#20004

For
69-71 Main Street
Hackettstown NJ 07840
Block 30 Lot 9

received
2-26-2020

DEVELOPMENT APPLICATION

TOWN OF HACKETTSTOWN

1. GENERAL INFORMATION

A. Applicant: Name 102 Landing Road, LLC c/o Bernard Goodman

Street Address 275 Berkland Road

Municipality Mt. Arlington NJ 07856

Telephone 973 219 4740

B. Applicant Status:

Individual(s) [ ] Partnership [ ] Corporation [ ]

Other [X] Specify Limited Liability Company

C. If Applicant is a Partnership or Corporation, attach a list of the names of persons having a 10% interest or more in said partnership or Corporation.

Check here if list is attached. [ ]

D. Applicant relationship to property: Owner [X] Lessee [ ]

Under Contract [ ] Other [ ] Specify

E. Property Owner (if other than Applicant):

Name N/A

Street Address

Municipality

Telephone

F. Engineer/Land Surveyor:

Name None

Street Address

Municipality

Telephone

G. Attorney: Name Daniel L. McCarthy III, Esq.

Street Address 39 Maxim Drive

Municipality Hopatcong, NJ 07843

Telephone 973 398-6789

2. TYPE OF APPLICATION - check where appropriate

_____ Minor Site Plan

_____ Minor Subdivision

_____ Preliminary Major Site Plan

_____ Preliminary Major Subdivision

_____ Final Major Site Plan

_____ Final Major Subdivision

(REFER TO SECTION 200 OF THE LAND USE ORDINANCE)

VARIANCES

X Use

_____ Bulk

X Interpretation (appeal from Administrative Officer)

_____ Conditional Use

3. PROPERTY DATA

A. STREET ADDRESS 69-71 Main Street, Hackettstown NJ 07840

B. BLOCK NUMBER 30 LOT NUMBER 9

C. The location of the property is approximately 100 feet from the intersection of Route 46 (Main St) and E. prospect St.

D. Existing Use 2 Family residential

E. Proposed Use 2 Family residential

F. Zone District R 12.5

G. Acreage of Entire Tract to be Subdivided N/A

H. Proposed Number of Lots N/A

I. Is the property located on a County of Warren Roadway?

Yes ☐ No ☒

J. Is the property located within 200' of a municipal boundary?

Yes ☐ No ☒

K. Was this property subject to a prior development application?

Yes ☐ No ☒ Not noted by zoning officer memo

L. Is the property subject to any existing or proposed deed restrictions, easements, rights of way, private roads, or other dedications?

Yes ☐ No ☒ (to the best of Applicant's knowledge)

If so, attach all relevant information.
Check here if such information is attached. ☐

4. DEVELOPMENT PROPOSAL - Describe the nature of the application being sought, including on-site improvements

Applicant seeks N.J.S.A. 40:55D-68 Certification of pre-existing and continuous non-conforming use status of a Two (2) family residential dwelling unit on the subject premises as a means of relief from Town of Hackettstown Land Development Ordinance Section 403A. See also Ordinance Section 507 (Non-Conforming lots, structures and uses).

5. SUBMISSIONS - List all maps, plats, sketches and other exhibits accompanying this application:

	Description	Date Prepared	Prepared By
(1)	Memorandum*	February 6, 2020	David J. Diehl, Zoning Official
(2)	Service Record Card from Hackettstown Municipal Utilities Authority from June 1964 to April 1966 for subject property documenting two (2) units		

* with Exhibits

6. VARIANCES

Describe any proposed variances requested, detail and/or location, proposed block and lot and the specific section(s) of the Zoning Ordinance of the Town of Hackettstown from which relief is sought and the basis for said relief:

See #4. See Section 403A and 507 of the Land Development Ordinance

7. VERIFICATION AND AUTHORIZATION

I hereby certify that the statements and information contained herein and attached hereto are true and correct.

Bernard Goodman — Applicant — 2/12/2020 — Date

I hereby authorize the Applicant referenced herein to submit the subject application and to proceed for approval of same.

Bernard Goodman — Property Owner(s) — 2/12/2020 — Date

OFFICIAL USE ONLY

8. APPLICATION HISTORY

A. Date Filed: _____

B. Date Complete: _____

C. Fee Paid: _____ Date Paid: _____

E. Notice of Hearing: Date of Publication _____

Date of Mailing _____

Affidavit Received _____

9. DISPOSITION OF APPLICATION

A. _____ Application Denied

B. _____ Application Withdrawn

C. _____ Application Granted

DATE OF DISPOSITION: _____

::::CHECK LIST::::

Details required for

Minor Subdivision Plats and Minor Site Plans

Note: See Section 803 of the Hackettstown Land Development Ordinance for further details of submission requirements and procedures.

