

WEST MAIN STREET

AREA IN NEED OF REHABILITATION STUDY

Block 1, Lots 4, 5, 6, 6.01, 6.02, 6.03, 7-30 and 18.01

Block 3, Lots 7, 7.01, 7.02, 7.03 and 8

Block 4, Lots 18-31, 23.01, 24.01, 28.01 and 29.01

Block 5, Lot 29

**Borough of Bound Brook
Somerset County, New Jersey**



Prepared for the Borough of Bound Brook in accordance with the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.)

The original of this report was signed and sealed on November 27, 2018 in accordance with Chapter 41 of Title 13 of the New Jersey State Board of Professional Planners

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1. INTRODUCTION AND DEFINITION OF THE STUDY AREA

The Borough of Bound Brook requested the author of this Preliminary Investigation to examine whether certain properties, in particular Block 1, Lots 4, 5, a portion of 6, 6.01, 6.02, 6.03, 7, a portion of 8, 9, a portion of 10, 11-14, a portion of 15, 16-23, 18.01, 25 and 27-30; Block 3, Lots 7, 7.01, 7.02, 7.03 and 8; Block 4, Lots 18-31, 23.01, 24.01, 28.01 and 29.01; and Block 5, Lot 29 qualify as an “area in need of rehabilitation” according to New Jersey’s Local Redevelopment and Housing Law (NJSA 40A:12A et seq.).

The Study Area defined for this Preliminary Investigation consists of properties, or portions of properties located along both sides of a section of West Main Street in the Borough of Bound Brook, Somerset County, New Jersey.

The targeted section of West Main Street is approximately 0.3 miles long, and is located south of the New Jersey Transit railroad tracks. Vehicular access to the rest of the Borough is currently limited to two at-grade railroad crossings at La Monte Avenue, to the West, and Vosseller Avenue, to the East.

The properties designated as Block 3, Lots 7, 7.01, 7.02, 7.03 and 8; Block 4, Lots 18-31, 23.01, 24.01, 28.01 and 29.01; and Block 5, Lot 29 are located along the north side of West Main Street. The properties, or portions of properties, designated as Block 1, Lots 4-23, 25, 27-30, 6.01, 6.02, 6.03 and 18.01 are located along the south side of West Main Street.

Altogether, the Study Area encompasses 49 properties in their entirety, and portions of four additional properties. Those four properties are much larger than the average and extend back hundreds of feet to the right-of-way of the former Lehigh Valley Railroad (currently CSX). The portion of those four properties that is included in this Area in Need of Rehabilitation Study corresponds to the portion of the lots occupied with the residential uses. Parts of the rear portions of these four lots are encumbered with easements acquired by the US Army Corps of Engineers (USACE) to allow the construction of the levee that now protects this neighborhood, and all of Bound Brook’s downtown, from periodic flooding of the Raritan River.

1.

INTRODUCTION AND DEFINITION OF THE STUDY AREA

The enclosed Area in Need of Rehabilitation map shows the location of these 53 properties relative to the surrounding area.

This small, linear neighborhood of just two blocks consists of older, predominantly single-family homes on either side of 1/3 of a mile of West Main Street. There are also 11 two-family structures, four 3-family structures, one 4-family structure, a park with a basketball hoop and a vacant, wooded lot.

It is a very isolated area -- located between active New Jersey Transit rail lines to the north and the USACE's flood control levees to the south and west.

The neighborhood can be accessed only via two at-grade crossings, at La Monte Avenue and Vosseller Avenue.

The residential structures that front onto West Main Street are in an R-4 zone, which permits one and two-family detached housing. Lot sizes along the north side of West Main Street range from 4,000 square feet to 16,000 square feet, with an average around 8,000 square feet. The building stock is in poor to fair condition.

The 2017 Master Plan Reexamination Report indicates that it is primarily a renter-occupied neighborhood, with only 24% owner-occupied units on the north side of West Main Street, and 30% owner-occupied units on the south side of the street (Map 17 - Owner-Occupied Housing by Census Block).

The 2017 Master Plan Reexamination Report also indicates that there were many vacancies: 5 of 33 on the north side, and 4 of 23 on the south side (Map 18 - Vacant Housing Units by Census Block).

The 2017 Master Plan Reexamination Report identifies the ratios between the value of the improvements and the value of the land in this neighborhood as among the highest in the Borough (Map 15 - Ratio of Improvements to Land Value). This is due primarily to the reduced value of the land.

Finally, the 2017 Master Plan Reexamination Report indicates that this neighborhood is occupied by a very young population, with the median age less than 29 years of age (Map 13 - Median Age by Census Block).

1. INTRODUCTION AND DEFINITION OF THE STUDY AREA

The 2017 Master Plan Reexamination Report also indicated that “as of 2016, with completion of the flood control levee system and federal regulatory remapping, the area is now classified by FEMA as ‘Zone X – Reduced Risk of Flooding Due to the Levee.’” It is anticipated that this reduced risk will be reflected in the value of these properties, and spur market-driven improvements. If, over time, this does not occur, Borough designation as an “area in need of rehabilitation” may be appropriate to attract reinvestment” (pages 2-18).

Lot sizes along the south side of West Main Street vary, and start around 4,000 square feet. But some flag lots are much larger -- in excess of four acres -- and extend all the way south to the railroad right-of-way that parallels the Raritan River. The rear of these lots is not included in the Study Area -- only the front portion where the residential structures are located. The USACE flood control levees extend in a band along the rear of these large lots, just north of the railroad rights-of-way.

An ordinance rezoning the rear portions of these lots from Industrial Park (I-P) to Open Space / Civic (OS-C) has been introduced and found by the Planning Board to be consistent with the Master Plan.

The residential frontage along West Main Street is zoned Residential 4 (R-4), which allows both single-family and two-family structures on lots with a minimum of 5,000 square feet. The 2017 Master Plan Reexamination Report identified a high rate of non-conforming lots, as to minimum lot size and minimum lot width in the R-4, but only a handful of these are located in the Study Area. The existing 3- and 4-family structures noted above constitute non-conforming uses.

Following the catastrophic flooding event caused by Hurricane Floyd in November of 1999, when flood waters reached a 42-foot elevation, the Borough designated extensive areas “in need of redevelopment” in the southern and western parts of town. The West Main Street neighborhood was designated as an “area in need of redevelopment” as part of a much larger redevelopment area encompassing all the lands to the south of the NJ Transit Raritan Valley line right-of-way, along which much of the

1. INTRODUCTION AND DEFINITION OF THE STUDY AREA

downtown (Redevelopment Area 1), as well as much of the Borough’s western section (Redevelopment Area 2).

Redevelopment Plans for these expansive Areas 1 and 2 were adopted in 2000, substantially changing the planning framework in those areas. The Plan for the area south of the tracks called for relocating the train station and the train tracks and building a new downtown closer to the river, along with extensive flood control measures. These grandiose ideas were not implemented, although many years later the flood control measures were finally completed.

The areas subject to the plans for both Area 1 and Area 2 were substantially amended in 2008, radically reducing the size of the area subject to these plans. The West Main Street neighborhood was removed from Redevelopment Area 1 at that time. The revised Plan does not provide an explanation for this action.

Table 1 below lists each property in the Study Area and provides the block and lot, street address, total acreage, acreage in Study Area and current use.

Section 2 of this report provides individual records for each property, including a recent photograph, and data from the Borough’s tax assessor’s office and building code office.

The six criteria for determining whether an area qualifies as “in need of rehabilitation” -- listed in the redevelopment statute (hereinafter LRHL) at N.J.S.A. 40A:12A-14 -- are presented and discussed in Section 3 of this report. Section 3 also provides detailed information regarding how the targeted properties satisfy, or fail to satisfy, each of the six statutory criteria.

Finally, Section 4 of this report offers conclusions and recommendations, based on the report’s factual findings. ■

