

AREA IN NEED
OF REDEVELOPMENT
S T U D Y

Block 10, Lots 4, 5, 9, 10, 18, 19 and 20
Borough of Bound Brook, 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 8, 2021
in accordance with Chapter 41 of Title 13 of the New Jersey State Board of Professional Planners.



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BOUND BROOK

Preliminary Investigation | Area in Need of Redevelopment Study | November 2021

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SECTION 1 INTRODUCTION AND BACKGROUND

By Resolution 2021-165 (attached as Appendix A) adopted on July 27 of 2021 the Bound Brook Borough Council directed that a Preliminary Investigation be undertaken to determine whether certain properties in the Borough, specifically Block 10, Lots 4, 5, 9, 10, 18, 19 and 20, qualify as an “area in need of redevelopment – condemnation” pursuant to New Jersey’s Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A-1 et seq.

The purpose of the present study is to provide the Borough with the substantive information that will allow it to issue a formal determination as to whether the above-mentioned properties (hereinafter referred to as the “Study Area”) meet the statutory requirements for designation as an “area in need of redevelopment”.

In point of fact, the entirety of Block 10, including the Study Area properties, has been designated as an “area in need of redevelopment – condemnation” for many years, based on a Redevelopment Study: Preliminary Investigation dated November 1999, prepared by the Bound Brook Planning Board, with the assistance of John Cilo, Jr. Associates, Inc.

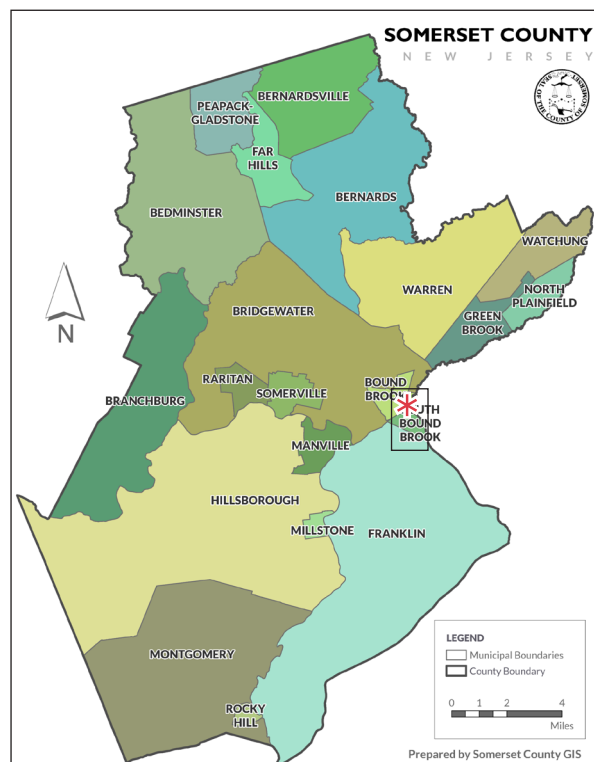
A Redevelopment Plan for Area 1, which includes the Study Area, was subsequently adopted, and has been revised a number of times over the years. Implementation of this Plan is on-going, with numerous redevelopment projects underway or already completed, but to date none in Block 10.

The original designation as an “area in need of redevelopment” was based exclusively on the application of criterion (f) in the statute (see Section 2 of this report) which applies to “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 areas has been materially depreciated”. The 1999 Preliminary Investigation was conducted immediately following the tragic events of Hurricane Floyd, which completely flooded the downtown and destroyed numerous businesses. See Figure 1: Regional Location Map for Study Area.

Bound Brook’s downtown had been subject to many flooding events over the years. The entire southern part of the Borough, including the Main Street area, lies within the Raritan River flood plain and its tributaries, the Middle Brook and the Bound Brook, that comprise the western and eastern boundaries of the Borough. In 1999, the downtown was devastated by Hurricane Floyd, when flood waters reached a 42-foot elevation. In 2007, the river reached 38 feet.

The Army Corps of Engineers addressed these flooding problems through the Green Brook Flood Control Project, designed to provide protection from a 150-year flood event. Flood control protection was put in place on either side of the downtown, with a system of levees, flood walls, flood gates, pumping stations and designated “over topping” areas.

FIGURE 1:
REGIONAL LOCATION MAP FOR STUDY AREA



SECTION 1 INTRODUCTION AND BACKGROUND

Now, more than 20 years later, circumstances in the Borough's downtown have changed, in particular following the successful completion of the flood control project, which removed the downtown from the flood hazard area. The purpose of the current Preliminary Investigation is then to verify that the Study Area properties continue to satisfy the legal requirements for designation as an "area in need of redevelopment", and that such a designation is not predicated exclusively on criterion (f) in the statute.

The Study Area is located in the Borough's southern section, in the downtown, and has frontage on Maiden Lane (to the East), East Main Street (to the South), and Mountain Avenue (to the West). See Figure 2: Area Location Map for Study Area and Figure 3: Proposed Area in Need of Redevelopment - Block 10.

In addition to the seven parcels previously identified, the Study Area also includes a 14-foot wide public alley, that connects Maiden Lane to Mountain Avenue, and therefore runs roughly parallel to East Main Street.

Lots 4 and 5 have frontage on Maiden Lane. Lot 5 also has frontage on the alley. Lots 9 and 10 have frontage on East Main Street, and abut the alley to the rear. Lots 18 and 19 have frontage on Mountain Avenue. Lot 18 also has frontage on the alley. Lot 20 is in the middle of the block and is landlocked – its only frontage is on the alley.

The combined area of the Study Area lots, plus the alley right-of-way, is approximately .92 acres.

In preparation for this study, the following documents were reviewed:

- Official tax maps of the Borough of Bound Brook;
- Tax records for the seven parcels, as well as for all other parcels in Block 1;
- Bound Brook Building Department records for the Study Area properties;
- Bound Brook Fire Department records for the Study Area properties;

FIGURE 2:
AREA LOCATION MAP FOR STUDY AREA

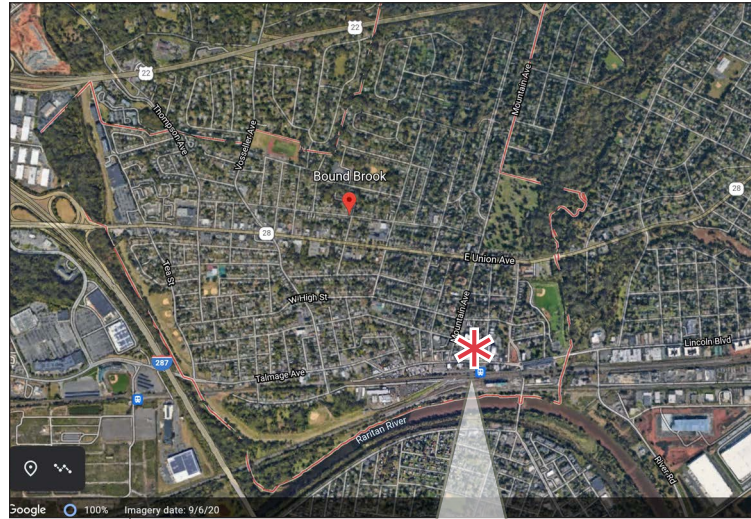


FIGURE 3:
PROPOSED AREA IN NEED
OF REDEVELOPMENT -
BLOCK 10



SECTION 1 INTRODUCTION AND BACKGROUND

- Bound Brook Police Department records for the Study Area properties;
- Aerial photograph of the Study Area;
- 2012 Downtown Urban Design Plan –Master Plan Amendment;
- 2017 and 2019 Master Plan Reexamination Reports;
- 2019 Master Plan – Land Use Element;
- Borough of Bound Brook Land Development Regulations;
- New Jersey State Development and Redevelopment Plan, 2001;
- Somerset County Investment Framework, 2014;
- Area 1 Redevelopment Study: Preliminary Investigation, 1999;
- Redevelopment Plan for Area 1, 2000 with multiple subsequent amendments;
- Sanborn Fire Insurance Map, 1927;
- New Jersey Site Evaluator;
- New Jersey Smart Growth Areas Map; and
- Google Maps.

The Study Area, and the exterior of the buildings, were physically inspected and photographed on October 11, 2021 by Ms. Julie Grof, AICP. Photographs visually documenting the exterior conditions of the buildings and alley within the Study Area on that date can be found in Appendix B of this report.

To establish context, all other buildings and properties in Block 10 were also researched and documented. These buildings and sites were physically inspected (exterior only) and photographed on October 11, 2021. The findings from this exercise are discussed in Section 4 of this report. Photographs visually documenting the exterior conditions of these buildings and sites on that date can be found in Appendix C of this report.

A short description of the bona fides for Carlos Rodrigues FAICP/PP can be found in Appendix D.

SECTION 2
 STATUTORY AUTHORITY AND PROCEDURAL REQUIREMENTS

The Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-5) provides that [a] delineated area may be determined to be in need of redevelopment if, after investigation, notice and hearing as provided in Section 6 of P.L.1992, c.79 (C.40A:12A-6), the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions is found:

- a. The generality of buildings are 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 a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; 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 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.
- 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.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the

undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

- 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 areas 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.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c. 431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

SECTION 2
STATUTORY AUTHORITY AND PROCEDURAL REQUIREMENTS

The law also provides that individual properties that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as "Section 3" and is set forth in NJSA 40A:12A-3, which states in part that:

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

SECTION 3
LOCATION AND DESCRIPTION OF STUDY AREA PROPERTIES

As previously mentioned, the Study Area under consideration (and possible re-confirmation) in this report as an “area in need of redevelopment - condemnation” encompasses seven tax parcels and a public right-of-way, all located within Block 10 on the Borough’s tax maps.

The immediate surrounding area contains mostly two- and three-story mixed-use buildings, with ground-floor cafes, restaurants and other retail and service uses; a noted regional theater; the train station; commuter parking; and upper-level residential or office uses in mixed-use buildings. A substantial amount of new multi-family housing has been built, or is under construction, in the surrounding blocks.

Lot 4 is a roughly rectangular parcel, with 50¹ feet of frontage on Maiden Lane, and a depth of 141 feet. It measures .15 acres and is owned by Jax Maiden Ln, LLC. Its street address is 15-17 Maiden Lane. The lot is improved with a two-story brick building built in 1915, with a rectangular footprint of 2,280 square feet. There appear to be two businesses on the ground floor – T&R Insulation and Firestop, and Sole’s Barber Shop. The second floor is residential, and has two apartments according to the tax records. Both are occupied, according to the Borough’s rental records. The property has received three citations in the last few years for “accumulation of garbage”. Nine construction permits have been pulled in the last 10 years, including for the 2014 conversion of the second floor into the two apartments. The police records indicate six incidents since 2014, including an “over-dose”.

Lot 5 is an irregular shaped parcel, with 55.6 feet of frontage on Maiden Lane, 149.1 feet of frontage on the public alley, 76.3 feet of width to the rear, and 141 feet along the boundary it shares with lot 4. Its street address is 11 Maiden Lane. The owner of record is Phyllis Truppelli. The lot measures .18 acres. The building is a two-story brick building built in 1910, with a 4,192 square foot footprint. The ground floor is occupied by a business called Graphic Concepts. It is unclear how the second floor is used. The property has received eight citations in the last few years for “accumulation of garbage”. Three construction permits for minor alterations have been pulled in the last 10 years. The police records indicate six incidents since 2012, for parking violations and three 911 calls.

¹ All parcel dimensions taken from Sheet 30 of the 2007 Tax Assessment Map of the Borough of Bound Brook, prepared by Arnold W. Barnett.

Lots 9 and 10 front on East Main Street and abut the alley in the rear. Both are rectangular, with a depth of 93 feet and 25 feet of frontage on East Main Street. Both lots measure .06 acres.

Lot 9 has a street address of 219 East Main Street. The owner of record is Skill Computing & Trading, LLC. The lot is occupied with a two-story brick building built in 1910, with a 2,050 square foot footprint. The building is apparently vacant. The second floor of the building was at one point used as a warehouse, according to the tax records. The property has received eight citations in the last few years for “accumulation of garbage”. No construction permits have been pulled in the last 10 years. The police records indicate 52 incidents since 2006, mostly related to parking, but also “burglary”, “unwanted person”, “property damage” and “disorderly person”. An “unsafe structure notice – outstanding violations” has been issued by the Borough fire marshal.

Lot 10 has a street address of 217 East Main Street. The owner of record is Panaderia La Reina, LLC. Lot 10 is also occupied with a two-story brick building built in 1910, with a 2,200 square foot footprint. It also appears to be vacant. The second floor of the building was used as a warehouse, according to the tax records, and more recently as a rental apartment. It is currently vacant. The property has received 12 citations in the last few years for “accumulation of garbage”. No construction permits have been pulled in the last 10 years. The property owner is behind on the property taxes and the Borough has initiated a tax lien sale. The police records indicate 13 incidents since 2005, including multiple code enforcement related incidents. An “unsafe structure notice – outstanding violations” has been issued by the Borough fire marshal.

Lots 18 and 19 are also rectangular. Lot 18 has 27.5 feet of frontage on Mountain Avenue; lot 19 has 50 feet of frontage on Mountain Avenue. Both have a depth of 93.5 feet.

Lot 18 measures .06 acres. The street address is 16 Mountain Avenue. The owner of record is A & G Mac Inc. It is occupied by a two-story brick building built in 1910, with a 2,184 square foot footprint. The ground floor is occupied by a business – Lasered Effects LLC Trophies and Awards. There is an apartment on the second floor, which is occupied. No construction permits have been pulled in the last 10 years. The police records indicate 23 incidents since 2011, mostly for parking, but also “theft” and “harassment”.

SECTION 3 LOCATION AND DESCRIPTION OF STUDY AREA PROPERTIES

Lot 19 measures .11 acres. The street address is 18 Mountain Avenue. It is also occupied with a two-story brick building built in 1910, with a 1,380 square foot footprint. The owner of record is 18 Mountain Ave LLC. The ground floor is occupied by the Downtown Bound Brook Revitalization Partnership. The second floor is residential, with one apartment, which is occupied. The property has received 23 citations in the last few years for "accumulation of garbage" and other property maintenance violations. No construction permits have been pulled in the last 10 years. The police records indicate 23 incidents since 2011, including "criminal mischief", "burglary of motor vehicle", "theft" and "code enforcement".

Finally, **lot 20** is an irregular shaped parcel. It is landlocked in the middle of the block and is only accessible from the public alley. It has 98.24 feet of frontage on the alley, and a depth that varies from 103.6 feet to the East, and 91.85 feet, to the West. It measures .21 acres. The owner of record is A & G Mac Inc. Its street address is 209 East Main Street. It is occupied with one story garages used by E&N Towing. The building footprint is 2,266 square feet. The tax records indicate that there are 17 garage / storage units. The property has received four citations in the last few years for "accumulation of garbage". No construction permits have been pulled in the last 10 years.

The **public alley**, which links Maiden Lane to Mountain Avenue, is 14 feet wide and roughly 340 feet long.

The entire Study Area, including the public alley, encompasses roughly .92 acres.

The Study Area and its immediate surroundings appear on the January 1927 Sanborn Fire Insurance Map. See Figure 3. This map shows that the Study Area has not changed much in the last 100 years. A majority of the buildings are still there, and the public alley is in the same location. Lot 18 housed the offices for "The Chronicle", a local newspaper, while lot 19 housed a machine shop. The other buildings are not identified by name, but the street addresses appear to be the same.

Table 1 provides information on parcel size (in acres) and ownership for the Study Area properties. Four properties are owned by Limited Liability Companies (LLCs). Six properties are owned by businesses. Only three properties, including the alley, are owned by entities with Bound Brook mailing addresses.

Table 2 shows the street address and current occupancy (or lack thereof) for each of the Study Area properties, excluding the alley.

Table 3 provides property classification, and assessed values for land, improvements and land plus improvements, from the Bound Brook tax assessor's records for 2020.

Table 3 also provides the ratio of the value of the improvements relative to the value of the land, ie the I/L ratio. This is an indicator that is frequently used in real estate to identify property under-utilization. Typically, if the I/L ratio is less than one, the property can be considered under-utilized. In this case, only one of the Study Area properties (lot 18 – 16 Mountain Avenue) has an I/L ratio over 1. The other six properties all have extremely low I/L ratios, under .5, which means the improvements are valued at less than 50% of the value of the land.

FIGURE 3:
1927 SANBORN FIRE INSURANCE MAP



SECTION 3
LOCATION AND DESCRIPTION OF STUDY AREA PROPERTIES

TABLE 1 – OWNERSHIP OF STUDY AREA PROPERTIES

Block	Lot	Area (acres)	Owner of Record	Owner Address
10	4	.15	Jax Maiden Lane, LLC	15-17 Maiden Lane, Bound Brook, NJ
10	5	.18	Phyllis Truppelli	38 Beachtree Rd, West Caldwell, NJ
10	9	.06	Skill Computing & Trading, LLC	14 Summerville Rd, Basking Ridge, NJ
10	10	.06	Panaderia La Reina, LLC	87 Harrison Av, North Plainfield, NJ
10	18	.06	A&G Mac Inc c/o Macchiaverna	238 Grant Av, Seaside Heights, NJ
10	19	.1	18 Mountain Av, LLC	570 Windsor St, Bound Brook, NJ
10	20	.21	A&G Mac Inc c/o Macchiaverna	238 Grant Av, Seaside Heights, NJ
10	alley	.1	Borough of Bound Brook	230 Hamilton St, Bound Brook, NJ 08805

Source: Bound Brook Tax Assessor

TABLE 2 – STREET ADDRESS AND OCCUPANCY OF STUDY AREA PROPERTIES

Block	Lot	Area (acres)	Street Address	Occupancy
10	4	.15	15-17 Maiden Lane	T+R Insulation and Firestop; Sole's Barber Shop
10	5	.18	11 Maiden Lane	Graphic Concepts
10	9	.06	219 East Main St	Vacant
10	10	.06	217 East Main St	Vacant
10	18	.06	16 Mountain Av	Lasered Effects LLC Trophies and Awards; 2 nd floor residential
10	19	.1	18 Mountain Av, LLC	Downtown Bound Brook Revitalization Partnership
10	20	.21	209 East Main St	E&N Towing
10	alley	.1	Borough of Bound Brook	230 Hamilton St, Bound Brook, NJ 08805

Source: Bound Brook Tax Assessor

TABLE 3 – 2020 ASSESSED VALUES OF STUDY AREA PROPERTIES AND IMPROVEMENTS/LAND VALUE RATIOS

Block	Lot	Property Classification	2020 ASSESSED VALUE			Improvements / Land Ratio
			Land	Improvements	Total	
10	4	4A	\$288,500	\$21,407	\$309,907	.07
10	5	4A	\$308,300	\$20,020	\$328,320	.06
10	9	4A	\$142,125	\$58,700	\$200,800	.41
10	10	4A	\$142,125	\$17,900	\$160,025	.13
10	18	4A	\$99,700	\$116,400	\$216,100	1.17
10	19	4A	\$179,250	\$65,800	\$245,100	.37
10	20	4A	\$253,500	\$1,900	\$255,400	.007

Source: Bound Brook Tax Assessor

SECTION 3
LOCATION AND DESCRIPTION OF STUDY AREA PROPERTIES

The second edition (2011) of the Redevelopment Handbook: A Guide to Rebuilding New Jersey's Communities, written by Stan Slachetka and Dave Roberts, has this to say on the topic:

“One indicator used to measure the economic productivity of a property is the ratio of the assessed value of the improvements on the property to the value of the land. This ratio is called the “improvement ratio” or “improvement-to-land ratio” or “I/L” ratio. The assessed values of both land and improvements for a particular property are found in local property tax records.

An improvement-to-land ratio of 1:1 or less suggests that the land is not currently supporting a reasonable value of improvements or that the property would have a higher market value if the improvements were removed, which could be evidence of stagnation.” (page 64)

Moreover, again according to the Borough tax assessor’s records, these I/L ratios have been declining significantly over time. While land values have increased noticeably, the value of the improvements has either remained stable, or actually declined. Table 4 shows land and improvement values for the seven properties for the 2018 and 2022 valuation years, as well as the corresponding I/L ratios.

The only building in the Study Area that maintained its value between 2018 and 2022 was 15-17 Maiden Lane (Block 10, Lot 4). All other buildings lost value, in some cases quite a bit. This is

reflected in the I/L ratios, which dropped precipitously over the same time period.

On the other hand, the land value of every property in the Study Area increased between 2018 and 2022, roughly between 15% and 40%.

The very low I/L ratios for the Study Area properties, along with the vacancies and the types of uses (such as the towing operation) indicate a striking level of underutilization for properties that are one block from the Bound Brook train station, as well as Main Street, and that are zoned for substantially more intensive development (see Section 6). The tallest building in the Study Area is two stories – the zoning allows six. Given the considerable redevelopment activity that has either already taken place, or is in the pipeline, for sites located within a few minutes walking distance from the Study Area properties, it is remarkable that no redevelopment activity whatsoever has been attempted with respect to these properties and that at least one property owner is struggling to pay the property taxes.

None of the seven properties are on NJDEP’s Known Contaminated Sites list.

The property record cards, building photos, building permit history and police department records for the seven Study Area properties are presented at the back of this report.