Applicant

✓	Application Form (s) and Checklist(s) (20 copies).
N/A	Plats or Plans (20 copies) signed and sealed by a N.J.P.L.S. or N.J.P.E., as required, and folded into eighths with title block revealed.
W*	Protective Covenants, Easements and/or Deed Restrictions (10 copies).
N/A	Scale of not less than 1" = 50' on one of four of the following standard sheet sizes (8 1/2" x 13"; 15" x 21"; 24" x 36"; or 30" x 42").
N/A	Key map at not more than 1"=1000'.
N/A	Title block:
N/A	Name of subdivision or development, Town of Hackettstown, Warren County, with each sheet specifically titled with appropriately descriptive words;
N/A	Name, title, address and telephone number of subdivider or developer.
N/A	Name, title, address and license number of the professional or professionals who prepared the plot or plan;
✓	Name, title and address of the owner or owners of record; On Application
N/A	North arrow;
N/A	Scale (written and graphic); and
N/A	Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.
✓	Names and addresses of partners or stockholders as required by Ordinance. On Application

* "W" = Waiver requested by Applicant

N/A Acreage figures (both with and without areas within public rights-of-way).

N/A Approval signature lines.

N/A Existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the Town Tax Map, and proposed block and lot numbers as provided by the Town Tax Assessor upon written request;

N/A Tract boundary line (heavy solid line).

N/A The location of existing and proposed property lines (with bearings and distances), streets, structures (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features such as wetlands and treed areas, both within the tract and within one hundred feet (100') of its boundary.

N/A The location and width of all existing and proposed utility easements, the use(s) for which they are intended to be limited, and the manner in which the easements will be controlled.

N/A Zoning districts affecting the tract, including district names and all area and bulk requirements, with a comparison to the proposed development.

N/A Proposed buffer and landscaped areas.

N/A Delineation of flood plains, including both floodway and flood fringe areas.

N/A Contours as shown on the U.S.G.S. topographic sheets.

N/A Marshes, ponds and land subject to flooding within the tract and within one hundred feet (100') thereof.

✓ The names of all adjacent property owners as they appear on the most recent tax list prepared by the Clerk of the Planning Board or Clerk of the Zoning Board of Adjustment, as the case may be. See 200' list.

✓ Five (5) copies of a certificate from the Town Tax Collector indicating that all taxes and assessments are paid to date.

N/A Five (5) copies of the completed application to the Warren County Planning Board, if applicable.

N/A Five (5) copies of the completed application to the Hackettstown Municipal Utilities Authority, if applicable.

N/A Concerning minor subdivisions only, existing and proposed monuments.

N/A Proposals for soil erosion and sediment control as required by N.J.S.A. 4:24-39 et seq.

N/A Concerning minor subdivisions only, an Environmental Impact Statement in accordance with the provisions of Section 804 C.

N/A Road right-of-way dedication and improvement, as applicable.

N/A Plans of proposed improvements and/or utility layouts as required by Ordinance; and required letters from appropriate State and County agencies granting approval for the extension of utility service(s).

N/A Sight triangle easements, as applicable.

W Deed descriptions (including metes and bounds), easements, covenants, restrictions, and roadway dedications.

N/A An Historic Impact Statement, if applicable, in accordance with Section 806 E. of this Ordinance.

W A sixty-year title search dated within 6 months of the application date including copies of all deeds, easements, covenants, restrictions and other items affecting title to the property.

W Highlands Consistency Determination or, in the alternative, documentation per Section 807 of the Land Development Ordinance entitled "Highlands Area Exemption Ordinance" that shows that the application is exempt from the Highlands Act.

N/A A "Major Development Stormwater Summary Sheet" shall be submitted when a stormwater management basin is proposed on a project.

Signature and Title of person who prepared check list.

Daniel L. McCarthy III, Esq.
Attorney for Applicant

02/24/2020
Date

MEMORANDUM

TO: Land Use Board
FROM: David J. Diehl, Zoning Official
DATE: February 6, 2020
RE: 69-71 Main Street
Block 30, Lot 9, Zone: R15

REMARKS:

Per the filed photo of said property, it's apparent the construction and improvements were done in accordance with a two (2) family duplex. The noted date 'year-built' was ± 1925 per town tax records.

Per a filed deed 'This Indenture' made the 18th day of January 1968 and containing the parcel of land and premises description and contained a reference 'Part of the above property is the same land and premises conveyed by deed dated March 29, 1923. Therefore, said premises pre dates the noted year built or 1925.

