

Shannon McIninch

2019-179
In: 5/20/19
Due: 5/30/19

To: Antoinette Jones
Subject: RE: OPRA request - 2203 Middle Ave., Point Pleasant Boro, NJ 08742

Tax Assessor | CMOT | code | Zoning | tax

-----Original Message-----

From: Antoinette Jones
Sent: Monday, May 20, 2019 9:05 AM
To: Shannon McIninch <SMcIninch@ptboro.com>
Subject: FW: OPRA request - 2203 Middle Ave., Point Pleasant Boro, NJ 08742

Antoinette Jones, RMC, CMR
Borough Clerk
Pt. Pleasant Borough
2233 Bridge Avenue
Pt. Pleasant, NJ 08742
(732) 892-3434 Ext. 117
Email ajones@ptboro.com

-----Original Message-----

From: Susan E Payne <opra+request-5448-a3cb84ad@requests.opramachine.com>
Sent: Monday, May 20, 2019 12:38 AM
To: Antoinette Jones <ajones@ptboro.com>
Subject: OPRA request - 2203 Middle Ave., Point Pleasant Boro, NJ 08742

Dear Point Pleasant Borough,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

PROPERTY RECORD CARD

All Permits

All Zoning permits

Open Property Liens

Violations

Survey of Property if applicable including permits,

Elevation Certification

"any information regarding the presence of an underground oil tank if applicable"
including permits, remediation reports, environmental reports"

"survey showing underground oil tank location septic systems" applicable"

"any information of the presence of a septic system"

PROPERTY INFORMATION

Property Location 2203 MIDDLE AVE

County 15 - Ocean

District 25 - Point Pleasant Boro
Block Number 301
Lot Number 7

Yours faithfully,

Susan E Payne

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-5448-a3cb84ad@requests.opramachine.com

Is ajones@ptboro.com the wrong address for OPRA requests to Point Pleasant Borough? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=point_pleasant_borough

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/2203_middle_ave_point_pleasant_b

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

ADMINISTRATOR/CLERK
732-892-3434
CHIEF FINANCIAL OFFICER
732-892-3434
CONSTRUCTION
732-892-7129
ZONING & CODE ENFORCEMENT
732-892-3205



REGISTRAR
732-892-4183
TAX ASSESSOR
732-892-3447
TAX COLLECTOR
732-892-3434
PUBLIC WORKS
732-892-1287

BOROUGH OF POINT PLEASANT
Office of the Zoning & Code Enforcement Officer
2233 Bridge Avenue – P.O. Box 25
Point Pleasant, New Jersey 08742
Email: zoningcode@ptboro.com • Fax: 732-899-2655 • Website: www.ptboro.com

**MEMO OF THE
ZONING & CODE ENFORCEMENT OFFICER
BOROUGH OF POINT PLEASANT**

TO: Toni Jones - Borough Clerk
From: Kevin R. Burke – Zoning & Code Enforcement Officer
Date: May 23, 2019
Re: OPRA Request # 2019-179

An inspection of 2203 Middle Avenue was performed by me today. As of the date of this memo, there are no current property maintenance violations.

There are no zoning permits associated with this request.

Construction

To: opra+request-5448-a3cb84ad@requests.opramachine.com
Subject: OPR - 2203 Middle Ave.
Attachments: 20190520134225392.pdf

Attached is a print out of all applications relating to the above address; all permits have been closed out. I also located an older elevation certificate.

If you have any questions relating to this matter, please feel free to contact me.

Cathy

Catherine Gardner
Supervising Technical Assistant to the Construction Official
Planning Board Secretary
Borough of Point Pleasant
2233 Bridge Ave., PO Box 25
732-892-7129 or 732-892-3434 ext 123
www.ptboro.com