TABLE 4 – 2018 AND 2022 ASSESSED VALUES OF STUDY AREA PROPERTIES

Block	Lot	Land 2018	Improvements 2018	I/L Ratio 2018	Land 2022	Improvements 2022	I/L Ratio 2022
10	4	\$247,500	\$179,400	.72	\$288,500	\$179,400	.62
10	5	\$266,500	\$325,700	1.22	\$308,300	\$279,700	.91
10	9	\$114,400	\$80,500	.70	\$142,100	\$58,700	.41
10	10	\$114,400	\$37,500	.32	\$142,100	\$17,900	.13
10	18	\$81,000	\$134,000	1.65	\$99,700	\$116,400	1.17
10	19	\$125,000	\$90,000	.72	\$179,300	\$65,800	.37
10	20	\$221,300	\$28,700	.13	\$253,500	\$1,900	.01

Source: Bound Brook Tax Assessor

SECTION 4
ANALYSIS OF OTHER PROPERTIES IN BLOCK 10

In order to better place the Study Area within the surrounding context, the other Block 10 properties not included in the Study Area were also analyzed. The detailed results of this survey are presented in an Appendix to this report: Building Use and Occupancy Survey of Other Block 10 Properties.

There are 20 tax parcels in Block 10 that are not part of the Study Area, but a number of those parcels (lots 7 and 8, lots 11 and 12, and lots 13 and 14) are adjacent parcels with a single building, and they are taxed jointly. So for the purposes of this analysis, the number of Block 10 properties that do not include the Study Area parcels is 17. Table 5 presents the property classification, street address and type of tenant for each of these properties.

Only one ground floor property (14 Mountain Avenue) appears to be vacant, although there may be upper floor residential vacancies that we are not aware of. Other properties in this group range from the US Post Office, multi-use buildings with offices and services, retail, grocery stores, upper floor residential, and a block of eight townhouses on East Second Street.

Among the 17 properties, there is one single-story building (225-231 East Main Street) and one three-story building (201-203 East Main Street). All the other properties in Block 10 not included in the Study Area have two-story buildings.

Lot sizes are quite small, varying between .02 acres and .2 acres, which may help to explain the lack of redevelopment interest to date. A majority of these buildings are mixed-use.

There are no properties on NJDEP's Known Contaminated Sites list.

As might be expected, land values and building values vary widely, depending upon the size of the lot, the square footage of the building, and the number of floors in the building.

In the absence of square footage information for each building, it is not possible to standardize the assessed values for the buildings on a per square foot basis, for purposes of comparison.

TABLE 5 – OTHER PROPERTIES IN BLOCK 10

Block	Lot	Property Classification	Street Address	Tenant
10	1	15F	24 Mountain Av	US Post Office
10	2	2	212-214 East 2 nd St	Residential
10	3	2	218 East 2 nd St	Residential
10	3.01	2	220 East 2 nd St	Residential
10	3.02	2	222 East 2 nd St	Residential
10	3.03	2	224 East 2 nd St	Residential
10	3.04	2	226 East 2 nd St	Residential
10	3.05	2	228 East 2 nd St	Residential
10	3.06	2	230 East 2 nd St	Residential
10	3.07	2	232 East 2 nd St	Residential
10	6	4A	225-231 East Main St	Multiple office and services
10	7 + 8	4A	223 East Main St	World Supermarket
10	11 + 12	4A	215 East Main St	Retail, AiT USA Institute 2 nd floor residential
10	13 + 14	4A	211 East Main St	Restaurant
10	15	4A	205-207 East Main St	Latino minimarket; 2 nd floor residential
10	16	4A	201-203 East Main St	Retail / services; 2 nd and 3d floor residential
10	17	4A	14 Mountain Av	Vacant

SECTION 4 ANALYSIS OF OTHER PROPERTIES IN BLOCK 10

Assessed land values range from \$465,800 for a .2-acre lot (the US Post Office property) to \$69,800 for a 1,742 square foot lot.

Assessed building (improvements) values range from \$835,900 for a two-story building on a .22-acre lot to \$57,500 for a two-story, 1,248 square feet townhouse on a 1,392 square foot.

Table 6 shows the assessed values of land and buildings (improvements), as well as the I/L ratios for each of the 17 properties.

Only one property (211 East Main Street) has an I/L ratio less than one (.5). All others have I/L ratios in excess of 1, in some cases reaching 2, 3 and even 8. Only one property – lot 6 – is in tax arrears. Altogether, the evidence suggests strongly that the seven Block 10 properties in the Study Area – with their very low I/L ratios – are completely atypical relative to the bulk of Block 10 properties, indicating quite clearly that they are under-invested.

TABLE 6 – ASSESSED VALUE AND IMPROVEMENTS/LAND RATIOS FOR OTHER PROPERTIES IN BLOCK 10

Block	Lot	Property Classification	2018 ASSESSED VALUE			I / L Ratio
			Land	Improvements	Total	
10	1	15F	\$416,800	\$835,900	\$1,252,700	2.0
10	2	2	\$45,900	\$375,700	\$421,600	8.2
10	3	2	\$39,900	\$69,900	\$109,800	1.8
10	3.01	2	\$40,900	\$73,600	\$114,500	1.8
10	3.02	2	\$40,900	\$71,500	\$112,400	1.7
10	3.03	2	\$40,900	\$57,500	\$98,400	1.4
10	3.04	2	\$40,900	\$80,600	\$121,500	2.0
10	3.05	2	\$40,900	\$64,800	\$105,700	1.6
10	3.06	2	\$40,900	\$67,400	\$108,300	1.6
10	3.07	2	\$40,900	\$67,200	\$108,100	1.6
10	6	4A	\$208,900	\$319,000	\$527,900	1.5
10	7 + 8	4A	\$208,900	\$710,000	\$918,900	3.4
10	11 + 12	4A	\$218,800	\$325,000	\$543,800	1.5
10	13 + 14	4A	\$248,500	\$120,000	\$368,500	.5
10	15	4A	\$228,700	\$258,400	\$487,100	1.1
10	16	4A	\$238,600	\$461,900	\$700,500	1.9
10	17	4A	\$69,800	\$80,000	\$149,800	1.1

SECTION 5 THE REGIONAL PLANNING FRAMEWORK

There is a remarkable alignment in terms of the planning policies – emanating from the various relevant levels of government – with respect to development issues in Bound Brook in general, including with respect to the Study Area. We summarize these various programs below.

5.1 The New Jersey State Development and Redevelopment Plan

The New Jersey State Planning Commission adopted, most recently in 2001, the New Jersey State Development and Redevelopment Plan, (State Plan), a document that constitutes the state's official growth management framework. The Borough of Bound Brook has been recognized by the State Planning Commission for having a planning and regulatory framework that is largely consistent with the objectives and policies of the State Plan (see section 6.3 – Center Designation – below).

5.2 The Somerset County Investment Framework and State Strategic Plan

In 2014, the Somerset County Planning Board adopted a County Investment Framework (CIF) to “serve as the geographic basis for all county planning projects and initiatives, and support on-going regional and local smart growth, preservation, economic revitalization, sustainability and resiliency planning initiatives; to achieve tactical alignment of land use, infrastructure and preservation plans, resources, programs, policies and investment decisions; and to convey a clear investment strategy regarding local and regional land use priorities to both public and private sectors”.

The County Investment Framework builds upon, and further elaborates the spatial policies contained in the 1992 and 2001 State Plans, in the draft 2011 State Strategic Plan, and to some extent in the New Jersey Economic Opportunity Act of 2013, also known as “Grow NJ”, a legislative package that consolidates several of the state's economic development incentive programs and channels them to locations with certain features and according to certain criteria.

The Bound Brook Town Center is designated as Priority Growth Investment Area (PGIA) #10. PGIAs are “areas where primary economic growth and community development strategies

enhance quality of life and economic competitiveness are preferred, and where appropriate, growth-inducing investments are encouraged”. PGIAs are areas where development and infrastructure assets are already concentrated. They are prime locations for the vibrant, mixed-use, live-work environments within walking distance of transit and green space, and that many employers, workers and households desire”.

The County Investment Framework provided the platform for the County Strategic Plan's Guiding Principles, Objectives and Implementation Agenda, which further developed these concepts.

SECTION 6
THE MUNICIPAL PLANNING FRAMEWORK

**6.1
The Municipal Master Plan – Downtown Urban Design Plan Element**

The Study Area is part of Bound Brook’s downtown. The downtown and surrounding areas were the subject of a detailed Downtown Urban Design Plan, completed in August of 2010 and prepared by the author of this report. The Bound Brook Planning Board adopted the Downtown Urban Design Plan as a formal element of the municipal Master Plan in January of 2012.

The downtown urban design plan provided an initial guiding framework for public improvements and policies as well as private investments in and around Bound Brook’s downtown area. The plan was prepared in advance of the much-anticipated completion of the US Army Corps of Engineers’ Green Brook flood control project, in order to take full advantage of the increased sense of confidence that serious flooding in the downtown would be a thing of the past. The expectation – which is now clearly materializing – was that increased confidence and a more vibrant real estate market would translate into much needed reinvestment in the downtown.

The plan proposed both large-scale, transformative interventions and small-scale, more intimate changes. It recognizes that while the scale and texture of Bound Brook’s downtown should not be altered in radical ways, many parcels are seriously underutilized and many uses do not have a long-term future in a downtown. Thus, underutilized surface parking lots and single-use, utilitarian industrial or commercial structures, along with other smaller buildings with no apparent historic value can be replaced with benefit as the market strengthens and demand increases.

The plan also recognized that Bound Brook’s downtown needs to attract additional patrons in order to thrive. The downtown is not centrally located within the community and must compete with nearby Route 28 businesses, which are more central. The downtown must also contend with Main Street’s historic location – parallel to the railroad tracks and to the industrial and rail-related activities located on the south side of the tracks. There are only two blocks of residential to the south of the tracks. This means potential downtown patrons come from the north, and the South side of Main Street generates almost no foot traffic. The plan sought to address this in several ways: by creating new

activities and attractions to the South of the tracks, by improving the opportunities to cross the tracks, and by seeking to attract additional patrons from the east (Middlesex Borough), from the south (South Bound Brook) and potentially from further away.

**6.2
The Redevelopment Plan for Area 1**

The Borough of Bound Brook adopted, in February of 2000, Redevelopment Plans for Area 1 (which includes the Study Area) and for Area 2, further to the West.

Redevelopment Area 1 is generally defined as the area South of Second Street, to the Raritan River; East of East Street to the Borough line; and East of Church Street, although a few additional parcels on the West side of Church Street are also included. Referring to the Borough’s tax maps, it includes all lots in Blocks 2, 2.01, 8, 9, 10, 11 and 12, and lots 34-69 in Block 1.

The Redevelopment Plans for Area 1 and Area 2 were based on a Redevelopment Study: Preliminary Investigation dated November 1999, prepared by the Bound Brook Planning Board, with the assistance of John Cilo, Jr. Associates, Inc. This Preliminary Investigation encompassed 29 blocks and roughly 200 acres.

Criterion “f” of the redevelopment statute was invoked as the substantive basis for declaring the area “in need of redevelopment”:

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.

The Preliminary Investigation concluded that most of the area in question had been flooded as a result of Hurricane Floyd in September 16 and 17, 1999, and that the “aggregate assessed value of the area has been materially depreciated” (page 21).

The Preliminary Investigation reported that “695 residential units were severely impacted in such a manner as to not be habitable. These structures were either not safe, not sanitary, not secure or

SECTION 6
THE MUNICIPAL PLANNING FRAMEWORK

a combination thereof” (page 13). Approximately 145 downtown businesses were reported affected; 84 business owners indicated that they would not return (page 14).

The Preliminary Investigation contains an itemized assessment for each property in the area as to whether it had been affected by flood water, and whether damage had occurred to its plumbing, electrical or structure.

By resolution dated 1/26/2000, the Bound Brook Planning Board endorsed the results of the Preliminary Investigation and recommended that the areas under study be declared “in need of redevelopment.”.

In 2012, the Borough adopted an amendment to the Redevelopment Plan for Area 1, prepared by the author of this report. This amendment created a new Sub-district 1 within Redevelopment Area 1, located east of South Main Street and the South Main Street traffic circle; south of East Main Street; north of the NJ Transit Railroad tracks; and east of the Bound Brook channel and the Borough line. Sub-district 1 comprises Block 2, lots 1, 1.01, 2, 2.01, 2.02, 2.03 and 2.04.

This amendment provided a more fine-tuned and place-appropriate guiding framework for private investments and public improvements and policies within the new sub-district.

A residential development consisting of 240 units of rental housing was subsequently approved, and built, in sub-district 1. This project brought a substantial number of new residents to the Borough’s downtown, and thus begin to partially fulfill many years of municipal and supra-municipal planning efforts.

The expansive area designated as Redevelopment Area 1 is quite disparate. It includes much of the Borough’s traditional downtown, but also the lands south of the NJ Transit railroad tracks down to the Raritan River – mostly occupied with railroad and industrial uses – as well as an area east of East High Street which is mostly occupied by civic uses, including a large municipal park. The Downtown Urban Design Plan recommended a much more nuanced and fine-grained approach to redevelopment in this area. To address these concerns, the Redevelopment Plan was further amended to create three additional Sub-districts: 1.2, 1.3 and 1.4. Sub-districts 1.5 and 1.6 were subsequently added to the Plan.

**6.3
The 2017 Master Plan Reexamination Report and 2019 Land Use Plan Element**

In June of 2017, the Bound Brook Planning Board adopted a comprehensive re-examination of its Master Plan. This document contains a “deep dive” into the Borough’s existing conditions, not just in terms of land use, but also circulation; parks, open space and recreation; community facilities and civic functions; population and demographics; economic and fiscal base; and housing.

The 2017 Master Plan Reexamination Report recommended, among many other things, that the Borough’s land use framework be substantially updated and overhauled, including with a revised zoning scheme.

The 2017 Master Plan Reexamination Report was followed by a new Land Use Plan element, adopted in February 2019, that substantially changed the Borough’s land use framework, creating a series of mixed-use designations, along with other land use designations that actually corresponded to how land was used.

Finally, in October of 2019, the Land Use Board adopted another Master Plan Reexamination Report, that focused almost exclusively on changes to the land use designations, as a foundation for changing the zoning. Most of the recommendations of this document have been implemented, and the Borough’s zoning map is closely aligned with its future land use plan map.

**6.4
Other Relevant Planning Actions: Center Designation, Transit Village Designation, and Special Improvement District**

In 2000, the Borough of Bound Brook, along with the Borough of South Bound Brook, received Center Designation from the NJ State Planning Commission. Center designation represents the recognition, on the part of the State Planning Commission, that a community’s planning and zoning framework are consistent with the policies and principles for such an area defined in the 1992 (and subsequently the 2001) NJ State Development and Redevelopment Plan (State Plan) – see section 5.1 above.

SECTION 6 THE MUNICIPAL PLANNING FRAMEWORK

Under the 2001 State Plan, Bound Brook is classified as a Designated Center in the Metropolitan Planning Area (PA1) – an area that is served by water, sewer and other relevant infrastructure, including transit, and is developed in a pattern that satisfies minimum density requirements. The State Plan envisions PA1 as the priority location for the state to continue to grow, primarily through redevelopment of previously developed sites, as well as through adaptive reuse of existing buildings previously dedicated to obsolete uses, infill of vacant parcels and refill of existing, vacant structures.

Center designation recognizes that a community's planning and zoning framework are consistent with the growth management role assigned to it by the State Planning Commission in the State Plan. The designation is intended to provide priority funding from state agencies for projects in the designated areas, as well as priority access to technical assistance from state agencies.

In 2003, the Borough of Bound Brook successfully petitioned the NJ Department of Transportation and NJ Transit to be recognized with Transit Village designation. The Transit Village program recognizes communities that have adopted planning and zoning frameworks – within a roughly ½ mile radius from a transit facility – that support and further encourage transit ridership. Designated Transit Village communities have priority access to state funding and technical assistance for projects within the designated Transit Village areas. The Bound Brook Transit Village encompasses a roughly ½ mile area around the Bound Brook train station, thus encompassing the entire downtown area, including the Study Area defined in this report.

Finally, in 2014 the Borough revived and re-energized its downtown Business Improvement District (BID), which had in effect been dormant since Hurricane Floyd. Business Improvement Districts are partnerships between a municipality and downtown stakeholders (merchants, property owners, businesses and other interests) designed to revitalize and enhance downtown areas through actions such as providing increased security, street cleaning, joint advertising, promotional events, wayfinding schemes, tenant recruitment and retention and others. The revival of the downtown BID is another indication that the Borough is serious about revitalizing the downtown, attracting new businesses and residents, filling empty space in buildings, and pursuing physical improvements to the streetscape and to public spaces.

SECTION 7
MUNICIPAL ZONING AND LAND DEVELOPMENT REGULATIONS

All of the Study Area parcels are zoned Business/Residential (B/R).

The 2010 Downtown Urban Design Plan recommended a number of changes to the Borough’s Land Development Regulations, and in particular to the provisions governing the B-R District, which covers much of the downtown area. Borough Council adopted those zoning revisions in August of 2014. The Redevelopment Plan for Area 1 – Sub-area 1.4, which includes the Study Area, was subsequently amended to defer to the underlying B-R zoning provisions, with some exceptions.

The intent of the 2014 zoning amendments was to codify the vision outlined in the Downtown Urban Design Plan, to eliminate certain discrepancies identified in that document and to implement the recommended zoning changes.

The 2014 zoning amendments recognized that the character of the B-R District is not entirely uniform, and should not be treated as such in the zoning and associated land development standards. In order to better address the differences between sub-areas within the larger district, the 2014 B-R District amendments subdivided the expansive B-R district into three “place character districts”: Main Street, Arts and Downtown Residential. Portions of the Study Area are located in each of these “place character districts”.

Lots 9 and 10 are located in the Main Street “place character district”. Lots 18, 19 and 20 are located in the Downtown Residential “place character district”. And lots 4 and 5 are located in the Arts District “place character district”.

While certain general standards apply throughout the entire B-R district, each of the three “place character districts” were also assigned their own distinct standards.

The zoning regulates permitted building types in the B-R district, in addition to permitted uses. Ten permitted building types are defined, and regulated by the “place character district”. All three “place character districts” also contain architectural standards. In addition to universal façade design standards, a series of place-specific facade design “strategies” are also described.

A section on downtown-specific signage supplemented and amended Section 20-10.5 .

Standards for sidewalk cafes – both temporary, as well as permanent – were adopted, along with standards for temporary outdoor displays, as well as outdoor public art displays.

The B-R zoning provides flexibility in meeting parking requirements, including a “fee-in-lieu of parking” option, and the ability to satisfy parking off-site through formal agreements with either the Borough’s Parking Utility (leasing public parking spaces) or other private landowners. Off-site parking is allowed within 900 feet of the site. Minimum parking standards were calibrated to a downtown, pedestrian-oriented environment. A “grandfathering” formula was created for parking-deficient pre-existing uses seeking to expand or change. A formula for calculating parking reductions resulting from shared parking between different uses was put in place, as was a bonus for dedicated public parking. New surface parking facilities are not allowed. New curb cuts are discouraged. Provisions for improving pedestrian access to parking were also adopted.

In summary, the Study Area – along with the downtown around it – is subject to a sophisticated, state-of-the-art set of zoning and land development regulations, carefully crafted to implement the vision and objectives of the Master Plan – Downtown Urban Design Plan Element, as well as the Land Use Plan element of the Master Plan, and to attract appropriate reinvestment in the downtown, while respecting the area’s scale, character and architectural integrity.

SECTION 8
APPLICATION OF THE STATUTORY REDEVELOPMENT CRITERIA TO THE STUDY AREA

This section draws on the substantive findings of the previous sections to determine whether the Study Area properties meet one or more of the statutory criteria for “area in need of redevelopment” designation. For ease of reference, we repeat here the statutory language for the applicable criteria.

Criterion (e) - A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.

While there does not appear to be an issue with the “condition of the title” or “diverse ownership” of the seven properties in the Study Area, there is no question, in my opinion, based on the record presented in this Preliminary Investigation, that there are “other conditions” resulting in “stagnant or not fully productive conditions of land potentially useful and valuable”.

One can only speculate as to what those “other conditions” might be, but when property owners allow downtown properties situated one block from the train station and from the Borough’s Main Street to deteriorate and, in some cases, to sit vacant and unattended, it would appear beyond dispute that those properties are not fully productive and therefore satisfy this criterion.

The Study Area properties are objectively under-utilized and are not contributing in a meaningful way to the revitalization of the downtown. The vacancies, and the use of a centrally-located property for a small towing/parking operation indicate under-utilization and under-investment.

The lack of investment in these properties, which is manifest in the absence of building permits requests in the last 10 years, compounded by the issuance of numerous citations for property maintenance-related issues, such as garbage and trash, and numerous incidents requiring a visit from the Borough’s police force, including code enforcement-related visits also denote the property owners neglect of the properties.

The extremely low I/L ratios for the Study Area properties, significantly lower than all the other properties in Block 10, indicate that the problem is not with Block 10, but rather with the Study Area properties, which are atypical and seriously under-performing.

Criterion (f) - Areas, in excess of five contiguous acres, where 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 way that the aggregate assessed value of the area has been materially depreciated.

This was the designation criterion invoked in the original Redevelopment Study: Preliminary Investigation from November of 1999. The statute does not indicate a time limit for the valid application of this criterion. It does not say “in the past year”, or “in the past 5 years”. To the extent that the negative effects of a past catastrophic event are still felt today, it would appear that this criterion can be legitimately invoked.

We believe this criterion is still valid today, as the entire downtown area was undeniably “altered by action of storm [...] in such way that the aggregate assessed value of the area has been materially depreciated.” I believe that Bound Brook’s downtown has not fully recovered from the after effects of Hurricane Floyd.