Per the filed residential property record card(s), the dwelling has the standard build out of a mirror two (2) family duplex consistent with the filed photo.

The noted room count and layout is consistent with a side by each / mirrored two family duplex.

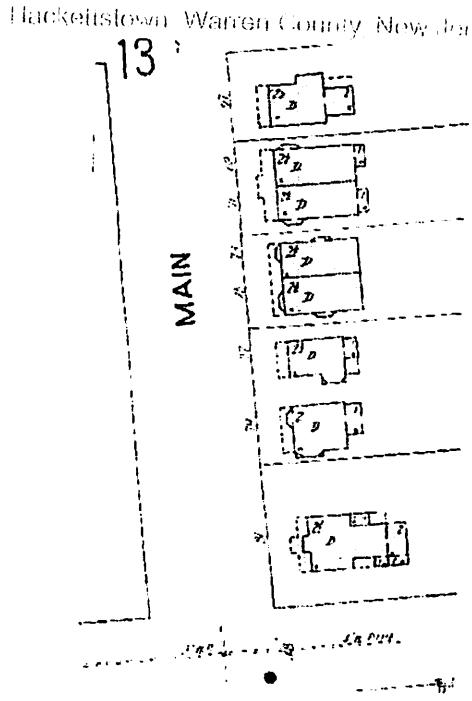
1st Floor: 2 kitchens, 1 per unit
2 living rooms, 1 per unit
2 dining rooms, 1 per unit

2nd floor: 8 bedrooms, 4 per unit
2 bathrooms, 1 per unit

I hope the Board finds this information helpful in rendering their determination.

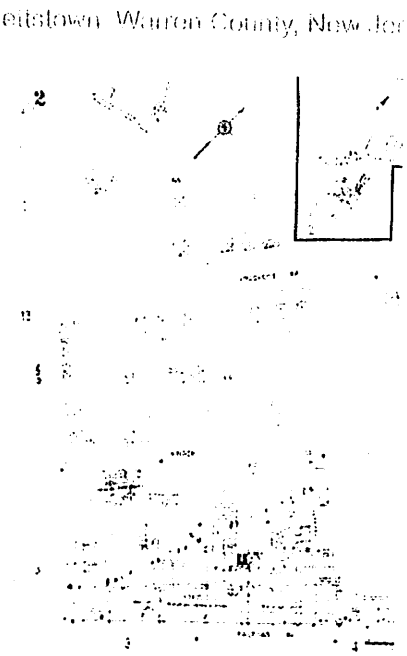
Cc: Daniel L. McCarthy III, Attorney at Law

Hackettstown, Warren County, New Jersey



Author(s):	Sanborn Map Company
Publisher:	New York : Sanborn Map Company, 1923, c1924.
Access:	Public
Description:	"October 1923." Includes location map, key, key map, streets and specials index, and text. "1298."
Place(s):	New Jersey
Subject(s):	Real property—New Jersey—Hackettstown—Maps and Hackettstown (N.J.)—Maps
Call number:	HMC04 (Hackettstown)
Held by:	Princeton

Hackettstown, Warren County, New Jersey



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Call number:	HMC04 (Hackettstown)
Held by:	Princeton

30 Lot 9

69-71 Main St

30-9+10

107—WARRANTY DEED—SHORT FORM
IND. OR CORP.

VOL 172 PAGE 854

ALL-STATE OFFICE SUPPLY CO
49 EDISON PLACE, NEWARK 2, N. J.

171537

This Indenture,

Made the 27th *day of* December *, in the year One Thousand Nine Hundred and* Sixty-five

Between WILLIAM E. ROBERTS and MARY P. ROBERTS, his wife, residing at 119 Prospect Street,

in *the* Town *of* Hackettstown *in the County of* Warren *and State of* New Jersey, *hereinafter known as the grantors* *party of the first part,*

And ALFRED R. JONES and FAY JONES, his wife,

Mailing Address: 69-71 Main Street,
Hackettstown,
New Jersey,

in *the* Town *of* Hackettstown, *in the County of* Warren *and State of* New Jersey, *hereinafter known as the grantees* *party of the second part,*

Witnesseth, That in consideration of One ($1.00) Dollar and other good and valuable considerations,

the said grantors *do* *grant, bargain, sell and convey, unto the said grantees* their heirs *and assigns*

All that certain *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Hackettstown *in the County of* Warren *and State of* New Jersey

BEGINNING at a railroad spike driven in ground in northerly side line of Main Street measured 33 feet from center line of said street, said point of beginning being also distant South 47 degrees 54 minutes East 50 feet from a point formed by intersection of Southerly side line of Prospect Street with Northerly side line of Main Street, thence (1) by magnetic bearing July, 1964, North 42 degrees 30 minutes East 162.11 feet to iron pipe; thence (2) South 47 degrees 54 minutes East 51 feet to iron pipe; thence (3) South 42 degrees 30 minutes West 162.11 feet to railroad spike in northerly side line of said Main Street; thence (4) along said side line North 47 degrees 54 minutes West 51 feet to point and place of BEGINNING.