LIST OF APPLICATIONS

Block 301 and Lot 7

May , 20 2019

1:41:48PM

Control No	App Date	Perno	Per dt	UpdateNo	CCO No	CCO Dt	Close Dt	Block	Lot	Qual	Description			
Owner name		Site Address		Owner Address			MunWvd	All Wvd	Use Grp					
CUFT	SQFT	Bldg Elec	Fire	Plumb Elev		Mech	BFee	EFee	FFee	Pfee	Elev Fee	Mfee	Tr Fee	CCO Fee
Cost Const	Alt Const	Cost Demol	CO Date	CA Date		Cfee	Badm	EAdm	FAdm	PADM	VAdm	MAdm	Alt Fee	CO Fee
App Type						Hfee			Gfee		TFee	Sfee	DCA Min.	Tot Fee
9387	11/03/2000	20001040	11/03/2000	0			5/10/2001		301	7	SINGLE FAMILY HOME:			
POINT PLEASANT HOLDING CO.		2203 MIDDLE AVE.		2203 MIDDLE AVE.						R-3	TWO STORY, 4 BDRMS., 4			
											BATHS, DECK &			
44,502.00	1,016.00	Yes	Yes	Yes			\$900.00	\$0.00	\$265.00	\$414.00	\$0.00	\$0.00	\$73.00	\$0.00
\$ 189800.00	\$ 3000.00	\$ 0.00	05/10/2001			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00
P							\$0.00		\$0.00		\$0.00	\$0.00		\$1,677.00
9452	11/21/2000	20001091	11/21/2000	0			11/30/2000		301	7	DEMOLITION OF SINGLE			
POINT PLEASANT HOLDING CO.		2203 MIDDLE AVE.		2203 MIDDLE AVE.						R-3	FAMILY HOME			
0.00	0.00	Yes					\$45.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$ 0.00	\$ 0.00	\$ 0.00	11/30/2000			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
P							\$0.00		\$0.00		\$0.00	\$0.00		\$45.00
9639	02/21/2001	20001040	02/21/2001	1					301	7	UPDATE: GAS			
POINT PLEASANT HOLDING CO.		2203 MIDDLE AVE. - HOUSE								R-3	FIREPLACE			
0.00	0.00		Yes				\$0.00	\$0.00	\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$ 500.00	\$ 0.00	\$ 0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
U							\$0.00		\$0.00		\$0.00	\$0.00		\$46.00
9640	02/20/2001	20010085	02/20/2001	0			7/9/2001		301	7	SHED			
POINT PLEASANT HOLDING CO.		2203 MIDDLE AVE.		2203 MIDDLE AVE.						U				
0.00	0.00	Yes					\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$ 0.00	\$ 250.00	\$ 0.00	07/09/2001			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
P							\$0.00		\$0.00		\$0.00	\$0.00		\$20.00
12792	04/28/2003	20030246	04/28/2003	0			7/16/2003		301	7	ABOVE GROUND			
GIRALD, JAIME		2203 MIDDLE AVE.		2203 MIDDLE AVE.						U				
0.00	0.00	Yes					\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$ 0.00	\$ 4000.00	\$ 0.00	07/16/2003			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4.00	\$0.00
P							\$0.00		\$0.00		\$0.00	\$0.00		\$54.00

Control No	App Date	Perno	Per dt	UpdateNo	CCO No	CCO Dt	Close Dt		Block	Lot	Qual	Description		
Owner name		Site Address		Owner Address			MunWvd	All Wvd		Use Grp				
CUFT	SQFT	Bldg Elec	Fire	Plumb Elev		Mech	BFee	EFee	FFee	Pfee	Elev Fee	Mfee	Tr Fee	CCO Fee
Cost Const	Alt Const	Cost Demol	CO Date	CA Date		Cfee	Badm	EAdm	FAdm	PADM	VAdm	MAdm	Alt Fee	CO Fee
App Type						Hfee			Gfee		TFee	Sfee	DCA Min.	Tot Fee
13234	07/28/2003	20030598	07/28/2003	0				9/27/2004		301	7		DECK	
GIRALD, JAIME		2203 MIDDLE AVE.		2203 MIDDLE AVE.							R-3			
0.00	0.00	Yes					\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$ 0.00	\$ 800.00	\$ 0.00		09/27/2004		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00
P						\$0.00			\$0.00		\$0.00	\$0.00		\$36.00
14004	02/06/2004	20040081	02/06/2004	0						301	7		VOIDED PERMIT	
GIRALD, JAIME		2203 MIDDLE AVE. - ATT.GA		2203 MIDDLE AVE.							R-5		12 X 26 ATT. GARAGE	
5,616.00	312.00	Yes	Yes				\$79.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	\$15.00	\$0.00
\$ 3050.00	\$ 1.00	\$ 0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
P						\$0.00			\$0.00		\$0.00	\$0.00	\$0.00	\$129.00
33878	07/10/2017	20170647	07/18/2017	0				9/21/2017		301	7		REMOVE POOL DECK &	
TRUSHELL, V. % HOME FIELD SI		2203 MIDDLE AVE		2203 MIDDLE AVE							U		WOOD FENCE	
0.00	0.00	Yes					\$75.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$ 0.00	\$ 1400.00	\$ 0.00		09/21/2017		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.00	\$0.00
P						\$0.00			\$0.00		\$0.00	\$0.00	\$0.00	\$78.00
36333	02/21/2019	20190121	02/25/2019	0				5/8/2019		301	7		ELECTRIC - METER	
US BANK TRUST NA		2203 MIDDLE AVE		13801 WIRELESS WAY							R-5		RESET (150 AMP)	
0.00	0.00	Yes					\$0.00	\$90.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$ 0.00	\$ 0.00	\$ 0.00		05/08/2019		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
P						\$0.00			\$0.00		\$0.00	\$0.00	\$1.00	\$91.00