Technically, this criterion requires an area “in excess of five contiguous acres” and is therefore not directly applicable to the seven properties, plus the alley, which total less than one acre. However, it is applicable to the entirety of Redevelopment Area 1, as designated in that study, and the Study Area is included in Redevelopment Area 1. We therefore believe that this criterion is also satisfied.

Criterion (h) - The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Criterion “h” is perhaps the most nebulous criterion in the redevelopment statute. It is not clear whether it is intended to facilitate redevelopment of properties located in existing smart growth areas, or to facilitate the redevelopment of properties such that they may become part of future smart growth areas.

SECTION 8
APPLICATION OF THE STATUTORY REDEVELOPMENT CRITERIA TO THE STUDY AREA

The statement of legislative intent adopted at the time of adoption of this amendment to the statute is not helpful, as it deals exclusively with other changes to the statute and is entirely silent with regard to this criterion.

Nevertheless, criterion (h) is a valid criterion under the law. And, as documented in Section ?? of this report, the Study Area – along with the rest of the Borough’s downtown – has long been recognized by the appropriate state entities as a “smart growth location.” All of the parcels examined in this Preliminary Investigation, including the alley, are located within the Community Development Boundary that defines Bound Brook (along with South Bound Brook) as a Town Center designated by the New Jersey State Planning Commission.

Downtown Bound Brook qualifies as a “smart growth area” under the state’s definition under two separate criteria: it is located in the Metropolitan Planning Area (PA1) and it is part of a Designated Town Center.

While the terminology is slightly different, Downtown Bound Brook in general, and the Study Area in particular, also qualify as “consistent with smart growth planning principles” under the Somerset County Strategic Plan.

This status is codified in New Jersey’s State Planning Rules (N.J.A.C. 5-85), and is reflected in the status of the area under both the NJ Site Evaluator and the State’s Smart Growth Areas Map.

Smart Growth Areas are recognized and given a privileged status by a number of New Jersey State Agencies – such as the Board of Public Utilities, the NJ Economic Development Authority, the NJ Housing Mortgage Finance Agency, the NJ Department of Community Affairs, the NJ Department of Transportation, the NJ Department of Environmental Protection and the NJ Treasury – in terms of both administrative regulations and funding programs.

As such, we conclude that the Study Area qualifies as an “area in need of redevelopment” under criterion (h) of the statute, as it is “consistent with smart growth planning principles” at both the local, county and state levels.

Section 3 – “a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.”

This provision applies to the alley, which in and of itself is not “detrimental to the public health, safety or welfare”, and does not qualify under the other criteria, but which is absolutely essential for the effective redevelopment of the other properties in a planned, comprehensive fashion.

The alley is the parcel that connects the other seven properties, and is critical for unlocking their redevelopment potential. The inclusion of the alley in the broader redevelopment area is key to the comprehensive planning of the entire Study Area, one of the stated objectives of the redevelopment statute.

APPENDIX A

BOUND BROOK BOROUGH COUNCIL - RESOLUTION 2021-165

R2021-165

**BOROUGH OF BOUND BROOK
County of Somerset****RESOLUTION 2021-165**

RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BOUND BROOK AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE BOROUGH OF BOUND BROOK TO UNDERTAKE A PRELIMINARY INVESTIGATION TO EXAMINE WHETHER CERTAIN PROPERTIES, IN PARTICULAR BLOCK 10, LOTS 4, 5, 9, 10, 18, 19 AND 20, INCLUDING THE ADJACENT PUBLIC ALLEY, ALL AS SHOWN ON THE BOROUGH TAX MAPS, LOCATED ON MOUNTAIN AVENUE, MAIDEN LANE AND EAST MAIN STREET IN THE BOROUGH OF BOUND BROOK, NEW JERSEY, QUALIFY TO BE DETERMINED AN AREA IN NEED OF REDEVELOPMENT, SPECIFICALLY A CONDEMNATION REDEVELOPMENT AREA, PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Mayor and Borough Council of the Borough of Bound Brook (the "Borough") has previously adopted a resolution in January 2000 designating a certain area with the Borough, which includes Area 1, otherwise known as the Downtown Redevelopment Area, as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the basis of the January 2000 area in need of redevelopment designation is now 21 years old and needs to be reevaluated based on various factual and legal issues;

WHEREAS, the Borough has identified certain properties located at 209, 217 and 219 East Main Street; 11, 15 & 17 Maiden Lane and 16 & 18 Mountain Avenue, specifically Lots 4, 5, 9, 10, 18, 19 and 20 in Block 10, as delineated on the Borough tax map attached hereto and made part of this resolution (the "Properties"), to be reevaluated for designation as an area "in need of redevelopment", pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, before an area may be declared in need of redevelopment, it is legally necessary for the adoption of a resolution authorizing the Borough Planning Board to undertake a preliminary investigation to determine whether the proposed area/properties meets the criteria for designation as a redevelopment area pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the Borough desires that the Borough Planning Board undertake an examination as to whether the Properties may be deemed "an area in need of redevelopment"; and

WHEREAS, the Borough hereby states that any redevelopment area determination shall authorize the municipality to use all those powers provided by the Local Redevelopment and Housing Law for use in a redevelopment area, including the use of eminent domain (hereinafter referred to as a "Condemnation Redevelopment Area"); and

APPENDIX A

BOUND BROOK BOROUGH COUNCIL - RESOLUTION 2021-165

R2021-165

WHEREAS, the notice of any hearing to be conducted by the Borough Planning Board with regards to this Resolution shall specifically state that a Condemnation Redevelopment Area determination shall authorize the municipality to exercise the power of eminent domain to acquire the Properties.

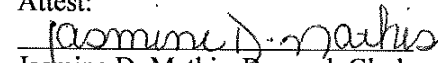
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council that the Borough Planning Board is hereby directed and authorized to examine whether the properties located at 209, 217 and 219 East Main Street; 11, 15 & 17 Maiden Lane and 16 & 18 Mountain Avenue, specifically Lots 4, 5, 9, 10, 18, 19 and 20 in Block 10, as delineated on the tax map attached hereto and made part of this resolution, should be determined "an area in need of redevelopment" pursuant to Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

BE IT FURTHER RESOLVED THAT the Borough hereby states that any Condemnation Redevelopment Area determination shall authorize the municipality to use all those powers provided by the Local Redevelopment and Housing Law for use in a redevelopment area, including the use of eminent domain.

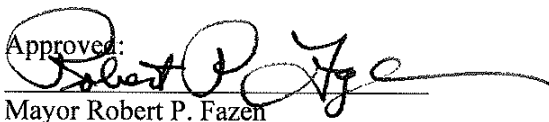
BE IT FURTHER RESOLVED THAT the notice of any hearing to be conducted by the Planning Board with regards to this Resolution shall specifically state that a Condemnation Redevelopment Area determination shall authorize the municipality to exercise the power of eminent domain to acquire any properties in the delineated area.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

Attest:

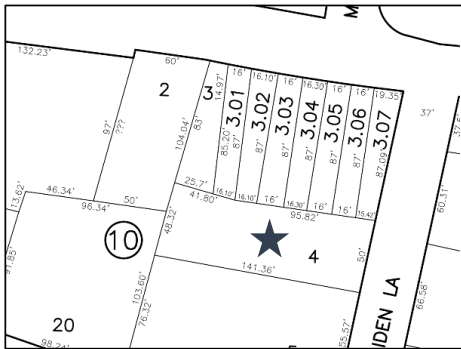

Jasmine D. Mathis, Borough Clerk
Date of Adoption: July 27, 2021

Approved:


Mayor Robert P. Fazem

APPENDIX B
STUDY AREA PROPERTIES – SITE PHOTOS AND DESCRIPTION

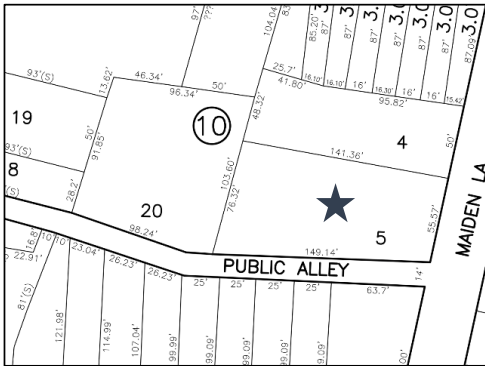
BLOCK 10, LOT 4



Address	15-17 Maiden Lane
Owner	Jax Madden Lane, LLC
Class	4A
Tenants	T&R Insulation and Firestop, Sole's Barber Shop
Condition	Fair
Comments	2-story brick building built in 1915 on 0.15 acres; 50'x135' lot

APPENDIX B
STUDY AREA PROPERTIES – SITE PHOTOS AND DESCRIPTION

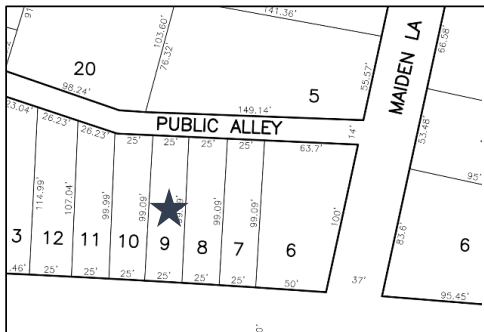
BLOCK 10, LOT 5



Address	11 Maiden Lane
Owner	Truppelli, Phyllis
Class	4A
Tenants	Graphic Concepts
Condition	Poor – front stairs in disrepair, rear building has structural issues
Comments	2-story brick/stucco building built in 1910 on 0.18 acres; 55'x141' lot

APPENDIX B
STUDY AREA PROPERTIES – SITE PHOTOS AND DESCRIPTION

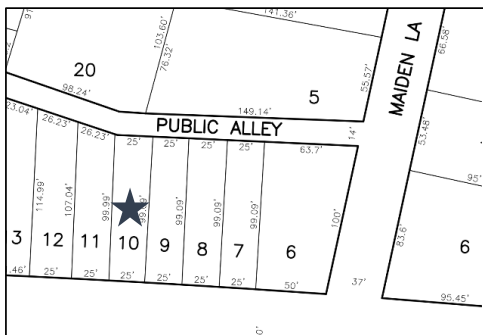
BLOCK 10, LOT 9



Address	219 East Main Street
Owner	Skill Computing & Trading, LLC
Class	4A
Tenants	Vacant
Condition	Poor – in need of maintenance and repair
Comments	2-story building built in 1910 on 0.06 acres; 25'x99' lot

APPENDIX B
STUDY AREA PROPERTIES – SITE PHOTOS AND DESCRIPTION

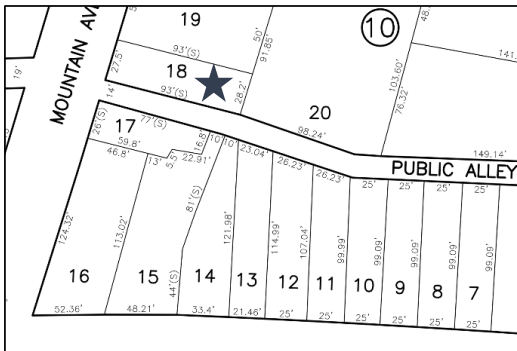
BLOCK 10, LOT 10



Address	217 East Main Street
Owner	Panaderia La Reina, LLC
Class	4A
Tenants	Vacant
Condition	Poor – in need of maintenance and repair
Comments	2-story building built in 1910 on 0.06 acres; 26'x99' lot

APPENDIX B
STUDY AREA PROPERTIES – SITE PHOTOS AND DESCRIPTION

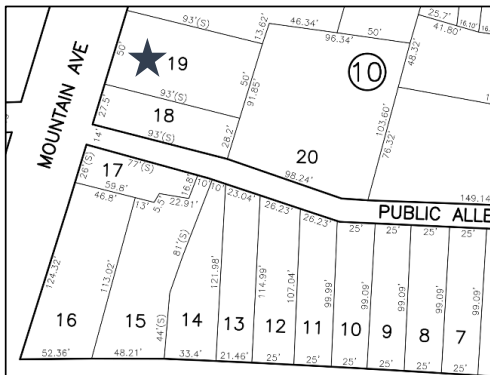
BLOCK 10, LOT 18



Address	16 Mountain Avenue
Owner	A&G Mac Inc C/O A Macchiaverna
Class	4A
Tenants	Lasered Effects LLC Trophies & Awards, 2 nd floor residential
Condition	Fair
Comments	2-story brick building built in 1910 on 0.06 acres; 27'x97' lot

APPENDIX B
STUDY AREA PROPERTIES – SITE PHOTOS AND DESCRIPTION

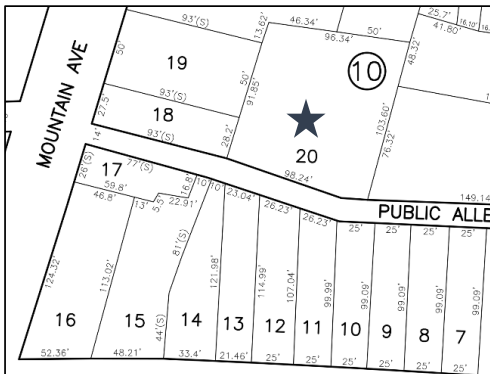
BLOCK 10, LOT 19



Address	18 Mountain Avenue
Owner	18 Mountain Ave LLC
Class	4A
Tenants	Downtown Bound Brook Revitalization Partnership
Condition	Fair
Comments	2-story brick building built in 1910 on 0.1 acres; 50'x95' lot

APPENDIX B
STUDY AREA PROPERTIES – SITE PHOTOS AND DESCRIPTION

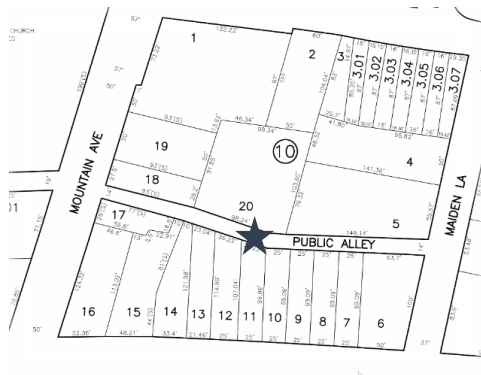
BLOCK 10, LOT 20



Address	209 East Main Street
Owner	A&G Mac Inc C/O A Macchiaverna
Class	4A
Tenants	E&N Towing
Condition	Poor –in need of maintenance and repair
Comments	1-story garages on a 95'x95' lot consisting of 0.21 acres

APPENDIX B
STUDY AREA PROPERTIES – SITE PHOTOS AND DESCRIPTION

BLOCK 10, ALLEY

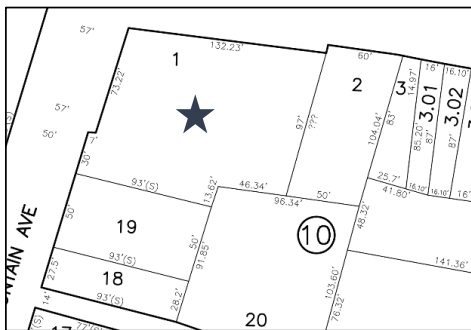


Address	Alley
Owner	Bound Brook
Class	--
Tenants	--
Condition	--
Comments	--

APPENDIX C

BUILDING USE AND OCCUPANCY SURVEY OF OTHER PROPERTIES IN BLOCK 10

BLOCK 10, LOT 1

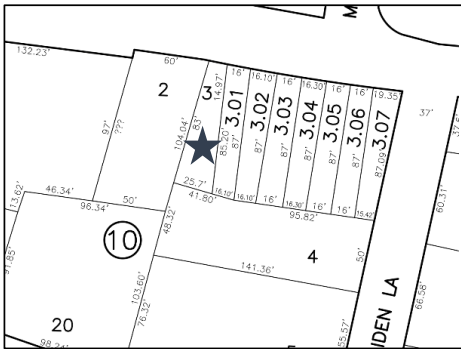


Address	24 Mountain Avenue
Owner	U.S. Post Office
Class	15F
Tenant	U.S. Post Office
Condition	Good
Comments	2-story brick building; 73x135 IRR lot

APPENDIX C

BUILDING USE AND OCCUPANCY SURVEY OF OTHER PROPERTIES IN BLOCK 10

BLOCK 10, LOT 3

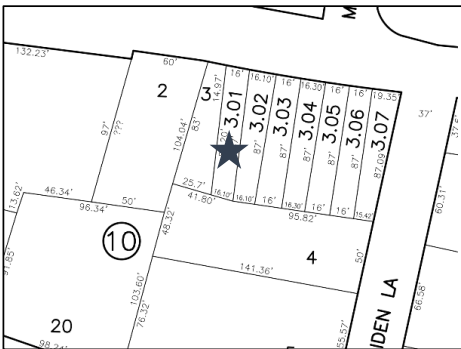


Address	218 East Second Street
Owner	Mamani, Jesenia
Class	2
Tenants	NA
Condition	Fair
Comments	2-story 1,248 SF brick building built in 1884 on 0.0293 acres; 15'x85' lot

APPENDIX C

BUILDING USE AND OCCUPANCY SURVEY OF OTHER PROPERTIES IN BLOCK 10

BLOCK 10, LOT 3.01

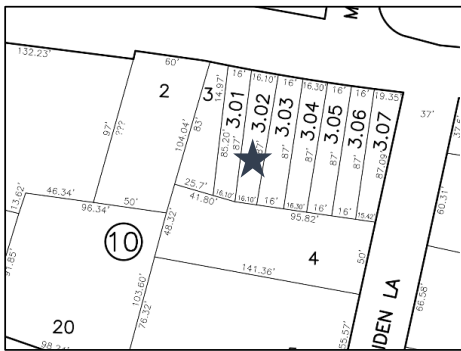


Address	220 East Second Street
Owner	Mamani, Ana M
Class	2
Tenants	NA
Condition	Fair
Comments	2-story 1,248 SF brick building built in 1884 on 0.032 acres; 16'x87' lot

APPENDIX C

BUILDING USE AND OCCUPANCY SURVEY OF OTHER PROPERTIES IN BLOCK 10

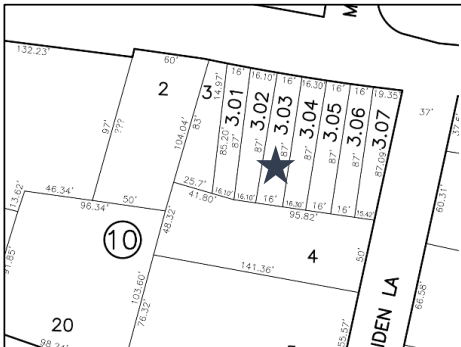
BLOCK 10, LOT 3.02



Address	222 East Second Street
Owner	Acevedo, Jose, Rosalia & Julia
Class	2
Tenants	NA
Condition	Poor - deteriorating façade, porch roof and gutter disrepair
Comments	2-story 1,248 SF brick building built in 1884 on 0.032 acres; 16'x87' lot

APPENDIX C
BUILDING USE AND OCCUPANCY SURVEY OF OTHER PROPERTIES IN BLOCK 10

BLOCK 10, LOT 3.03

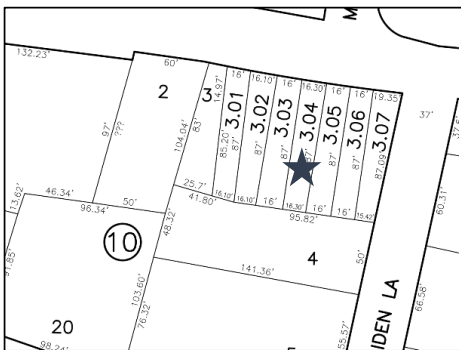


Address	224 East Second Street
Owner	Narvaez, Eduardo
Class	2
Tenants	NA
Condition	Fair
Comments	2-story 1,248 SF brick building built in 1884 on 0.032 acres; 16'x87' lot

APPENDIX C

BUILDING USE AND OCCUPANCY SURVEY OF OTHER PROPERTIES IN BLOCK 10

BLOCK 10, LOT 3.04

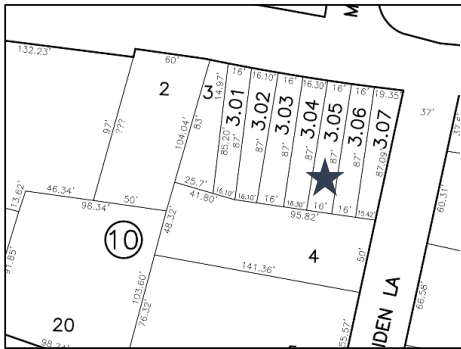


Address	226 East Second Street
Owner	De Hermoza, Victoria Zarate
Class	2
Tenants	NA
Condition	Fair
Comments	2-story 1,248 SF brick building built in 1884 on 0.032 acres; 16'x87' lot

APPENDIX C

BUILDING USE AND OCCUPANCY SURVEY OF OTHER PROPERTIES IN BLOCK 10

BLOCK 10, LOT 3.05

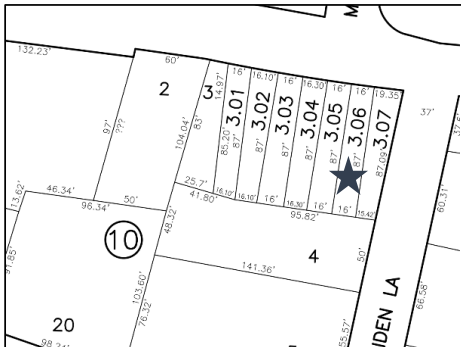


Address	228 East Second Street
Owner	Ianniello, Rose
Class	2
Tenants	NA
Condition	Fair
Comments	2-story 1,248 SF brick building built in 1884 on 0.032 acres; 16'x87' lot