1. INTRODUCTION AND DEFINITION OF THE STUDY AREA

TABLE 1: SUMMARY DATA FOR STUDY AREA PROPERTIES

Block	Lot	Street Address	Acreage	Acreage in Study Area	Use
1	4	318 W Main St	.13	.13	2-story frame single-family
1	5	316 W Main St	.12	.12	2-story frame single-family
1	6 (portion of)	294-296 W Main St	6.52	.12	2-story frame single-family
1	6.01	312 W Main St	.13	.13	1-story frame single-family
1	6.02	304-306 W Main St	.14	.14	2-story frame two-family 1 car garage
1	6.03	300-302 W Main St	.11	.11	2-story frame two-family
1	7	290 W Main St	.54	.54	2-story frame three-family 3 car garage
1	8 (portion of)	282 W Main St	3.08	.14	2-story frame single-family
1	9	280 W Main St	.1	.1	2-story frame single-family
1	10 (portion of)	272 W Main St	4.22	.19	2-story frame two-family
1	11	270 W Main St	.14	.14	2-story stucco single-family 1 car garage
1	12	266 W Main St	.14	.14	2-story frame two-family
1	13	258 W Main St	.18	.18	2-story frame single-family 1 car garage
1	14	254 W Main St	.17	.17	2-story frame single-family 2 car garage
1	15 (portion of)	250 W Main St	4.04	.4	2-story frame single-family
1	16	240 W Main St	.25	.25	1.5-story frame single-family 1 car garage
1	17	238 W Main St	.19	.19	2-story frame single-family
1	18	234 W Main St	.14	.14	2.5-story stucco single-family
1	18.01	232 W Main St	.16	.16	3-story brick two-family
1	19	224-226 W Main St	.3	.3	2-story frame two-family
1	20	220 W Main St	.12	.12	2.5-story frame single-family
1	21	218 W Main St	.11	.11	2.5-story frame single-family
1	22	214 W Main St	.13	.13	2.5-story frame single-family
1	23	210 W Main St	.1	.1	2.5-story frame two-family
1	25	206 W Main St	.14	.14	2.5-story frame single-family
1	27	184 W Main St	.18	.18	2.5-story frame single-family
1	28	178 W Main St	.21	.21	2-story frame single-family
1	29	172-174 W Main St	.3	.3	3-story frame three-family
1	30	164-170 W Main St	.12	.12	2-story frame four-family
3	7	303-305 W Main St	.15	.15	2.5-story frame two-family
3	7.01	105 La Monte Av	.12	.12	2-story frame single-family
3	7.02	307 W Main St	.14	.14	2-story frame single-family 1 car garage
3	7.03	309 W Main St	.13	.13	2-story frame single-family
3	8	311 W Main St	.38	.38	2-story frame single-family
4	18	No street address	.35	.35	Public park with basketball hoop
4	19	219 W Main St	.22	.22	2-story frame single-family 1 car garage
4	20	225 W Main St	.07	.07	2-story frame single-family
4	21	225 1/2 W Main St	.09	.09	2-story frame single-family 1 car garage
4	22	227 W Main St	.13	.13	2-story frame single-family
4	23.01	235 W Main St	.34	.34	1-story frame single-family 1 car garage
4	23	239 W Main St	.26	.26	2-story brick three-family
4	24	245 W Main St	.26	.26	2.5-story stucco single-family 2 car garage
4	24.01	247 W Main St	.21	.21	2-story frame single-family 2 car garage
4	25	253-255 W Main St	.19	.19	2.5-story frame two-family
4	26	261 W Main St	.35	.35	2.5-story stucco three-family
4	27	265-267 W Main St	.28	.28	2.5-story frame two-family
4	28	271 W Main St	.14	.14	2-story frame single-family
4	28.01	273 W Main St	.22	.22	Single-family attached to bldg on lot 28
4	29	281 W Main St	.25	.25	2.5-story frame single-family 1 car garage
4	29.01	283 W Main St	.23	.23	Single-family attached to bldg on lot 29
4	30	291 W Main St	.26	.26	2-story frame single-family
4	31	295 W Main St	.11	.11	2.5-story frame two-family 1 car garage
5	29	NA	.12	.12	Wooded area

2.

DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 1, LOT 4

Address	318 West Main Street
Acreage	0.13
Acreage in Rehab Area	0.13
Use	2-story frame single-family
Year Built	1900
Habitable Area	1,634 square feet
Condition	Fair
Comments	Requires general upkeep and maintenance to fix loose siding
Code Violations	NA



BLOCK 1, LOT 5

Address	316 West Main Street
Acreage	0.12
Acreage in Rehab Area	0.12
Use	2-story frame single-family
Year Built	1909
Habitable Area	988
Condition	Fair
Comments	Requires general upkeep and maintenance to secure and fix loose/damaged siding
Code Violations	NA

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 1, LOT 6 (portion of)

Address	294-296 West Main Street
Acreage	6.52
Acreage in Rehab Area	0.12
Use	2-story frame single-family
Year Built	1885/1951
Habitable Area	1,406 square feet
Condition	Fair
Comments	Requires general upkeep; roof has vegetation growing on it and downspout connector is missing
Code Violations	4/30/18 <ul style="list-style-type: none"> • Statute 17-16.17 Doors; • Statute 17-8.2 Unsafe equipment; • Statute 5:10-13.1d Electrical service; • Statute 17-14.3 Sidewalks and driveways; • Statute 5:10-7.7a Railings



BLOCK 1, LOT 6.01

Address	312 West Main Street
Acreage	0.13
Acreage in Rehab Area	0.13
Use	1-story frame single-family
Year Built	1948
Habitable Area	1,443 square feet
Condition	Fair
Comments	Requires general upkeep
Code Violations	NA

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 1, LOT 6.02

Address	304-306 West Main Street
Acreage	0.14
Acreage in Rehab Area	0.14
Use	2-story frame two-family 1 car attached garage
Year Built	1980
Habitable Area	2,080 square feet
Condition	Good
Comments	Well maintained property
Code Violations	3/17/18 <ul style="list-style-type: none"> Statute 5:10-1.10e Bureau inspections



BLOCK 1, LOT 6.03

Address	300-302 West Main Street
Acreage	0.11
Acreage in Rehab Area	0.11
Use	2-story frame two-family
Year Built	1980
Habitable Area	2,592 square feet
Condition	Fair
Comments	Requires general upkeep and maintenance to damaged siding
Code Violations	6/25/18 <ul style="list-style-type: none"> Battery operated smoke detectors; Statute 5:10-28.1a Carbon monoxide alarms; Statute 17-22.12 Single- and Multiple-Station smoke alarms 3/17/18 <ul style="list-style-type: none"> Statute 5:10-1.10e Bureau inspections

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 1, LOT 7

Address	290 West Main Street
Acreage	0.54
Acreage in Rehab Area	0.54
Use	2-story frame three-family 3 car detached garage
Year Built	1900
Habitable Area	3,186 square feet
Condition	Fair
Comments	Requires general upkeep
Code Violations	4/7/18 <ul style="list-style-type: none"> • Statute 5:10-7.3a Exterior surfaces; • Statute 17-16.13 Window, skylight, and door frames;
	9/2/17 <ul style="list-style-type: none"> • Statute 17-14 Exterior property



BLOCK 1, LOT 8 (portion of)

Address	282 West Main Street
Acreage	3.08
Acreage in Rehab Area	0.14
Use	2-story frame single-family
Year Built	1900
Habitable Area	1,444 square feet
Condition	Fair
Comments	Requires general upkeep; roof and window inspection
Code Violations	NA

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 1, LOT 9

Address	280 West Main Street
Acreage	0.1
Acreage in Rehab Area	0.1
Use	2-story frame single-family
Year Built	1908
Habitable Area	1,226 square feet
Condition	Fair
Comments	Requires general upkeep; requires inspection of roof and repair of siding
Code Violations	NA



BLOCK 1, LOT 10 (portion of)

Address	272 West Main Street
Acreage	4.22
Acreage in Rehab Area	0.19
Use	2-story frame two-family Garage/structure
Year Built	1907/1948
Habitable Area	2,382 square feet
Condition	Fair
Comments	Requires general upkeep; requires repair to missing downspout connector
Code Violations	8/11/18 <ul style="list-style-type: none"> • Statute 17-14.4 Weeds 3/12/18 <ul style="list-style-type: none"> • Statute 5:10-1.10e Bureau inspections

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 1, LOT 11

Address	270 West Main Street
Acreage	0.14
Acreage in Rehab Area	0.14
Use	2-story stucco single-family 1 car detached garage
Year Built	1927
Habitable Area	1,414 square feet
Condition	Poor
Comments	Requires general property upkeep and maintenance for windows and roof
Code Violations	NA



BLOCK 1, LOT 12

Address	266 West Main Street
Acreage	0.14
Acreage in Rehab Area	0.14
Use	2-story frame two-family
Year Built	1909
Habitable Area	1,744 square feet
Condition	Poor
Comments	Requires upkeep; maintenance to windows/screens/doors

Code Violations

- 6/26/18 & 6/23/18 Statute 17-14.9 Motor vehicles
- 4/02/18 Statute 5:10-16.3 Mechanical ventilation; Statute 17-17.1 General interior structure; Statute 17-22.12 Single- and multiple- station smoke alarms; Statute 5:10-16.3a Mechanical ventilation; Statute 17-16.20 Building security; Statute 17-22.12 Single-and Multi-Station smoke alarms; Statute 5:10-14.3b Standards of maintenance; Statute 5:10-28.1a Carbon monoxide alarms; Statute 5:10-17.3a Limitations on storage space
- 3/12/18 Statute 5:10-1.10e Bureau inspections
- 9/2/17 & 8/22/17 Statute 17-14.9 Motor vehicles
- 7/10/17 & 7/3/17 Parking, storage of inoperable vehicle

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 1, LOT 13

Address	258 West Main Street
Acreage	0.18
Acreage in Rehab Area	0.18
Use	2-story frame single-family, 1 car detached garage
Year Built	1910
Habitable Area	1,260 square feet
Condition	Good
Comments	NA
Code Violations	NA



BLOCK 1, LOT 14

Address	254 West Main Street
Acreage	0.17
Acreage in Rehab Area	0.17
Use	2-story frame single-family 2 car detached garage
Year Built	1917
Habitable Area	1,368 square feet
Condition	Poor
Comments	Requires general upkeep and inspection of structure; requires maintenance for windows and roof
Code Violations	6/23/18 <ul style="list-style-type: none"> • Statute 17-14.9 Motor vehicles

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 1, LOT 15 (portion of)

Address	250 West Main Street
Acreage	4.04
Acreage in Rehab Area	0.4
Use	2-story frame single-family
Year Built	1859
Habitable Area	1,716 square feet
Condition	Fair
Comments	Requires repair to siding on side of structure
Code Violations	12/9/17 <ul style="list-style-type: none">Statute 17-16.1 General exterior structure



BLOCK 1, LOT 16

Address	240 West Main Street
Acreage	0.25
Acreage in Rehab Area	0.25
Use	1.5-story frame single-family 1 car detached garage
Year Built	1962/1975
Habitable Area	1,116 square feet
Condition	Good
Comments	NA
Code Violations	NA

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 1, LOT 17

Address	238 West Main Street
Acreage	0.19
Acreage in Rehab Area	0.19
Use	2-story frame single-family
Year Built	1933
Habitable Area	2,055 square feet
Condition	Good
Comments	Requires general property upkeep; fix gates so they do not interfere with sidewalk passage or front entry to property
Code Violations	NA