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION

For Insurance Company Use:

Policy Number:

Company NAIC Number:

BUILDING OWNER'S NAME
Atlas AmericanBUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.
2203 Middle AvenueCITY
Point PleasantSTATE
NJZIP CODE
08742PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Lot 7, Block 301BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use Comments section if necessary.)
ResidentialLATITUDE/LONGITUDE (OPTIONAL)
(##° - ##' - ###" or ##.####)HORIZONTAL DATUM:
☐ NAD 1927 ☐ NAD 1983SOURCE: ☐ GPS (Type):☐ USGS Quad Map ☐ Other:

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER Point Pleasant - 345313		B2. COUNTY NAME Ocean		B3. STATE NJ	
B4. MAP AND PANEL NUMBER 0001	B5. SUFFIX B	B6. FIRM INDEX DATE 7/2/72	B7. FIRM PANEL EFFECTIVE/REVISED DATE 6/13/80	B8. FLOOD ZONE(S) A5	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 8

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe):B11. Indicate the elevation datum used for the BFE in B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe):B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date:

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

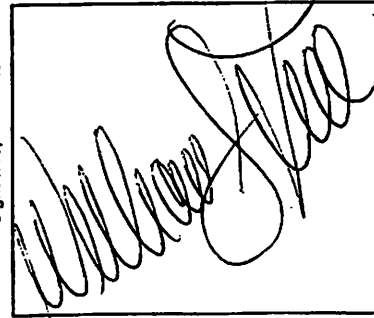
C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Building Diagram Number 8 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO
Complete Items C3a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.
Datum NGVD 29 Conversion/CommentsElevation reference mark used _____ Does the elevation reference mark used appear on the FIRM? ☐ Yes ☒ No

- ☐ a) Top of bottom floor (including basement or enclosure) 6.4 ft.(m)
- ☐ b) Top of next higher floor 10.05 ft.(m)
- ☐ c) Bottom of lowest horizontal structural member (V zones only) _____ ft.(m)
- ☐ d) Attached garage (top of slab) _____ ft.(m)
- ☐ e) Lowest elevation of machinery and/or equipment servicing the building 9.3 ft.(m)
- ☐ f) Lowest adjacent grade (LAG) 5.9 ft.(m)
- ☐ g) Highest adjacent grade (HAG) 6.2 ft.(m)
- ☐ h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade 3
- ☐ i) Total area of all permanent openings (flood vents) in C3h 360 sq. in. (sq. cm)

License Number, Embossed Seal, Signature, and Date



SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.
I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME
William J. FioreLICENSE NUMBER
G.S. # 35362TITLE
PresidentCOMPANY NAME
William J. Fiore, Inc.ADDRESS
721 Fischer BoulevardCITY
Toms RiverSTATE
NJZIP CODE
08753

SIGNATURE

DATE
March 26, 2001TELEPHONE
(732) 270-1488

11-3-00

IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 2203 Middle Avenue			Policy Number
CITY Point Pleasant	STATE NJ	ZIP CODE 08742	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS

In addition to the flood vents mentioned on the reverse side, the dwelling has one crawl space entrance comprising of 450 square inches of area.