APPENDIX C

BUILDING USE AND OCCUPANCY SURVEY OF OTHER PROPERTIES IN BLOCK 10

BLOCK 10, LOT 3.06

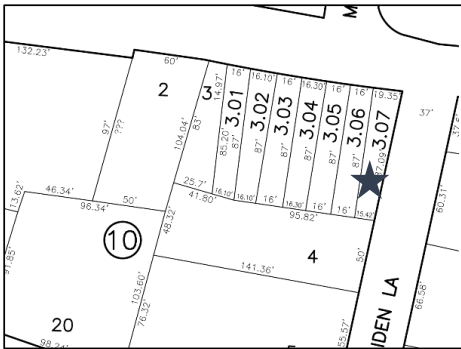


Address	230 East Second Street
Owner	Hermoza, Elio & Felicitas Vila
Class	2
Tenants	NA
Condition	Fair
Comments	2-story 1,248 SF brick building built in 1875 on 0.032 acres; 16'x87' lot

APPENDIX C

BUILDING USE AND OCCUPANCY SURVEY OF OTHER PROPERTIES IN BLOCK 10

BLOCK 10, LOT 3.07

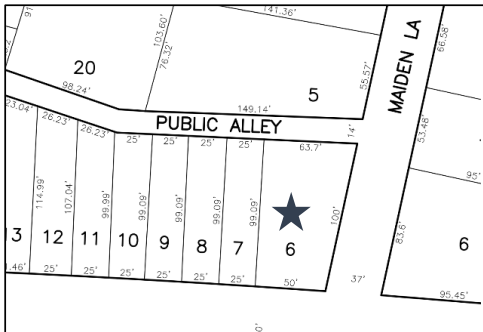


Address	232 East Second Street
Owner	Castro-Fernandez, Alexander
Class	2
Tenants	NA
Condition	Good
Comments	2-story 1,248 brick building built in 1875 on 0.0379 acres; 19'x87' lot

APPENDIX C

BUILDING USE AND OCCUPANCY SURVEY OF OTHER PROPERTIES IN BLOCK 10

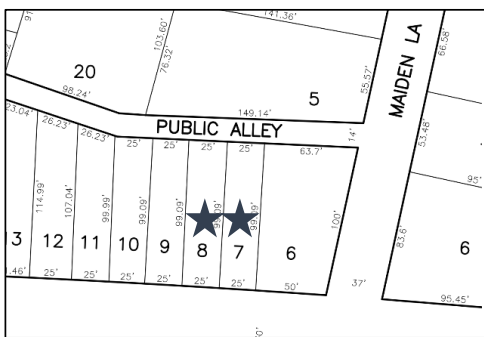
BLOCK 10, LOT 6



Address	225-231 East Main Street
Owner	Casa Morales, LLC
Class	4A
Tenants	Shiny Angel Jewelry, Lara Communications LLC – Cricket Wireless, The Allongo Law Firm, LLC, Saray Boutique & Tailor, Bonnie Decorators, Strategic Staffing Solution, One Way Nutrition
Condition	Poor – plywood at corner door, corner of building damaged, misc. disrepair
Comments	1-story building on 0.1148 acres; 50'x100' lot

APPENDIX C
BUILDING USE AND OCCUPANCY SURVEY OF OTHER PROPERTIES IN BLOCK 10

BLOCK 10, LOT 7 & 8

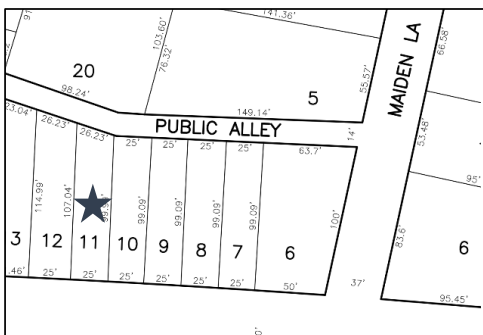


Address	223 East Main Street
Owner	AHA Holding Group LLC
Class	4A
Tenant	World Supermarket
Condition	Good
Comments	2-story brick building built in 1964 on 0.1136 acres; 50'x99' lot

APPENDIX C

BUILDING USE AND OCCUPANCY SURVEY OF OTHER PROPERTIES IN BLOCK 10

BLOCK 10, LOT 11

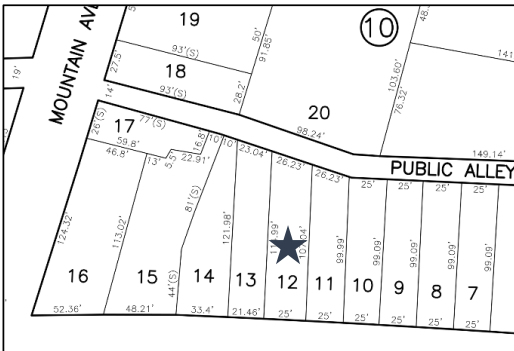


Address	215 East Main Street
Owner	Hamilton Bound LLC
Class	4A
Tenants	Patricia Sabor Casero & Deli, Pet Spaw, 2 nd floor residential
Condition	Good
Comments	2-story brick building built in 1910 on 50x107 IRR lot, includes Lot 12

APPENDIX C

BUILDING USE AND OCCUPANCY SURVEY OF OTHER PROPERTIES IN BLOCK 10

BLOCK 10, LOT 12

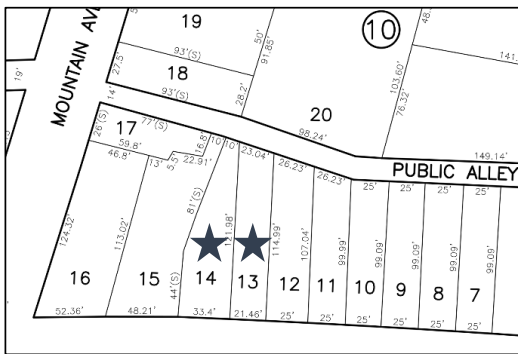


Address	213 East Main Street
Owner	Hamilton Bound LLC
Class	4A
Tenants	AiT USA Institute, 2 nd floor residential
Condition	Poor – needs exterior maintenance
Comments	2-story building; included in lot size of Block 10, Lot 11

APPENDIX C

BUILDING USE AND OCCUPANCY SURVEY OF OTHER PROPERTIES IN BLOCK 10

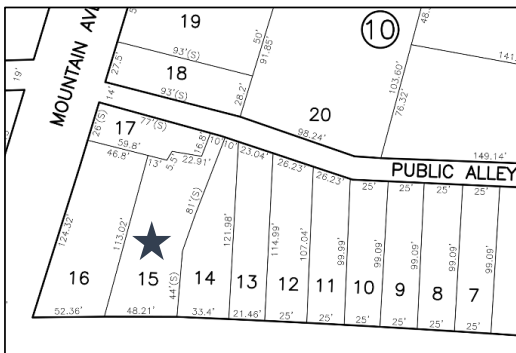
BLOCK 10, LOT 13 & 14



Address	211 East Main Street
Owner	211 East Main St, LLC
Class	4A
Tenants	El Palacio
Condition	Good
Comments	2-story brick building built in 1972 on 0.1517 acres; 56'x118' lot

APPENDIX C
BUILDING USE AND OCCUPANCY SURVEY OF OTHER PROPERTIES IN BLOCK 10

BLOCK 10, LOT 15

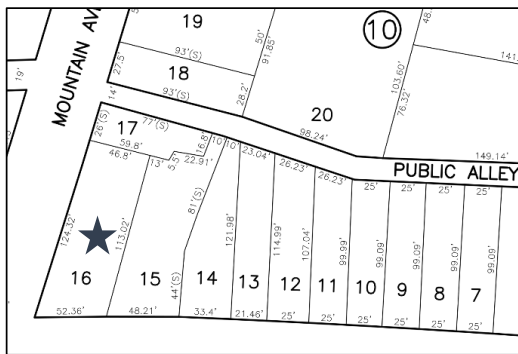


Address	205-207 East Main Street
Owner	Gerber, Eleanor C/O Lilaine, Inc.
Class	4A
Tenants	Latino Minimarket, 2 nd floor residential
Condition	Good
Comments	2-story building built in 1900 on 0.1245 acres; 48'x113' lot

APPENDIX C

BUILDING USE AND OCCUPANCY SURVEY OF OTHER PROPERTIES IN BLOCK 10

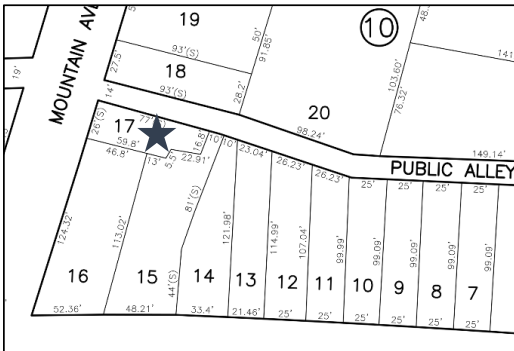
BLOCK 10, LOT 16



Address	201-203 East Main Street
Owner	Casa Morales LLC
Class	4A
Tenants	MG Beauty Salon & Barber Shop, Flowers Ethan, Melissa's Bakery-El Chilaquil, 2 nd and 3 rd floor residential
Condition	Good
Comments	3-story building built in 1910 on 0.1409 acres; 52'x118' lot

APPENDIX C
BUILDING USE AND OCCUPANCY SURVEY OF OTHER PROPERTIES IN BLOCK 10

BLOCK 10, LOT 17



Address	14 Mountain Avenue
Owner	Berghahn, Walter
Class	4A
Tenants	Unknown
Condition	Fair
Comments	2-story brick building built in 1910 on 0.0476 acres; 25'x83' lot

APPENDIX D PROFESSIONAL QUALIFICATIONS FOR CARLOS RODRIGUES, FAICP / PP

Carlos Rodrigues is a Princeton, NJ based urban designer, professional planner, writer and educator with over 35 years of active engagement in the planning field.

His current planning practice represents the Federal Government, State Government, Local Governments, real estate developers, property owners, environmental groups, religious congregations, neighborhood groups and civic organizations involved in (re)development and preservation projects of merit.

He has taught graduate and undergraduate planning courses and studios at the Bloustein School of Planning and Public Policy at Rutgers, in the Landscape Architecture Department at Rutgers and in the Graduate Planning School at Columbia University.

He has worked in senior management positions in the private, public and non-profit sectors, including 10 years with the New Jersey Office of State Planning / Office of Smart Growth; as director of the Princeton planning practice at Looney Ricks Kiss Architects; as a Vice President and New Jersey Director with Regional Plan Association; and as head of Land Use and Regulatory Affairs with the New Jersey Builders Association.

He is a charter member of the Congress for the New Urbanism and a recipient of its 2001 Charter Award; a past President of the American Planning Association – New Jersey Chapter and current chair of its Urban Design Committee; a past board member of Preservation New Jersey and of the Society for American City and Regional Planning History; and past Chair of the Princeton Township Zoning Board of Adjustment.

He was inducted as a Fellow of the American Institute of Certified Planners in 2016. He is currently assisting the Institute with re-writing the AICP admissions exam. He is also assisting the Planning Accreditation Board – which is tasked with the accreditation process of planning programs at American universities – with a re-examination of its accreditation standards, with an emphasis on diversity, equity and inclusivity.

He is the editor of the fourth edition of the [Complete Guide to Planning in New Jersey](#), released by the American Planning Association – New Jersey Chapter in the Summer of 2018.

A more detailed account of his bona-fides can be found at <http://www.rodriguesurbandesign.com/index.html>

BOUND BROOK

Preliminary Investigation | Area in Need of Redevelopment Study | November 2021

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APPENDIX E STUDY AREA - PROPERTY RECORD CARDS FOR STUDY AREA PROPERTIES

REALTY APPRAISAL COMPANY COMMERCIAL-INDUSTRIAL PROPERTY RECORD CARD CARD 1 of 2 CARDS

IDENTIFICATION DATA
10 4 4A 311
BOUND BROOK MAP 30
MAIDEN HOLDING LLC,
BOX 470
BOUND BROOK, NJ 08805
L 125000
I 239400
50X135 T 364400

STAFF CONTROL DATA
Card Code 28
Source of Information 1 = Owner 2 = Spouse 3 = Tenant 4 = Agent 5 = Other 28
Enumerated by Estimate 7 = Refusal 30
Interior Inspection No 1 = Yes 31
Cost Base Year 32
Enumerated By 34
Enumeration Date Month/Year 35
Appraised By 36
Appraisal Date Month/Year 37
Reviewed By 38
Review Date Month/Year 39
Permanent Land Review Code 40
Permanent Improvement Review Code 41
Number of Principal Buildings 42

SALES VERIFICATION DATA
Card Code 28
Sales Price 30
Sales Date Month/Year 40
Source 1 = Buyer 2 = Seller 3 = R.T. Fee 4 = Agent 44
Validity 0 = Not Valid 1 = Valid 45
Type of Sale 1 = Land 2 = Building 3 = Land and Building 46

MAIL CERT. MAIL REG. OWNER NOT REG.

NOTES
- SOLES BARBER SHOP
- CANBY WITH A TWIST
- 2 APT

LAND DATA
Unit Codes 1 = Front Feet 2 = Square Feet 3 = Acreage 4 = Size
Influence Factor Codes 1 = Depth Factor 2 = Frontage Factor 3 = Backlot Factor 4 = Triangle Factor .30 or .40 5 = Corner Lot Factor
6 = Topography Factor

Zone	Frontage	Depth	Backlot	Standard	Area	Unit	Card	Influence Factors	Adjusted	Land Value
30	32	36	40	44	(Acres)	55	28	30 33 35 37 41	46	52

Total Land Value

Date	Sales Price	Ratio	Tr. %	Buildings	Assessment	Exempt	Appl. Decision	Total
					Land	Total	Land	Total

COMMERCIAL-INDUSTRIAL PROPERTY RECORD CARD

Owner Street Address

Card Code 28

Building Number 30

Overall Quality 1 = Low 2 = Below Average 3 = Normal 4 = Good 5 = Excellent 37

Condition 1 = Floor 2 = Fair 3 = Normal 4 = Good 5 = Excellent 38

100% - (Bfr. Age Dep. % Obsv. Phys. Cond. %)

100% - (Func. Obso. % + Econ. Obso. %)

Physical Net Cond. %

Final Net Condition

STRUCTURAL SHELL

Segmt.	Q1	Type	Stk/Het	Ground Area	Perimeter
1	30	31	32	33	34
2	35	36	37	38	39
3	40	41	42	43	44
4	45	46	47	48	49

Card Code 28

Segmt.	Q1	Quality Factor	Rate	Apt. Factor	Cost
1	30	31	32	33	34
2	35	36	37	38	39
3	40	41	42	43	44
4	45	46	47	48	49

Structural Shell Base Cost

EXTERIOR WALL FINISH

Type	Q1	Wall Area	Rate	W/D Factor	Cost
1	30	31	32	33	34
2	35	36	37	38	39
3	40	41	42	43	44
4	45	46	47	48	49

EXTERIOR WALL TOTAL COST

INTERIOR FINISH

Type	Q1	Floor Area	Rate	Cost
1	30	31	32	33
2	35	36	37	38
3	40	41	42	43
4	45	46	47	48

INTERIOR FINISH TOTAL COST

HEATING/COOLING

Building Unit	Use Code	Q1	Floor Area	Rate	Cost
1	30	31	32	33	34
2	35	36	37	38	39
3	40	41	42	43	44
4	45	46	47	48	49

HEATING/COOLING BASE COST

PLUMBING FIXTURES

Card Code	Number	Q1	Rate	Cost
1	30	31	32	33
2	35	36	37	38
3	40	41	42	43
4	45	46	47	48

ELECTRICAL INSTALLATION

Card Code	Appl.	Floor Area	Q1	Rate	Cost
1	30	31	32	33	34
2	35	36	37	38	39
3	40	41	42	43	44
4	45	46	47	48	49

ELECTRICAL INSTALLATION TOTAL COST

SPRINKLER SYSTEM

Card Code	Appl.	Floor Area	Q1	Rate	Cost
1	30	31	32	33	34
2	35	36	37	38	39
3	40	41	42	43	44
4	45	46	47	48	49

SPRINKLER SYSTEM TOTAL COST

APPENDIX E
STUDY AREA - PROPERTY RECORD CARDS FOR STUDY AREA PROPERTIES

COMMERCIAL-INDUSTRIAL PROPERTY RECORD CARD
Owner, Street Address, Card Code, Exterior Wall Finish, Heating/Cooling, Plumbing Fixtures, Electrical Installation, Sprinkler System, Structural Shell Base Cost, Interior Wall Total Cost, Interior Finish Total Cost.

Table with columns: Card No., Acc. Code, Measure One, Measure Two, Q1, Rate, Quality Factor, Cost. Includes sections for Standard Building Accessories Total Cost and Special Exterior Accessories Data.

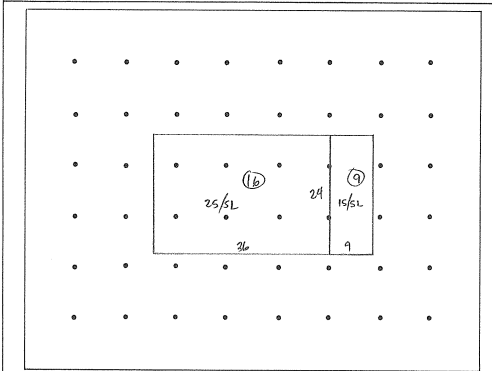


Table with columns: Segment, Width, Length, Height, Ground Area, Perimeter, Building Description. Includes a Building Valuation Summary section with numbered items 1 through 9.

BOUND BROOK

Preliminary Investigation | Area in Need of Redevelopment Study | November 2021

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APPENDIX E STUDY AREA – PROPERTY RECORD CARDS FOR STUDY AREA PROPERTIES

Somerset Bound Brook		Property Record Card		10/12/21 06:54 PM																																																																																											
Block: 10 Lot: 5 Qualifier: Card: 1		Last Sale: 07/01/92 for \$Last Sale: 07/01/92																																																																																													
TRUPPELLI, PHYLLIS 11 MAIDEN LANE BOUND BROOK, NJ 08805 11 MAIDEN LANE		Units: 1 Nbhd: SFLA: 0 Floor: Prop Class: 4A Occupancy: Bldg Class: 10 Bldg Desc: 2SB Info By: AT DOOR		Model: VCS: BR Bldg Name: Map Page: Zoning: B2 Year Built: 1910/1910 Addtl Lot: NC Interior GOOD Land Dim: 55X141 NC Exterior GOOD Style: NC Layout GOOD																																																																																											
<table style="width: 100%; border-collapse: collapse;"> <tr><td>Main Building</td><td style="text-align: right;">0</td></tr> <tr><td>Attached Items Value</td><td style="text-align: right;">0</td></tr> <tr><td>Add/Deduct Value</td><td style="text-align: right;">0</td></tr> <tr><td>Base Replacement Cost</td><td style="text-align: right;">0</td></tr> <tr><td>Cost Conversion Factor</td><td style="text-align: right;">1.80</td></tr> <tr><td>Replacement Cost New</td><td style="text-align: right;">0</td></tr> <tr><td>Net Condition</td><td style="text-align: right;">0.70</td></tr> <tr><td>Market Adjustment</td><td style="text-align: right;">1.00</td></tr> <tr><td>Appraised Value</td><td style="text-align: right;">0</td></tr> <tr><td>Detached Items Value</td><td style="text-align: right;">20,020</td></tr> <tr><td>Total Land Value</td><td style="text-align: right;">308,300</td></tr> <tr><td>Total Improvement Value</td><td style="text-align: right;">20,020</td></tr> <tr><td>Total Value</td><td style="text-align: right;">328,320</td></tr> </table>		Main Building	0	Attached Items Value	0	Add/Deduct Value	0	Base Replacement Cost	0	Cost Conversion Factor	1.80	Replacement Cost New	0	Net Condition	0.70	Market Adjustment	1.00	Appraised Value	0	Detached Items Value	20,020	Total Land Value	308,300	Total Improvement Value	20,020	Total Value	328,320	(no sketch thumbnail)		(no house picture)																																																																	
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Kitchen	0	0	0	0	0	0																																																																																									
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APPENDIX E
STUDY AREA - PROPERTY RECORD CARDS FOR STUDY AREA PROPERTIES

REALTY APPRAISAL COMPANY COMMERCIAL-INDUSTRIAL PROPERTY RECORD CARD CARD 1 OF 1 CARDS
IDENTIFICATION DATA: 10 5 4A 312 BOUND BROOK MAP 30 TRUPPELLI, PHYLLIS 38 BEECHTREE ROAD WEST CALDWELL NJ 07006
L 127000 I 315700 T 442700
STAFF CONTROL DATA: Card Code 28, Source of Information 1, Interior Inspection 0, Cost Base Year 31, Enumerated By 36, Appraised By 37, Reviewed By 44, Permanent Land Review Code 51, Permanent Improvement Review Code 52, Number of Principal Buildings 57.
SALES VERIFICATION DATA: Card Code 28, Sales Price 30, Sales Date Month/Year 40, Source 1, Validity 45, Type of Sale 1.
UNIT CODES: 1 = Front Feet, 2 = Square Feet, 3 = Acreage, 4 = Site, 5 = Depth Factor, 6 = Frontage Factor, 7 = Backlot Factor, 8 = Triangle Factor, 9 = Corner Lot Factor, 10 = Topography Factor.
Influence Factor Codes: 1 = Depth Factor, 2 = Frontage Factor, 3 = Backlot Factor, 4 = Triangle Factor, 5 = Corner Lot Factor, 6 = Topography Factor.
Zone 30, Frontage 32, Depth 36, Backlot 40, Standard 44, Area 48 Acres, Unit Value 55, Card Code 28, Influence Factors 30, 33, 34, 35, 36, Adjusted Unit Value 48, Land Value 52.
Sales Ratio, Sales Price, Ratio, Tr. X, Building, Assessment, Land, Total, Exempt, Building, Appraisal, Land, Total.