BLOCK 1, LOT 18

Address	234 West Main Street
Acreage	0.14
Acreage in Rehab Area	0.14
Use	2.5-story stucco single-family
Year Built	1900/1958
Habitable Area	966 square feet
Condition	Good
Comments	NA
Code Violations	NA

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 1, LOT 18.01

Address	232 West Main Street
Acreage	0.16
Acreage in Rehab Area	0.16
Use	3-story (2 over a 2 car attached garage) brick two-family
Year Built	1976
Habitable Area	3,080 square feet
Condition	Good
Comments	NA
Code Violations	NA



BLOCK 1, LOT 19

Address	224-226 West Main Street
Acreage	0.3
Acreage in Rehab Area	0.3
Use	2-story frame two-family
Year Built	1986
Habitable Area	2,798 square feet
Condition	Fair
Comments	Requires general upkeep and maintenance, e.g. secure soffit
Code Violations	3/12/18 & 2/28/18 <ul style="list-style-type: none">Statute 17-20.1 Accumulation of rubbish, garbage, trash and debris 2/27/18 <ul style="list-style-type: none">Statute 17-20.4 Appliances, furniture, mattresses, discarded items

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 1, LOT 20

Address	220 West Main Street
Acreage	0.12
Acreage in Rehab Area	0.12
Use	2.5-story frame single-family
Year Built	1859
Habitable Area	1,843 square feet
Condition	Good
Comments	NA
Code Violations	3/12/18 <ul style="list-style-type: none">• Statute 17-26.7 Inspections;• Statute 17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris 2/10/18 <ul style="list-style-type: none">• Statute 17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris 7/1/17 <ul style="list-style-type: none">• Weeds



BLOCK 1, LOT 21

Address	218 West Main Street
Acreage	0.11
Acreage in Rehab Area	0.11
Use	2.5-story frame single-family
Year Built	1913
Habitable Area	1,232 square feet
Condition	Fair
Comments	Requires general upkeep and repairs to window screens and door
Code Violations	NA

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 1, LOT 22

Address	214 West Main Street
Acreage	0.13
Acreage in Rehab Area	0.13
Use	2.5-story frame single-family
Year Built	1885
Habitable Area	2,032 square feet
Condition	Fair
Comments	Requires general upkeep; requires maintenance to siding and windows
Code Violations	3/12/18 <ul style="list-style-type: none"> • Statute 17-22.20 Smoke detection system; • Statute 5:10-1.10d2 Bureau inspections



BLOCK 1, LOT 23

Address	210 West Main Street
Acreage	0.1
Acreage in Rehab Area	0.1
Use	2.5-story frame two-family
Year Built	1875
Habitable Area	1,540 square feet
Condition	Fair
Comments	Requires general upkeep
Code Violations	4/2/18 <ul style="list-style-type: none"> • Statute 5:10-7.3a Exterior surfaces; • Statute 17-22.12 Single and multi-station smoke alarms; • Statute 17-16.16 Insect screens; • Statute 5:10-28.1a Carbon monoxide alarms; • Statute 17-17.4 Interior surfaces
	9/1/17 <ul style="list-style-type: none"> • Statute 17-20.7 Containers

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 1, LOT 25

Address	206 West Main Street
Acreage	0.14
Acreage in Rehab Area	0.14
Use	2.5-story frame single-family
Year Built	1907
Habitable Area	1,432 square feet
Condition	Good
Comments	NA
Code Violations	NA



BLOCK 1, LOT 27

Address	184 West Main Street
Acreage	0.18
Acreage in Rehab Area	0.18
Use	2.5-story frame single-family
Year Built	1912
Habitable Area	1,310 square feet
Condition	Good
Comments	NA
Code Violations	NA

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 1, LOT 28

Address	178 West Main Street
Acreage	0.21
Acreage in Rehab Area	0.21
Use	2-story frame single-family
Year Built	1859
Habitable Area	1,550 square feet
Condition	Fair
Comments	Requires general upkeep; vegetation requires pruning; gutter by front door needs to be secured
Code Violations	NA



BLOCK 1, LOT 29

Address	172-174 West Main Street
Acreage	0.3
Acreage in Rehab Area	0.3
Use	3-story frame three-family
Year Built	1895
Habitable Area	3,877 square feet
Condition	Fair
Comments	Requires general upkeep; requires yard maintenance and removal of litter
Code Violations	3/17/18 <ul style="list-style-type: none">• Statute 5:10-1.10e Bureau inspections

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 1, LOT 30

Address	164-170 West Main Street
Acreage	0.12
Acreage in Rehab Area	0.12
Use	2-story frame four-family
Year Built	1900
Habitable Area	4,384 square feet
Condition	Good
Comments	Requires general upkeep
Code Violations	NA



BLOCK 3, LOT 7

Address	303-305 West Main Street
Acreage	0.15
Acreage in Rehab Area	0.15
Use	2.5-story frame two-family
Year Built	1900
Habitable Area	4,384 square feet
Condition	Good
Comments	NA
Code Violations	5/10/18 <ul style="list-style-type: none">• Statute 17-14.4 Weeds 3/12/18 <ul style="list-style-type: none">• Statute 5:10-1.10e Bureau inspections 9/2/17 <ul style="list-style-type: none">• Statute 17-14 Exterior property

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 3, LOT 7.01

Address	105 La Monte Avenue
Acreage	0.12
Acreage in Rehab Area	0.12
Use	2-story frame single-family
Year Built	1992
Habitable Area	1,440 square feet
Condition	Good
Comments	Well maintained
Code Violations	NA



BLOCK 3, LOT 7.02

Address	307 West Main Street
Acreage	0.14
Acreage in Rehab Area	0.14
Use	2-story frame single-family 1 car attached garage
Year Built	1988
Habitable Area	1,500 square feet
Condition	Fair
Comments	Requires general upkeep and maintenance, e.g. fix low hanging gutters, reattach siding, fix windows
Code Violations	NA

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 3, LOT 7.03

Address	309 West Main Street
Acreage	0.13
Acreage in Rehab Area	0.13
Use	2-story frame single-family
Year Built	1988
Habitable Area	1,764 square feet
Condition	Good
Comments	Well maintained
Code Violations	NA



BLOCK 3, LOT 8

Address	311 West Main Street
Acreage	0.38
Acreage in Rehab Area	0.38
Use	2-story frame single-family
Year Built	1997
Habitable Area	662 square feet
Condition	Good
Comments	Well maintained
Code Violations	NA

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 4, LOT 18

Address	No street address
Acreage	0.35
Acreage in Rehab Area	0.35
Use	Public park with basketball hoop
Year Built	NA
Habitable Area	NA
Condition	Good
Comments	Well maintained
Code Violations	NA



BLOCK 4, LOT 19

Address	219 West Main Street
Acreage	0.22
Acreage in Rehab Area	0.22
Use	2-story frame single-family 1 car detached garage
Year Built	1927
Habitable Area	1,630 square feet
Condition	Fair
Comments	Requires upkeep and maintenance, e.g. overgrown vegetation, paint, secure exterior light fixture, etc.
Code Violations	NA

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 4, LOT 20

Address	225 West Main Street
Acreage	0.07
Acreage in Rehab Area	0.07
Use	2-story frame single-family
Year Built	1958
Habitable Area	1,204 square feet
Condition	Good
Comments	Requires upkeep for overgrown vegetation
Code Violations	3/12/18 <ul style="list-style-type: none">• Statute 17.26.7 Inspections



BLOCK 4, LOT 21

Address	225 1/2 West Main Street
Acreage	0.09
Acreage in Rehab Area	0.09
Use	2-story frame single-family 1 car detached garage
Year Built	1924
Habitable Area	1,192 square feet
Condition	Fair
Comments	Requires upkeep for overgrown vegetation in sideyard and maintenance to roof and facade
Code Violations	3/12/18 <ul style="list-style-type: none">• Statute 17-26.7 Inspections

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 4, LOT 22

Address	227 West Main Street
Acreage	0.13
Acreage in Rehab Area	0.13
Use	2-story frame single-family
Year Built	1900
Habitable Area	1,418 square feet
Condition	Good
Comments	Requires general yard upkeep
Code Violations	NA



BLOCK 4, LOT 23.01

Address	235 West Main Street
Acreage	0.34
Acreage in Rehab Area	0.34
Use	1-story frame single-family 1 car attached garage
Year Built	1825
Habitable Area	3,257 square feet
Condition	Good
Comments	Requires general yard upkeep
Code Violations	NA

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 4, LOT 23

Address	239 West Main Street
Acreage	0.26
Acreage in Rehab Area	0.26
Use	2-story brick three-family
Year Built	1962
Habitable Area	1,164 square feet
Condition	Good
Comments	Requires minor upkeep to facade
Code Violations	6/23/18 • Statute 17-14.4 Weeds 3/12/18 • Statute 17-26.7 Inspections



BLOCK 4, LOT 24

Address	245 West Main Street
Acreage	0.26
Acreage in Rehab Area	0.26
Use	2.5-story stucco single-family rear yard structure
Year Built	1809
Habitable Area	1,200 square feet
Condition	Fair
Comments	Requires upkeep and maintenance, e.g. gutters, roof repair and cracking in structure facade
Code Violations	NA

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 4, LOT 24.01

Address	247 West Main Street
Acreage	0.21
Acreage in Rehab Area	0.21
Use	2-story frame single-family 2 car attached garage and rear yard structure
Year Built	1960
Habitable Area	2,446 square feet
Condition	Good
Comments	Well maintained
Code Violations	NA



