereby recommends that Block 81, Lots 1, 2, 3 and 4 be declared a non-condemnation area in need of redevelopment, in accordance with the Redevelopment Law, for the reasons set forth in the Report as amended and attached hereto.

2. **Transmission to the Township Committee.** The Report as amended, and the findings of fact and conclusions contained therein, is hereby incorporated herein by reference in its entirety. The Board Secretary is hereby directed to transmit a copy of this Resolution with the Report as amended and attached hereto to the Township Committee.

\*\*\*\*\*

**VOTE ON MOTION DULY MADE AND SECONDED ON APRIL 11, 2022:**

**THOSE IN FAVOR: ALBENESE, ALLEN, FILLER, HINDLE, MUELLER,  
MONACO, ROHRBACH, VILLA & HENDRICKSON.**

**THOSE AGAINST: NONE.**

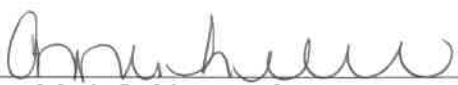
\*\*\*\*\*

This Resolution was adopted on April 25, 2022, with the roll call vote on the memorialization as follows:

|          | Yes: | No: | Absent: | Not Voting: |
|----------|------|-----|---------|-------------|
| Allen    |      |     | X       |             |
| Albanese | X    |     |         |             |
| Cook     |      |     |         | X           |
| Filler   | X    |     |         |             |
| Hindle   | X    |     |         |             |
| John     |      |     |         | X           |

|             |   |  |  |  |
|-------------|---|--|--|--|
| Monaco      | X |  |  |  |
| Mueller     | X |  |  |  |
| Rohrbach    | X |  |  |  |
| Villa       | X |  |  |  |
| Hendrickson | X |  |  |  |

I hereby certify that the foregoing resolution was adopted by the Readington Township Planning Board at a public meeting held on April 25, 2022.

  
 Ann Maric Lehberger, Secretary  
 Readington Township Planning Board.



## Appendix H


### Township Committee Resolution of Adoption



**INTER-OFFICE MEMORANDUM**  
**READINGTON TOWNSHIP**  
WHITEHOUSE STATION, NEW JERSEY 08889

**DATE:** May 3, 2022

**TO:** Ann Marie Lehberger, Planning Board Secretary

**FROM:** *Karin M Parker, RMC*   
Municipal Clerk

**RE:** *Resolution of the Township Committee of the Township of Readington, in the County of Hunterdon, New Jersey Authorizing & Directing the Planning Board to Undertaken Preparation of a Single, Comprehensive Redevelopment Plan  
Block 81, Lots 1,2,3,4*

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Attached please find a copy of the above referenced resolution as adopted by the Township Committee at their May 2, 2022 meeting.

Thank you.

**RESOLUTION OF THE TOWNSHIP OF READINGTON  
COUNTY OF HUNTERDON AND STATE OF NEW JERSEY**

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6a and Resolution # R-2018-95, adopted on September 17, 2018, the Township Committee of the Township of Readington ("Township Committee") directed and authorized the Township of Readington Planning Board ("Planning Board") to conduct an investigation and public hearing to determine whether all or a portion of certain property identified on the tax maps of the Township of Readington (the "Township") as Block 81, Lot 1 constitutes a non-condemnation area in need of redevelopment certain areas of the Township constitute areas in need of redevelopment (the "Study Area"), as set forth in N.J.S.A. 40A:12A-5, pursuant to the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "Redevelopment Law"); and

**WHEREAS**, on April 5, 2021, the Township Committee adopted Resolution No. R-2021-60 expanding the Study Area to include three additional lots in Block 81, specifically Block 81, Lots 2, 3, and 4, and directing the Board to undertake an investigation to determine whether all or a portion of certain property identified on the tax maps of the Township as Block 81, Lots 1, 2, 3, and 4 constitutes a non-condemnation area in need of redevelopment (the "Amended Study Area"), pursuant to the Redevelopment Law; and

**WHEREAS**, as required by the Redevelopment Law, a redevelopment investigation report was prepared of the above Amended Study Area entitled "Preliminary Investigation of an Area in Need of Redevelopment (Condemnation-Eligible) for Three Bridges Block 81 Study Area" dated April 6, 2022, (the "Report"); and

**WHEREAS**, the Planning Board, after giving proper notice to all property owners affected by, or interested in, the proposed redevelopment designation and in accordance with N.J.S.A. 40A-12A-6b, held a public hearing concerning the Report on April 11, 2022, at which time all interested individuals and the general public were provided with an opportunity to voice all of their questions and concerns to the Planning Board; and

**WHEREAS**, during the public hearing on April 11, 2022, in response to some questions and discussion that ensued, the Board's Planner Michael F. Sullivan, ASLA, AICP ("Planner") of Clarke Caton Hintz, amended the Report in non-substantive manners to correct some factual errors and/or clarify and/or explain factual statements; and

**WHEREAS**, after study and deliberation of the statements and testimony made during the public hearing and expert testimony of the Planner, as well as consideration of the aforementioned Report, as amended, and all evidence presented during the course of the public hearing, the Planning Board adopted a Resolution on April 25, 2022 (the "April 25, 2022 Resolution") recommending to the Township Committee that the Amended Study Area comprising Block 81, Lots 1,2,3 and 4 qualifies as, and should be declared, a non-condemnation

area in need of redevelopment as defined under the Redevelopment Law; and

**WHEREAS**, the Township is in receipt of an updated copy of the Report dated April 18, 2022 ("Amended Report") which contains the revisions discussed and approved by the Planning Board at the public hearing on April 11, 2022.

***NOW, THEREFORE BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON AS FOLLOWS:***

1. For the reasons set forth herein and in the preamble of this resolution, which are made a part of the findings hereof, the Township Committee endorses the findings of fact and conclusions of law made by the Planning Board at its April 11, 2022 hearing, and memorialized in the April 25, 2022 Resolution, as well as the investigation described in the Report, as amended during the hearing, and testimony prepared by the Planner, with respect to the Amended Study Area.
2. Based on the recommendation of the Planning Board, the Township Committee hereby determines that the Amended Study Area, specifically Block 81, Lots 1, 2, 3 & 4, satisfies the criteria contained in the Redevelopment Law, for the reasons set forth in the Amended Report, which Amended Report is incorporated hereto by reference, as if fully set forth herein.
3. The Township Clerk or her designee, is hereby directed to serve within ten (10) days a copy of this Resolution and Amended Report upon each person described by N.J.S.A. 40A:12A-6(b)(5)(d) and shall so notify the New Jersey Commissioner of the Department of Community Affairs, with service in the manner prescribed by *N.J.S.A. 40A:12A-6.b(5)*.
4. The Planning Board is hereby authorized and directed to undertake preparation of a single, comprehensive redevelopment plan for the entirety of the Amended Study Area to be adopted by ordinance by the Township Committee, pursuant to *N.J.S.A. 40A:12A-7, et seq.*
5. A copy of the Amended Report, shall remain available in the Township Clerk's office for public inspection, together with this Resolution.
6. The Township Clerk shall forward a copy of this Resolution to the Planning Board.
7. This Resolution shall be effective immediately.

**CERTIFICATION**

***I, KARIN M PARKER***, Clerk of the Township of Readington, County of Hunterdon, State of New Jersey, do hereby certify the forgoing to be a true and correct copy of a Resolution adopted by the Township Committee on the 2<sup>nd</sup> of May, 2022.

***IN WITNESS WHEREOF***, I have hereunto set my hand and seal of this Township this 3<sup>rd</sup> of May, 2022.

  
Karin M Parker RMC  
Municipal Clerk