COMMERCIAL-INDUSTRIAL PROPERTY RECORD CARD
Owner: Street Address, Card Code 28, Building Number 312, Predominant Use Type 1, Overall Quality 1-Low 2-Below Avg 3-Normal 4-Above Avg 5-High Year Built 1900, Condition 1 = Poor 2 = Fair 3 = Normal 4 = Good 5 = Excel., Effective Age in Years 40, 100% - (Eff. Age Dep. % Obs. Phys. Cond. %), Physical Net Condition 45, OBSOLESCE 46, 100% - (Func. Obso. % Econ. Obso. %), Obso. Net Condition 48, Physical Net Cond. % Obsol. Net Cond. % 51, Final Net Condition 51, STRUCTURAL SHELL 51, Card Code 28, Structural Shell Type Codes 101 - Lt. Wood Frame 102 - Heavy Timber 103 - Masonry Load Bearing 104 - Reinf. Conc. 105 - Steel 106 - Fireproof Steel 107 - Lt. Steel with Galvanized Steel Exterior 108 - Lt. Steel with Enamelled Steel or Aluminum Exterior 109 - Lt. Steel with Insulated Sandwich Panel Exterior 110 - Bunt. with Conc. Floor 111 - Bunt. with Wood Floor 112 - Dtm High Foundation 113 - Low Quality Service Station 114 - Below Average Quality Service Station 115 - Average Quality Service Station 116 - Above Average Quality Service Station 117 - Good Quality Specialty Bldg. 118 - Below Average Quality Specialty Bldg. 119 - Average Quality Specialty Bldg. 120 - Above Average Quality Specialty Bldg. 121 - Good Quality Specialty Bldg. 122 - Garden Apartments, Shell Segment Quality Codes 1 = Low 2 = Average 3 = High 4302.
Card Code 28, Exterior Wall Finish 28, Card Code 5614, Exterior Wall Finish Codes 1 - Grooved Plywood or Equiv. 2 - Wood Siding or Equiv. 3 - Cement Block or Equiv. 4 - Tilt-up Concrete Panels or Equiv. 5 - Common Brick on Block or Equiv. 6 - Face Brick on Wood Sheathing or Equiv. 7 - Face Brick on Block or Equiv. 8 - Common Brick on Reinf. Conc. or Equiv. 9 - Face Brick on Reinf. Conc. or Equiv. 10 - Precast Con. Panels with Expose Aggregate or Equiv. 11 - Metal and Glass Curtain Walls or Equiv. 12 - Stone or Equiv. 13 - Limestone or Equiv. 14 - Marble or Equiv. 15 - Polished Granite or Equiv. 16 - Stone Front Quality Codes 1 = Low 2 = Average 3 = High.
Interior Wall Finish 28, Card Code 2752, Interior Wall Finish Codes 1 - Veneer - Avg. Size 300 s.f. 400 s.f. 500 s.f. 600 s.f. 700 s.f. 800 s.f. 900 s.f. 1000 s.f. and over 2 - Apt. Utility Area 3 - Hotel or Equiv. 4 - Small Off. or Equiv. 5 - Large Open Offices or Equiv. 6 - Prof. Off. or Equiv. 7 - Clinics or Equiv. 8 - Large Retail Stores or Equiv. 9 - Retail Stores or Equiv. 10 - Banks or Equiv. 11 - Warehouse 12 - Light Mfg. Area 13 - Heavy Mfg. Area Quality Codes 1 = Low 2 = Below Average 3 = Average 4 = Above Average 5 = High 4302.
Gross Apartment Floor Area = Number of Apartment Units = Average Sq. Feet per Apartment 30.
Card Code 28, Heating/Cooling 28, Card Code 2452 2452, Heating/Cooling Unit Type Codes 1 - Hot Water 2 - Forced Hot Air 3 - Unit Heaters 4 - Central Cooling 5 - Package Cooling 6 - Central Combined 7 - Package Combined, Heating/Cooling Quality Codes 1 = Low 2 = Average 3 = High 4302, Building Unit Use Code Q1, Floor Area, Rate, Cost, Heating/Cooling Base Cost, Type 1 Boiler Adjustment Factor, Heating/Cooling Predominant Class Quality Factor, Heating/Cooling Adjusted Cost, Industrial Unit Heaters, Small Ind. Ht., Medium Ind. Ht., Large Ind. Ht., Unit Heaters Total Cost, Plumbing Features 28, Card Code 28, Plumbing Fixture Quality Codes 1 = Low 2 = Average 3 = High, Apt. Fix., Comm. Fix., Ind. Fix., Plumbing Total Cost, Electrical Installation 28, Card Code 28, LAMP Intensity 1 = Minimum 2 = Adequate 3 = Bright, Quality Codes 1 = Low 2 = Average 3 = High, Electrical Installation Total Cost, Sprinkler System 28, Card Code 28, Quality Codes 1 = Low 2 = Average 3 = High, Sprinkler System Base Cost, Sprinkler System Quality Factor, Sprinkler System Total Cost.

BOUND BROOK

Preliminary Investigation | Area in Need of Redevelopment Study | November 2021

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APPENDIX E STUDY AREA – PROPERTY RECORD CARDS FOR STUDY AREA PROPERTIES

STANDARD BUILDING ACCESSORIES DATA									
Card No.	Seq. No.	Access. Code	Measure One	Measure Two	Ql.	Rate	Quality Factor	Final Mes. Cond.	Cost
		FA02	2-152						
		SD05	8x6	48					
		LA09	480						
		BV01	110						
		BV03	6	21					
Standard Building Accessories Total Cost									
STANDARD EXTERIOR ACCESSORIES DATA									
Card No.	Seq. No.	Access. Code	Measure One	Measure Two	Ql.	Rate	Quality Factor	Final Mes. Cond.	Cost
		PV05	2300						
		UA05	372						
		UA04	140						
		DG-FAM	4L x 3A	1380					
		LD03	176						
Standard Exterior Accessories Total Depreciated Cost									
Cost Conversion Factor									
Standard Exterior Accessories Total Cost									
SPECIAL EXTERIOR ACCESSORIES DATA									
Card No.	Seq. No.	Description	DEPR. Full Value						

BUILDING SKETCH Scale 1" = 10'						
Segment	Width	Length	Height	Ground Area	Perimeter	Building Description
25/8			24	4236		
24/8L			24	520		
15/6L			10	1440		
15/6L			10	110		
				4302		
BUILDING VALIDATION SUMMARY						
1. Structural Shell Base Cost						
2. Exterior Finish Total Cost						
3. Interior Finish Total Cost						
4. Heating/Cooling Total Cost						
5. Industrial Unit Heaters Total Cost						
6. Plumbing Fixtures Total Cost						
7. Electrical Installation Total Cost						
8. Standard Bldg. Access. Total Cost (+)						
1975 Replacement Cost						
COST CONVERSION FACTOR						
Replacement Cost New						
Final Mes. Condition						
Depreciated Building Cost						
9. Exterior Access. Total Cost						

BOUND BROOK

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APPENDIX E STUDY AREA – PROPERTY RECORD CARDS FOR STUDY AREA PROPERTIES

Somerset Bound Brook				Property Record Card				10/12/21 06:54 PM						
Block: 10 Lot: 9 Qualifier: Card: 1				Last Sale: 09/21/09 for \$180,000Last \$:										
SKILL COMPUTING & TRADING, LLC 14 SUMMERVILLE ROAD BASKING RIDGE NJ 07920				Units: 1	Nbhd:	Model:	VCS: BR							
219 EAST MAIN STREET				SFLA: 0	Floor:	Bldg Name:	Map Page:							
				Prop Class: 4A	Occupancy:	Zoning:	Year Built: 1910/1910							
				Bldg Class: 10		Addtl Lot:	NC Interior GOOD							
				Bldg Desc: 2SB		Land Dim: 25X99	NC Exterior GOOD							
				Info By: AT DOOR		Style:	NC Layout GOOD							
				(no sketch thumbnail)				(no house picture)						
Main Building	0							Room Count						
Attached Items Value	0							B	1	2	3	4	T	
Add/Deduct Value	0							Living	0	0	0	0	0	0
Base Replacement Cost	0							Dining	0	0	0	0	0	0
Cost Conversion Factor	1.80							Kitchen	0	0	0	0	0	0
Replacement Cost New	0							Bath	0	0	0	0	0	0
Net Condition	0.70							Bed	0	0	0	0	0	0
Market Adjustment	1.00							Rec	0	0	0	0	0	0
Appraised Value	0							Den	0	0	0	0	0	0
Detached Items Value	0							Total	0	0	0	0	0	0
Total Land Value	142,125													
Total Improvement Value	0													
Total Value	142,125													
Valuation Summary														
	Computed	Override	Summary											
Land	142,100	142,100	142,100											
Improv		58,700	58,700											
Total	200,800		200,800											
Floor Area (footprint)														
		First	Uppr	Half										
Item	Bsmnt	Floor	Floor	Story	Attic									
Totals	0	0	0	0	0									
SqFt Living Area		Sketch Areas												
Item	Area	Description	Sq Ft											
First Floor	0													
Upper Floor	0													
Half Story	0													
Fin Attic	0													
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Unfin Area (-)	0													
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Attached Items														
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Detached Items														
Desc	Area	Rate Const	QF	Cond	Value									
	Miscellaneous	Write Ins												
Desc	Number	Desc	Value											
				Dwelling Detail		Sales History								
				Element	Description	Owner	Date	Book-Page	Price	NU				
				Bldg Class	10	SKILL COMPUTING & TRADING,	09/21/09	06265-02644	180,000					
				Type		BINIEK, STANLEY JR. & EL	02/01/88	01672-00243	92,000					
				Yr Built	1910/1910									
				Height										
				Style										
				Roof Type										
				Roof Mat.										
				Bsmnt/Fin										
				Fireplace	NONE									
				Assessment History										
				Year	Class	Land	Improv	Net						
				2022	4A	142,100	58,700	200,800						
				2021	4A	142,100	58,700	200,800						
				2020	4A	130,900	80,500	211,400						
				2019	4A	114,400	80,500	194,900						
				2018	4A	114,400	80,500	194,900						
				Open		Permits								
				Date	Number	Description	Value							

APPENDIX E
STUDY AREA - PROPERTY RECORD CARDS FOR STUDY AREA PROPERTIES

REALTY APPRAISAL COMPANY COMMERCIAL/INDUSTRIAL PROPERTY RECORD CARD. Identification Data: 10 9 4A 315 BOUND BROOK MAP 30 SKILL COMPUTING & TRADING, LLC 14 SUMMERVILLE ROAD BASKING RIDGE NJ 07920 L 86300 I 70500 T 156800 219 EAST MAIN STREET 25X99. Staff Control Data: Card Code 28, Source of Information 1 = Owner 2 = Spouse 3 = Tenant 4 = Agent 5 = Other 6 = Estimate 7 = Refusal. Interior Inspection 0 = No 1 = Yes PARTIAL. Appraisal Date Month/Year 37 11 21. Appraised By [Signature]. Review Date Month/Year 48. Permanent Land Review Code 51. Permanent Improvement Review Code 52. Number of Principal Buildings 57. Sales Verification Data: Card Code 28, Sales Price 30, Sales Date Month/Year 40. Source 1 = Buyer 2 = Seller 3 = R.T. Fee 4 = Agent. Validity 0 = Not Valid 1 = Valid. Type of Sale 1 = Land 2 = Building 3 = Land and Building. Unit Codes 1 = Front Feet 2 = Square Feet 3 = Acreage 4 = Site. Influence Factor Codes 1 = Depth Factor 2 = Frontage Factor 3 = Backlot Factor 4 = Triangle Factor .30 or .40 5 = Corner Lot Factor 6 = Topography Factor. Zone 30, Frontage 32, Depth 36, Backlot 40, Standard 44, Area 48 Acres, Unit Value 55, Card Code 28, Influence Factors 30, 33, 35, 36, 37, Adjusted Unit Value 46, Land Value 52. Total Land Value. Sales Ratio, Sales Price, Ratio, Tr. X Building, Assessment Land, Total, Exempt SC/VET, Building, Appeal Decision Land, Total. Land, Building.

COMMERCIAL/INDUSTRIAL PROPERTY RECORD CARD. Owner: Street Address [Redacted]. Card Code 28. Building Number 31. Predominant Shell Type 1 = Apt. 2 = Comm. 3 = Indust. Overall Quality 1 = Low 2 = Below Avg. 3 = Avg. 4 = Above Avg. 5 = High Year Built 1910. Condition 1 = Poor 2 = Fair 3 = Good 4 = Excellent. Effective Age in Years 10. Physical Net Cond. 4. Final Net Condition 51. Structural Shell Type Codes 101 = Lt. Wood Frame 102 = Heavy Timber 103 = Masonry Load Bearing 104 = Reinf. Conc. 105 = Steel 106 = Fireproof Steel 107 = Lt. Steel with Galvanized Steel Exterior 108 = Lt. Steel with Enamelled Steel or Aluminum Exterior 109 = Lt. Steel with Insulated Sandwich Panel Exterior 110 = Bsm. with Conc. Floor 111 = Bsm. with Wood Floor 112 = Dock High Foundation 113 = Low Quality Service Station 114 = Below Average Quality Service Station 115 = Average Quality Service Station 116 = Above Average Quality Service Station 117 = Good Quality Service Station 118 = Low Quality Specialty Bldg. 119 = Below Average Quality Specialty Bldg. 120 = Average Quality Specialty Bldg. 121 = Above Average Quality Specialty Bldg. 122 = Good Quality Specialty Bldg. 123 = Garden Apartments. Shell Segment Quality Codes 1 = Low 2 = Average 3 = High. Exterior Wall Finish Codes 1 = Grooved Plywood or Equiv. 2 = Wood Siding or Equiv. 3 = Cement Block or Equiv. 4 = Tilt-Up Concrete Panels or Equiv. 5 = Common Brick on Block or Equiv. 6 = Face Brick on Wood Sheathing or Equiv. 7 = Face Brick on Block or Equiv. 8 = Common Brick on Reinf. Conc. or Equiv. 9 = Face Brick on Reinf. Conc. or Equiv. 10 = Precast Con. Panels with Exposed Aggregate or Equiv. 11 = Metal and Glass Curtain Walls or Equiv. 12 = Stone or Equiv. 13 = Limestone or Equiv. 14 = Marble or Equiv. 15 = Polished Granite or Equiv. 16 = Stone Front Quality Codes 1 = Low 2 = Below Average 3 = Average 4 = Above Average 5 = High. Exterior Wall Total Cost 322. Interior Finish Codes 1 = Apt. - Avg. Area 200 s.f. 400 s.f. 500 s.f. 600 s.f. 700 s.f. 800 s.f. 900 s.f. 1,000 s.f. and over 2 = Apt. Utility Area 3 = Motel or Equiv. 4 = Shop/Off. or Equiv. 5 = Large Open Offices or Equiv. 6 = Prof. Off. or Equiv. 7 = Clinics or Equiv. 8 = Large Retail Stores or Equiv. 9 = Retail Stores or Equiv. 10 = Books or Equiv. 11 = Warehouse 12 = Signs Mfg. Area 13 = Heavy Mfg. Area Quality Codes 1 = Low 2 = Below Average 3 = Average 4 = Above Average 5 = High. Interior Finish Total Cost 2050. Heating/Cooling Codes 1 = Apt. 2 = Comm. 3 = Indust. Heating/Cooling Unit Type Codes 1 = Hot Water 2 = Forced Hot Air 3 = Unit Heaters 4 = Central Cooling 5 = Package Cooling 6 = Central Combined 7 = Package Combined Heating/Cooling Quality Codes 1 = Low 2 = Average 3 = High 4 = Above Average 5 = High. Plumbing Fixture Quality Codes 1 = Low 2 = Average 3 = High. Electrical Installation Codes 1 = Minimum 2 = Adequate 3 = Bright Quality Codes 1 = Low 2 = Average 3 = High. Sprinkler System Codes 1 = Low 2 = Average 3 = High. Structural Shell Base Cost: Roof 1=Galv. Wood 2=Heavy Timber 3=Stl. Deck 4=Concrete 5=Galv. Steel 6=Stm. Steel 7=Insul. Panels 8=Precast Conc.

BOUND BROOK

Preliminary Investigation | Area in Need of Redevelopment Study | November 2021

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APPENDIX E STUDY AREA – PROPERTY RECORD CARDS FOR STUDY AREA PROPERTIES

STANDARD BUILDING ACCESSORIES DATA										
Card Code	Seq. No.	Access. Code	Measure One	Measure Two	Q.L.	Rate	Quality Factor	Final Cost		
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	PA	02		2050						
Standard Building Accessories Total Cost										
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Cost Conversion Factor										
Standard Exterior Accessories Total Cost										

BUILDING SKETCH							Scale 1" = 10'
Segment	Width	Length	Height	Ground Area	Perimeter	Building Description	
1	25'	12.2'	7'	2250		TENANT	
BUILDING VALUATION SUMMARY							
1.	Structural Shell Base Cost						
2.	Exterior Finish Total Cost						Rent
3.	Interior Finish Total Cost						
4.	Heating/Cooling Total Cost						
5.	Industrial Unit Heaters Total Cost						
6.	Plumbing Fixtures Total Cost						
7.	Electrical Installation Total Cost						
8.	Sprinkler System Total Cost						
9.	Standard Bldg. Access. Total Cost (+)						
10.	1975 Replacement Cost						
11.	COST CONVERSION FACTOR						
12.	Replacement Cost New						
13.	Final Net Condition						
14.	Depreciated Building Cost						
15.	Exterior Access. Total Cost						

BOUND BROOK

Preliminary Investigation | Area in Need of Redevelopment Study | November 2021

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APPENDIX E STUDY AREA – PROPERTY RECORD CARDS FOR STUDY AREA PROPERTIES

Somerset Bound Brook		Property Record Card		10/12/21 06:54 PM																																																																																																			
Block: 10 Lot: 10 Qualifier: Card: 1						Last Sale: 03/11/09 for \$226,000Last S																																																																																																	
PANADERIA LA REINA LLC 87 HARRISON AVE NORTH PLAINFIELD, NJ 07060		Units: 1 Nbhd: SFLA: 0 Floor: Prop Class: 4A Occupancy: Bldg Class: 10 Bldg Desc: 2SB Info By: AT DOOR	Model: Bldg Name: Zoning: Addtl Lot: Land Dim: 26X99 Style:	VCS: BR Map Page: Year Built: 1910/1910 NC Interior: GOOD NC Exterior: GOOD NC Layout: GOOD																																																																																																			
217 EAST MAIN STREET		(no sketch thumbnail)				(no house picture)																																																																																																	
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APPENDIX E
STUDY AREA - PROPERTY RECORD CARDS FOR STUDY AREA PROPERTIES

REALTY APPRAISAL COMPANY COMMERCIAL-INDUSTRIAL PROPERTY RECORD CARD. Identification Data: 10 BOUND BROOK PANADERIA LA REINA LLC 217 E MAIN STREET BOUND BROOK NJ 08805. Staff Control Data: Card Code 28, Source of Information 1 = Owner 2 = Spouse 3 = Tenant 4 = Agent 5 = Other. Sales Verification Data: Card Code 28, Sales Price 30, Sales Date Month/Year 40. Unit Codes: 1 = Front Feet 2 = Square Feet 3 = Acreage 4 = Site. Influence Factor Codes: 1 = Depth Factor 2 = Frontage Factor 3 = Backlot Factor 4 = Triangle Factor .30 or .60 5 = Corner Lot Factor 6 = Topography Factor. Land Data: Zone 30, Frontage 32, Depth 36, Backlot 40, Standard 44, Area 68 (acres), Unit Code 55, Card Code 28, Influence Factors 30, 33, 30, 30, 30, 41, Adjusted Unit Value 46, Land Value 52. Summary: Building No. Building Value.

COMMERCIAL-INDUSTRIAL PROPERTY RECORD CARD. Owner: Street Address. Commercial Building Data: Card Code 28, Building Number 30, Predominant Shell Type 3, Overall Quality 1-Low 2-Below Avg. 3-Avg. 4-Above Avg. 5-High Year Built 1910. Exterior Wall Finish: Card Code 28, Exterior Wall Finish Codes 1 = Grooved Wood or Equiv. 2 = Wood Siding or Equiv. 3 = Cement Block or Equiv. 4 = Cast-in-Place Concrete Panels or Equiv. 5 = Common Brick on Block or Equiv. 6 = Face Brick on Wood Sheathing or Equiv. 7 = Face Brick on Block or Equiv. 8 = Common Brick on Reinf. Conc. or Equiv. 9 = Face Brick on Reinf. Conc. or Equiv. 10 = Precast Con. Panels with Exposed Aggregate or Equiv. 11 = Metal and Glass Curtain Walls or Equiv. 12 = Stone or Equiv. 13 = Limestone or Equiv. 14 = Marble or Equiv. 15 = Polished Granite or Equiv. 16 = Stone Front Quality Codes 1 = Low 2 = Average 3 = High. Heating/Cooling: Card Code 28, Heating/Cooling Unit Type Codes 1 = Hot Water 2 = Forced Hot Air 3 = Unit Heaters 4 = Central Cooling 5 = Package Cooling 6 = Central Combined 7 = Package Combined. Heating/Cooling Quality Codes 1 = Low 2 = Average 3 = High Boiler Present for Type 1 Unit 0 = No 1 = Yes. Plumbing Fixtures: Card Code 28, Plumbing Fixture Quality Codes 1 = Low 2 = Average 3 = High. Electrical Installation: Card Code 28, Light Intensity 1 = Minimum 2 = Adequate 3 = Bright. Quality Codes 1 = Low 2 = Average 3 = High. Sprinkler System: Card Code 28, Sprinkler System Quality Factor. Structural Shell Base Cost: Roof 2, Wall 1, Floor 1, Foundation 1, Total 5.

