

Monica Champignon

OPRA 2024-233

From: Orlando R. Rodriguez, Esq. <opra+request-66110-38e851c3@requests.opramachine.com>
Sent: Sunday, September 01, 2024 10:05 AM
To: OPRA requests at Town of Newton
Subject: OPRA request - Documents related to 219 Spring Street

Dear Town of Newton,

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: any records related to 219 Spring Street including but not limited to outstanding liens, fines, open and closed permits, etc. Thank you.

Sincerely,
Orlando Rodriguez

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-66110-38e851c3@requests.opramachine.com

Is opra@newtontownhall.com the wrong address for OPRA requests to Town of Newton? If so, please contact us using this form:

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

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/documents_related_to_219_spring

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.

RECEIVED

SEP 03 2024

NEWTON TOWN CLERK

due - 9/11/2024

completed - 9/11/2024

pages - 33

Monica Champignon

Monica Champignon

From: Theresa Schlosser <tschlosser@newtontownhall.com>
Sent: Tuesday, September 10, 2024 1:03 PM
To: OPRA@NEWTONTOWNHALL.COM
Subject: opra#233
Attachments: doc05591320240910123611.pdf; OPRA Response fillable form.pdf

Please see attached printouts.

A small portion of 3rd quarter taxes are delinquent, and the 2023 water/sewer charges are going to tax sale on 10/10/24.

Kind regards,

Theresa

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

From: kyocerascanner@ptd.net <kyocerascanner@ptd.net>
Sent: Tuesday, September 10, 2024 12:36 PM
To: tschlosser@newtontownhall.com
Subject:

TASKalfa 6002i
[00:17:c8:4a:a7:1c]



O.P.R.A. REQUEST

REQUEST NO. 2024-233
RE: TAX RECORDS
DEPARTMENT: Tax
DATE: September 10, 2024

In response to the above referenced request for records:

☐ Some information has been redacted/denied per N.J.S.A. 47:1A-1.1.
☐ The request is too broad in nature.
☐ An extension of ____ days is needed for the following reason(s):

☐ There are no responsive records to the request.
☒ Records requested are attached.

TAX DEPARTMENT TOWN OF NEWTON
Page 1 Tue Sep 10 12:13:11 EDT 2024

Property Information

Block : 8.05	Lot: 12	Qualification :	Deductions:
Tax Account Number : 9910			Senior: 0
Dimension : 00000.091 AC.			Vet : 0
Property location : 219 SPRING ST			Widow : 0
Property Class : 4A			Survivor: 0
Bank code : 00660	PROVIDENT BANK		Disabled: 0
Additional Lots :			Deduction amount: 0.00

Owner Information

BERGEN AVENUE REALTY LLC/ASSET RECO
10 WOODBRIDGE CENTER DR
WOODBIDGE, NJ 07095

Property Information

2023 Net Tax :	15,185.23	Land value:	98,700
2024 Net Tax :	10,788.01	Improvement value:	296,900
2024 Total Tax:	10,788.01	Net taxable value:	395,600

Special Tax codes : Special Tax Amount : 0.00

Tax Quarter History: 2024

	Due Feb. 1st 1st Quarter	Due May 1st 2nd Quarter	Due Aug. 1st 3rd Quarter	Due Nov. 1st 4th Quarter	1/2 next yr
Tax Due:	3,796.31	3,796.31	1,592.36	1,603.03	5,394.01
Tax Paid:	3,796.31-	3,796.31-	1,578.87-	0.00	0.00
Balance:	0.00	0.00	13.49	1,603.03	5,394.01

NOTE: NOTES

2024 Balance Summary

Totals Due: 10,788.01 Paid : 9,171.49 Adjust: 0.00 Bal: 1,616.52

Tax Lien Information: 2023

Lien Type : Other Municipal Charge

Lien held by :

2023 w/s Charges going to tax sale

Type	Cert #	Sale Date	Sale Amount	Prem Rec
UTL	UTL	9/10/24	501.43	0.00

Inter Rate	Int Accrued	Redem Rate	Redem Costs	Other Fees	Total Due
0.00	0.00	0.00	0.00	0.00	501.43

