

1. Permits

Permit Number	Permit Issue Date	Control Number	Location Address	Block	Lot	Application Date	Application Status	Subcodes Used	Work Description	COAH Fee	CO Fee	Total D
2017/186	09/14/2017	11791	48 NELSON STREET	805	13.12	09/14/2017	Open	P	REPLACEMENT WATER HEATER			
2014/262	10/14/2014	12786	48 NELSON STREET	805	13.12	10/14/2014	Open	B P E	BATH RENOVATION			3
2012/030	02/10/2012	13732	48 NELSON STREET	805	13.12	02/10/2012	CA and Close Date Issued	B P E				1.1
2009/110	07/17/2009	14391	48 NELSON ST	805	13.12	07/17/2009	CA and Close Date Issued	B P F	GAS LINE FOR FIREPLACE			3
2007/0010	01/10/2007	15067	48 NELSON STREET	805	13.12	01/10/2007	Closed with Date	B				7
2004/019+A	03/15/2004	16141	48 NELSON STREET	805	13.12	03/15/2004	Closed with Date	B E				
Grand Totals												2.7

Block: 805 Land Desc: 1.189 AC Owners Name: MCKIERMAN, JAMES & ROSE REYES
Lot: 13.12 Bldg Desc: 4474 SF Street Address: 48 NELSON ST Bank: 00660
Qual: Addl Lots: City & State: HARRINGTON PARK, NJ Zip: 07640
Card: M (#1 of 1) Acreage: 0.999 Class: 2 Property Loc: 48 NELSON ST Zone: R-2
Land: 537,800 Exemption Code: 0 Net Taxable Value Deductions
Impr: 842,100 Value: 0 1,379,900 Cd No-OW
Total: 1,379,900 Map: HARRINGTON PARK

SALES HISTORY

Grantor	Date	Book/Page	Price	Nt#
	10/26/06	9191 / 1	24282	15
CHARLER, SETH D.	11/01/04	08751/00956	1475000	7
	05/01/96	7878 / 81	85000	

ASSESSMENT HISTORY

Year	Land	Impr	Total
2012	903300	652200	1555500
2013	537800	842100	1379900

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.

LAND CALCULATIONS

Ft Rr	SB T	FF	AvedTablEqF	Rate	Site	Cond	Value
			212	199	1.26	500	225000
						100	358560
CODEADD	sh	150	Units	Rate	Site	Cond	Value
Net Adj:	150.00	SF:	43,533	Auto:	Y	Land Value:	537,840

SITE INFORMATION

Road:	PAVED	Utilities:	SEWER/WATER
Curbs:	YES	Sewer:	SEWER ON
Sidewalk:	NO	Water:	
Measured:	20	Gas:	
Inspected:	2	Topo:	LEVEL
9/15/12		Neigh:	1
		VCS:	FS04

BUILDING INFORMATION

Type and Use:	Class/Quality:
Story Height:	Condition:
Style:	Year Built/EffA:
Colonial	2004 / 8 (Y)
Exterior Finish:	Windows:
FRAME	REFUSED
STONE	
Roof Type:	Liveable Area:
GABLE	5874 SF
Roof Material:	Interior Cond:
SHINGLE	NORMAL
Foundation:	Interior Wall:
CONCRETE BLOCK	
Baths:	M:5 A: O:
Kitchens:	M:1 A: O:

RESIDENTIAL COST APPROACH

Basement	2062 x 9,560 + 2100 x1.44 x1.00= 31410
Basement Finish	1856 x 13,530 + 1080 x1.30 x1.00= 34049
Main Bldg	2987 x 88,270 +43260 x1.00 x1.00=306922
First Story	2436 x 62,940 +13104 x1.00 x1.00=166426
Upper Story	575 x 36,840 + 6072 x1.00 x1.00= 27255
Half Story	400 x 23,440 + 96 x1.00 x1.00= 9472
Stone SF	925 x -1,110 + -1104 x1.62 x1.00= -3452
CONC. SLAB	925 x -14,550 + -1500 x1.62 x1.00= -24235
Built-in Garage	5874 x 3,760 + 0 x1.30 x1.00= 28712
Heat/AC	5874 x 2,520 + 0 x1.30 x1.00= 19243
HW BASEBOARD	
AC (SEP DUCTS)	
Plumbing	1 x3685,000 + 0 x1.30 x1.00= 4791
5 Fixture Bath	2 x3185,000 + 0 x1.30 x1.00= 8281
4 Fixture Bath	1- 2 x2595,000 + 0 x1.30 x1.00= -3374
3 Fixture Bath	1- 1 x1895,000 + 0 x1.30 x1.00= 0
2 Fixture Bath	1 x3295,000 + 0 x1.30 x1.00= 4284
JACUZZI	
Fireplace	1 x4850,000 + 0 x1.45 x1.00= 7033
Fireplace 2STY	
Attic	2 x 680,000 + 0 x1.30 x1.00= 1768
SINGLE DORMER	2062 x 9,250 + 0 x1.30 x1.00= 24796
FIN ATTIC	
Deck/Patio/Garage/Misc	416 x 10,773 + 453 x1.30 x1.00= 6415
OPEN PORCH	