BOUND BROOK

Preliminary Investigation | Area in Need of Redevelopment Study | November 2021

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APPENDIX E STUDY AREA – PROPERTY RECORD CARDS FOR STUDY AREA PROPERTIES

STANDARD BUILDING ACCESSORIES DATA									
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		FA02	2092						
Standard Building Accessories Total Cost									
STANDARD EXTERIOR ACCESSORIES DATA									
Card Code	Seq. No.	Access. Code	Measure One	Measure Two	Ql. U.P.	Rate	Quality Factor	Final Cond.	Cost
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Standard Exterior Accessories Total Depreciated Cost									
Cost Conversion Factor									
Standard Exterior Accessories Total Cost									
SPECIAL EXTERIOR ACCESSORIES DATA									
Card Code	Seq. No.	Description	DEPR. Full Value						
38	30-31	32-35	36-47						
Standard Exterior Accessories Total Depreciated Cost									
Standard Exterior Accessories Total Cost									

BUILDING SKETCH							Scale 1/4" = 1'-0"
Segment	Width	Length	Height	Ground Area	Perimeter	Building Description	
25/0			28	7092			
BUILDING VALUATION SUMMARY							
1. Structural Shell Base Cost							
2. Exterior Finish Total Cost							
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Replacement Cost New							
Final Net Condition							
Depreciated Building Cost							
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BOUND BROOK

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APPENDIX E STUDY AREA – PROPERTY RECORD CARDS FOR STUDY AREA PROPERTIES

Somerset Bound Brook		Property Record Card		10/12/21 06:54 PM																																																																														
Block: 10 Lot: 18 Qualifier: Card: 1 A & G MAC INC C/O A MACCHIAVERNA 238 GRANT AVENUE SEASIDE HEIGHTS, NJ 08751		Units: 1 Nbhhd: SFLA: 0 Floor: Prop Class: 4A Occupancy: Bldg Class: 10 Bldg Desc: 2SB Info By: AGENT		Model: Bldg Name: Zoning: B-2 Addtl Lot: Land Dim: 27X97 Style:																																																																														
16 MOUNTAIN AVENUE Main Building 0 Attached Items Value 0 Add/Deduct Value 0 Base Replacement Cost 0 Cost Conversion Factor 1.80 Replacement Cost New 0 Net Condition 0.70 Market Adjustment 1.00 Appraised Value 0 Detached Items Value 0 Total Land Value 99,700 Total Improvement Value 0 Total Value 99,700		(no sketch thumbnail)		(no house picture)																																																																														
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APPENDIX E
STUDY AREA - PROPERTY RECORD CARDS FOR STUDY AREA PROPERTIES

REALTY APPRAISAL COMPANY COMMERCIAL-INDUSTRIAL PROPERTY RECORD CARD. Identification Data: 10 18 4A 322 BOUND BROOK MAP 30 A & G MAC INC C/O A MACCHIAVERNA 238 GRANT AVENUE SEASIDE HEIGHTS, NJ 08751 L 58000 I 213500 T 271500. Staff Control Data: Card Code 28, Source of Information 1 = Owner, 2 = Spouse, 3 = Tenant, 4 = Agent, 5 = Other. Interior Inspection No 1 = Yes. Enumerated By: L. H. C. Appraised By: L. H. C. Review Date: 11/2021. Sales Verification Data: Card Code 28, Sales Price 30, Sales Date: 11/2021. Land Data: Unit Codes 1 = Front Feet, 2 = Square Feet, 3 = Acreage, 4 = Site. Influence Factor Codes 1 = Triangle Factor, 2 = Frontage Factor, 3 = Backlot Factor, 4 = Triangle Factor .30 or .60, 5 = Corner Lot Factor, 6 = Topography Factor. Summary: Building No. Building Value.

COMMERCIAL-INDUSTRIAL PROPERTY RECORD CARD. Owner: Street Address. Commercial Building Data: Card Code 28, Building Number 30, Predominant Shell Type 1 = Apt., 2 = Comm., 3 = Indus. Overall Quality 1 = Low, 2 = Below Avg., 3 = Normal, 4 = Good, 5 = Excel. Effective Age in Years 19.10. Exterior Wall Finish: 5232. Heating/Cooling: 1160. Plumbing Fixtures: 6335. Electrical Installation: 6335. Sprinkler System: NONE. Structural Shell Base Cost: 2,286,624. Interior Finish Total Cost: 46,714. Exterior Wall Total Cost: 2,286,624. Heating/Cooling Base Cost: 116,000. Plumbing Fixtures Base Cost: 63,350. Electrical Installation Base Cost: 63,350. Sprinkler System Base Cost: 0.

BOUND BROOK

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APPENDIX E STUDY AREA – PROPERTY RECORD CARDS FOR STUDY AREA PROPERTIES

STANDARD BUILDING ACCESSORIES DATA									
Card No.	Seq. No.	Access. Code	Measure One	Measure Two	U.L.	Rate	Quality Factor	Final Cost	
28	30-21	30-35	FA02	1762					
Standard Building Accessories Total Cost									
STANDARD EXTERIOR ACCESSORIES DATA									
Card No.	Seq. No.	Access. Code	Measure One	Measure Two	U.L.	Rate	Quality Factor	Final Cost	
28	30-21	30-35	36-11	12-17	12				
Standard Exterior Accessories Total Depreciated Cost									
Cost Conversion Factor									
Standard Exterior Accessories Total Cost									
SPECIAL EXTERIOR ACCESSORIES DATA									
Card No.	Seq. No.	Access. Code	Description	DEPR. Full Value					
28	30-21	30-35		30-87					

BUILDING SKETCH Scale 1" = 10'						
Segment	Width	Length	Height	Ground Area	Perimeter	Building Description
25/8			24	15.53		
25/8		20		2.04		
5/8		12		5.24		
				22.81		
BUILDING VALUATION SUMMARY						
1.	Structural Shell Base Cost					
2.	Exterior Finish Total Cost					None
3.	Interior Finish Total Cost					
4.	Heating/Cooling Total Cost					
5.	Industrial Unit Heaters Total Cost					
6.	Plumbing Fixtures Total Cost					
7.	Electrical Installation Total Cost					
8.	Sprinkler System Total Cost					
9.	Standard Bldg. Access. Total Cost (+)					
	1975 Replacement Cost					
	COST CONVERSION FACTOR					
	Replacement Cost New					
	Final Net Condition					
	Depreciated Building Cost					
9.	Exterior Access. Total Cost					

BOUND BROOK

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APPENDIX E STUDY AREA – PROPERTY RECORD CARDS FOR STUDY AREA PROPERTIES

Somerset Bound Brook				Property Record Card				10/12/21 06:54 PM				
Block: 10 Lot: 19 Qualifier: Card: 1				Last Sale: 05/31/16 for \$185,000Last \$:								
18 MOUNTAIN AVE LLC PO BOX 190 BOUND BROOK, NJ 08805				Units: 1	Nbhd:	Model:	VCS: BR					
18 MOUNTAIN AVENUE				SFLA: 0	Floor:	Bldg Name:	Map Page:					
				Prop Class: 4A	Occupancy:	Zoning:	Year Built: 1910/1910					
				Bldg Class: 10		Addtl Lot:	NC Interior GOOD					
				Bldg Desc: 2SB		Land Dim: 50X95	NC Exterior GOOD					
				Info By: AGENT		Style:	NC Layout GOOD					
				(no sketch thumbnail)				(no house picture)				
Main Building	0											
Attached Items Value	0											
Add/Deduct Value	0											
Base Replacement Cost	0											
Cost Conversion Factor	1.80											
Replacement Cost New	0											
Net Condition	0.70											
Market Adjustment	1.00											
Appraised Value	0											
Detached Items Value	0											
Total Land Value	179,250											
Total Improvement Value	0											
Total Value	179,250											
Valuation Summary												
	Computed	Override	Summary									
Land	179,300	179,300	179,300									
Improv		65,800	65,800									
Total	245,100		245,100									
Floor Area (footprint)												
		First	Uppr	Half								
Item	Bsmnt	Floor	Floor	Story	Attic							
Totals	0	0	0	0	0							
SqFt Living Area		Sketch Areas										
Item	Area	Description	Sq Ft									
First Floor	0											
Upper Floor	0											
Half Story	0											
Fin Attic	0											
Living Bsmnt	0											
Unfin Area (-)	0											
Total Area	0											
Attached Items												
Seg	Item	Area										
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Detached Items												
Desc	Area	Rate Const	QF	Cond	Value							
Miscellaneous		Write Ins										
Desc	Number	Desc	Value									
				Dwelling Detail		Sales History						
				Element	Description	Owner	Date	Book-Page	Price	NU		
				Bldg Class	10	18 MOUNTAIN AVE LLC	05/31/16	06879-00634	185,000	26		
				Type		POURNARAS, SPYRIDON & PH	03/22/02	05128-00594	85,000	10		
				Yr Built	1910/1910							
				Height								
				Style								
				Roof Type								
				Roof Mat.								
				Bsmnt/Fin								
				Fireplace	NONE							
				Assessment History								
				Year	Class	Land	Improv	Net				
				2022	4A	179,300	65,800	245,100				
				2021	4A	179,300	65,800	245,100				
				2020	4A	168,000	90,000	258,000				
				2019	4A	149,300	90,000	239,300				
				2018	4A	125,000	90,000	215,000				
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				Date	Number	Description	Value					

APPENDIX E
STUDY AREA - PROPERTY RECORD CARDS FOR STUDY AREA PROPERTIES

REALTY APPRAISAL COMPANY COMMERCIAL-INDUSTRIAL PROPERTY RECORD CARD. Identification Data: 10 BOUND BROOK, 19 MAP 30, 4A 323. Staff Control Data: Card Code 28, Source of Information 1 = Owner. Sales Verification Data: Card Code 28, Sales Price 30,000. Unit Codes: 1 = Front Feet, 2 = Square Feet, 3 = Acreage, 4 = Site Influence Factor Codes.

COMMERCIAL-INDUSTRIAL PROPERTY RECORD CARD. Owner: Street Address. Commercial Building Data: Card Code 28, Building Number 101, Predominant Shell Type 31. Exterior Wall Finish: Card Code 28, 3040. Heating/Cooling: Card Code 28, 1380. Interior Finish: Card Code 28, 1380. Plumbing Features: Card Code 28. Electrical Installation: Card Code 28. Sprinkler System: Card Code 28.

BOUND BROOK

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APPENDIX E

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Somerset Bound Brook		Property Record Card		10/12/21 06:54 PM																																																																																								
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A&G MAC INC C/O A. MACCHIAVERNA 238 GRANT AVE SEASIDE HEIGHTS, NJ 08751 209 EAST MAIN STREET		Units: 1 Nbhd: SFLA: 0 Floor: Prop Class: 4A Occupancy: Bldg Class: 10 Bldg Desc: GARAGES Info By: AGENT		Model: Bldg Name: Zoning: Addtl Lot: Land Dim: 95X95 Style:		VCS: BR Map Page: Year Built: 0000/0000 NC Interior GOOD NC Exterior GOOD NC Layout GOOD																																																																																						
Main Building 0 Attached Items Value 0 Add/Deduct Value 0 Base Replacement Cost 0 Cost Conversion Factor 1.80 Replacement Cost New 0 Net Condition 1.00 Market Adjustment 1.00 Appraised Value 0 Detached Items Value 110,637 Total Land Value 253,500 Total Improvement Value 110,637 Total Value 364,137		(no sketch thumbnail)		(no house picture)																																																																																								
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E21

APPENDIX E STUDY AREA - PROPERTY RECORD CARDS FOR STUDY AREA PROPERTIES

REALTY APPRAISAL COMPANY COMMERCIAL-INDUSTRIAL PROPERTY RECORD CARD CARD 100 OF 1 CARDS

IDENTIFICATION DATA
10 20 4A 324
BOUND BROOK MAP 30
A&G MAC INC C/O A. MACCHIAVERNA
238 GRANT AVE
SEASIDE HEIGHTS, NJ 08751
L 97500
I 79900
T 177400

STAFF CONTROL DATA
Card Code 28
Source of Information 1 = Owner 2 = Spouse 3 = Tenant 4 = Agent 5 = Other
6 = Estimate 7 = Refusal
Interior Inspection 0 = No 1 = Yes
Cost Base Year 32
Enumerated By 37
Appraisal Date Month/Year 4/16
Reviewed By 44
Review Date Month/Year 4/16
Permanent Land Review Code 51
Permanent Improvement Review Code 56
Number of Principal Buildings 37

SALES VERIFICATION DATA
Card Code 28
Sales Price 30
Sales Date Month/Year 40
Source 1 = Buyer 2 = Seller 3 = R.T. Fee 4 = Agent
Validity 0 = Not Valid 1 = Valid
Type of Sale 1 = Land 2 = Building 3 = Land and Building 46

LAND DATA
MAIL CERT
MAIL REG.
OWNER
NOT REG.

NOTES
FOR SALE 800-994-SALE
17 GARAGE/STORAGE UNITS

SUMMARY
Building No. Building Value

Unit Codes 1 = Front Feet 2 = Square Feet 3 = Acreage 4 = Site
Influence Factor Codes 1 = Depth Factor 2 = Frontage Factor 3 = Backlot Factor 4 = Triangle Factor .30 or .60 5 = Corner Lot Factor
6 = Topography Factor

Zone	Frontage	Depth	Backlot	Standard	Area	Unit	Card	Influence Factors	Adjusted	Land Value
			Depth	Depth	(decimal if				Unit Value	
					acres)					
30	32	36	40	44	48	55	28	30 33 36 39 41 44	46	52

Total Land Value

Date	Sales Price	Ratio	Yr.	Assessment	Land	Total	Exempt	Appeal Decision	Total

COMMERCIAL-INDUSTRIAL PROPERTY RECORD CARD

Street Address
Card Code 28

COMMERCIAL BUILDING DATA
Building Number 3051
Predominant Shell Type 32
Predominant Use Type 1 = Apt. 2 = Comm. 3 = Indus.
Overall Quality 1 = Low 2 = Below Avg. 3 = Normal 4 = Good 5 = Excel.
Year Built 37
Condition 1 = Poor 2 = Fair 3 = Normal 4 = Good 5 = Excel.
Effective Age in Years 42
100% = (Est. Age Dep. % Obs. Phys. Cond. %)

OBSCURENESS
100% = (Func. Obsol. % Econ. Obsol. %)

Physical Net Condition 46
Final Net Condition 51

STRUCTURAL SHELL
Card Code 28
Structural Shell Type Codes 101 = Lt. Wood Frame 102 = Heavy Timber
103 = Masonry Load Bearing 104 = Reinf. Conc. 105 = Steel 106 =
Fireproof Steel 107 = Lt. Steel with Galvanized Steel Exterior 108 =
Lt. Steel with Enamelled Steel or Aluminum Exterior 109 = Lt. Steel with
Insulated Sandwich Panel Exterior 110 = Bmt. with Conc. Floor 111 =
Bmt. with Wood Floor 112 = Deck High Foundation 113 = Low Quality
Service Station 114 = Below Average Quality Service Station 115 =
Average Quality Service Station 116 = Above Average Quality Service
Station 117 = Good Quality Service Station 118 = Low Quality Specialty
Bldg. 119 = Below Average Quality Specialty Bldg. 120 = Average Quality
Specialty Bldg. 121 = Above Average Quality Specialty Bldg. 122 = Good
Quality Specialty Bldg. 123 = Garden Apartments
Shell Segment Quality Codes 1 = Low 2 = Average 3 = High 4793

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APPENDIX E STUDY AREA – PROPERTY RECORD CARDS FOR STUDY AREA PROPERTIES

STANDARD BUILDING ACCESSORIES DATA									
Card Code	Seq. No.	Access. Code	Measure One	Measure Two	Qt.	Rate	Quality Factor	Cost	
08	2006	20-31	17	952					
Standard Building Accessories Total Cost									
STANDARD EXTERIOR ACCESSORIES DATA									
Card Code	Seq. No.	Access. Code	Measure One	Measure Two	Qt.	Rate	Quality Factor	Final Met. Cond.	Cost
08	20-21	20-35	36-41	42-47	48				
Standard Exterior Accessories Total Depreciated Cost									
Cost Conversion Factor									
Standard Exterior Accessories Total Cost									
SPECIAL EXTERIOR ACCESSORIES DATA									
Card Code	Seq. No.	Description	Depr. Full Value						
08	20-31	30-38	39-87						

BUILDING SKETCH							Scale 1" = 10'
Segment	Width	Length	Height	Ground Area	Perimeter	Building Description	
15/5L			11	252.2			
15/5L			11	1639			
15/5L			11	432			
BUILDING VALUATION SUMMARY							
1. Structural Shell Base Cost							
2. Exterior Finish Total Cost	Rents						
3. Interior Finish Total Cost							
4. Heating/Cooling Total Cost							
5. Industrial Unit Heaters Total Cost							
6. Plumbing Fixtures Total Cost							
7. Electrical Installation Total Cost							
8. Sprinkler System Total Cost							
9. Standard Bldg. Access. Total Cost (+)							
1975 Replacement Cost							
COST CONVERSION FACTOR							
Replacement Cost: New							
Final Met. Condition							
Depreciated Building Cost							
Exterior Access. Total Cost							

APPENDIX F
BOROUGH BUILDING DEPARTMENT – PERMIT RECORDS FOR STUDY AREA PROPERTIES
CONSTRUCTION PERMITS (CONTINUED)