Amount required to redeem on 9/10/24 *on 10/10/24*

Payment recieved on

Tax Quarter History: 2023

	Due Feb. 1st 1st Quarter	Due May 1st 2nd Quarter	Due Aug. 1st 3rd Quarter	Due Nov. 1st 4th Quarter	1/2 next yr
Tax Due:	0.00	0.00	0.00	0.00	0.00
Tax Paid:	0.00	0.00	0.00	0.00	0.00
Balance:	0.00	0.00	0.00	0.00	0.00

NOTE: NOTES

Town of Newton UTILITY Account as of 9/10/24

Resident:

BERGEN AVENUE REALTY
219 SPRING STREET
NEWTON NJ 07860

Alternate Payer:

BERGEN AVE RLTY C/O M SANDOVAL
10 WOODBRIDGE CENTER DR
WOODBIDGE NJ 07095

ID	Account	Route	Block / Lot / Qual	Water Rate	Sewer Rate	Status
522		3	8.05 12	Commercl	Commercl	S K
						7/31/24

Meter:	Serial	Type	Size	MXU	ID	Install
	40592803		5/8 x 3/4			1/04/11

Account Summary

Bill			Beginning	All Qtrly	Charge		Payment	Ending
Qtr	Reading	Usage	Balance	Charges	Adjusts	Payments	Adjusts	Balance
4/21	40300	394	0.00	75.00	0.00	75.00	0.00	0.00
1/22	40400	100	0.00	75.00	0.00	75.00	0.00	0.00
2/22	40800	400	0.00	75.00	0.00	75.00	0.00	0.00
3/22	41300	500	0.00	75.00	0.00	75.00	0.00	0.00
4/22	41400	100	0.00	75.00	0.00	0.00	0.00	75.00
1/23	41400	0	75.00	75.00	0.00	0.00	0.00	150.00
2/23	41666E	266	150.00	98.75	0.00	0.00	0.00	248.75
3/23	0	0	248.75	98.75	0.00	0.00	0.00	347.50
4/23	0	0	347.50	98.75	0.00	0.00	0.00	446.25
1/24	0	0	446.25	102.69	0.00	0.00	0.00	548.94
2/24	0	0	548.94	102.69	0.00	0.00	0.00	651.63
3/24	0	0	651.63	0.00	0.00	0.00	0.00	651.63
Penalty Due for 9/10/24:			55.18	Current Balance with Penalty:			706.81	

ID	Account	Route	Block / Lot / Qual	Water Rate	Sewer Rate	Status
522		3	8.05 12	Commercl	Commercl	S K 7/31/24

Outstanding Charges

Charge Date		Current Amount	Original Due Date	Current Due Date	Penalty
5/15/23	Captl W	10.00	6/15/23	6/15/23	0.00
5/15/23	Captl S	10.00	6/15/23	6/15/23	0.00
8/15/23	Captl W	10.00	9/15/23	9/15/23	0.00
8/15/23	Captl S	10.00	9/15/23	9/15/23	0.00
11/15/23	Captl W	10.00	12/18/23	12/18/23	0.00
11/15/23	Captl S	10.00	12/18/23	12/18/23	0.00
2/15/24	Captl W	10.00	3/15/24	3/15/24	0.00
2/15/24	Captl S	10.00	3/15/24	3/15/24	0.00
5/15/24	Captl W	10.00	6/17/24	6/17/24	0.00
5/15/24	Captl S	10.00	6/17/24	6/17/24	0.00
11/23/22	water	30.00	12/27/22	12/27/22	3.00
11/23/22	sewer	45.00	12/27/22	12/27/22	4.50
2/15/23	water	30.00	3/15/23	3/15/23	3.00
2/15/23	sewer	45.00	3/15/23	3/15/23	4.50
5/15/23	water	31.50	6/15/23	6/15/23	3.15
5/15/23	sewer	47.25	6/15/23	6/15/23	4.73
8/15/23	water	31.50	9/15/23	9/15/23	3.15
8/15/23	sewer	47.25	9/15/23	9/15/23	4.73
11/15/23	water	31.50	12/18/23	12/18/23	3.15
11/15/23	sewer	47.25	12/18/23	12/18/23	4.73
2/15/24	water	33.08	3/15/24	3/15/24	3.31
2/15/24	sewer	49.61	3/15/24	3/15/24	4.96
5/15/24	water	33.08	6/17/24	6/17/24	3.31
5/15/24	sewer	49.61	6/17/24	6/17/24	4.96
		651.63			55.18

Current Quarter Activity

3/24 - No Transactions

Monica Champignon

From: kbrown@newtontownhall.com
Sent: Friday, September 06, 2024 3:58 PM
To: opra@newtontownhall.com
Subject: OPRA #233-2024
Attachments: OPRA Response fillable form.pdf; 219 Spring Street 2.pdf;
doc08766320240904143257.pdf; doc08766220240904143244.pdf;
doc08766020240904143109.pdf; doc08765920240904142942.pdf

Please see the attached.