Above description by survey made by Robert C. Evertz, L.L.S. dated July, 1964.

PART OF THE ABOVE PROPERTY

/ BEING the same premises conveyed to WILLIAM E. ROBERTS and MARY P. ROBERTS, his wife, the Grantors herein, by deed from LUCY ROBERTS, Widow, dated January 24, 1958, recorded in the Warren County Clerk's Office on January 27, 1958, in Book 409, Pages 566 &c.

PART OF THE ABOVE PROPERTY is the same land and premises conveyed by AMANDA WOOLVERTON, Single, to EMMA A. ROBERTS, by deed dated March 29, 1923, and recorded in the Warren County Clerk's Office in Book 228, Page 640 &c. EMMA A. ROBERTS subsequently married GEORGE H. ALBERT and by her Last Will and Testament devised the property to her brother, EDWARD L. ROBERTS. See Book 29 of Wills of Warren County, Page 342. GEORGE H. ALBERT died on December 12, 1935.

EDWARD L. ROBERTS died intestate on January 29, 1949, leaving as his only heirs at law William E. Roberts and his widow, Lucy Roberts who died April 18, 1958.

TOGETHER with the following easement as described in a deed from SARAH F. SLIKER, Widow, to EMMA A. ROBERTS and EDWARD L. ROBERTS and LUCY ROBERTS, his wife, by deed dated March 31, 1923 and recorded in the Warren County Clerk's Office in Book 228, Page 641

Being a certain right of way in and over a certain strip of land along the rear or northerly side of the lots now owned by the said party of the second part, being lot No 2, reserved to the said party of the first part in a certain deed from the said Sarah F. Sliker and husband to Gertrude Curl recorded in Deed Book 206, Page 426 for the benefit and advantages of the said Lot No. 2, a right of ingress and egress from the rear of said Lot No. 2.

Beginning at the most easterly corner of said Lot No. 2 and continuing along the first course described in the last mentioned deed 100 feet to the aforesaid Prospect Avenue. Said right of way to be not less than 8 feet wide and to remain open at all times and to be used in common by and between the grantee in said last mentioned deed and the grantees in this deed, their heirs and assigns forever.

To Have and to Hold, *said premises with the appurtenances, unto the said grantee* s their heirs *and assigns forever.*

And the said Grantors

for themselves, their heirs *and assigns, do*

Covenant:

1. *That the title to said premises is vested in fee simple absolute in the said grantor* s .
2. *That* they have *the right and authority to convey the said premises to the said grantee* s .
3. *That the grantees shall have peaceable and quiet possession of the said premises free from all encumbrances.*
4. *That the same are now free and clear of all encumbrances whatsoever, except*
5. *That the grantor* s *will execute or procure such further assurances and conveyances of the said land as may be reasonably required.*
6. *That* they *will WARRANT and DEFEND the premises hereby conveyed against all persons lawfully claiming the same.*

In Witness Whereof, *the said grantor* s have *hereunto set* their *hands and seals* ~~xxxx

DEDUCTIONS 00 000 BANK

800030 L00009
69-71 MAIN ST. 2
L10 50X165

2850.00 13100.00 15950.00

~~JONES, ALFRED R. & WF.~~
~~GEN. DEL.~~ 65 DRAKESDALE RD. 07836
OXFORD, N.J. FLANDERS, N.J. ~~07863~~

RECORD OF OWNERSHIP

12

OWNER	DEED DATE	DATE REC.	BOOK	PAGE	SRIA NO.	USABLE	RATIO	SALE PRICE
DREYER, WILLIAM C., SR.	10/27/81	10/29/81	809	292	4767842	NO	INST #8	115,000

ASSESSMENT RECORD

YEAR	LAND	IMPROVEMENT	TOTAL	S.C.	VET	OTHER
1982	11,700	49,300	61,000			3.83

PHOTOGRAPH

TAX APPEAL ACTION

LAND	IMPROV.	TOTAL	DATE	REMARKS

NOTES

ADDED ASSESSMENTS

PERMIT	DATE	DESCRIPTION	COST	C.O.	AMOUNT
	1974	ALUM S.DING.	4000		

SITE

ZONE:

TOPOGRAPHY: LEVEL

IMPROVEMENTS

PUBLIC WATER	✓	PRIVATE WELL	
CURBS	✓	PAVED ROAD	✓
UNPAVED RD.		SIDEWALK	✓
PUBLIC SEWER	✓	SEPTIC TANK	
ELECTRIC	✓	GAS	✓

LANDSCAPING

GOOD		AVG.	✓	FAIR	

LAND VALUE COMPUTATIONS

LOT SIZE (50' x 165')	UNIT VALUE	~~TABLE~~ (FPF)	~~FACTOR~~ (DF)	RULE	FACTOR	Adj. Unit Value	TOTAL	INFLUENCE	LAND TOTAL
50 x 165	325.00	1.00	1.03			334.75	16,738	-30% Traffic	11,700

SITE OR ACRE VALUE:

CERTIFIED VALUATIONS, INC.

RESIDENTIAL PROPERTY RECORD CARD

BUILDING CLASS	45	OBSERVED PHYSICAL COND.	GOOD ___ NORMAL ___ FAIR ✓ POOR ___	YEAR BUILT	1925
				EFFECTIVE AGE	

1. ROOF

Flat	Hip	Gable ✓
Gambrel	Mansard	

Type: Prepared Roll	
Asphalt Shingles	
Wood Shingles	
Built-up T. & G.	
Slate or Tile	✓

2. FOUNDATION

Masonry Walls	✓
Wood or Block Piers	

4. STRUCTURE

Stories	1	2	3
Frame	✓	✓	
Concrete Block			
Brick			
Stone			
EXT. WALL COVER			
Clapboard			
Vertical Siding			
Aluminum/Vinyl Alu	✓	✓	
Wood Shingles			
Asbestos Siding			
Asphalt Shingles			
Stucco			
PARTIAL BRK/STN VENEER			

TYPE	AREA	CLASS
4.3 Brick		
4.4 Stone		

INTERIOR FINISH			
Stories	1	2	3
Plasterboard			
Plaster	✓	✓	

UNFINISHED AREA		
TYPE	%	AREA
4.1 Full		
4.2 Half		

5. CONCRETE SLAB SQ.FT.

6. HEAT AND COOL D/C

TYPE	%	CLASS
6.0 No Heat		
6.1 Fl/Wall Furnace		
6.2 Gravity		
6.3 Forced Hot Air		
6.4 H/W Baseboard	✓	
6.5 Radiator		
6.6 Elec. Baseboard		
6.7 Radiant		
6.8 Heat pump		
6.9 C/A-Existing Duct		
6.10 C/A-Own Duct		
6.11 Built in A.C. Unit		

7. PLUMBING

TYPE	#	Class	#	Class
7.1 4-Fix				
7.2 3-Fix	✓✓			
7.3 2-Fix				
7.5 Kitc. Sink	✓✓			
7.6 HW Heat	✓✓			
7.7 Single Fix				

	orig.	semi-modern	modern
Kitchen	✓✓		
Bath	✓✓		

9. BUILT-INS 0

TYPE	#	Class
Dishwasher		
Range		
Oven		

10. FIREPLACE 0

TYPE	#	Class	#	Class
Masonry				
Extra F.P.				
Free ST.				

11. EXPANDED ATTIC

NONE		FULL	✓

PART SQ. FT.

11.1A *FINISHED ATTIC* 0

Amount: Class:

Heat:

11.2 *DORMERS*

TYPE	Lin. Ft.	Finish	Class
11.2A Full Shed			
11.2B ¾ Shed			
11.2C Single			

EXTERIOR ITEMS

12.1 Patio			
12.1 Deck			
12.4 Terrace			
13.2 Att. Gar.			
13.3 Canopy			
13.3 Carport			

PORCHES - SEE SKETCH

OP	231 ft
EP	72 ft
FP	72 ft

13.1 Basement Garage Sq. Ft.

3.1 BASEMENT

NONE		FULL	✓

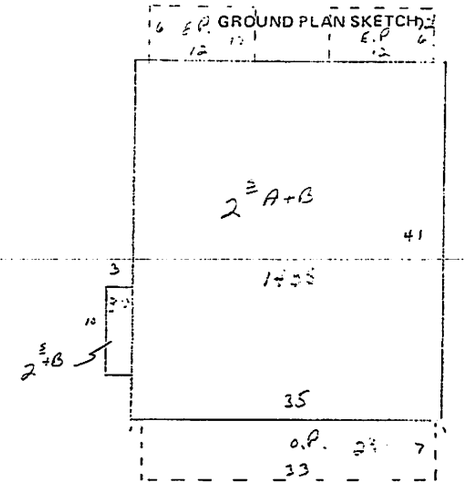
PART 1465 SQ. FT.