08-00614	9/7/2010	C-10-06614	16 MOUNTAIN AVE	10	18	8/26/2010	Convert Comb. Date Issued	B.P.F.	Attention	CONVERT 2ND FLOOR OFFICE INTO A LIVING UNIT	Complete	7,200	7,200	R & G M&L INC	60 DAVTON AVENUE	SOMERSET	8873	THUR	FALSE	FALSE	8/29/2010	6/16/2011			DAVTON 31 DAVTON	GENVALE NJ	07344	(973) 525-8624	Professional	FALSE	FALSE	FALSE	Residential		12
08-00515	9/7/2010	C-10-0564	16 MOUNTAIN AVE	10	18	8/26/2010	Convert Comb. Date Issued	B.P.F.	Attention	DOCTWORK EXTRA ELECTRONIC & SMOKE DETECTORS ON 2ND FLOOR	Complete	8,500	8,500	R & G M&L INC	60 DAVTON AVENUE	SOMERSET	8873	THUR	FALSE	FALSE	8/29/2010	6/16/2011			DAVTON 31 DAVTON	GENVALE NJ	07344	(973) 525-8624	Professional	FALSE	FALSE	FALSE	Residential		14
08-00544	1/16/2009	C-09-0005	16 MOUNTAIN AVE	10	18	1/16/2009	Convert Comb. Date Issued	B.P.F.	Attention	ENCLOSED STAIR CASE FOR 2ND EXIT	Complete	14,250	14,250	R & G M&L INC	60 DAVTON AVENUE	SOMERSET	8873	THUR	FALSE	FALSE	1/16/2009	6/16/2011			DAVTON 31 DAVTON	GENVALE NJ	07344	(973) 525-8624	Professional	FALSE	FALSE	FALSE	Non Residential		10
08-0005	2/27/2008	C-08-00059	16 MOUNTAIN AVE	10	18	2/27/2008	Convert Comb. Date Issued	B.P.F.	Attention	2ND FLOOR APARTMENT	Complete	37,800	37,800	R & G M&L INC	60 DAVTON AVENUE	SOMERSET	8873	FALSE	FALSE	2/29/2008	6/16/2011			DAVTON 31 DAVTON	GENVALE NJ	07344	(973) 525-8624	Professional	FALSE	FALSE	FALSE	Residential		44	
15-043	9/02/2015	C-15-0133	18 MOUNTAIN AVENUE	10	19	7/1/2015	CCO and CDR Date Issued	B.P.F.	Attention	CCO Inspection, 18 Mountain Ave., Tenant Shop Downtown	Complete	4	4	POUNJAK & G M&L INC	570 WINSOR STREET	BOUND BROOK	8805	FALSE	FALSE	7/1/2015	9/22/2015			POUNJAK & G M&L INC 570 WINSOR STREET	BOUND BROOK NJ	08005	(908) 883-1111	Owner	FALSE	FALSE	FALSE	Residential		1	
14-015	7/19/2014	C-14-0518	18 MOUNTAIN AVENUE	10	19	7/19/2014	CCO and CDR Date Issued	B.P.F.	Attention	CCO FOR THIRT STORE	Complete	4	4	488 PRITUIS	18 MOUNTAIN AVENUE	BOUND BROOK	8805	FALSE	FALSE	7/19/2014	8/17/2014			488 PRITUIS 18 MOUNTAIN AVENUE	BOUND BROOK NJ	08033	(908) 883-1111	Owner	FALSE	FALSE	FALSE	Residential		1	
2000031	11/20/2006		18 MOUNTAIN AVENUE	10	19	11/20/2006	Convert With Date	B.P.F.	Attention		Complete	1,200	1,200	488 PRITUIS	18 MOUNTAIN AVENUE	BOUND BROOK	8805	FALSE	FALSE	2/8/2007	2/8/2007			488 PRITUIS 18 MOUNTAIN AVENUE	BOUND BROOK NJ	08033	(908) 883-1111	Owner	FALSE	FALSE	FALSE	Non Residential		2	
2000075	11/14/2006		18 MOUNTAIN AVE	10	19	11/14/2006	Convert With Date	B.P.F.	Attention		Complete	3,200	3,200	SPRIDEN PARTNERS	18 MOUNTAIN AVE	BOUND BROOK	8805	FALSE	FALSE	2/8/2007	4/21/2008			SPRIDEN PARTNERS 18 MOUNTAIN AVE	BOUND BROOK NJ	08033	(908) 883-1111	Owner	FALSE	FALSE	FALSE	Residential		4	
2000010	6/26/2006		18 MOUNTAIN AVENUE	10	19	6/26/2006	Convert With Date	B.P.F.	Attention		Complete	400	400	SPRIDEN PARTNERS	18 MOUNTAIN AVENUE	BOUND BROOK	8805	FALSE	FALSE	2/8/2007	2/8/2007			SPRIDEN PARTNERS 18 MOUNTAIN AVENUE	BOUND BROOK NJ	08033	(908) 883-1111	Owner	FALSE	FALSE	FALSE	Residential		1	
2000017	5/29/2006		18 MOUNTAIN AVENUE	10	19	5/29/2006	Convert With Date	B.P.F.	Attention		Complete	400	400	SPRIDEN PARTNERS	18 MOUNTAIN AVENUE	BOUND BROOK	8805	FALSE	FALSE	2/8/2007	2/8/2007			SPRIDEN PARTNERS 18 MOUNTAIN AVENUE	BOUND BROOK NJ	08033	(908) 883-1111	Owner	FALSE	FALSE	FALSE	Non Residential		1	
2000011	4/7/2006		18 MOUNTAIN AVENUE	10	19	4/7/2006	Convert With Date	B.P.F.	Attention		Complete	1,500	1,500	SPRIDEN PARTNERS	18 MOUNTAIN AVENUE	BOUND BROOK	8805	FALSE	FALSE	2/8/2007	2/8/2007			SPRIDEN PARTNERS 18 MOUNTAIN AVENUE	BOUND BROOK NJ	08033	(908) 883-1111	Owner	FALSE	FALSE	FALSE	Non Residential		2	
10-0043	2/11/2010	C-10-0053	209 E MAIN ST	10	20	2/18/2010	Convert Comb. Date Issued	B.P.F.	Attention	INSTALL NEW AWNING	Complete	1,500	1,500	488 PRITUIS	60 DAVTON AVENUE	SOMERSET	8873	FALSE	FALSE	2/18/2010	4/20/2010			488 PRITUIS 60 DAVTON AVENUE	BOUND BROOK NJ	08033	(908) 883-1111	Owner	FALSE	FALSE	FALSE	Non Residential		3	
08-0120	4/9/2009	C-08-0123	209 E MAIN ST	10	20	4/9/2009	CCO and CDR Date Issued	B.P.F.	Attention	CCO INSPECTION FOR RETAIL STORE - See code book	Complete	4	4	488 PRITUIS	60 DAVTON AVENUE	SOMERSET	8873	FALSE	FALSE	4/9/2009	11/7/2018			488 PRITUIS 60 DAVTON AVENUE	BOUND BROOK NJ	08033	(908) 883-1111	Owner	FALSE	FALSE	FALSE	Non Residential		1	
07-0529	5/19/2007	C-07-0529	209 E MAIN ST	10	20	5/19/2007	Convert With Date	B.P.F.	Attention	REPLACE PANELS IN TO A.C.S.D	Complete	13,200	13,200	488 PRITUIS	60 DAVTON AVENUE	SOMERSET	8873	FALSE	FALSE	5/19/2007	6/9/2007			488 PRITUIS 60 DAVTON AVENUE	BOUND BROOK NJ	08033	(908) 883-1111	Owner	FALSE	FALSE	FALSE	Non Residential	Yes	1	
2000057	3/1/2004		209 EAST MAIN STREET	10	20	3/1/2004	Convert Comb. Date Issued	B.P.F.	Attention		Complete	300	300	488 PRITUIS	209 EAST MAIN STREET	SOMERSET	8873	FALSE	FALSE	2/8/2007	11/7/2018			488 PRITUIS 209 EAST MAIN STREET	BOUND BROOK NJ	08033	(908) 883-1111	Owner	FALSE	FALSE	FALSE	Non Residential	Yes	1	

APPENDIX F
BOROUGH BUILDING DEPARTMENT – PERMIT RECORDS FOR STUDY AREA PROPERTIES
RENTAL REGISTRATIONS

Location Address	Registration Type	Is Active	Residential Count	Multi Fee	Total Fee	Block	Lot	Owner Name	Owner Address	Owner	Owner Agent Name	Agent Address	Agent Teleph	Agent Cell	Agent Email	Building Manager Name	Building Manager Address	Building Manager Email
15-17 MAIDEN LANE	Rental Building 1-2 Fam	TRUE	2	400		10	4	SCHWALL, CHARLE & PANNIA MICHELE	16 OBERT DR		SCHWALL, CHARLE & PANNIA MICHELE	16 OBERT DR	(732) 648-3680			SCHWALL, CHARLE & PANNIA MICHELE	16 OBERT DR	
217 EAST MAIN STREET	VACANT	TRUE		500		10	10	PANADERIA LA REINA LLC	222 EAST MAIN ST.		PANADERIA LA REINA LLC	222 EAST MA	(732) 469-4114			PANADERIA LA REINA LLC	222 EAST MAIN ST.	
16 MOUNTAIN AVENUE	Rental Building 1-2 Fam	TRUE	1	250		10	18	A & G MAC INC C/O A MACCHIAVERNA	238 GRANT AVENUE		A & G MAC INC C/O A MACCHIAVERNA	238 GRANT A	(386) 214-7897			A & G MAC INC C/O A MACCHIAVERNA	238 GRANT AVENUE	
18 MOUNTAIN AVENUE	Rental Building 1-2 Fam	TRUE	1	250		10	19	18 MOUNTAIN AVE LLC	PO BOX 190		18 MOUNTAIN AVE LLC	PO BOX 190	(732) 690-8085			18 MOUNTAIN AVE LLC	PO BOX 190	

BOUND BROOK

Preliminary Investigation | Area in Need of Redevelopment Study | November 2021

APPENDIX F

BOROUGH BUILDING DEPARTMENT – PERMIT RECORDS FOR STUDY AREA PROPERTIES

VIOLATIONS

Location Address	Bldg	Lot	Owner Name	Owner Address	Issue Date	Complain	Statute	Statute Number	Statute Source	Issuing Officer	Summons Numbr
15-17 MAIDEN LANE	10	4	SCHWALL, CHARLIE & PANNIA MICHELE	16 OBERT DR	3/3/2020	3/10/2020	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	
17 MAIDEN LANE	10	4	SCHWALL, CHARLIE & PANNIA MICHELE	16 OBERT DR	3/16/2018	3/30/2018	17-21 - Land Use- Zoning Permits Required	2.21	Zoning Cmp 21	Leticia Rodriguez	
15-17 MAIDEN LANE	10	4	SCHWALL, CHARLIE & PANNIA MICHELE	16 OBERT DR	6/16/2020	6/23/2020	17-20.5 Disposal of Garbage	20.5	Property Maintenance Cmp 17	Tyler Gronau	
11 MAIDEN LANE	10	5	TRUPPELL, PHYLLIS	11 MAIDEN LANE	4/6/2017	4/28/2017	Defacement of property	302.9 Defacement of property	Building Officials and Code Admini	Joe Costa	
11 MAIDEN LANE	10	5	TRUPPELL, PHYLLIS	11 MAIDEN LANE	8/31/2020	9/7/2020	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	
11 MAIDEN LANE	10	5	TRUPPELL, PHYLLIS	11 MAIDEN LANE	3/8/2021	3/14/2021	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	
11 MAIDEN LANE	10	5	TRUPPELL, PHYLLIS	11 MAIDEN LANE	3/15/2021	3/22/2021	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	
11 MAIDEN LANE	10	5	TRUPPELL, PHYLLIS	11 MAIDEN LANE	3/22/2021	3/29/2021	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	13549
11 MAIDEN LANE	10	5	TRUPPELL, PHYLLIS	38 BEECHTREE ROAD	5/13/2020	5/20/2020	17-20.5 Disposal of Garbage	20.5	Property Maintenance Cmp 17	Tyler Gronau	
11 MAIDEN LANE	10	5	TRUPPELL, PHYLLIS	38 BEECHTREE ROAD	5/20/2020	5/27/2020	17-20.5 Disposal of Garbage	20.5	Property Maintenance Cmp 17	Tyler Gronau	
11 MAIDEN LANE	10	5	TRUPPELL, PHYLLIS	11 MAIDEN LANE	8/31/2020	9/7/2020	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	
219 EAST MAIN STREET	10	9	SKILL COMPUTING & TRADING, LLC	14 SUMMERVILLE ROAD	9/22/2020	9/29/2020	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	
219 EAST MAIN STREET	10	9	SKILL COMPUTING & TRADING, LLC	14 SUMMERVILLE ROAD	10/1/2020	10/8/2020	17-14.10. Defacement of property.	14.1	Property Maintenance Cmp 17	Tyler Gronau	
219 EAST MAIN STREET	10	9	SKILL COMPUTING & TRADING, LLC	14 SUMMERVILLE ROAD	9/22/2020	9/29/2020	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	13775
219 EAST MAIN STREET	10	9	SKILL COMPUTING & TRADING, LLC	14 SUMMERVILLE ROAD	6/9/2021	6/16/2021	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	
219 EAST MAIN STREET	10	9	SKILL COMPUTING & TRADING, LLC	14 SUMMERVILLE ROAD	3/8/2021	3/15/2021	17-20.4 Appliances, Furniture, Mattresses, Discarded Items	20.4	Property Maintenance Cmp 17	Tyler Gronau	
219 EAST MAIN STREET	10	9	SKILL COMPUTING & TRADING, LLC	14 SUMMERVILLE ROAD	3/9/2021	3/15/2021	17-20.4 Appliances, Furniture, Mattresses, Discarded Items	20.4	Property Maintenance Cmp 17	Tyler Gronau	13603
219 EAST MAIN STREET	10	9	SKILL COMPUTING & TRADING, LLC	14 SUMMERVILLE ROAD	3/15/2021	3/22/2021	17-20.4 Appliances, Furniture, Mattresses, Discarded Items	20.4	Property Maintenance Cmp 17	Tyler Gronau	
219 EAST MAIN STREET	10	9	SKILL COMPUTING & TRADING, LLC	14 SUMMERVILLE ROAD	3/22/2021	3/29/2021	17-20.4 Appliances, Furniture, Mattresses, Discarded Items	20.4	Property Maintenance Cmp 17	Tyler Gronau	
217 EAST MAIN STREET	10	10	PANADERIA LA REINA LLC or responsible p	217 E MAIN STREET	8/3/2017	8/16/2017	17-26.3 Registration of Vacant Properties; Designation of Responsible Indivld	26.3	Property Maintenance Cmp 17	Joe Costa	
217 EAST MAIN STREET	10	10	PANADERIA LA REINA LLC or responsible p	217 E MAIN STREET	9/8/2017	9/8/2017	17-26.3 Registration of Vacant Properties; Designation of Responsible Indivld	26.3	Property Maintenance Cmp 17	Joe Costa	10345
217 EAST MAIN STREET	10	10	PANADERIA LA REINA LLC	217 E MAIN STREET	1/6/2018	1/31/2018	17-16.25 Duty to Remove Snow & Ice.	16.25	Property Maintenance Cmp 17	Eric Mickelsen	11691
217 EAST MAIN STREET	10	10	PANADERIA LA REINA LLC	217 E MAIN STREET	5/23/2019	5/31/2019	17-24.1 Duties of owners and tenants.	24.1	Property Maintenance Cmp 17	Jose Nieves	11643
217 EAST MAIN STREET	10	10	PANADERIA LA REINA LLC	217 E MAIN STREET	5/15/2019	5/21/2019	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Joe Costa	
217 EAST MAIN STREET	10	10	PANADERIA LA REINA LLC	217 E MAIN STREET	5/15/2019	5/29/2019	17-30.3 Registration of Vacant Commercial Unit	30.3	Property Maintenance Cmp 17	Joe Costa	
217 EAST MAIN STREET	10	10	PANADERIA LA REINA LLC	87 HARRISON AVE	2/19/2021	5/21/2021	14-7.3 Requirements for refuse containers. c.	14-7.3 c. Fence	Building & Construction Cmp 14	Jose Nieves	
217 EAST MAIN STREET	10	10	PANADERIA LA REINA LLC	87 HARRISON AVE	2/19/2021	5/21/2021	14-7.3 Requirements for refuse containers. c.	14-7.3 c. Fence	Building & Construction Cmp 14	Jose Nieves	
217 EAST MAIN STREET	10	10	PANADERIA LA REINA LLC	87 HARRISON AVE	9/22/2020	9/29/2020	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	13750
217 EAST MAIN STREET	10	10	PANADERIA LA REINA LLC	87 HARRISON AVE	6/3/2021	6/16/2021	17-26.5 Registration Fees	26.5	Property Maintenance Cmp 17	Jose Nieves	13774
217 EAST MAIN STREET	10	10	PANADERIA LA REINA LLC	87 HARRISON AVE	6/9/2021	6/16/2021	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	13548
217 EAST MAIN STREET	10	10	PANADERIA LA REINA LLC	87 HARRISON AVE	3/22/2021	3/29/2021	17-20.4 Appliances, Furniture, Mattresses, Discarded Items	20.4	Property Maintenance Cmp 17	Tyler Gronau	
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	7/29/2019	8/27/2019	17-22.20 Smoke Detection System	22.2	Property Maintenance Cmp 17	Jose Nieves	
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	7/29/2019	8/27/2019	17-22.6 Key Lock Bedroom Doors Not Permitted	22.6	Property Maintenance Cmp 17	Jose Nieves	
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	3/11/2020	3/18/2020	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	12734
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	3/11/2020	3/18/2020	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	3/3/2020	3/10/2020	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	7/29/2019	8/28/2019	5-10-19.2a 1-7 Multiple dwellings	5-10-19.2a 1-7	NIAC 5:10	Jose Nieves	
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	18 MOUNTAIN AVENUE	1/14/2019	2/11/2019	5-10-1.10a Bureau inspections	1.10a	NIAC 5:10	Douglas Kowalsky	
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	10/7/2020	10/14/2020	17-20.4 Appliances, Furniture, Mattresses, Discarded Items	20.4	Property Maintenance Cmp 17	Tyler Gronau	13343
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	10/14/2020	10/21/2020	17-20.4 Appliances, Furniture, Mattresses, Discarded Items	20.4	Property Maintenance Cmp 17	Tyler Gronau	
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	6/9/2021	6/16/2021	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	6/9/2021	6/16/2021	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	13779
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	6/9/2021	6/16/2021	3-1.10 Storage of tires.	3-1.10	Police Cmp 3	Tyler Gronau	
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	4/14/2021	4/21/2021	3-1.10 Storage of tires.	3-1.10	Police Cmp 3	Tyler Gronau	13608
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	4/14/2021	4/21/2021	17-20.4 Appliances, Furniture, Mattresses, Discarded Items	20.4	Property Maintenance Cmp 17	Tyler Gronau	13607
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	4/14/2021	4/21/2021	17-20.4 Appliances, Furniture, Mattresses, Discarded Items	20.4	Property Maintenance Cmp 17	Tyler Gronau	
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	3/10/2021	3/17/2021	17-20.4 Appliances, Furniture, Mattresses, Discarded Items	20.4	Property Maintenance Cmp 17	Tyler Gronau	
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	4/14/2021	4/21/2021	3-1.10 Storage of tires.	3-1.10	Police Cmp 3	Tyler Gronau	13606
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	4/14/2021	4/21/2021	17-20.4 Appliances, Furniture, Mattresses, Discarded Items	20.4	Property Maintenance Cmp 17	Tyler Gronau	
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	4/14/2021	4/21/2021	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	4/14/2021	4/21/2021	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	4/3/2020	4/13/2020	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	4/22/2020	5/6/2020	3-1.10 Storage of tires.	3-1.10	Police Cmp 3	Tyler Gronau	
18 MOUNTAIN AVENUE	10	19	18 MOUNTAIN AVE LLC	PO BOX 190	4/22/2020	5/6/2020	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	
209 EAST MAIN STREET	10	20	A&G MAC INC C/O A. MACCHIAVERNA or	238 GRANT AVE	8/3/2017	8/16/2017	17-26.3 Registration of Vacant Properties; Designation of Responsible Indivld	26.3	Property Maintenance Cmp 17	Joe Costa	10347
209 EAST MAIN STREET	10	20	A&G MAC INC C/O A. MACCHIAVERNA or	238 GRANT AVE	9/8/2017	9/8/2017	17-26.3 Registration of Vacant Properties; Designation of Responsible Indivld	26.3	Property Maintenance Cmp 17	Joe Costa	
209 EAST MAIN STREET	10	20	A&G MAC INC C/O A. MACCHIAVERNA	238 GRANT AVE	3/8/2021	3/15/2021	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	13604
209 EAST MAIN STREET	10	20	A&G MAC INC C/O A. MACCHIAVERNA	238 GRANT AVE	4/8/2021	4/15/2021	17-20.1 Accumulation of Rubbish, Garbage, Trash and Debris	20.1	Property Maintenance Cmp 17	Tyler Gronau	

APPENDIX G

BOROUGH POLICE DEPARTMENT – INCIDENT REPORT FOR STUDY AREA PROPERTIES

CAD Incident Search Results

Page 1 of 1

	CAD Incident Search Results	 <small>Quinn Elniff Development, Inc.</small> v8.00.0087 Home Help
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[Search Again](#)

[Go To Sql Statement](#)

CAD Search Results

Incident#	Date/Time	Location	Incident Type
19093874	04/13/2019 07:07:28	15-17 MAIDEN LANE	911 ABND/HANGUP
18221690	09/11/2018 18:01:14	15-17 MAIDEN LANE	FIRE ALARM
17263398	11/22/2017 14:24:12	15-17 MAIDEN LANE	FIRE ALARM
17030725	02/08/2017 17:59:20	15-17 MAIDEN LANE	FIRE ALARM
17011354	01/15/2017 16:31:03	15-17 MAIDEN LANE	OVERDOSE
14156344	09/01/2014 13:21:29	15-17 MAIDEN LANE	FIRE ALARM

SQL Statement Used in Search

```
select distinct cadinclg.inclnum, cadinclg.dtreceived, cadinclg.stnum,
cadinclg.stname1, cadinclg.incltype, nbrincidents.inclnum pinclnum,
nf5incidents.inclnum finclnum from cadinclg, outer nbrincidents, outer
nf5incidents where (cadinclg.munclcode = 4) and (cadinclg.stnum like
"15-17%") and (cadinclg.stname1 like "MAIDEN LA%") and
nbrincidents.cadinclnum = cadinclg.inclnum and nf5incidents.cadinclnum
= cadinclg.inclnum order by cadinclg.inclnum desc;
```

[Search Again](#)

Number of Incidents Listed 6

APPENDIX G

BOROUGH POLICE DEPARTMENT – INCIDENT REPORT FOR STUDY AREA PROPERTIES

CAD Incident Search Results

Page 1 of 1

	CAD Incident Search Results	 <small>Quick Enforce Development, Inc.</small> v8.00.0087 Home Help
---	------------------------------------	--

Search Again

[Go To Sql Statement](#)

CAD Search Results

Incident#	Date/Time	Location	Incident Type
21082728	03/29/2021 13:58:17	11 MAIDEN LANE	PARKING COMPLNT
19057608	03/06/2019 12:46:33	11 MAIDEN LANE	PARKING COMPLNT
15149584	07/18/2015 09:44:53	11 MAIDEN LANE	911 ABND/HANGUP
13161388	10/08/2013 01:47:21	11 MAIDEN LANE	911 ABND/HANGUP
13138912	08/30/2013 15:24:16	11 MAIDEN LANE	911 ABND/HANGUP
12060215	04/28/2012 19:32:20	11 MAIDEN LANE	WELFARE CHECK

SQL Statement Used in Search

```
select distinct cadinclog.incnum, cadinclog.dtreceived, cadinclog.stnum,
cadinclog.stname1, cadinclog.inctype, nbrincidents.incnum pincnum,
nf5incidents.incnum fincnum from cadinclog, outer nbrincidents, outer
nf5incidents where (cadinclog.muncode = 4) and (cadinclog.stnum like
"11%") and (cadinclog.stname1 like "MAIDEN LA%") and
nbrincidents.cadincnum = cadinclog.incnum and nf5incidents.cadincnum
= cadinclog.incnum order by cadinclog.incnum desc;
```

Search Again

Number of Incidents Listed 6

APPENDIX G

BOROUGH POLICE DEPARTMENT – INCIDENT REPORT FOR STUDY AREA PROPERTIES

CAD Incident Search Results

Page 1 of 3

	CAD Incident Search Results	 <small>Quinn Enoch Development, Inc.</small> <small>v8.00.0087</small> Home Help
--	------------------------------------	--

Search Again

[Go To Sql Statement](#)