Should you have any questions, please let me know.

Regards,
Kerry Brown



Kerry Brown

Land Use Administrator

Town of Newton

39 Trinity Street

Newton, NJ 07860

(973)383-3521 ext. 227 - Office

kbrown@newtontownhall.com

www.newtontownhall.com



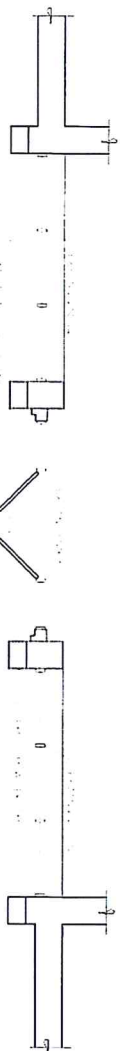
O.P.R.A. REQUEST

REQUEST NO. 233-2024
RE: 219 Spring Street
DEPARTMENT: Planning/Zoning
DATE: 9/4/2024

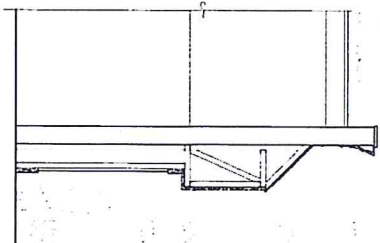
In response to the above referenced request for records:

_____ Some information has been redacted/denied per N.J.S.A. 47:1A-1.1.
_____ The request is too broad in nature.
_____ An extension of ____ days is needed for the following reason(s):

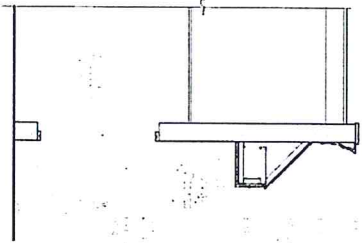
_____ There are no responsive records to the request.
XX _____ Records requested are attached.



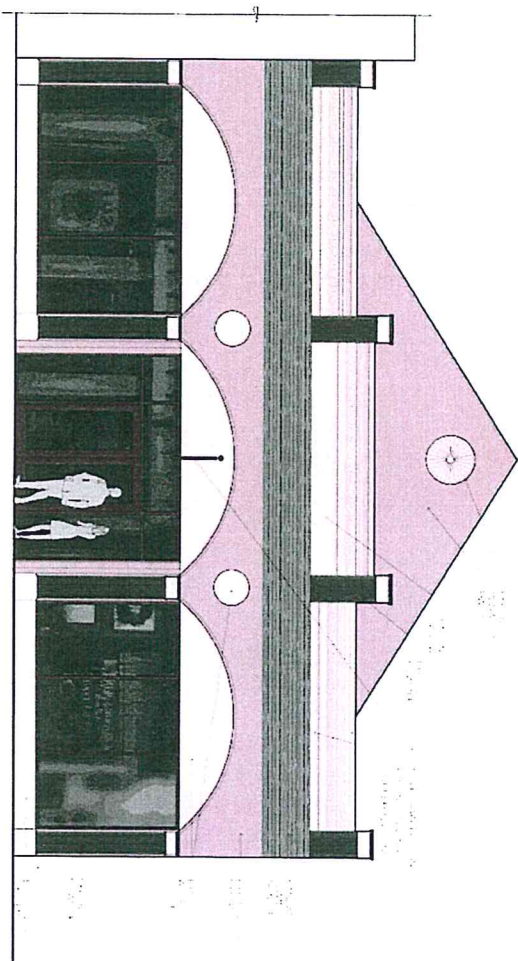
PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"



WALL SECTION A AT PILASTERS
SCALE: 1/4"=1'-0"



WALL SECTION B AT ARCHES
SCALE: 1/4"=1'-0"