BLOCK 4, LOT 25

Address	253-255 West Main Street
Acreage	0.19
Acreage in Rehab Area	0.19
Use	2.5-story frame two-family
Year Built	1900
Habitable Area	2,545 square feet
Condition	Fair
Comments	Requires upkeep and maintenance e.g. paint, window screen repairs, and roof structure inspection
Code Violations	3/4/18 <ul style="list-style-type: none"> Statute 5:10-19.2a 1-7 Multiple dwellings

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 4, LOT 26

Address	261 West Main Street
Acreage	0.35
Acreage in Rehab Area	0.35
Use	2.5-story stucco three-family
Year Built	1895
Habitable Area	2,028 square feet
Condition	Fair
Comments	Requires upkeep and maintenance of fence, roof structure and overgrown vegetation
Code Violations	3/12/18 <ul style="list-style-type: none"> • Statute 5:10-1.10e Bureau inspections
	6/14/17 <ul style="list-style-type: none"> • Parking vehicles on lawns prohibited



BLOCK 4, LOT 27

Address	265-267 West Main Street
Acreage	0.28
Acreage in Rehab Area	0.28
Use	2.5-story frame two-family
Year Built	1917
Habitable Area	2,180
Condition	Poor
Comments	Requires upkeep and maintenance, e.g. litter, debris, overgrown vegetation gutters, windows, roof
Code Violations	8/22/17 <ul style="list-style-type: none"> • Statute 17-14.9 Motor vehicles
	7/3/17 <ul style="list-style-type: none"> • Sanitation - furniture /tv/garbage on property sanitation; parking storage of inoperable vehicle
	4/1/17 <ul style="list-style-type: none"> • Accumulation of rubbish or garbage; containers; responsibility - remove trash cans from public eye

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 4, LOT 28

Address	271 West Main Street
Acreage	0.14
Acreage in Rehab Area	0.14
Use	2-story frame single-family (attached to building on lot 28.01)
Year Built	1917
Habitable Area	1,100 square feet
Condition	Fair
Comments	Requires general upkeep, e.g. vegetation growing in gutter/downspout and litter

Code Violations

3/12/18 Statute 5:10-8.1a Basements, cellars and crawl spaces; Statute 17-22.12 Single-and Multi-Station smoke alarms; Statute 5:10-19.2a 8-11 Multiple dwellings; Statute 5:10-13.1d Electrical service; Statute 5:10-13.1a Electrical service
 11/22/17 Statute 17-20.1 Accumulation of rubbish, trash and debris
 9/12/17 Statute 17-14 Exterior property; Statute 17-14.9 Motor vehicles



BLOCK 4, LOT 28.01

Address	273 West Main Street
Acreage	0.22
Acreage in Rehab Area	0.22
Use	2-story frame single-family (attached to building on lot 28)
Year Built	1917
Habitable Area	1,100 square feet
Condition	Poor
Comments	Requires general upkeep and maintenance, e.g. window screens, litter, crawl space door, etc.

Code Violations

NA

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 4, LOT 29

Address	281 West Main Street
Acreage	0.25
Acreage in Rehab Area	0.25
Use	2.5-story frame single-family (attached to building on lot 29.01) 1 car detached garage
Year Built	1890
Habitable Area	1,314 square feet
Condition	Good
Comments	Well maintained
Code Violations	2/3/18 <ul style="list-style-type: none"> • Statute 17-22.12 Single-And Multi-Station smoke alarms; • Statute 17-16.7 Roofs and Drainage; • Statute 17-22.2 Means of Egress General



BLOCK 4, LOT 29.01

Address	283 West Main Street
Acreage	0.23
Acreage in Rehab Area	0.23
Use	2.5-story frame single-family (attached to building on lot 29)
Year Built	1890
Habitable Area	1,193 square feet
Condition	Fair
Comments	Requires general upkeep and maintenance, e.g. paint, window screens, weeds
Code Violations	NA

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 4, LOT 30

Address	291 West Main Street
Acreage	0.26
Acreage in Rehab Area	0.26
Use	2-story frame single-family
Year Built	1900
Habitable Area	2,242 square feet
Condition	Fair
Comments	Well maintained; structure requires inspection, e.g. warped roof line
Code Violations	NA



BLOCK 4, LOT 31

Address	295 West Main Street
Acreage	0.11
Acreage in Rehab Area	0.11
Use	2.5-story frame two-family 1 car detached garage
Year Built	1900
Habitable Area	1,458 square feet
Condition	Fair
Comments	Garage requires repair
Code Violations	9/16/17 • Statute 17-14 Exterior property
	9/12/17 • Statute PR 3-16.2 Parking, storage of inoperable vehicles
	9/2/17 • Statute 17-14 Exterior property

2. DETAILED DESCRIPTION OF PROPERTIES IN STUDY AREA



BLOCK 5, LOT 29

Address	No street address
Acreage	0.12
Acreage in Rehab Area	0.12
Use	Wooded area
Year Built	NA
Habitable Area	NA
Condition	Good
Comments	NA
Code Violations	NA

3.

CRITERIA FOR AREA IN NEED OF REHABILITATION DETERMINATION

3.1

Statutory Criteria as per NJSA 40A:12A-14

Section 14 of the LHRL (NJSA 40A-12A-14) defines the criteria for determining whether an area may qualify as an “area in need of rehabilitation” in the following terms:

a. A delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that a program of rehabilitation, as defined in section 3 of P.L. 1992, c. 79 (C. 40A-12A-3), may be expected to prevent further deterioration and promote the overall development of the community; and that there exist in that area any of the following conditions such that: (1) a significant portion of structures therein are in a deteriorated or substandard condition; (2) more than half of the housing stock in the delineated area is at least 50 years old; (3) there is a pattern of vacancy, abandonment or underutilization of properties in the area; (4) there is a persistent arrearage of property tax payments on properties in the area; (5) environmental contamination is discouraging improvements and investment in properties in the area; or

(6) a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance. Where warranted by consideration of the overall conditions and requirements of the community, a finding of need for rehabilitation may extend to the entire area of a municipality. Prior to adoption of the resolution, the governing body shall submit it to the municipal planning board for its review. Within 45 days of its receipt of the proposed resolution, the municipal planning board shall submit its recommendations regarding the proposed resolution, including any modifications which it may recommend, to the governing body for its consideration. Thereafter, or after the expiration of the 45 days if the municipal planning board does not submit recommendations, the governing body may adopt the resolution, with or without modification. The resolution shall not become effective without the approval of the commissioner pursuant to section 6 of P.L.1992, c.79 (C.40A:12A-6), if otherwise required pursuant to that section.

3.

CRITERIA FOR AREA IN NEED OF REHABILITATION DETERMINATION

b.A delineated area shall be deemed to have been determined to be an area in need of rehabilitation in accordance with the provisions of this act if it has heretofore been determined to be an area in need of rehabilitation pursuant to P.L.1975, c.104 (C.54:4-3.72 et seq.), P.L.1977, c.12 (C.54:4-3.95 et seq.) or P.L.1979, c.233 (C.54:4-3.121 et seq.).

3.2

Structures in Deteriorated or Substandard Conditions

There are 51 structures in the Study Area. The visual inspection provided in Section 2 of this Report indicates that 20 (39%) are in “good” condition; 26 (51%) are in “fair” condition; and 5 (10%) are in “poor” condition.

Data from the Borough’s building code department indicates that 22 structures (43%) had code violations or property maintenance issues in 2017 and the first six months of 2018. A total of 67 code violations or property maintenance violations were logged in during this period, with some structures subject to multiple violations.

3.3

Age of Housing Stock – 50 Years or Older

The 2017 Master Plan Reexamination Report (Map 16: Housing – Year Built, by Census Block) indicates that, according to the 2014 American Community Survey, 32 (62%) of the structures in the Study Area were built prior to 1925. Two structures were built between 1936 and 1945; and another three structures were built between 1956 and 1965. Altogether, 37 structures (73%) were built over 50 years ago.

Records from the Borough’s tax assessor provide more detail on date of construction. The oldest structure dates back to 1825. There are a few additional structures from the 19th Century, and many from the very early years of the 20th Century. The most recent structures were built in the 1980s and 1990s, but these are in the minority.

3.4

Pattern of Vacancy, Abandonment or Underutilization

All structures in the Study Area were severely affected by the flooding associated with Hurricane Floyd. Notes in the tax assessor’s files, from inspections carried out in November of 1999, immediately after the storm, indicate evidence of five to six feet of water on most buildings. However the structures were

3.

CRITERIA FOR AREA IN NEED OF REHABILITATION DETERMINATION

subsequently rehabilitated and reoccupied.

The 2017 Master Plan Reexamination Report (Map 18 - Vacant Housing Units by Census Block) indicates that five units were vacant according to the 2014 American Community Survey. This translates into a vacancy rate of 10%, which is considered high for single-family housing, but not catastrophic, and comparable to certain other neighborhoods in the Borough.

However, according to the Borough's 2018 property tax records, 12 properties are owned by institutional investors, either banks or other corporate entities with mailing addresses other than at the property. And six additional properties are owned by individuals, with mailing addresses other than at the property.

This suggests that 18 (36%) properties are either vacant, or rented.

Records from the Borough's rental housing registration program indicate that 10 properties (20%) in the Study Area are currently registered as rentals: 214, 225 1/2, 245, 250, 272, 273, 283, 294-296, 295 and 304-306 are all registered.

This in turn suggests that the remaining 8 properties (16%) are vacant. If true, the vacancy rate has increased, from 10% in 2014 to 16% in 2018. Again, while not catastrophic, this is not a positive trend for the neighborhood, and indicates some level of underutilization.

3.5

Persistent Arrearage of Property Tax Payments

The Borough tax assessor's files indicate that nine properties in the Study Area have been foreclosed on over the years.

