

BLOCK 535

PERMIT RECORD

LOT 9.01

DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
01/30/2026	Back bldg JSM Holdings	Fit-out for Bldg/wood shop	7,500.	Edgewood Properties	260075
01/30/2026	" "	2 - 400 amp service Elect/fit-out,	20,000.	Quasar ELeCtric	260075
01/30/2026	" "	Fire/Emer. & Exit lights	600.	Quasar Electric	260075
01/30/2026	" "	Fire/sprinkler heads	3,000.	MOnnett Constr.	260075

Constr. class: _____

BOROUGH OF SOUTH PLAINFIELD, NJ

BLOCK 535

BUILDING DEPARTMENT

ZONE _____

PERMIT RECORD

ADDRESS 2901 Hamilton Blvd.

LOT 9.01

DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
03/07/2022	" "	TCO until 04/06/2022 -	HVAC balance report (dunkin)		210927
03/07/2022	" " (bldg A)	TCO until 04/06/2022 -	site work - pavement - stripping		200114
4/19/22	" "	(Dunkin DONuts) Cert	Of Occupancy		210927
03/20/2023	" "	TCO until 04/19/2023 -	sitework, pavement - striping		200114
12/7/2023	JSM Holdings	Bldg/sign	7490.	Forge Signworks	231387
12/7/2023	" "	Elec/sign	400.	Eastgate Elec	231387
11/14/2024	Penalty \$2,000. by	12/05/24 - failure to comply - occupying w/ expired	TCO		
03/19/2025	" "	TCO until 04/18/2024 (paid 23 months TCO ext)			200114
04/19/2025	" "	TCO until 05/19/2024			200114

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BOROUGH OF SOUTH PLAINFIELD, NJ

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DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
11/27/21	JSM "Bldg B"	Bldg/2 Story Add	1,000,000.	Edgewood Prop	211441
11/27/21	" " B	Electric	30,000.	Quasar Elect	211441
11/27/21	" " B	Fire	1500.	TRematore	211441
11/27/21	" " B	Plumb	40,000.	" "	211441
11/27/21	" " B	Bldg/RTU	16,000.	Edgewood	211441
11/27/21	" " B	Plumbing	1000.	" "	211441
11/27/21	" " Bldg C	Bldg/18,061 Sq.ft Addition	750,000.	Edgewood Prop	211442
11/27/21	" " C	Electric	30,000.	Quasar Elect	211442
11/27/21	" " C	Fire	2000.	TRematore	211442
11/27/21	" " C	Plumbing	20,000.	" "	211442
11/27/21	" " C	Bldg/RTU /Ductwork	6000.	Edgewood	211442
11/27/21	" " C	Plumb/RTU	1000.	" "	211442
12/20/21	" "	Fire/Fire Alarm/PANel	8500.	Quasar Elect	200114

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DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
08/25/2021	Tenant - South Plainfield Donuts, LLC (Dunkin Donuts)	Drive-Thru Restaurant		680287	OCc.
9/23/21	" "	Bldg/MEzzanine	1000.	Edgewood Prop	20180503
10/27/21	" "	Bldg/7 Signs	3150.	Ace Signs	211292 01
10/27/21	" "	Electric	150.	Ana Elect	211292 01
11/27/21	JSM Bldg A	Bldg/5902 Sq.ft Addition	250,000.	Edgewood Prop	211440
11/27/21	" "	Electric	2500.	Quasar Elect	211440
11/27/21	" " A	Fire/Gas	750.	Trematore	211440
11/27/21	" "	Plumb/RTU's	1500	TRematore	211440
11/27/21	" " A	Bldg/Duct Drops	4000.	Edgewood Prop	211440
11/27/21	" " A	Fire/Gas Appl	750.	Trematore	211440
11/27/21	" " A	Plumb /RTU	1000.	Edgewood	211440

Constr. class

BOROUGH OF SOUTH PLAINFIELD, NJ

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DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
1/29/21	JSM Holding	12x22 Dumpster Enclosure	4000.	Edgewood Prop	210086
1/29/21	" "	Bldg/Site Light Bases	5000.	Edgewood Prop.	210087
1/29/21	" "	Electric	17,000.	Quasar Elect	210087
7/30/21	" "	Fire/RPZ	1500.	Edgewood Prop.	200114
7/30/21	" "	Plumbing/Floor Drain	500.	TRematore	200114
8/17/21	" "	Bldg/Tenant Fit-up	78,000.	MA Brothers	210927
8/17/21	" "	Electric (DD)	29,000.	Elite Elect	210927
8/17/21	" "	Fire	7500.	Big B	210927
8/17/21	" "	Plumb	40,000.	Vannucci	210927
8/17/21	" "	Bldg/HVAC	15,000.	Solutions HVAC	210927
8/17/21	" "	Fire/Spk Hds	6450.	Asco Fire	210927
8/17/21	" "	Plumbing/rtu/FAns & Hood	25,000.	Solutions HVAC	210927