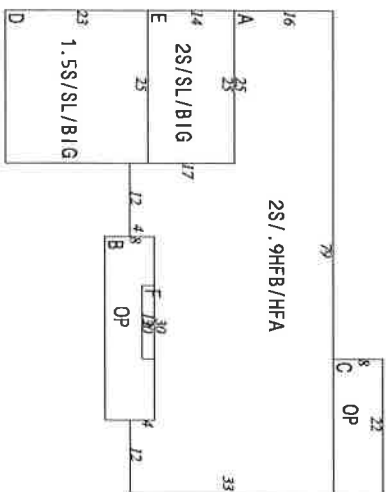
ROOM COUNT

	B	I	2	3/A	Tot
Living Rm	1				1
Dining Rm	1				1
Kitchen	1				1
Dinette	1				1
5 Fixt Bath	1				1
4 Fixt Bath	1				1
3 Fixt Bath	1				1
2 Fixt Bath	1				1
Bed Room			4		4
Farm Room					1
Den/Other	1				1

Base Cost:	649798	CCF:144	CLA:100	Cost New:	935709
Phys Depr:	0.00 (Y)	Func Depr:		Net Depr:	90.00
Loc Depr:		Mkt+: Mkt-:		Bldg Value:	842138

Detached Items:

Land:	537,800	Impr:	842,100	Total:	1,379,900
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A:2S/.9HFB/HFA u0 r0:u16 r79 d33 112 u4 130 d4 112 u17 125
B:OP u-21 r37:u8 r30
C:OP u16 r57:u8 r22
D:1.5S/SL/BIG u-37 r0:u23 r25
E:2S/SL/BIG u-14 r0:u14 r25
F:2ND OH u-15 r45 u2 r12
G:
H:
I:
J:
K:
L:

M:
N:
O:
P:

Leena Abaza

From: Harrington Park Board of Health <boh@harringtonparknj.gov>
Sent: Thursday, October 10, 2024 1:47 PM
To: clerk@harringtonparknj.gov
Cc: Lou Apa
Subject: BOH on 48 Nelson OPRA request - All open and closed permits

Dear Leena,

The Health Dept does not have any information regarding environmental problems and or hazards that may affect the subject property.

Sincerely,

Lou Apa, REHS

On Mon, 7 Oct 2024 16:28:30 -0400, "Leena Abaza" <clerk@harringtonparknj.gov> wrote:

Good Afternoon,

Please see the below OPRA request.

Best Regards,

Leena Abaza, CMC, CMR
Borough Clerk
Borough of Harrington Park
85 Harriot Avenue
Harrington Park, NJ 07640

P (201) 768-1700
F (201) 768-3038
Email: clerk@harringtonparknj.gov
Borough website: www.harringtonparknj.gov

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

From: Robert Berg [mailto:opra+request-67698-51f314c2@requests.opramachine.com]
Sent: Monday, October 7, 2024 4:19 PM
To: OPRA requests at Harrington Park Borough
Subject: OPRA request - All open and closed permits

Dear Harrington Park Borough,

Please accept this electronic request for public records made under OPRA and the common law right of access. I am not required to fill out an official form or use a particular software platform to submit my request per NJSA 47:1A-6(f), which states that an email from a requestor including all of the information required on the adopted form shall suffice in place of a completed form as a valid government record request.

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Records requested:

1-Construction Code Enforcement (especially all documents that exist as required by the N.J.A.C. 5:23 Uniform Construction Code including all permits [open or closed], inspections and approvals).

2-Tax office, including property tax record cards indicating the number of rooms, bedrooms, and bathrooms as well as lot size including the property tax history.

3-Zoning Department-are there any pending applications or pending municipal projects that are within 200 feet of the property and/or that will impact the property?

4. Any information the municipality has regarding environmental problems and or hazards that may affect the subject property.

48 Nelson Street My preferred delivery method for response(s) to this request is by E-mail as attachments.

Please confirm you have received this request. If you are not the custodian of records, please forward my request to that person and provide their email address to me for future reference.

Yours faithfully,

Robert Berg
Scipione & Berg, LLC
210 Haven Avenue-Suite 153
Scotch Plains, NJ 07076
908-939-8059-Phone 908-543-1111-Fax

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-67698-51f314c2@requests.opramachine.com

Is clerk@harringtonparknj.gov the wrong address for OPRA requests to Harrington Park Borough? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=harrington_park_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/all_open_and_closed_permits_6563

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.

"OPRAMachine's mission is to give people easy and affordable access to New Jersey public records. For more information, contact us at: (732) 707-1628 or PO Box 3180, New Brunswick, NJ 08903."

Leena Abaza

From: landuse@harringtonparknj.gov
Sent: Wednesday, October 16, 2024 12:54 PM
To: Leena Abaza
Subject: Re: FW: OPRA request - All open and closed permits

Hi Leena,

I don't have any pending variance applications for 48 Nelson.

Regards,
Carolyn

On Wed, 16 Oct 2024 11:26:05 -0400, "Leena Abaza" <clerk@harringtonparknj.gov> wrote:

Good Morning Carolyn,

Do we have any pending zoning applications for 48 Nelson?

Best Regards,

Leena Abaza, CMC, CMR
Borough Clerk
Borough of Harrington Park
85 Harriot Avenue
Harrington Park, NJ 07640

P (201) 768-1700
F (201) 768-3038
Email: clerk@harringtonparknj.gov
Borough website: www.harringtonparknj.gov

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Yours faithfully,

Robert Berg
Scipione & Berg, LLC
210 Haven Avenue-Suite 153
Scotch Plains, NJ 07076
908-939-8059-Phone 908-543-1111-Fax

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