One property in the Study Area, 214 West Main Street (Block 1, Lot 22), is included in the Borough's sale of 2017 Tax Lien Certificates. The certificate has a face value of \$609.00. The assessed value of the property is \$207,600, of which \$177,000 is the assessed value of the structure and \$33,000 is the assessed value of the land, a 5,663 square foot lot.

The Borough has tax liens on three other properties: Block 1, Lot 11 (from 2016) and Block 4 Lots 23.01 and 28.01 (from 2017).

3.

CRITERIA FOR AREA IN NEED OF REHABILITATION DETERMINATION

So there is evidence that some property owners have struggled with both making their mortgage payments and staying current with their property tax payments, but it is hard to determine with any degree of certainty how this record of foreclosures and tax liens compares with that of other neighborhoods in the Borough.

3.6

Environmental Contamination

The NJDEP's Known Contaminated Sites database lists no sites in the Study Area.

Similarly, there are no open remediation case files regarding Underground Storage Tanks in the Study Area.

Finally, the NJDEP records do not identify any open remediation with respect to groundwater contamination in the Study Area.

It is likely that the parcels located on the north side of West Main Street, which abut the New Jersey Transit right-of-way, may be subject to some level of soil contamination from the adjacent railroad use. This would be consistent with conditions at similarly located parcels elsewhere in town. However no records are available to shed further light on this.

3.7

Age of Water and Sewer Infrastructure – 50 Years or Older

The Borough Engineer made inquiries regarding the age and condition of the public water distribution system with New Jersey American Water (NJAW), the Borough's water purveyor. NJAW indicated that the water main on West Main Street, from the intersection with La Monte Avenue to the west, was replaced during the USACE's flood control project, as were other sections in the downtown, outside the Study Area.

NJAW also indicated that the water main on West Main Street, between the intersections with La Monte Avenue and Vosseller Avenue, which constitutes the bulk of the Study Area, was not replaced and dates back to the 1950's.

The Borough Engineer does not have much information regarding the current age or condition of the sanitary sewer lines. An evaluation of the conditions of the sanitary sewer system, including the televising of the sewers in the Talmage Avenue / Main Street corridor, is currently under discussion.

3. CRITERIA FOR AREA IN NEED OF REHABILITATION DETERMINATION

It is known that -- during the flood control project -- some improvements to the local sanitary sewer system were made to accommodate drainage crossings, but these were very small sections and minor in nature.

It is also known that the sewer pipes in the Study Area are made from clay.

It is not unreasonable to assume that the sewer and water lines may have been installed around the same time.

If this is a correct assumption, then the public sanitary sewer line is also 50+ years old. Since there are numerous properties that were built in the 19th and early part of the 20th Century, it is reasonable to assume that they were originally on private well water, and possibly individual septic systems, which were replaced when the public water and sewer systems were put in place. ■

4.

FINDINGS AND RECOMMENDATIONS

This report finds that the Study Area qualifies as an “Area in Need of Rehabilitation” under the criteria listed in the Redevelopment Statute.

Specifically, the Study Area satisfies unequivocally criterion (2) “more than half of the housing stock in the delineated area is at least 50 years old”; as well as criterion (6) “a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.”

There is no basis to support a finding under criterion (1) “a significant portion of structures therein are in a deteriorated or substandard condition.”

There is some basis to support a finding under criterion (3) “there is a pattern of vacancy, abandonment or underutilization of properties in the area,” given the increase in the vacancy rate from 2014 to 2018, but we do not find this conclusive or definitive.

There is some basis to support a finding under criterion (4) “there is a persistent arrearage of property tax payments on properties in the area,” but we do not find this conclusive or definitive.

Finally, there is no basis to support a finding under criterion (5) “environmental contamination is discouraging improvements and investment in properties in the area.”

We note that the statute allows an area to be designated as “an area in need of rehabilitation” on the basis of a single criterion: “that there exist in that area any of the following conditions” (emphasis added). In the case of the Study Area, we can state with certainty that it satisfies two criteria, and possibly two more, and therefore qualifies under the statute for designation as an “area in need of rehabilitation.” ■

APPENDIX A | CODE VIOLATIONS ISSUED IN STUDY AREA: JANUARY 1, 2017 - JUNE 30, 2018

Block	Lot	Location Address	Owner Name	Issue Date	Statute
1	6	294-296 WEST MAIN STREET	12-18 CHURCH ST, LLC	4/30/2018	17-16.17 Doors
1	6	294-296 WEST MAIN STREET	12-18 CHURCH ST, LLC	4/30/2018	17-8.2 Unsafe Equipment
1	6	294-296 WEST MAIN STREET	12-18 CHURCH ST, LLC	4/30/2018	5:10-13.1d Electrical service
1	6	294-296 WEST MAIN STREET	12-18 CHURCH ST, LLC	4/30/2018	17-14.3 Sidewalks and Driveways
1	6	294-296 WEST MAIN STREET	12-18 CHURCH ST, LLC	4/30/2018	5:10-7.7a Railings
1	6.02	304-306 WEST MAIN STREET	CHANDLER, G., D., & L. ET AL	3/17/2018	5:10-1.10e Bureau inspections
1	6.03	300-302 WEST MAIN STREET	CHANDLER, BEVERLY J. SMITH	6/25/2018	Battery operated smoke detectors
1	6.03	300-302 WEST MAIN STREET	CHANDLER, BEVERLY J. SMITH	3/17/2018	5:10-1.10e Bureau inspections
1	6.03	300-302 WEST MAIN STREET	CHANDLER, BEVERLY J. SMITH	6/25/2018	5:10-28.1a Carbon monoxide alarms
1	6.03	300-302 WEST MAIN STREET	CHANDLER, BEVERLY J. SMITH	6/25/2018	17-22.12 Single-And Multiple-Station Smoke Alarms
1	7	290 WEST MAIN STREET	SHAH, KISHOR	4/17/2018	5:10-7.3a Exterior surfaces
1	7	290 WEST MAIN STREET	BANK OF NEW YORK MELLON	9/2/2017	17-14 EXTERIOR PROPERTY
1	7	290 WEST MAIN STREET	SHAH, KISHOR	4/17/2018	17-16.13 Window, Skylight and Door Frames
1	7	290 WEST MAIN STREET	SHAH, KISHOR	4/17/2018	5:10-7.3a Exterior surfaces
1	7	290 WEST MAIN STREET	SHAH, KISHOR	4/17/2018	5:10-7.3a Exterior surfaces
1	10	272 WEST MAIN STREET	SOARES, LILIANA D	3/12/2018	5:10-1.10e Bureau inspections
1	10	272 WEST MAIN STREET	SOARES, LILIANA D	8/11/2018	17-14.4 Weeds
1	12	266 WEST MAIN STREET	THE KOLVITES LIVING TRUST	7/10/2017	Parking, Storage of Inoperable Vehicle
1	12	266 WEST MAIN STREET	THE KOLVITES LIVING TRUST	9/2/2017	17-14.9 Motor Vehicles
1	12	266 WEST MAIN STREET	THE KOLVITES LIVING TRUST	3/12/2018	5:10-1.10e Bureau inspections
1	12	266 WEST MAIN STREET	THE KOLVITES LIVING TRUST	4/2/2018	5:10-16.3a Mechanical ventilation
1	12	266 WEST MAIN STREET	THE KOLVITES LIVING TRUST	4/2/2018	17-17.1 General Interior Structure
1	12	266 WEST MAIN STREET	THE KOLVITES LIVING TRUST	4/2/2018	17-22.12 Single-And Multiple-Station Smoke Alarms
1	12	266 WEST MAIN STREET	THE KOLVITES LIVING TRUST	7/3/2017	Parking, Storage of Inoperable Vehicle
1	12	266 WEST MAIN STREET	THE KOLVITES LIVING TRUST	4/2/2018	5:10-16.3a Mechanical ventilation
1	12	266 WEST MAIN STREET	THE KOLVITES LIVING TRUST	4/2/2018	17-16.20 Building Security
1	12	266 WEST MAIN STREET	THE KOLVITES LIVING TRUST	4/2/2018	17-22.12 Single-And Multiple-Station Smoke Alarms
1	12	266 WEST MAIN STREET	THE KOLVITES LIVING TRUST	8/22/2017	17-14.9 Motor Vehicles
1	12	266 WEST MAIN STREET	THE KOLVITES LIVING TRUST	4/2/2018	5:10-14.3b Standards of maintenance
1	12	266 WEST MAIN STREET	THE KOLVITES LIVING TRUST	4/2/2018	5:10-28.1a Carbon monoxide alarms
1	12	266 WEST MAIN STREET	THE KOLVITES LIVING TRUST	6/23/2018	17-14.9 Motor Vehicles
1	12	266 WEST MAIN STREET	THE KOLVITES LIVING TRUST	4/2/2018	17-22.12 Single-And Multiple-Station Smoke Alarms
1	12	266 WEST MAIN STREET	THE KOLVITES LIVING TRUST	4/2/2018	5:10-17.3a Limitations on storage space
1	12	266 WEST MAIN STREET	THE KOLVITES LIVING TRUST	6/26/2018	17-14.9 Motor Vehicles
1	14	254 WEST MAIN STREET	SOHN, DAVID & FRANCES C	6/23/2018	17-14.9 Motor Vehicles

APPENDIX A | CODE VIOLATIONS ISSUED IN STUDY AREA: JANUARY 1, 2017 - JUNE 30,2018 (cont.)