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DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
3/13/20	JSM	Bldg/Shell only	750,000.	Edgewood Prop.	200114
3/13/20	" "	Electric	35,000.	Quasar Electric	200114
3/13/20	" "	Fire/Fire line	7500.	Edgewood Prop.	200114
3/13/20	" "	Plumbing	10,000.	Trematore P&H	200114
3/13/20	" "	Bldg/HVAC	10,000.	Edgewood Prop.	200114
3/13/20	" "	Fire	1000.	Trematore P&H	200114
3/13/20	" "	Plumbing	18,000.	Vannucci	200114
3/13/20	" "	Fire/Spk	27,500.	ASCO Fire	200114
8/26/20	" "	Bldg/Review Framing	30,000.	Same	200114
12/28/20	" "	Bldg/Update	500.	Edgewood Prop	200114

Constr. class _____

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ADDRESS 2901 Hamilton Blvd.

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DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
6/4/19	JSM Holdings	Bldg/8 New Offices	8000.	Edgewood Prop.	20180503
6/4/19	" "	Electric	6500.	Quasar Elect	20180503
6/4/19	" "	Fire	1000.	" "	20180503
6/4/19	" "	Plumbing	1000.	Trematore	20180503
6/4/19	" "	Fire	1000.	" "	20180503
1/28/20	" " Bldg A - Front	Bldg/Footing & Foundation Only	50,000.	Edgewood	200114
1/30/20	" "	Bldg/Wall for storage rm	2500.	Edgewood	20180377
1/30/20	" "	Electric	1500.	Quasar Elect	20180377
1/30/20	" "	Fire	500.	" "	20180377

Constr. class _____

BOROUGH OF SOUTH PLAINFIELD, NJ

BLOCK 535

ZONE _____

BUILDING DEPARTMENT

PERMIT RECORD

9.01

ADDRESS 2901 Hamilton Blvd.

LOT 9 & 16

DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
10/27/17	JSM Holdings	Bldg/Generator	1500.	Edgewood Prop.	171616
10/27/17	" "	Electric	2000.	Quasar Elect	171616
10/27/17	" "	Plumbing	1000.	Trematore Plumb	171616
10/27/17	" "	Fire	1000.	" "	171616
3/22/18	" "	Bldg/Partitions	3000.	Edgewood Prop	180377
3/22/18	" "	Electric	2500.	Quasar Elect	180377
3/22/18	" "	Fire	100.	" "	180377

Constr. class _____

BOROUGH OF SOUTH PLAINFIELD, NJ

BLOCK 535

ZONE _____

BUILDING DEPARTMENT

PERMIT RECORD

ADDRESS 2901 Hamilton Blvd.

LOT 9 & 16

DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
9/13/17	JSM Holding	Bldg/Deck & Ramp Redesign	1.00	Edgewood Prop.	170692
9/13/17	" "	Electric	1500.	ASCO Fire	170692
9/13/17	" "	Fire	3000.	" "	170692
10/5/17	" "	Bldg/A frame roof at entrance	1500.	Edgewood	170692
8/24/17	" "	Electric	100,000.	Quasar Elect	170692-H
10/13/17	" "	Fire/Alarms	100.	Quasar Elect	170692
10/17/17	JSM Holding	Temporary C/O 30 days	prior site cleanup to orig	Cond	170692

Constr. class _____

BOROUGH OF SOUTH PLAINFIELD, NJ
BUILDING DEPARTMENTBLOCK 535

ZONE _____

PERMIT RECORD

*2981 using
ADDRESS 2901 Hamilton BlvdLOT 9 & 16

DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
7/7/17	JSM Holding	Elec- Update phase!	2500.	Quasar Electric	170692 ✓
7/7/17	" "	Plumbing - update	2500.	Brian Trematore P&H	170692 ✓
7/7/17	" "	Fire - gas piping RTU/A/C	2000.	Brian Trematore P&H	170692 ✓
7/7/17	" "	Fire - Alarms	1500.	Quasar Electric	170692 ✓
7/24/17	" "	Bldg/Phase II/Drywall	12000.	Edgewood	171095 ✓
7/24/17	" "	Electric	18,000.	Quasar Elect	171095 ✓
7/24/17	" "	Plumbing	3500.	Trematore P&H	171095 ✓
7/24/17	" "	Fire	1500.	Quasar Elect	171095 ✓
7/24/17	" "	Fire	3500.	Trematore	171095 ✓

Constr. class _____

BOROUGH OF SOUTH PLAINFIELD, NJ
BUILDING DEPARTMENTBLOCK 535

ZONE _____

PERMIT RECORD

*2981 using
ADDRESS 2901 Hamilton BlvdLOT 9 & 16

DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
4/24/17	JSM Holding	Bldg/Roofing	85,000.	Edgewood Prop.	170592
5/17/17	" "	Bldg/Int. Fit-up	25,000.	Edgewood Prop	170692
5/17/17	" "	Electric	40,000.	Quasar Elect	170692
5/17/17	" "	Plumbing	20,000.	Trematore	170692
5/17/17	" "	Fire (Void)	1500.	" " (Void)	170692
5/26/17	" "	Electric - alarm	2600.	Quasar Elect	170813 ⁰¹²
5/26/17	" "	Fire - alarm	500	Quasar Elect	170813 ⁰¹
6/27/17	" "	Bldg/PARTIAL STEEL Reconstruct	18,000.	Edgewood	170692
6/27/17	" "	Fire	34,000.	ASCO Fire	170692

Constr. class _____
 ZONE 2981 using 2901

BOROUGH OF SOUTH PLAINFIELD, NJ
 BUILDING DEPARTMENT

BLOCK 535

PERMIT RECORD

ADDRESS 2901 HAMILTON BLVD.