FINISHED BASEMENT 0

TYPE	%	Area	Class
3.2 Recreation			
3.3 Apartment			
Office			

HEAT:

GROUND PLAN SKETCH



VERIFICATION OF INSPECTION X William L. Cook CALL BACK _____

RANCH		SPLIT		BI-LEVEL		CAPE COD		COLONIAL			
CONTEMP.		TUDOR		OLDER	✓	BUNGALOW		MULTI-FAM.	2		
OTHER:		MBL-HOME		ROW		CONDO		ROW END			

ROOM BREAKDOWN

	Living	Dining	Kitc.	Dinette	Bedrm.	Family	Other	Bath	Lav.	Den	Rec.	Office	Total
BASEMENT													
FIRST FLOOR	✓✓	✓✓	✓✓										6
SECOND FLOOR					8			✓✓					8
THIRD FLOOR													
ATTIC													

NOTES

MEAS. BY: PGF 2-10-82 INSPECTED BY: PGF 2-10-82 EST. BY: PRICED BY:

BUILDING VALUE CALCULATION

Brk. stone	STORIES	AREA	UNIT COST	TOTAL
	FIRST STORY	1465	23.28	34,109
	UPPER STORY	1435	14.26	20,891
	HALF STORY			

ADJUSTMENTS

Item	area/qty	unit cost	Q.F.	Total	Item	area/qty	unit cost	constant	Q.F.	Total
					3.1	1465	3.15	700		5315
					6.4	2930	1.07	400		3535
					11.1	1435	1.40	210		2219
					12.2	231	3.56	147		969
					12.3	72	8.94	355		998
					12.3	72	8.94	355		998

REPLACEMENT COST:	69,034
COST CONV. FACTOR:	1.60
REPLACEMENT COST:	110,454

DEPRECIATION AND OBSOLESCENCE

DEPRECIATION

A. EFFECTIVE AGE DEPRECIATION	71	%
B. OBSERVED PHYSICAL COND.	+9.5	%
C. NET CONDITION	59.5	%

OBSOLESCENCE

D. FUNCTIONAL 5.25	25	%
E. ECONOMIC		%
F. OTHER		%
G. NET CONDITION	75	%
H. FINAL NET CONDITION C X G	44.62	%

DESCRIPTIONS, REPRODUCTION COST AND APPRAISAL OF ACCESSORY IMPROVEMENTS

Imp. Ident	Class	Width	Depth	Height	Found.	Floor	Roof	Ext. Const.	Heat	Light	Plbg.	Age	Area	Unit Cost	QF	NOTES	Rep.cost	Conv. Factor	Rep. cost	Net Cond.	Net Value

SUMMARY OF APPRAISED VALUE

PRINCIPAL BUILDING VALUE	49284
ACCESSORY BUILDING VALUE	
TOTAL BUILDING VALUE	

PROPERTY RECORD CARD

Block 30 Lot 9 & 10 Class 2 Address 69-71 Main St. Page 12

OWNER OF RECORD	SR1-A Serial Number	Date of Transfer	Indicated Sales Price	Sales Ratio	Usable	Non-Usable	Year	ASSESSMENT SUMMARY Land	Buildings	Total	EXEMPT Vet	Other	
~~Jones, Alfred R. & Wf.~~													
~~XXXXXXXXXX~~													
~~XChapel XRoad~~							19						
~~Great XMeadowsXXXIXXX~~							19						
~~R D I~~							19						
~~Oxford, N. J.~~			$15,000	Incl.			19	2,850	13,100	15,950			15,950
DREYER, William C., Sr.	4767842	10/27/82	~~[illegible]~~	LOT #8			19						
							19						
							19						
							19						
							19						
							19						
							19						
							19						
							19						
							19						
							19						
							19						
							19						

APPEAL DATA

			19	19	19	19	19	19	19	19	19	19	19	19
Appeal	Granted													
	Denied													
Value Change	County	Land												
		Building												
	State	Land												
		Building												

PERMITS AND DESCRIPTION	Completion Date

LAND VALUE COMPUTATIONS

Frontage Figured	Average Depth	Unit Price	Unit %	Front Ft. Price	Corner Infl.	Total	Depr. %	Value
50			1.03					