Block	Lot	Location Address	Owner Name	Issue Date	Statute
1	15	250 WEST MAIN STREET	MCEWEN, CARMEN E & CAMERON TRUSTEES	12/9/2017	17-16.1 General Exterior Structure
1	19	224-226 WEST MAIN STREET	TONCHE, ELADIO	2/27/2018	17-20.4 Appliances, Furniture, Mattresses, Discarded Items
1	19	224-226 WEST MAIN STREET	TONCHE, ELADIO	3/12/2018	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris
1	19	224-226 WEST MAIN STREET	TONCHE, ELADIO	2/28/2018	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris
1	20	220 WEST MAIN STREET	BARQUERO, ZAIRA	3/12/2018	17-26.7 Inspections
1	20	220 WEST MAIN STREET	BARQUERO, ZAIRA	3/12/2018	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris
1	20	220 WEST MAIN STREET	GUARDADO, JOSE S	7/1/2017	Weeds
1	20	220 WEST MAIN STREET	BARQUERO, ZAIRA	2/10/2018	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris
1	20	220 WEST MAIN STREET	BARQUERO, ZAIRA	3/12/2018	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris
1	22	214 WEST MAIN STREET	BACARO, JORGE A.	3/12/2018	17-22.20 Smoke Detection System
1	22	214 WEST MAIN STREET	BACARO, JORGE A.	3/12/2018	17-22.20 Smoke Detection System
1	22	214 WEST MAIN STREET	BACARO, JORGE A.	3/12/2018	5:10-1.10d2 Bureau inspections
1	22	214 WEST MAIN STREET	BACARO, JORGE A.	3/12/2018	17-22.20 Smoke Detection System
1	23	210 WEST MAIN STREET	TRADING POST REALTY #3 LLC	4/2/2018	5:10-7.3a Exterior surfaces
1	23	210 WEST MAIN STREET	TRADING POST REALTY #3 LLC	4/2/2018	17-22.12 Single-And Multiple-Station Smoke Alarms
1	23	210 WEST MAIN STREET	TRADING POST REALTY #3 LLC	4/2/2018	17-16.16 Insect Screens
1	23	210 WEST MAIN STREET	TRADING POST REALTY #3 LLC	9/1/2017	17-20.7 Containers
1	23	210 WEST MAIN STREET	TRADING POST REALTY #3 LLC	4/2/2018	5:10-28.1a Carbon monoxide alarms
1	23	210 WEST MAIN STREET	TRADING POST REALTY #3 LLC	4/2/2018	17-17.4 Interior Surfaces
1	29	172-174 WEST MAIN STREET	B-BROOK LLC,	3/17/2018	5:10-1.10e Bureau inspections
4	20	225 WEST MAIN STREET	SANDOVAL, MERCEDES	3/12/2018	17-26.7 Inspections
4	21	225 1/2 WEST MAIN STREET	DEWELDE, JARRETT	3/12/2018	17-26.7 Inspections
4	23.01	235 WEST MAIN STREET	PERONE, EUGENE F	6/23/2018	17-14.4 Weeds
4	23.01	235 WEST MAIN STREET	PERONE, EUGENE F	3/12/2018	17-26.7 Inspections
4	25	253-255 WEST MAIN STREET	ORELLANA, BLANCA	3/4/2018	5:10-19.2a 1-7 Multiple dwellings
4	26	261 WEST MAIN STREET	MORELOCK, ALLEN K	6/14/2017	Parking Vehicles on Lawns Prohibited.
4	26	261 WEST MAIN STREET	MORELOCK, ALLEN K	3/12/2018	5:10-1.10e Bureau inspections
4	27	265&267 WEST MAIN STREET	TRADING POST REALTY #4 LLC	7/3/2017	Sanitation - Furniture/TV/Garbage on Property Sanitation
4	27	265&267 WEST MAIN STREET	TRADING POST REALTY #4 LLC	7/3/2017	Parking, Storage of Inoperable Vehicle
4	27	265-267 WEST MAIN STREET	TRADING POST REALTY #4 LLC	8/22/2017	17-14.9 Motor Vehicles
4	27	265&267 WEST MAIN STREET	TRADING POST REALTY #4 LLC	4/1/2017	Accumulation of rubbish or garbage
4	27	265&267 WEST MAIN STREET	TRADING POST REALTY #4 LLC	4/1/2017	Containers
4	27	265&267 WEST MAIN STREET	TRADING POST REALTY #4 LLC	4/1/2017	Responsibility - Remove Trash Cans from Public Eye
4	28.01	273 WEST MAIN STREET	HUNTERDON RENTALS LL,	3/12/2018	5:10-8.1a Basements, cellars and crawl spaces
4	28.01	273 WEST MAIN STREET	HUNTERDON RENTALS LL,	9/2/2017	17-14 EXTERIOR PROPERTY
4	28.01	273 WEST MAIN STREET	HUNTERDON RENTALS LL,	3/12/2018	17-22.12 Single-And Multiple-Station Smoke Alarms

APPENDIX A | CODE VIOLATIONS ISSUED IN STUDY AREA: JANUARY 1, 2017 - JUNE 30,2018 (cont.)

Block	Lot	Location Address	Owner Name	Issue Date	Statute
4	28.01	273 WEST MAIN STREET	HUNTERDON RENTALS LL,	9/2/2017	17-14.9 Motor Vehicles
4	28.01	273 WEST MAIN STREET	HUNTERDON RENTALS LL,	3/12/2018	5:10-19.2a 8-11 Multiple dwellings
4	28.01	273 WEST MAIN STREET	HUNTERDON RENTALS LL,	3/12/2018	5:10-13.1d Electrical service
4	28.01	273 WEST MAIN STREET	HUNTERDON RENTALS LL,	3/12/2018	5:10-13.1a Electrical service
4	28.01	273 WEST MAIN STREET	HUNTERDON RENTALS LL,	11/22/2017	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris
4	29.01	283 WEST MAIN STREET	PHONE TECH INC,	2/3/2018	17-22.12 Single-And Multiple-Station Smoke Alarms
4	29.01	283 WEST MAIN STREET	PHONE TECH INC,	2/3/2018	17-16.7 Roofs and Drainage
4	29.01	283 WEST MAIN STREET	PHONE TECH INC,	2/3/2018	17-22.2 Means of Egress General
4	31	295 WEST MAIN STREET	WANG, SU JUAN	9/12/2017	PR 3-16.2 Parking, Storage of Inoperable Vehicle
4	31	295 WEST MAIN STREET	WANG, SU JUAN	9/2/2017	17-14 EXTERIOR PROPERTY
4	31	295 WEST MAIN STREET	WANG, SU JUAN	9/16/2017	17-14 EXTERIOR PROPERTY

APPENDIX B | CONSTRUCTION PERMITS ISSUED IN STUDY AREA, 1997-2018

Permit Number	Permit Issue Date	Control Number	Location Address	Block	Lot	Application Date	Application Status	Subcodes Used	Subcode SignOff	Work Type	Work Description / Comments	Total Construction Cost	Alteration Cost	Total Due	Total Paid	Total Balance
19990244	9/2/1999		318 WEST MAIN ST	1	4	9/2/1999		B		Alteration		\$12,000			\$215	
20020384	10/16/2002		318 WEST MAIN ST	1	4	10/16/2002		B		Alteration		\$5,000			\$92	
20030200	6/17/2003		318 WEST MAIN ST	1	4	6/17/2003		B		Alteration		\$1,500			\$76	
200302001	9/29/2003		318 WEST MAIN ST	1	4	9/29/2003		E		Alteration		\$300			\$46	
19990317	10/7/1999		316 WEST MAIN ST	1	5	10/7/1999				(None)		\$1				
20020050	2/12/2002		316 WEST MAIN ST	1	5	2/12/2002	Closed with Date	B		Alteration		\$9,000		\$142	\$167	-\$25
20020415	10/29/2002		316 WEST MAIN ST	1	5	10/29/2002		B		Alteration		\$2,000			\$52	
13-0389	10/1/2013	C-13-0481	316 WEST MAIN ST	1	5	9/30/2013	Open	B		Alteration	REPAIR EXISTING STEPS (REAR ENTERANCE OF HOUSE)	\$2,500	\$2,500	\$79		\$79
19970101	4/25/1997		294 WEST MAIN ST	1	6	4/25/1997		B		Alteration		\$3,500			\$81	
19990108	5/7/1999		294 WEST MAIN ST	1	6	5/7/1999		B		Alteration		\$4,800			\$101	
20010187	6/11/2001		294 WEST MAIN ST	1	6	6/11/2001	Closed with Date	B		Alteration		\$3,000		\$50	\$50	
13-0307	7/23/2013	C-13-0368	294-296 WEST MAIN ST	1	6	7/18/2013	Open	B P E F		Alteration	NEW POWDER ROOM & FURNANCE	\$9,900	\$9,900	\$423	\$423	
19960264	10/25/1996		312 WEST MAIN ST	1	6.01	10/25/1996		B		Alteration		\$1,200			\$71	
19990150	6/10/1999		312 WEST MAIN ST	1	6.01	6/10/1999		P E		Alteration		\$2,680			\$107	
19990671	11/4/1999		312 WEST MAIN ST	1	6.01	11/4/1999				(None)		\$1				
20020096	3/26/2002		312 WEST MAIN ST	1	6.01	3/26/2002	Closed with Date	B		Alteration		\$2,000		\$52	\$77	-\$25
20050025	1/31/2005		312 WEST MAIN ST	1	6.01	1/31/2005		P		Alteration		\$699			\$51	
15-0514	10/16/2015	C-15-0574	312 WEST MAIN ST	1	6.01	9/30/2015	CA and Close Date Issued	B		Alteration	Installing double-wall stainless chimney liner.	\$2,600	\$2,600	\$54	\$54	
07-0779	6/20/2007	C-07-03055	304-306 WEST MAIN ST	1	6.02	6/19/2007	CA and Close Date Issued	B		Alteration		\$1,800	\$1,800	\$45	\$45	
11-0274	8/31/2011	C-11-0347	304-306 WEST MAIN ST	1	6.02	8/31/2011	CA and Close Date Issued	E		Alteration	REPLACE BREAKERS IN PANEL DUE TO FLOOD	\$755	\$755			
14-0036	2/7/2014	C-14-0159	304-306 WEST MAIN ST	1	6.02	1/31/2014	CA and Close Date Issued	B		Alteration	SIDING	\$2,000	\$2,000	\$63	\$63	
20000064	9/22/1999		300 WEST MAIN ST	1	6.03	9/22/1999	Certificate Issued	E		Alteration		\$100	\$100	\$50		\$50
09-0417	10/28/2009	C-09-0472	300-302 WEST MAIN ST	1	6.03	10/22/2009	CA and Close Date Issued	B		Alteration	Re-roof over existing 1 layer roofing. Replace siding in back of house.	\$4,000	\$4,000	\$127	\$127	
20000014	1/21/2000		290 WEST MAIN ST	1	7	1/21/2000	CA and Close Date Issued	E		Alteration		\$300	\$300	\$116	\$141	-\$25
20030098	4/9/2003		290 WEST MAIN ST	1	7	4/9/2003	CA and Close Date Issued	P		Alteration	Install water service.	\$1,600	\$1,600	\$52	\$52	
20040105	4/5/2004		290 WEST MAIN ST	1	7	4/5/2004	Closed with Date	B P E		Alteration		\$1,600		\$152	\$152	