CAD Search Results

Incident#	Date/Time	Location	Incident Type
21205291	08/04/2021 07:42:30	219 E MAIN ST	SUSP INCIDENT
21006773	01/09/2021 00:15:21	219 E MAIN ST	911 ABND/HANGUP
20186615	07/27/2020 00:17:48	219 E MAIN ST	OPEN DOOR
16291973	12/19/2016 11:10:27	219 E MAIN ST	PARKING COMPLNT
16255974	11/03/2016 16:54:54	219 E MAIN ST	PARKING COMPLNT
16236086	10/12/2016 15:17:08	219 E MAIN ST	PARKING COMPLNT
16214654	09/16/2016 16:42:59	219 E MAIN ST	PARKING COMPLNT
16159158	07/14/2016 10:25:42	219 E MAIN ST	PARKING COMPLNT
16113162	05/20/2016 11:06:22	219 E MAIN ST	PARKING COMPLNT
15274189	12/18/2015 11:30:19	219 E MAIN ST	PARKING COMPLNT
15272647	12/16/2015 14:36:09	219 E MAIN ST	FOLLOWUP INVEST
15246589	11/13/2015 13:29:26	219 E MAIN ST	PARKING COMPLNT
15177488	08/21/2015 11:12:40	219 E MAIN ST	PARKING COMPLNT
15168010	08/09/2015 13:15:38	219 E MAIN ST	PARKING COMPLNT
15167168	08/08/2015 11:09:05	219 E MAIN ST	PARKING COMPLNT
15166438	08/07/2015 13:09:28	219 E MAIN ST	PARKING COMPLNT
15136174	07/01/2015 13:01:22	219 E MAIN ST	LOCK OUT
15065508	04/06/2015 11:41:27	219 E MAIN ST	PARKING COMPLNT
15059991	03/30/2015 21:20:03	219 E MAIN ST	PARKING COMPLNT
15053066	03/21/2015 12:13:39	219 E MAIN ST	INJURED ANIMAL
15043963	03/09/2015 14:53:10	219 E MAIN ST	PARKING COMPLNT
15039610	03/03/2015 10:31:40	219 E MAIN ST	PARKING COMPLNT
15038341	03/01/2015 13:29:42	219 E MAIN ST	DISORDERLY PRSN
15012296	01/20/2015 11:04:04	219 E MAIN ST	PARKING COMPLNT
15008829	01/15/2015 13:19:36	219 E MAIN ST	PARKING COMPLNT

APPENDIX G

BOROUGH POLICE DEPARTMENT – INCIDENT REPORT FOR STUDY AREA PROPERTIES

CAD Incident Search Results

15006822 01/12/2015 10:59:02 219 E MAIN ST PARKING COMPLNT
14224145 12/16/2014 15:10:26 219 E MAIN ST PARKING COMPLNT
14212086 11/26/2014 10:45:56 219 E MAIN ST PARKING VIOLATI
14194976 10/30/2014 10:56:26 219 E MAIN ST PARKING COMPLNT
14194176 10/29/2014 08:15:43 219 E MAIN ST PARKING COMPLNT
14179276 10/06/2014 10:58:32 219 E MAIN ST PARKING COMPLNT
14160955 09/08/2014 10:43:31 219 E MAIN ST OPEN DOOR
13206288 12/23/2013 15:25:53 219 E MAIN ST PARKING COMPLNT
13196321 12/06/2013 10:30:02 219 E MAIN ST PARKING COMPLNT
13195274 12/04/2013 16:22:03 219 E MAIN ST PARKING COMPLNT
13195138 12/04/2013 12:46:52 219 E MAIN ST PARKING COMPLNT
13195065 12/04/2013 11:07:16 219 E MAIN ST PARKING COMPLNT
13117847 07/24/2013 17:56:50 219 E MAIN ST CITIZEN COMP
13080814 05/23/2013 10:24:05 219 E MAIN ST CITIZEN COMP
13005762 01/11/2013 14:20:12 219 E MAIN ST SOLICITOR
12143982 09/20/2012 10:25:54 219 E MAIN ST PARKING COMPLNT
12143535 09/19/2012 15:22:57 219 E MAIN ST PARKING COMPLNT
12110815 07/25/2012 12:10:25 219 E MAIN ST PARKING COMPLNT
12095100 06/28/2012 11:34:44 219 E MAIN ST FOLLOWUP INVEST
12095097 06/28/2012 11:28:10 219 E MAIN ST CITIZEN COMP
12066075 05/09/2012 14:12:18 219 E MAIN ST PARKING COMPLNT
12059600 04/27/2012 15:03:27 219 E MAIN ST CITIZEN COMP
8015117 02/23/2008 17:30:18 219 E MAIN ST UNWANTED PERSON
8010398 02/07/2008 12:52:06 219 E MAIN ST 911 ABND/HANGUP
7100892 12/21/2007 12:29:09 219 E MAIN ST FALLS
7013192 02/20/2007 09:02:47 219 E MAIN ST PROP DAMAGE
6067872 08/28/2006 09:30:02 219 E MAIN ST BURGLARY

SQL Statement Used in Search

```

select distinct cadinclog.incnum, cadinclog.dtreceived, cadinclog.stnum,
cadinclog.stname1, cadinclog.inctype, nbrincidents.incnum pinenum,
nf5incidents.incnum finenum from cadinclog, outer nbrincidents, outer
nf5incidents where (cadinclog.muncode = 4) and (cadinclog.stnum like
"219%") and (cadinclog.stname1 like "E MAIN%") and
    
```

APPENDIX G

BOROUGH POLICE DEPARTMENT – INCIDENT REPORT FOR STUDY AREA PROPERTIES

CAD Incident Search Results

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```
nbrincidents.cadincnum = cadinclog.incnum and nf5incidents.cadincnum  
= cadinclog.incnum order by cadinclog.incnum desc;
```

 **Search Again**

Number of Incidents Listed 52

APPENDIX G

BOROUGH POLICE DEPARTMENT – INCIDENT REPORT FOR STUDY AREA PROPERTIES

CAD Incident Search Results

Page 1 of 1

	CAD Incident Search Results	 CAD/Partner™ Queens Enforce Development, Inc. v8.00.0087 Home Help
--	------------------------------------	--

Search Again

[Go To Sql Statement](#)

CAD Search Results

Incident#	Date/Time	Location	Incident Type
19114559	05/06/2019 10:18:19	217 E MAIN ST	LOST PROPERTY
18207112	08/26/2018 01:15:28	217 E MAIN ST	WELFARE CHECK
16226203	09/30/2016 14:08:43	217 E MAIN ST	ASST PUBLIC
16209885	09/11/2016 01:41:15	217 E MAIN ST	CODE ENF REF
16126726	06/04/2016 22:55:45	217 E MAIN ST	CODE ENF REF
16049724	03/03/2016 13:06:15	217 E MAIN ST	PARKING COMPLNT
14096956	06/04/2014 13:09:54	217 E MAIN ST	CODE ENF REF
14093441	05/30/2014 12:17:12	217 E MAIN ST	CODE ENF REF
12117789	08/06/2012 16:21:55	217 E MAIN ST	ANIMAL COMPLNT
12042928	03/28/2012 12:32:07	217 E MAIN ST	CODE ENF REF
11098872	08/25/2011 23:16:08	217 E MAIN ST	OPEN DOOR
6066327	08/22/2006 17:54:32	217 E MAIN ST	FIGHT
5093447	12/09/2005 13:37:34	217 E MAIN ST	911 NON EMERG

SQL Statement Used in Search

```
select distinct cadinclg.incnum, cadinclg.dtreceived, cadinclg.stnum,
cadinclg.stname1, cadinclg.inctype, nbrincidents.incnum pincnum,
nf5incidents.incnum fincnum from cadinclg, outer nbrincidents, outer
nf5incidents where (cadinclg.muncode = 4) and (cadinclg.stnum like
"217%") and (cadinclg.stname1 like "E MAIN%") and
nbrincidents.cadinclgnum = cadinclg.incnum and nf5incidents.cadinclgnum
= cadinclg.incnum order by cadinclg.incnum desc;
```

Search Again

Number of Incidents Listed 13

APPENDIX G

BOROUGH POLICE DEPARTMENT – INCIDENT REPORT FOR STUDY AREA PROPERTIES

CAD Incident Search Results

Page 1 of 3

	CAD Incident Search Results	CAD/Partner™ <small>Queensborough Development, Inc.</small> v8.00.0087
		<input type="button" value="Home"/> <input type="button" value="Help"/>

Search Again

[Go To Sql Statement](#)

CAD Search Results

Incident#	Date/Time	Location	Incident Type
19334371	12/23/2019 19:04:35	209 E MAIN ST	PARKING COMPLNT
17059126	03/16/2017 15:57:43	209 E MAIN ST	FIRE ALARM
15243328	11/09/2015 11:48:27	209 E MAIN ST	PARKING COMPLNT
15243282	11/09/2015 11:06:27	209 E MAIN ST	PARKING COMPLNT
15197567	09/14/2015 12:48:11	209 E MAIN ST	PARKING COMPLNT
14209592	11/22/2014 11:10:42	209 E MAIN ST	PARKING COMPLNT
14096310	06/03/2014 15:30:16	209 E MAIN ST	UNWANTED PERSON
14089331	05/24/2014 17:55:02	209 E MAIN ST	911 ABND/HANGUP
14029837	02/19/2014 13:06:33	209 E MAIN ST	ASST PUBLIC
14000531	01/02/2014 03:47:45	209 E MAIN ST	FIRE ALARM
14000517	01/02/2014 02:10:03	209 E MAIN ST	BURG ALARM BUSN
13210668	12/31/2013 22:24:58	209 E MAIN ST	FIRE ALARM
13183825	11/14/2013 13:59:08	209 E MAIN ST	FOLLOWUP INVEST
13121762	07/31/2013 14:26:01	209 E MAIN ST	ASSIST PD
13116997	07/23/2013 10:34:34	209 E MAIN ST	FOLLOWUP INVEST
13116958	07/23/2013 09:34:22	209 E MAIN ST	SEIZURE
13072503	05/09/2013 18:33:50	209 E MAIN ST	COMMUNITY POLIC
13071889	05/08/2013 15:53:04	209 E MAIN ST	SOLICITOR
13008952	01/17/2013 15:59:18	209 E MAIN ST	911 ABND/HANGUP
13000779	01/02/2013 15:47:48	209 E MAIN ST	FOLLOWUP INVEST
12198298	12/21/2012 14:31:20	209 E MAIN ST	FOLLOWUP INVEST
12184379	11/26/2012 10:44:26	209 E MAIN ST	FOLLOWUP INVEST
12160261	10/19/2012 14:24:13	209 E MAIN ST	ASSIST PD
12158465	10/16/2012 13:46:22	209 E MAIN ST	FOLLOWUP INVEST
12158347	10/16/2012 10:04:38	209 E MAIN ST	ASST PUBLIC

APPENDIX G

BOROUGH POLICE DEPARTMENT – INCIDENT REPORT FOR STUDY AREA PROPERTIES

CAD Incident Search Results

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12158324 10/16/2012 09:30:07 209 E MAIN ST ASST PUBLIC
12150046 10/01/2012 11:55:11 209 E MAIN ST DETAIL
12142878 09/18/2012 13:41:55 209 E MAIN ST BURGLARY
12140051 09/13/2012 10:07:48 209 E MAIN ST DETAIL
12085912 06/12/2012 16:48:43 209 E MAIN ST ASSIST PD
12074047 05/23/2012 12:53:02 209 E MAIN ST SUSP INCIDENT
12071749 05/19/2012 14:06:15 209 E MAIN ST STLN PROPERTY
12053856 04/17/2012 11:33:54 209 E MAIN ST DETAIL
12023216 02/17/2012 20:06:36 209 E MAIN ST LOCK OUT
12023162 02/17/2012 17:57:43 209 E MAIN ST ASSIST PD
12000632 01/02/2012 18:56:10 209 E MAIN ST 911 ABND/HANGUP
11126662 10/19/2011 17:14:02 209 E MAIN ST FOLLOWUP INVEST
11107151 09/06/2011 17:08:47 209 E MAIN ST FIRE ALARM
11082971 07/21/2011 11:43:08 209 E MAIN ST FOLLOWUP INVEST
11076151 07/06/2011 15:46:32 209 E MAIN ST 911 ABND/HANGUP
11069804 06/22/2011 13:03:35 209 E MAIN ST FOLLOWUP INVEST
11069744 06/22/2011 11:38:42 209 E MAIN ST FOLLOWUP INVEST
11063948 06/09/2011 18:08:23 209 E MAIN ST ASSIST PD
11051102 05/12/2011 11:30:36 209 E MAIN ST FOLLOWUP INVEST
11013809 02/09/2011 16:55:33 209 E MAIN ST BURG ALARM BUSN
10122535 12/06/2010 11:05:02 209 E MAIN ST THEFT REPORT
10002268 01/08/2010 12:53:34 209 E MAIN ST SICK PERSON
9090898 11/04/2009 17:22:04 209 E MAIN ST DISPUTE
6079414 10/09/2006 14:25:23 209 E MAIN ST BURGLARY
6043879 06/03/2006 12:31:01 209 E MAIN ST 911 ABND/HANGUP
6043877 06/03/2006 12:26:51 209 E MAIN ST 911 ABND/HANGUP
5082185 10/29/2005 14:11:32 209 E MAIN ST DISPUTE
5075658 10/07/2005 10:51:29 209 E MAIN ST 911 ABND/HANGUP
5035825 05/19/2005 10:55:29 209 E MAIN ST 911 ABND/HANGUP

SQL Statement Used in Search

```
select distinct cadinclog.incnum, cadinclog.dtreceived, cadinclog.stnum,  
cadinclog.stname1, cadinclog.inctype, nbrincidents.incnum pincnum,  
nf5incidents.incnum fincnum from cadinclog, outer nbrincidents, outer
```


APPENDIX G

BOROUGH POLICE DEPARTMENT – INCIDENT REPORT FOR STUDY AREA PROPERTIES

CAD Incident Search Results

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```
nf5incidents where (cadinclg.muncode = 4) and (cadinclg.stnum like "209%") and (cadinclg.stname1 like "E MAIN%") and nbrincidents.cadincnum = cadinclg.incnum and nf5incidents.cadincnum = cadinclg.incnum order by cadinclg.incnum desc;
```

 **Search Again**

Number of Incidents Listed 54

APPENDIX G

BOROUGH POLICE DEPARTMENT – INCIDENT REPORT FOR STUDY AREA PROPERTIES

CAD Incident Search Results

Page 1 of 2

	<h2>CAD Incident Search Results</h2>	 Home Help
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Search Again

[Go To Sql Statement](#)

CAD Search Results

Incident#	Date/Time	Location	Incident Type
<u>21191193</u>	07/19/2021 15:17:38	16 MOUNTAIN AVE	UNKNOWN PROBLEM
<u>21154584</u>	06/10/2021 12:39:06	16 MOUNTAIN AVE	FOLLOWUP INVEST
<u>21152629</u>	06/08/2021 15:18:23	16 MOUNTAIN AVE	FOLLOWUP INVEST
<u>21152465</u>	06/08/2021 12:24:14	16 MOUNTAIN AVE	FOLLOWUP INVEST
<u>21151494</u>	06/07/2021 14:37:58	16 MOUNTAIN AVE	FOLLOWUP INVEST
<u>21033897</u>	02/06/2021 11:27:47	16 MOUNTAIN AVE	PARKING COMPLNT
<u>20129735</u>	05/30/2020 21:53:36	16 MOUNTAIN AVE	FIRE ALARM
<u>20007128</u>	01/08/2020 15:19:23	16 MOUNTAIN AVE	LOCK OUT
<u>19178747</u>	07/12/2019 11:58:42	16 MOUNTAIN AVE	FOUND PROPERTY
<u>19158240</u>	06/21/2019 09:33:30	16 MOUNTAIN AVE	SUSP MV
<u>17174318</u>	08/04/2017 11:55:24	16 MOUNTAIN AVE	SUSP MV
<u>16297327</u>	12/26/2016 11:27:04	16 MOUNTAIN AVE	THEFT REPORT
<u>16196402</u>	08/26/2016 12:07:46	16 MOUNTAIN AVE	HARASSMENT
	03/09/2016	16 MOUNTAIN	

APPENDIX G

BOROUGH POLICE DEPARTMENT – INCIDENT REPORT FOR STUDY AREA PROPERTIES

CAD Incident Search Results

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<u>16054834</u>	17:23:20	AVE	PARKING COMPLNT
<u>16022362</u>	01/29/2016 13:12:45	16 MOUNTAIN AVE	DETAIL
<u>15252664</u>	11/20/2015 21:05:51	16 MOUNTAIN AVE	PARKING COMPLNT
<u>15132396</u>	06/26/2015 16:11:38	16 MOUNTAIN AVE	MATTER RECORD
<u>15093387</u>	05/10/2015 13:47:12	16 MOUNTAIN AVE	PARKING COMPLNT
<u>15086009</u>	05/01/2015 07:54:23	16 MOUNTAIN AVE	PARKING COMPLNT
<u>12104052</u>	07/13/2012 18:30:17	16 MOUNTAIN AVE	911 ABND/HANGUP
<u>12044396</u>	03/31/2012 09:47:02	16 MOUNTAIN AVE	911 ABND/HANGUP
<u>11105711</u>	09/03/2011 12:08:06	16 MOUNTAIN AVE	PARKING COMPLNT
<u>11049118</u>	05/07/2011 16:59:14	16 MOUNTAIN AVE	UNKNOWN PROBLEM

SQL Statement Used in Search

```
select distinct cadinclg.inclnum, cadinclg.dtreceived, cadinclg.stnum,
cadinclg.stname1, cadinclg.inctype, nbrincidents.inclnum pincnum,
nf5incidents.inclnum finclnum from cadinclg, outer nbrincidents, outer
nf5incidents where (cadinclg.munclcode = 4) and (cadinclg.stnum like
"16%") and (cadinclg.stname1 like "MOUNTAIN%") and
nbrincidents.cadinclnum = cadinclg.inclnum and nf5incidents.cadinclnum
= cadinclg.inclnum order by cadinclg.inclnum desc;
```

 **Search Again**

Number of Incidents Listed 23

APPENDIX G

BOROUGH POLICE DEPARTMENT – INCIDENT REPORT FOR STUDY AREA PROPERTIES

CAD Incident Search Results

Page 1 of 2

	<h2>CAD Incident Search Results</h2>	 CAD/Partner™ Quince Enforce Development, Inc. v8.00.0087 Home Help
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Search Again

[Go To Sql Statement](#)

CAD Search Results

Incident#	Date/Time	Location	Incident Type
21145054	06/01/2021 08:42:49	18 MOUNTAIN AVE	CODE ENF REF
20322853	12/15/2020 07:59:03	18 MOUNTAIN AVE	BORO ORDINANCE
20265307	10/09/2020 09:03:08	18 MOUNTAIN AVE	CODE ENF REF
20118217	05/18/2020 13:55:25	18 MOUNTAIN AVE	THEFT REPORT
20064649	03/06/2020 18:34:45	18 MOUNTAIN AVE	NOTIFICATION
19302931	11/18/2019 12:37:56	18 MOUNTAIN AVE	FOUND DRUGS
18179741	07/26/2018 17:47:08	18 MOUNTAIN AVE	FOLLOWUP INVEST
18178598	07/25/2018 14:48:27	18 MOUNTAIN AVE	BURG MV
17285405	12/20/2017 18:26:23	18 MOUNTAIN AVE	HARASSMENT
16262376	11/11/2016 18:37:35	18 MOUNTAIN AVE	LOCK OUT
16232702	10/08/2016 08:56:39	18A MOUNTAIN AVE	FOLLOWUP INVEST
16232535	10/08/2016 00:47:18	18 MOUNTAIN AVE	DOMESTIC
16196631	08/26/2016 17:07:13	18A MOUNTAIN AVE	MVC
	07/14/2016	18 MOUNTAIN	

APPENDIX G

BOROUGH POLICE DEPARTMENT – INCIDENT REPORT FOR STUDY AREA PROPERTIES


CAD Incident Search Results

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<u>16159676</u>	18:57:06	AVE	DIFF BREATHING
<u>15255305</u>	11/24/2015 13:59:52	18 MOUNTAIN AVE	ASSIST
<u>15254958</u>	11/24/2015 05:24:23	18 MOUNTAIN AVE	CRIM MISCHIEF
<u>15216831</u>	10/07/2015 22:16:30	18 MOUNTAIN AVE	DOMESTIC
<u>15130767</u>	06/24/2015 16:54:26	18 MOUNTAIN AVE	HIT & RUN
<u>14135517</u>	08/01/2014 12:53:02	18 MOUNTAIN AVE	FOLLOWUP INVEST
<u>14113787</u>	06/29/2014 14:52:02	18 MOUNTAIN AVE	911 MISDIAL
<u>12179952</u>	11/17/2012 15:18:41	18 MOUNTAIN AVE	911 ABND/HANGUP
<u>12084138</u>	06/09/2012 12:38:27	18 MOUNTAIN AVE	MATTER RECORD
<u>11014144</u>	02/10/2011 12:26:03	18 MOUNTAIN AVE	HAZARD

SQL Statement Used in Search

```
select distinct cadinclog.incnum, cadinclog.dtreceived, cadinclog.stnum,
cadinclog.stname1, cadinclog.inctype, nbrincidents.incnum pincnum,
nf5incidents.incnum fincnum from cadinclog, outer nbrincidents, outer
nf5incidents where (cadinclog.muncode = 4) and (cadinclog.stnum like
"18%") and (cadinclog.stname1 like "MOUNTAIN%") and
nbrincidents.cadincnum = cadinclog.incnum and nf5incidents.cadincnum
= cadinclog.incnum order by cadinclog.incnum desc;
```

 **Search Again**

Number of Incidents Listed 23