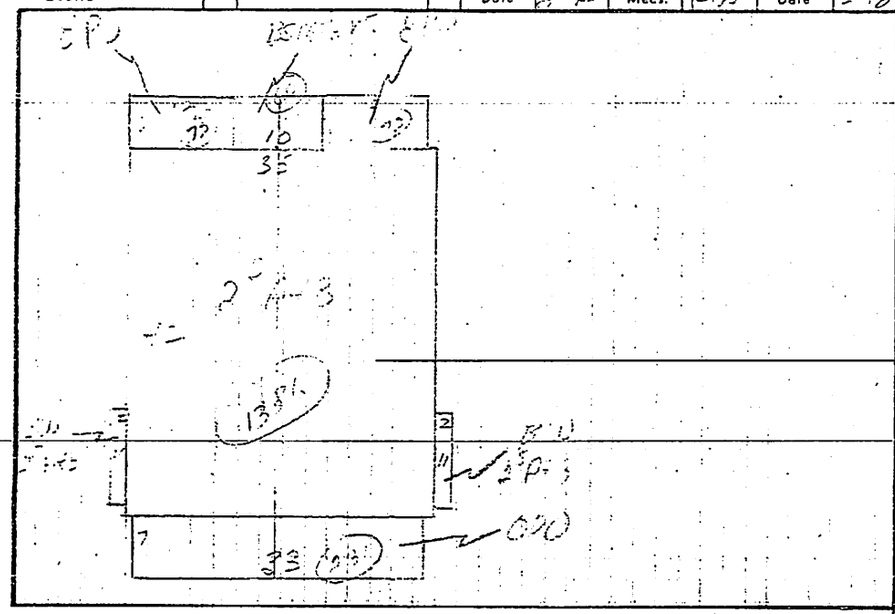
LAND RECORD

Sewer		Septic	✓	No Street		High	
Water	✓	Well		Dirt Street		Low	
Gas				Paved	✓	Level	✓
Elec.			✓	No Sidewalk			

Total Value Land	
Total Value Buildings	
Total Value Land and Buildings	

OCCUPANCY				CONSTRUCTION	Size	Area	Class	Age	Remod.	Cond.	Repl. Value	Phys. Dep.	Phys. Value	Func. Dep.	Sound Value
Single Family		Rooming House		[illegible]			11.2	11.2	03	7	[illegible]	23	15 394	15	[illegible]
Fam. Flat		Farm													
2 Fam. Duplex	✓	Apartments													
Fam. Conv.		Offices													
Driveway Paved	N/A	Swim Pool													
Stone															

Date	5-15	Meas.	(W)	Date	5-15	Listed	(W)	Priced		Checked	



OCCUPANCY DETAIL AND INCOME

RENT - [illegible]

NOTES	
Sale $	19
Cap. Impr. $	
Plumbing	
Heating	
Siding	
Roofing	
Floors	
Structural	
Added Apts.	
LOCATION	
G. F. P.	

OUT BLDGS.	1	2	ROOMS	B	1	2	3
Wall Fndtn.			Living		1		
Pier Fndtn.			Dining		1		
Single Siding			Bed			3	
Double Siding							
Cem. Blk.			Kitchen		1		
Stucco on			Rec. Rm.				
Floor			Office				
Fin. Int.			Stores				
Overhead Drs.			Apts.				
Electricity							

DESIGN	
Ranch	
Split Level	
Colonial	
Cape Cod	
Conventional	✓
Modern	

FOUNDATION—1	
Concrete	✓
Cement Block	
Brick	
Stone	
Piers	

BASEMENT AREA—10			
1/4	1/2	3/4	F

EXTERIOR WALLS—2	
Siding on Sheathing	✓
Single Siding	
Wood Shingles	
Compo. Shingles	
Stucco on	
Face Brk. Veneer	
Face Brk. on	
Com. Brk. Veneer	
Com. Brk. on	
Solid Com. Brk.	
Perma Stone	
Conc. or Cem. Blk.	
Aluminum Siding	

ROOF TYPE—3			
Hip		Gable	✓
Mansard		Flat	
Gambrel			

ROOFING—3	
Asphalt Shingles	
Wood Shingles	
Asbestos Shingles	✓
Slate	✓
Roll Roofing	
Tar & Gravel	
Composition	
Shed Dormer	
Picture Dormer	

INSULATION	
Roof or Ceiling	
Wall	
Blanket	✓
Storm Sash & Doors	

CONDITION	G	F	P
Int. Finish		✓	
Layout		✓	
Structure		✓	

FLOORS—5	B	1	2	3
Cement	✓			
Hardwood				
Pine		✓	✓	
Single Fl.				
Asph. Tile				
Diag. 2/3 x 3/4	✓			
Wood Joist		✓	✓	
Reinf. Conc.				