APPENDIX B | CONSTRUCTION PERMITS ISSUED IN STUDY AREA, 1997-2018 (cont.)

Permit Number	Permit Issue Date	Control Number	Location Address	Block	Lot	Application Date	Application Status	Subcodes Used	Subcode SignOff	Work Type	Work Description / Comments	Total Construction Cost	Alteration Cost	Total Due	Total Paid	Total Balance
17-0012	1/13/2017	C-16-0562	290 WEST MAIN ST	1	7	12/12/2016	CA and Close Date Issued	P		Alteration	1 water heater,1 water service connection. Repair to water pipe.	\$3,000	\$3,000	\$130	\$130	
19950272	9/25/1995		282 WEST MAIN ST	1	8	9/25/1995		P E F		Alteration		\$4,500			\$177	
19980102	4/6/1998		282 WEST MAIN ST	1	8	4/6/1998		B		Alteration		\$750			\$70	
19990566	10/18/1999		282 WEST MAIN ST	1	8	10/18/1999				(None)		\$1				
19940400	12/7/1994		272 WEST MAIN ST	1	10	12/7/1994		P		Alteration		\$2,000			\$87	
19950163	6/15/1995		270 WEST MAIN ST	1	11	6/15/1995		B		Alteration		\$3,000			\$72	
07-0377	5/8/2007	C-07-02603	270 WEST MAIN ST	1	11	5/8/2007	Closed with Date	P		Alteration		\$500	\$500			
08-0117	4/9/2008	C-08-00136	270 WEST MAIN ST	1	11	4/8/2008	Closed with Date	B		Alteration	REPAIR CORNER OF GARAGE AFTER BEING HIT BY CAR	\$1,500	\$1,500	\$42	\$42	
19980407	12/7/1998		266 WEST MAIN ST	1	12	12/7/1998		E		Alteration		\$100			\$29	
19990637	11/4/1999		266 WEST MAIN ST	1	12	11/4/1999				(None)		\$1				
19940405	12/14/1994		258 WEST MAIN ST	1	13	12/14/1994		P		Alteration		\$2,400			\$47	
20020239	6/21/2002		258 WEST MAIN ST	1	13	6/21/2002		B		Alteration		\$3,000			\$77	
20030324	9/17/2003		258 WEST MAIN ST	1	13	9/17/2003		B		Alteration		\$1,800			\$127	
20000349	8/16/2000		254 WEST MAIN ST	1	14	8/16/2000	CA and Close Date Issued	B		Demolition		\$1,000		\$75	\$100	-\$25
20000349+A	9/21/2000		254 WEST MAIN ST	1	14	9/21/2000	CA and Close Date Issued	P E		Alteration		\$1,000		\$233	\$234	
19990681	11/4/1999		250 WEST MAIN ST	1	15	11/4/1999				(None)		\$1				
20050021	1/26/2005		240 WEST MAIN ST	1	16	1/26/2005				(None)		\$3,500			\$5	
16-0446	12/6/2016	C-16-0539	240 WEST MAIN ST	1	16	11/30/2016	CA and Close Date Issued	B P E		Alteration	Install Picture Window(77 x 44")	plumbing work & electrical work."	\$6,000	\$6,000	\$205	\$205
16-0446+A	4/12/2017	C-17-0005	240 WEST MAIN ST	1	16	1/10/2017	CA and Close Date Issued	P		Alteration	Install Picture Window(77 x 44")	plumbing work & electrical work. Permit Update #16-0446+A plumbing install water heater and sink."			\$65	\$65
20000030	1/18/2000		238 WEST MAIN ST	1	17	1/18/2000		E		Alteration		\$1,500			\$55	
20040338	9/29/2004		238 WEST MAIN ST	1	17	9/29/2004		P		Alteration		\$799			\$76	
20060012	1/17/2006		238 WEST MAIN ST	1	17	1/17/2006		B		Alteration		\$400			\$51	
20000263	6/21/2000		234 WEST MAIN ST	1	18	6/21/2000	Closed with Date	B P E F		Alteration		\$15,000		\$401	\$451	-\$50

APPENDIX B | CONSTRUCTION PERMITS ISSUED IN STUDY AREA, 1997-2018 (cont.)

Permit Number	Permit Issue Date	Control Number	Location Address	Block	Lot	Application Date	Application Status	Subcodes Used	Subcode SignOff	Work Type	Work Description / Comments	Total Construction Cost	Alteration Cost	Total Due	Total Paid	Total Balance
20000263+A	6/28/2000		234 WEST MAIN ST	1	18	6/28/2000		E		Alteration		\$400			\$53	
20000263+B	9/7/2000		234 WEST MAIN ST	1	18	9/7/2000		B P		Alteration		\$3,500			\$150	
12-0297	7/18/2012	C-12-0292	234 WEST MAIN ST	1	18	7/16/2012	Closed with Date	B		Alteration		\$1,800	\$1,800	\$57	\$57	
12-0308	7/23/2012	C-12-0316	234 WEST MAIN ST	1	18	7/21/2012	Closed with Date	B		Alteration		\$1,950	\$1,950	\$63	\$63	
15-0107	2/19/2015	C-15-0043	234 WEST MAIN ST	1	18	2/5/2015	Open	B		Alteration	Relocation of 12'x16' Shed	\$350	\$350	\$51	\$51	
20000100	3/8/2000		232 WEST MAIN ST	1	18.01	3/8/2000	Closed with Date	P		Alteration		\$3,100		\$103	\$128	-\$25
12-0509	12/4/2012	C-12-0556	232 WEST MAIN ST	1	18.01	12/4/2012	CA and Close Date Issued	B		Alteration		\$5,000	\$5,000			
20060103	4/3/2006		226 WEST MAIN ST	1	19	4/3/2006	CA and Close Date Issued	B		Alteration	concrete floor for shed.	\$3,500		\$55	\$55	
07-0118	3/22/2007	C-07-02286	224-226 WEST MAIN ST	1	19	3/22/2007	Closed with Date	P		Alteration		\$893	\$893	\$51	\$51	
18-0051	2/27/2018	C-18-0084	224-226 WEST MAIN ST -224 W. Main	1	19	2/15/2018	CA and Close Date Issued	B		Alteration	Install New Roofing entire house, using 30 years Timberline brand asphalt shingles. Install Ice-Shield,ridge caps. Install roof vents.	\$4,000	\$4,000	\$127	\$127	
		C-07-02285	224-226 WEST MAIN ST	1	19	3/22/2007	Stale	P		Alteration		\$893	\$893	\$51		\$51
20030116	4/24/2003		220 WEST MAIN ST	1	20	4/24/2003		B		Alteration		\$5,000			\$100	
20030436	11/25/2003		220 WEST MAIN ST	1	20	11/25/2003		P		Alteration		\$300			\$75	
16-0350	9/1/2016	C-16-0412	220 WEST MAIN ST	1	20	8/23/2016	CA and Close Date Issued	B		Alteration	New Roof.	\$5,000	\$5,000	\$158	\$158	
19960248	10/16/1996		218 WEST MAIN ST	1	21	10/16/1996		B		Alteration		\$2,500			\$72	
19990424	10/13/1999		218 WEST MAIN ST	1	21	10/13/1999				(None)		\$1				
20020266	7/15/2002		218 WEST MAIN ST	1	21	7/15/2002		B P E		Alteration		\$1,800			\$156	
16-0466	12/21/2016	C-16-0580	214 WEST MAIN ST	1	22	12/21/2016	Open	P		Alteration	Replacement Water Heater.	\$1,149	\$1,149	\$52	\$52	
19980349	10/23/1998		210 WEST MAIN ST	1	23	10/23/1998	Closed with Date	B		Alteration		\$3,500		\$56	\$81	-\$25
19990310	10/14/1999		210 WEST MAIN ST	1	23	10/14/1999				(None)		\$1				
20020251	7/2/2002		210 WEST MAIN ST	1	23	7/2/2002	CA and Close Date Issued	B		Alteration		\$3,000		\$52	\$77	-\$25
19960006	1/18/1996		206 WEST MAIN ST	1	25	1/18/1996		B		Alteration		\$7,000			\$136	
19990296	10/5/1999		184 WEST MAIN ST	1	27	10/5/1999				(None)		\$1				
19990296+A	1/3/2000		184 WEST MAIN ST	1	27	1/3/2000		E		Alteration		\$2,000			\$54	
19970018	1/21/1997		178 WEST MAIN ST	1	28	1/21/1997		P		Alteration		\$450			\$55	
19990750	11/23/1999		178 WEST MAIN ST	1	28	11/23/1999				(None)		\$3,100				
19990767	11/29/1999		178 WEST MAIN ST	1	28	11/29/1999				(None)		\$1,100				

APPENDIX B | CONSTRUCTION PERMITS ISSUED IN STUDY AREA, 1997-2018 (cont.)