219 SPRING STREET
CONCEPTUAL DESIGN
SCALE: 1/4"=1'-0"

A SPECTOR & ASSOCIATES - ARCHITECTS		PROPOSED FRONT FACADE FOR PUBL STORES AT 219 SPRING STREET BY TRIPLE J CONSTRUCTION TOWN OF NEWTON, N.J.	
SCALE: 1/4" = 1'-0"	DATE: 07/28/11	PROJECT: 219 SPRING STREET	TITLE: PROPOSED PLAN, ELEVATION AND SECTIONS
DESIGN: [blank]	CONSTRUCTION: 07/28/11	ARCHITECT: [blank]	DATE: 11-01-10
A1		A1	

N-362



TOWN OF NEWTON
Zoning Office
39 Trinity Street
Newton, NJ 07860
Tele: 973-383-3521 x227
Fax: 973-383-8961

SEP 01 2017

APPLICATION FOR A ZONING PERMIT

Please Print or Type

Date: 8/31/17	Block: 8.05	Lot: 12	Zone: T-6
Name of Applicant: JONATHAN PEIRCE		Location of Premises: 219 SPRING ST.	
Address of Applicant:			
Street: 234 SPRING ST	Town: NEWTON, NJ	Zip Code: 07860	Phone: [REDACTED]
Name of Owner (if different from Applicant): RUBY ORANGE, LLC			
Address of Owner:			
Street: [REDACTED]	Town: [REDACTED]	Zip Code: 07419	Phone: [REDACTED]
Description of Proposed Use/Structure/Sign (what is it you want to build?): ART GALLERY, COMMUNITY HALL, EXHIBITION HALL			

*Please attach a survey or plot plan showing: Size of plot, streets, size, type and location of existing and proposed structures, fences or signs where applicable, and distances to all property lines. A letter of approval from your Homeowners' Association, if applicable.

Owner Signature

Applicant Signature

Prior Approvals on Subject Premises:	Planning Board:	Date of Approval:	
	Zoning Board:	Date of Approval:	
Contractor or Person Doing Work (if different than owner):			
Address:			
Street	Town	Zip Code	Phone

Zoning Permit Fee: \$25

FEES MUST ACCOMPANY APPLICATION*

Paid \$130.17 Check No. 5598 Cash — Receipt No. 4816

I hereby give permission for the Town of Newton Zoning Official to come upon and inspect these premises with respect to this application

Date: **8/31/17** Print Name: **JIM MEGLETTI** Owner Signature: [Signature]

*Failure to provide all requested documents will halt the processing of this application and it will be deemed incomplete.

*It is the responsibility of the applicant to obtain any permits required by NJDEP.

DENIED	DATE	REASON:
☒ APPROVED	DATE <u>9/1/17</u>	SPECIAL CONDITIONS:

And is a: Use Permitted by Ordinance

Use Permitted by Variance approved on _____ subject to any condition attached to the grant thereof.

Valid non-conforming use (according to N.J.S.A. 40:55D-68)

[Signature]
ZONING OFFICER

2017-87
ZONING PERMIT NO.

*NOTE: This is NOT a building permit. You will be required to apply for building permits as deemed necessary by the Construction Official.



Date Received JUL 10 2013

TOWN OF NEWTON
ZONING PERMIT APPLICATION

8.05/12 1. Work Site Street Address: 219 Spring Street
Block: 717.01 Lot: 15 Zone: _____
Owner: Ruby Orange, LLC Applicant: JAMES F Meglotti
Address: [REDACTED] Address: [REDACTED]
Phone: [REDACTED] Phone: [REDACTED]

2. Dimensions of principal building: _____

3. Dimensions of all accessory buildings or signs: _____

4. Describe in detail the activity to be conducted in the principal building or any accessory building for which this permit is being applied: Covered existing siding with Vinyl siding with a 5 Star energy efficiency rating. (AS INDICATED IN APPENDIX A - Approved alternate materials.) (Attached)

5. Has the above premises been the subject of any prior application to the Zoning Board of Adjustment or Planning Board? X Yes _____ No

If yes, please explain: Application to replace entire front of building.

Did the application receive?