☐ Check here if attachment

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete Items E1 through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

- E1. Building Diagram Number _____ (Select the building diagram most similar to the building for which this certificate is being completed – see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
- E2. The top of the bottom floor (including basement or enclosure) of the building is ☐ ft.(m) ☐ in.(cm) ☐ above or ☐ below (check one) the highest adjacent grade.
- E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is ☐ ft.(m) ☐ in.(cm) above the highest adjacent grade.
- E4. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME

ADDRESS	CITY	STATE	ZIP CODE
SIGNATURE	DATE	TELEPHONE	
COMMENTS			

☐ Check here if attachment

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

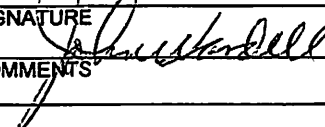
- G1. ☒ The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER 00-1040	G5. DATE PERMIT ISSUED 11/3/2000	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED 5/10/2001
------------------------------	-------------------------------------	--

G7. This permit has been issued for: ☒ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building is: _____ ft.(m) Datum: _____

G9. BFE or (in Zone AO) depth of flooding at the building site is: _____ ft.(m) Datum: _____

LOCAL OFFICIAL'S NAME John Wardell	TITLE construction official
COMMUNITY NAME Point Pleasant Borough	TELEPHONE 732-892-7129
SIGNATURE 	DATE 10-3-01
COMMENTS	

☐ Check here if attachment



BOROUGH OF POINT PLEASANT
OCEAN COUNTY, NEW JERSEY

Memorandum

To: Antoinette Jones, Boro Clerk

From: Robyn Palughi, Tax Assessor

Date: May 20, 2019

Re: OPRA Request #2019-179

Please be attached.

BLK: 3(

LOT: 7

CARD 01 OF 01

203 MIDDLE AVE

POINT PLEASANT BOR

US BANK TRUST NA
13801 WIRELESS WAY
OKLAHOMA CITY OK 73134

Class: 2
Zone: R-1A
Map: 21
VCS: 09

--Curr. Values--
Land: 202,000
Impr: 328,500
Net: 530,500

--Sales History--
08/27/2018 390,000
04/01/2010 1
12/12/2005 1

TRUSHELL, VALERIE
TRUSHELL, PATRICK A & VAL

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 18	1st Story 1,620	FRONT FEET	75	Main Bldg Replacement Cost 266,467
ONE FAMILY 2SF 2964	Upper Stories 1,344	SITE VALUE	1	CCF:1.34,NetCond:.920,MktAdj:1.00 * 1.23280
2 STORY / CONTEMPRY	Half Stories 0			Main Bldg Appraised Value = 328,500
Built: 2001	Attic Area 0			Total Detached Item Value + 0
Fndatn: BLK/CONCRT	Basement Area 0			Total Improve Value (rounded) = 328,500
Roof: GABLE / METAL	Sq. Foot Living 2,964			Total Land Value + 202,000
ExtFin: ALUM/VINYL STUCCO	ATTACHED ITEMS			TOTAL NET VALUE: 530,500
Heat: GAS	CATH CEIL 224	A: 2S-CR	1276sf	
FORCED AIR 2964	WOOD DECK 260	B: CC-1S-CR	224sf	
Air: ALL COMBIN 2964	CATH CEIL 120	C: WD	260sf	
IntFin: DRYWALL	OPEN PORCH 36	D: CC-1S-CR	120sf	
FlrFin: MIXED	DETACHED ITEMS	E: OP	36sf	
Plumb: 4FIX BATH 2		F: 2SOV	68sf	
OTHER ITEMS				
FRESTND FP 1				
JACUZZI 1				
* BEDROOMS 4				
BATHROOMS 3.5				
* TOTAL ROOMS 8				
CONDITION				
INT.: GOOD				
EXT.: GOOD				
LAYOUT: GOOD				
INFOBY: OWNER				
* For Informational Purposes Only				

Shannon McIninch

To: Jennifer Burr
Subject: RE: OPRA- 2203 MIDDLE

From: Jennifer Burr
Sent: Tuesday, May 21, 2019 3:05 PM
To: Shannon McIninch <SMcIninch@ptboro.com>
Subject: OPRA- 2203 MIDDLE

There are no open tax sale certificate liens on 2203 Middle Ave.

Jennifer Burr, CTC
Tax Collector
Borough of Point Pleasant
2233 Bridge Ave.
PT. Pleasant, NJ 08742
P- 732-892-3434 X 109
F- 732-899-2655
www.ptboro.com