LOT 9 & 16

DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
10/8/15	JSM HOLDINGS BOA	# 29-14 APPROVAL: 9/1/15 retail strip mall & contractors st. yd.			
2/24/16	" "	Bldg/Int.Demo	15,000.	Edgewood Prop.	160215 <i>OK</i>
2/24/16	" "	Elet/Demo	1000.	Quasar Elect	160215 <i>OK</i>
2/24/16	" "	Plumbing	1000.	Trematore	160215 <i>OK</i>
2/24/16	" "	Fire	1000.	ASCO Fire	160215 <i>OK</i>
7/19/16	Tenant/JSM Holdings at So PLfld, LLC	Certificate of use/zoning			667610
2/7/17	" "	<i>Middle</i> Bldg/Demo Entire Portition Of Bldg	20,000.	Edgewood Prop.	160216 <i>OK</i>
2/16/17	" "	Elect/Panel	1000.	Quasar Elect	170216 <i>OK</i>
2/16/17	" "	Plumbing	2000.	Trematore P&H	170216 <i>OK</i>
2/16/17	" "	Fire	2500.	" "	170216 <i>OK</i>

Constr. class 2901
 ZONE 2901

BOROUGH OF SOUTH PLAINFIELD, N.J.
 BUILDING DEPARTMENT

BLOCK 535

ADDRESS 2981 Hamilton Blvd.

PERMIT RECORD

LOT 9

DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT	USE GRP.
5/14/04	Tempil	Asphalt Roofing	21,180.	Hageman Roofing	040614	<i>OK</i>
5/16/06	" "	Asphalt Roofing	54,195.	Hageman Roofing	060594	<i>OK</i>
1/16/13	" "	Elect/Horns & Strobes	1750.	Automatic CO	mm. 130050	<i>OK</i>
1/16/13	" "	Fire	1750.	" "	130050	<i>OK</i>
5/14/13	Tempil	Reroof	33955.	Guyamar Const	130509	<i>OK</i>

BOROUGH OF SOUTH PLAINFIELD, N. J.

DEPARTMENT OF PUBLIC WORKS

(Building Division)

PERMIT RECORD

Block 535
Lot 9 Block as per

Street and No. 2981 Hamilton Blvd.

attached list

Lot

DATE			OWNER	CONSTRUCTION	COST	BUILDER	PERMIT NO.	PLAN NO.
Mo.	Da.	Yr.						
Apr.	26	65	Ransome Co.	Industrial Bldg.	\$240,000	I Daniels Constr.	9248	
Jan	26	66	Ransome Co.	Certificate of Occupancy			2843	
Mar	21	66	" "	sign	\$500.00	Arrants Inc.	9556	
July	8	69	(Ransome) Big 3 gas & equip	add.	230,000	DeCristofer	11126	
Dec	11	69	" "	elec. permit		Eagle Elec.	1302	
Jan	30	70	Ransome	elec. permit		A.J. Maglio	1349	
Feb	26	70	" "	Certificate of Occupancy for addition			3488	
Mar	25	70	Tempil Div. of Big 3 Gas & Equip Co.	Certificate of Occupancy			3494	11474
Apr.	3	70	(tenant) Ransome Co.	sign	\$400	Arrants	11488	

BOROUGH OF SOUTH PLAINFIELD, N. J.
BUILDING DEPARTMENT

PERMIT RECORD

Block 535

2981 Hamilton Blvd.

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Lot

DATE			OWNER	CONSTRUCTION	COST	BUILDER	PERMIT NO.	PLAN
Mo.	Da.	Yr.						
			Ransom Co.					
Sept	18	74	tenant Johnston Pump Co.	Certificate of Occupancy			3882	13923
Jan	5	88	Tempil	Fire-Sprnk.	\$140,000	Central Jersey	3650	
Jan	10	90	Tempil	Addition	94,700.	Marigland & Sons	900023	
Jan	31	90	" "	Fixt./S/S/C	18,490.	Design Elect.	900023	H
3	9	90	" "	Sprinklers	4,800.00	Dawal Sprinkler	900023	X
09	24	90	Ransome/Tempil	CERTIFICATE OF OCCUPANCY		ADDITION	900023	
4	2	96	Tempil	Electric	15000.	Germinsky Elect	960243	OK 4-22-96