Preliminary Approval _____

Date: _____

Final Approval YES

Date: 3/16/2011

Ruby Orange, LLC
Name of Corporation Association, if applicable

*PLEASE SUPPLY A COPY OF
SURVEY*

James F Meglotti
Signature of authorized officer

James F Meglotti
Applicant's Signature

Certificate of Occupancy/Approval required? _____ Yes _____ No

Construction Official _____

**You will be required to apply for building permits as deemed necessary by the Construction official.

Application Approved ✓ Denied _____

Date: July 11, 2013

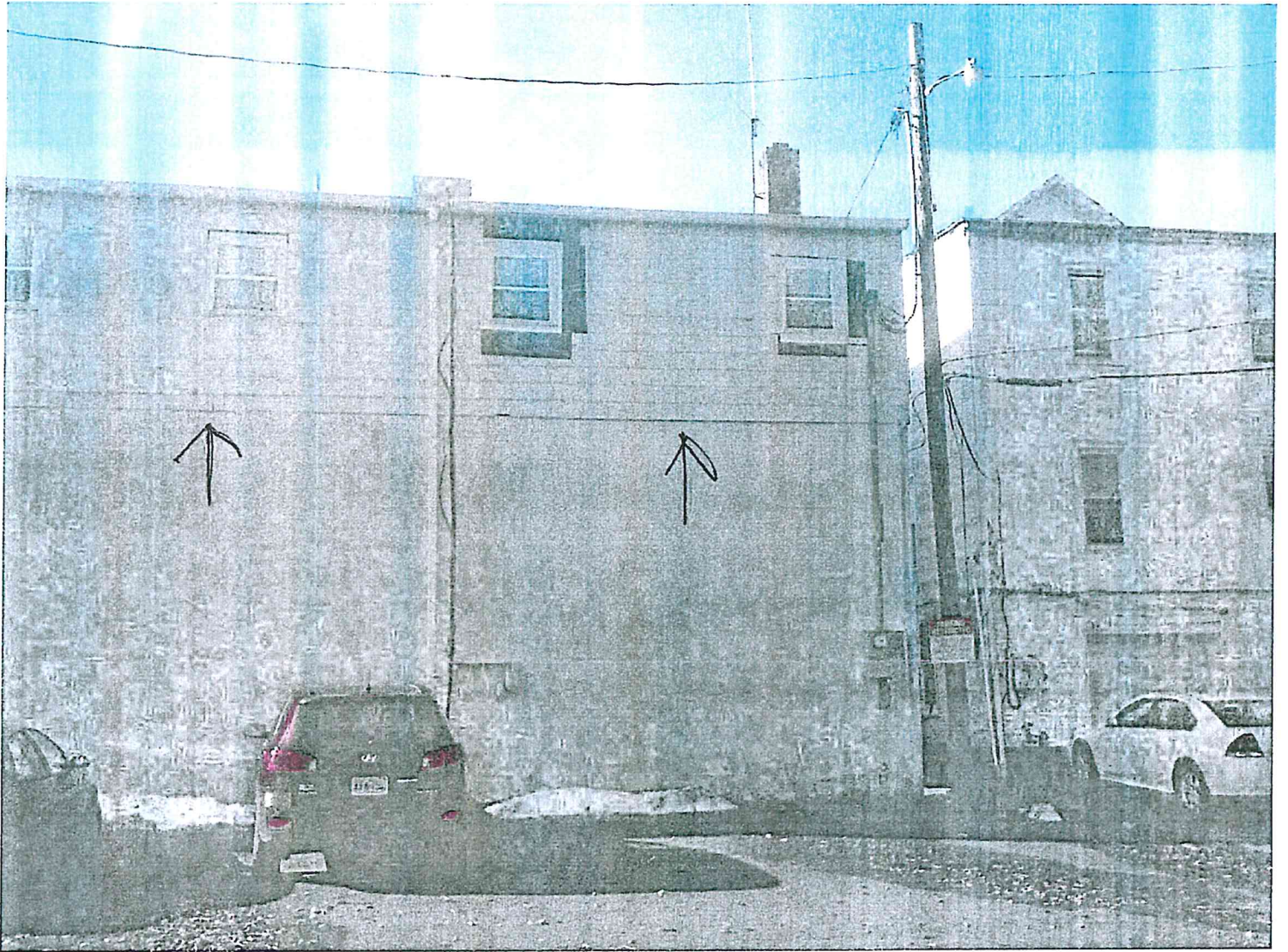
Reason for Denial: _____

Peter Citterio
Zoning Officer

PERMIT# 2013-52

APPENDIX A – APPROVED ALTERNATE MATERIALS:

1. Windows:
 - a. Welded vinyl or PVC windows provided they have a 5 star energy efficiency rating and are of similar appearance.
 - b. Fiberglass windows provided they have a 5 star energy efficiency rating and are of similar appearance.
 - c. ~~Wood~~ windows provided they have an energy efficiency rating and are of similar appearance.
 - d. Steel or aluminum windows for commercial structures provided that they have an energy efficiency rating and are of similar appearance.
2. Siding:
 - a. Vinyl siding or shingles provided that it has a 5 star energy efficiency rating and is of similar appearance.
 - b. ~~Fiber cement~~ siding or shingles, i.e. Hardiplank or recognized equal provided it is of similar appearance.
 - c. ~~Fiber cement~~ wood siding provided it is of similar appearance.
 - d. Brick veneer provided it is of similar appearance.
 - e. Stone veneer provided that it is of similar appearance.
 - f. Fabricated stone paneling provided that is of similar appearance.
 - g. Simulated stucco products provided they have insulating value.
3. Roofing:
 - a. Simulated slate shingles provided that they are 40 year wear.
 - b. Composite slate shingles.
4. Architectural Elements:
 - a. Glass Fiber Reinforced Polymers provided that they are of similar appearance.
 - b. Cast stone provided that they are of similar appearance.
 - c. Glass fiber reinforced stone provided that they are of similar appearance.
 - d. Glass fiber reinforced concrete provided that they are of similar appearance.
5. Residential Doors:
 - a. Decorative fiberglass, vinyl, FRP, or steel provided that they are of similar appearance.
6. Commercial Doors:
 - a. Fiberglass, glass, FRP or steel provided that they are insulated and of similar appearance to door being replaced.
7. Signs and awnings may be added to a commercial structure or building as permitted in Chapter 320 Form Based Code of the Town of Newton Ordinances.





TOWN OF NEWTON
ZONING PERMIT APPLICATION

Date Received 3/28/2011

1. Work Site Street Address: 219 Spring Street
Block: 717.07 Lot: 15 Zone: _____
Owner: Ruby Orange, LLC Applicant: SARA & JIM MONTANI
Address: 219 Spring Street Address: 219 Spring Street
Newton, MA 02460 Newton, MA 02460
Phone: 617-222-1111 Phone: 617-222-1111
2. Dimensions of principal building: Approx 40' x 80'
3. Dimensions of all accessory buildings or signs: 2' x 3' Sign
4. Describe in detail the activity to be conducted in the principal building or any accessory building for which this permit is being applied: Hanging of Approved 2' x 3' PB&J Sign
5. Has the above premises been the subject of any prior application to the Zoning Board of Adjustment or Planning Board? X Yes No HPC X Yes
If yes, please explain: Appeared before the HPC who approved the sign but denied the facade applied for. Planning board allowed the facade at 3/16/11 meeting

Did the application receive?

Preliminary Approval _____

Date: _____

Final Approval YES

Date: 3/16/2011

Name of Corporation Association, if applicable _____

Signature of authorized officer _____

James F. McLoth
Applicant's signature

* PLEASE SUPPLY COPY OF
SURVEY*

SURVEY _____

Certificate of Occupancy/Approval required? _____ Yes _____ No

Construction Official _____

Application Approved X Denied _____ Date: 3/28/2011

Reason for Denial: _____

Katherine Citterio
Zoning Officer

PERMIT# 15-2011

For office use only: _____

\$25.00 Fee

Date Paid 3/28/2011

Cash _____

Check # 1020

Received by KC

TOWN OF NEWTON
WAIVER OF SITE PLAN

C-2 ZONE

Applicant: Sara Ann & James F. Megletti
d.b.a. PB&J Stores

Property Location: 219 Spring Street Block: 717.01 Lot: 15
Newton, NJ 07860

This office has reviewed your letter received on December 16, 2010. Based on the review and the Ordinance which authorizes that under certain conditions the Planning Board Secretary may grant a waiver of the site plan review requirement, it has been determined that such a waiver:

X Can be granted, subject to the following, and no additional information is required by this office.

- Sign permit will be required.
- Historic approval required for signage and exterior alterations.
- All necessary permits or approval must be obtained from all other agencies having jurisdiction.

You will be required to apply for zoning, building and sign permits as deemed necessary by the Zoning Officer, Construction Official, and Fire Inspector.