Permit Number	Permit Issue Date	Control Number	Location Address	Block	Lot	Application Date	Application Status	Subcodes Used	Subcode SignOff	Work Type	Work Description / Comments	Total Construction Cost	Alteration Cost	Total Due	Total Paid	Total Balance
13-0504	12/17/2013	C-13-0617	178 WEST MAIN ST	1	28	12/11/2013	Open	P E F	0/3 - F P E	Alteration	Replacing a Gas Furnace./RN	\$4,654	\$4,654	\$159	\$159	
14-0457	9/12/2014	C-14-0684	172-174 WEST MAIN ST	1	29	9/12/2014	Open	B		Alteration	New Roof	\$6,450	\$6,450	\$206	\$206	
16-0046	2/2/2016	C-16-0034	172-174 WEST MAIN ST	1	29	1/20/2016	CA and Close Date Issued	P		Alteration	Replacement - new 40 gal. gas hot water heater -3rd floor apt.	\$1,000	\$1,000	\$52	\$52	
20000384	9/18/2000		164 WEST MAIN ST	1	30	9/18/2000		P F		Alteration		\$7,000			\$443	
20000297	7/3/2000		219 WEST MAIN ST	4	19	7/3/2000		B		Alteration		\$3,750			\$78	
20020207	6/11/2002		219 WEST MAIN ST	4	19	6/11/2002		B		Alteration		\$6,250			\$128	
19950241	8/17/1995		220 WEST MAIN ST	4	20	8/17/1995		B P E F		New		\$65,000			\$1,110	
19990410	10/7/1999		225 WEST MAIN ST	4	20	10/7/1999	CA and Close Date Issued	P E		Alteration	Air test and service. Work done due to flood. Redone after 2007 Flood.Fees waived for flood work.	\$300	\$300			
20020334	8/23/2002		225 WEST MAIN ST	4	20	8/23/2002	CA and Close Date Issued	B E		Alteration	Construct patio enclosure on existing deck.	\$17,500		\$316	\$341	-\$25
19990312	10/5/1999		225 1/2 WEST MAIN ST	4	21	10/5/1999	CA and Close Date Issued	P E		Alteration	Electric and plumbing work due to flood	\$400	\$400			
19950295	10/17/1995		227 WEST MAIN ST	4	22	10/17/1995		B		Alteration		\$2,000			\$71	
20060372	11/14/2006		227 WEST MAIN ST	4	22	11/14/2006		B		Alteration		\$3,000			\$76	
18-0102	4/30/2018	C-18-0177	239 WEST MAIN ST	4	23	4/30/2018	CA and Close Date Issued	P	0/1 - P	Alteration	INSTALL WATER HEATER	\$1,300	\$1,300	\$52	\$52	
		C-18-0103	239 WEST MAIN ST	4	23	3/1/2018	Under Review	P		Alteration	Emergency replacement of Water Heater.	\$800	\$800	\$51		\$51
19990323	10/7/1999		235 WEST MAIN ST	4	23.01	10/7/1999				(None)		\$1				
20060092	3/23/2006		WEST MAIN STREET	4	25	3/23/2006		B		Alteration		\$2,300			\$53	
200600921	3/30/2006		WEST MAIN STREET	4	25	3/30/2006		P		Alteration		\$900			\$45	
20060311	10/5/2006		253 WEST MAIN ST	4	25	10/5/2006		B		Alteration		\$3,000			\$76	
13-0361	9/12/2013	C-13-0434	253-255 WEST MAIN ST	4	25	8/23/2013	CA and Close Date Issued	B		Alteration		\$750	\$750	\$51	\$51	
19990814	12/7/1999		261 WEST MAIN ST	4	26	12/7/1999				(None)		\$25,000				
19990074	4/5/1999		265 WEST MAIN ST	4	27	4/5/1999	CA and Close Date Issued	B		Alteration	ROOF	\$1,000		\$50	\$75	-\$25
19990322	10/14/1999		265 WEST MAIN ST	4	27	10/14/1999				(None)		\$1				
19990234	8/17/1999		271 WEST MAIN ST	4	28	8/17/1999		B E		Alteration		\$2,000			\$154	
19990234+A	8/27/1999		271 WEST MAIN ST	4	28	8/27/1999		P		Alteration		\$300			\$35	
19990850	12/9/1999		271 WEST MAIN ST	4	28	12/9/1999	Certificate (CA) Issued	B		Alteration		\$50	\$50	\$50		\$50

APPENDIX B | CONSTRUCTION PERMITS ISSUED IN STUDY AREA, 1997-2018 (cont.)

Permit Number	Permit Issue Date	Control Number	Location Address	Block	Lot	Application Date	Application Status	Subcodes Used	Subcode SignOff	Work Type	Work Description / Comments	Total Construction Cost	Alteration Cost	Total Due	Total Paid	Total Balance
14-0352	7/2/2014	C-14-0535	271 WEST MAIN ST	4	28	7/2/2014	CA and Close Date Issued	B		Alteration	Tear-off existing roof ice & water shield 15lb. felt paper lifetime iKO shingles EPDM Rubber on flat. ROOFING.	\$6,400	\$6,400	\$203	\$203	
19990196	7/9/1999		273 WEST MAIN ST	4	28.01	7/9/1999		E		Alteration		\$600			\$55	
19990219	7/30/1999		273 WEST MAIN ST	4	28.01	7/30/1999	Closed with Date	B P		Alteration		\$5,000		\$199	\$249	-\$50
19990219+A	8/9/1999		273 WEST MAIN ST	4	28.01	8/9/1999	Closed with Date	E		Alteration		\$1,000	\$1,000	\$25	\$25	
19990297	10/14/1999		273 WEST MAIN ST	4	28.01	10/14/1999	CA and Close Date Issued	B E		Alteration	FLOOD REPAIRS	\$1,500	\$1,500			
10-0673	11/20/2010	C-10-0782	273 WEST MAIN ST	4	28.01	10/28/2010	CA and Close Date Issued	P E F		Alteration		\$4,600	\$4,600	\$328	\$328	
19990594	10/18/1999		281 WEST MAIN ST	4	29	10/18/1999				(None)		\$100				
20030128	4/30/2003		281 WEST MAIN ST	4	29	4/30/2003		B		Alteration		\$8,900			\$168	
1	5/8/2003		281 WEST MAIN ST	4	29	5/8/2003		E		Alteration		\$1,500			\$47	
200301282	10/15/2003		281 WEST MAIN ST	4	29	10/15/2003		E		Alteration		\$200			\$46	
20030425	11/19/2003		281 WEST MAIN ST	4	29	11/19/2003		B		Alteration		\$4,200			\$132	
20030459	12/4/2003		281 WEST MAIN ST	4	29	12/4/2003	CA and Close Date Issued	P		Alteration	REPLACE FIXTURES & GAS PIPING	\$300	\$300	\$94	\$119	-\$25
18-0167	6/28/2018	C-18-0264	281 WEST MAIN ST	4	29	6/20/2018	Open	B E	0/2 - E B	Alteration	Install Roof Mount Solar.	\$8,602	\$8,602	\$494	\$494	
20000006	1/3/2000		283 WEST MAIN ST	4	29.01	1/3/2000				(None)		\$24,250				
20000006+A	2/15/2000		283 WEST MAIN ST	4	29.01	2/15/2000		P		Alteration		\$2,000			\$133	
20000006+B	4/6/2000		283 WEST MAIN ST	4	29.01	4/6/2000		E		Alteration		\$4,200			\$79	
20060342	10/24/2006		283 WEST MAIN ST	4	29.01	10/24/2006	CA and Close Date Issued	B		Alteration	ROOF	\$2,500		\$63	\$63	
07-0345	5/5/2007	C-07-02567	283 WEST MAIN ST	4	29.01	5/5/2007	CA and Close Date Issued	P		Alteration		\$499	\$499			
09-0163	5/21/2009	C-07-03257	283 WEST MAIN ST	4	29.01	7/26/2007	Certificate (CA) Issued	P E F		Alteration		\$2,600	\$2,600	\$254	\$254	
10-0539	8/13/2010	C-10-0521	283 WEST MAIN ST	4	29.01	5/25/2010	Closed with Date	P E F		Alteration		\$2,650	\$2,650	\$175	\$175	
19990643	10/25/1999		297 WEST MAIN ST	4	30	10/25/1999				(None)		\$1				
19990643+A	2/16/2000		291 WEST MAIN ST	4	30	2/16/2000		E		Alteration		\$1,250			\$59	
13-0250	6/17/2013	C-13-0306	291 WEST MAIN ST	4	30	6/14/2013	CA and Close Date Issued	B		Alteration		\$2,500	\$2,500	\$79	\$79	
19960203	9/5/1996		295 WEST MAIN ST	4	31	9/5/1996		B		Alteration		\$2,000			\$72	
19960203+A	3/17/1997		295 WEST MAIN ST	4	31	3/17/1997		B		Alteration		\$8,000			\$126	
19990318	10/7/1999		295 WEST MAIN ST	4	31	10/7/1999				(None)		\$1				