ATTIC—11	
Attic Flr. & Stairs	✓
Fin. Attic Area	
1/4 1/2 3/4 F	(N/O)

FIN. BSMT. AREA—10	
1/4 1/2 3/4 F	(N/O)

	A	B
Dry Walls & Clg.		
Plast. Walls & Clg.		
Knotty Pine		
Asph. Tile Flr.		
Apt.		
Bar		
Garage		

INTERIOR FIN.—6	1	2	3
Plaster	✓	✓	
Dry Walls & Clg.			
Knotty Pine			
Unfinished			
L & P on Wood Studs			
Plast. on			
Acoustic Clg.			

HEATING—9	
Warm Air	
Steam	✓
Hot Water or Vapor	
Forced Air	
Unit Heaters	
Fl. or Wall Furn.	
Pipeless	
No Heating	
Air Cond.	
Electric	

AUTOMATIC	Unit	Conv.
Oil	✓	✓
Gas		
Stoker		

WIRING—8	
Knob & Tube	
Armored Cable	✓
Pipe Conduit	
Romex	

FIREPLACES—12	
Fireplace Stacks	2
Fireplaces	1 (U)
Artificial F. P.	

PLUMBING—7	B	1	2	3
Bath Rooms			2	
St. Sh. Bath				
Two Fixt. Bath				
St. Sh. Extra				
Toilet Rooms				
Water Cl. Extra				
Lav. Extra				
Kitch. Sinks			2	
Urinals				
No Plmbg.				

TILING—6	B	1	2	3
Bath Fl. & Wains		(N/O)		
Bath Fl. & Walls				
Bath Fl. Only				
T.Rm.Fl. & Wains				
T.Rm.Fl. & Walls				
T.Rm.Fl. Only				
St. Shower				
Kit. Floor				
Kit. Wains				

MISCELLANEOUS—12	
Modern Kitchen	
B. I. Range	
B. I. Oven	
B. I. Refrigerator	
B. I. Dishwasher	
B. I. Garbage Disposal	
Exhaust Fan	
B. I. Clothes Washer	
B. I. Clothes Dryer	
Modern Bath	
B. I. Vanity	
B. I. Tub Encl.	
B. I. Side Sh. Sprays	
Shower Head	
Metal Frame Sash	
Wood Frame Sash	✓
Incinerator	
Fire Escape	

TOTAL	[illegible]

COMPUTATIONS

No. Item	Area or Quan.	Unit Cost	Total
[illegible]		[illegible]	[illegible]

ADDITIONS OR DEDUCTIONS

[illegible]		[illegible]	[illegible]
	6		
[illegible]		[illegible]	[illegible]
[illegible]		[illegible]	[illegible]
[illegible]		[illegible]	[illegible]
[illegible]	1	[illegible]	[illegible]
[illegible]	2	[illegible]	[illegible]

Total	[illegible]
Cost Conversion Factor [illegible]	[illegible]
Factor [illegible] %	[illegible]
Replacement Value	

NAME Jones, A. R. ~~Roberts, Wm.~~

ACCT. NO. 02-030-10

ADDRESS 69-71 Main St.,

SIZE 3/4

TOWN Town

CUBIC GALS. Gal.

MBT- RD #1 - Box 155, Oxford, N. J.

NO. OF UNITS 2

READING	DATE	USED	AMOUNT	CODE	DATE	OTHER CHARGES	CREDITS	BALANCE
					BALANCE FORWARDED			
	JUN '64		18.00 JUN '64		JUL 10'64	18.00	18.00	.00
	SEP 1'64		18.00 SEP 1'64		SEP 23'64	18.00	[illegible]	[illegible]
	DEC '64 DEC '64		~~18.00~~ 18.00 DEC '64		JAN 8'65	18.00	[illegible]	[illegible]
	MAR 1'65		12.00 MAR 1'65		APR 21'65	12.00	12.00	.00
	JUN 1'65		11.30 JUN 1'65		JUN 18'65	11.30	11.30	.00
	SEP 1'65		18.00 SEP 1'65		SEP 25'65	18.00	18.00	.00
	DEC 1'65		18.00 DEC 1'65			18.00		
					HMCA			
	APR 11'66		18.00					
	APR 11'66	DEC	- 6.00					
	APR 11'66AR		18.00					
	APR 11'66IN		.27					
	APR 11'66		42.27 APR 11'66			42.27		

SC - SERVICE CHARGE
FS - PRIVATE FIRE SERVICE CHG.
SS - SPRINKLER SYSTEM CHG.
IN - INTEREST

TO - TURN OFF - ON FEE
EC - ERROR CORRECTED
ES - ESTIMATED
AR - ARREARS