Katherine Citterbart
Administrator
Planning Board

December 16, 2010
Date Issued

Ruby Orange LLC

273 Andover-Sparta Rd,
Newton, NJ 07860

December 16, 2010

Town of Newton
39 Trinity Street
Newton, NJ 07860

Attention: Kathy Citterbart, Planning Board Administrator

RE: Property Address:	219 Spring Street, Newton, NJ
Block:	717.01
Lot:	15

To Whom It May Concern:

Please consider this letter a request for a Site Plan Waiver for the above-captioned property. Ruby Orange LLC is the applicant and is currently under contract to purchase this property. The title must close on or before December 31, 2010, per our contract.

The members of Ruby Orange LLC also own a business known as PB&J Stores Inc, which is currently located in the Springboard Shoppes located at 145 Spring Street, Newton, NJ. This business sells women's clothing and accessories and has done very well during its time in the Incubator and is now ready to graduate to it's own place on Spring Street. PB&J Stores Inc will be the sole occupant of the building located at 219 Spring Street.

PB&J Stores Inc will maintain its current regular hours of operation after relocating to the subject property. These are: Monday through Saturday, 10 am to 6 pm. From time to time, the business has extended / holiday hours on Sundays and sometimes is open until 8 pm. The business currently has two full-time employees, and it is not anticipated that there will be any change in staffing as a result of the move to the new location.

Following the closing, some renovations / upgrades are planned for the building, which will take place during January and February of 2011. After the closing, and before work begins, all proper permits required by the Town of Newton will be applied for. Current plans call for PB&J Stores Inc to continue their operations at the current location through the end of March, and the property at 219 Spring Street to be occupied on or before April 1, 2011.

As with most buildings on Spring Street, the subject property has no parking associated with it. Customer and employee parking is available on Spring Street in the front of the store, at the Eastern Plaza, and in the movie theater parking lot (across the street from the subject property).

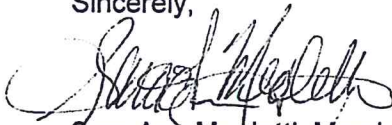
At present, the plan is to move the current projecting blade signage (36" x 40") from the front of 145 Spring Street, to the front of the subject property. A new (flat) sign design for the front of the building is in process and a sign permit will be applied for at the appropriate time.

The members of Ruby Orange LLC are Sara Ann Megletti and James F. Megletti. Their contact information is as follows:

PB&J Stores Phone: 973-720-5095
Sara Megletti Cell Phone: 973-919-5246
James Megletti Cell Phone: 973-919-5246
James Megletti Email: jmegletti@pbjdistores.com
Mailing Address: 273 Andover-Sparta Road,
Newton, NJ 07860

Attached is a \$100.00 check made payable to the Town of Newton for the Site Plan Waiver fee. In view of the fact that the Site Plan Waiver must be issued prior to scheduling the CO inspection, and that the closing on the building is scheduled for December 31, 2010, we respectfully request that this application be processed as soon as possible. If you need any additional information, or clarification, please do not hesitate to contact us, or our Realtor®, Cathy Smiley (973-919-5054).

Sincerely,



Sara Ann Megletti, Member



James F Megletti, Member

Town of Newton
Planning Board Resolution

Whereas, under section 40:55D-110 of the Municipal Land Use Law the Planning Board review recommendations from the Historic Preservation Commission.

Whereas, the following applicant appeared in front of the Planning Board on March 16, 2011 to appeal the decision of the Historic Preservation Advisory Commission on February 23, 2011 and approved the following:

Applicant: HPC#08-2011- Ruby Orange, L.L.C.
Property Location: 219 Spring Street
Block 717.01, Lot 15
Request to change facade as presented.

Therefore be it resolved, that the Planning Board overturned the denial of February 23, 2011 and hereby approves said application as presented.

The undersigned secretary certifies the within resolution was adopted and memorialized on March 16, 2011.

A handwritten signature in cursive script, reading "Katherine Citterbart", is written over a horizontal line. To the left of the signature is a large, bold, handwritten "X".

Katherine Citterbart
Planning Board Secretary

Town of Newton
Planning Board Resolution

Whereas, under section 40:55D-110 of the Municipal Land Use Law the Planning Board review recommendations from the Historic Preservation Commission.

Whereas, the following application has been recommended for approval by the Historic Commission at the February 23, 2011 meeting and is now recommended to be approved by the Planning Board.

Applicant: HPC#08-2011- Ruby Orange, L.L.C.

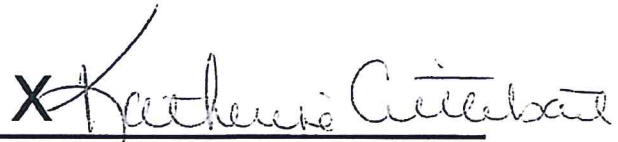
Property Location: 219 Spring Street

Block 717.01, Lot 15

Approved the replacement of 2' x 3' oval sign to square 2' x 3' sign.

Therefore be it resolved, that the Planning Board confirms the approval of the Historic Commission Application listed above and hereby approves said application.

The undersigned secretary certifies the within resolution was adopted and memorialized on March 16, 2011.

A handwritten signature in black ink, reading "Katherine Citterbart". The signature is written in a cursive style with a large, stylized "X" at the beginning. A horizontal line is drawn underneath the signature.

Katherine Citterbart
Planning Board Secretary

TOWN OF NEWTON

Date: February 23, 2011

BLOCK: 717.01 LOT: 15

APPLICANT: Ruby Orange, L.L.C. HPC #08-2011

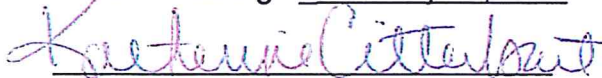
ADDRESS: 219 Spring Street, Newton, NJ 07860

WORK TO BE PERFORMED: Denied facade to be
changed as per plans presented.
Approved 2'x3' oval sign to be
replaced

☒ No further review is required for the applicant listed above, as per 20A-10 of the Historic Preservation Ordinance of the Town of Newton.

☐ The above listed project requires review by the Newton Historic Preservation Commission (HPC) as per 20A-10 of the Historic Preservation Ordinance of the Town of Newton. Please withhold issuance of building permit pending HPC review.

Date of Meeting: February 23, 2011



Katherine Citterbart
Historic Preservation Commission


Applicant Signature

The Planning Board has 45 days from the date of this recommendation to take action by resolution either approving or denying an application.

No building permits can be obtained until approval is granted by the Planning Board.

Town of Newton



39 Trinity Street
Newton, New Jersey 07860

Phone: 973-383-3521
Fax: 973-383-8961

HISTORIC PRESERVATION ADVISORY COMMISSION Application for Certificate of Appropriateness (Please print or type)

Block: 15 Lot: 717.01 HPC Application No.: HPC#08-2011
Property Address: 219 Spring Street, NEWTON, NJ 07860
Common Name of Property: Newton Trophy Shop
Applicant Name: RUBY ORANGE, LLC
Applicant Address: 219 Spring Street, Newton, NJ 07860

Applicant Phone: [REDACTED]

Applicant Fax: [REDACTED]

Property Owner Name: JAMES & SARA MEGLETTI

Property Owner Address: [REDACTED] ROAD

Newton, NJ 07860

Property Owner Phone: [REDACTED]

Property Owner Fax: [REDACTED]

Form of Ownership: ☐ Individual ☐ Partnership ☒ Corporate
☐ Governmental ☐ Nonprofit ☐ Utility

If applicant is not the owner, state the applicant's authority to bring this application and specific interest in application (i.e. agent for owner, equitable interest, agreement of sale):

Present Use: EMPTY Proposed Use: RETAIL/OFFICE

Number of Stories: 2 Size of Property: 44.00' x 88.75'

Type of Building Construction: ☒ Brick ☐ Frame ☐ Other _____

Surrounding Property Usage (your neighbors)

North: DR. FELDMAN

East: Brandas Diner

South: McKwell & Mary Croser

West: CHARM

Has any previous application been filed in connection with this property? ☐ Yes ☒ No.
If Yes, please list name and application number under which it was filed:

Identify Nature of Proposed Work:

☐ Addition	☒ Alteration	☐ Demolition
☐ Excavation	☐ Relocation	☐ Repair
☐ Replacement	☐ Rehabilitation	☐ New Construction
☐ Paint	☒ Sign	☐ Other _____

Facade to be changed - Sides of Building to be RE-DONE
Sign (CHANGING EXISTING SIGN FROM SQUARE TO OVAL 2' X 3')

Current Condition of Affected Areas (existing materials and finishes):

BACK / Plaster -

PROPOSED WORK PROGRAM (attached additional sheets if necessary; provide samples if possible):

A. Describe Proposed Work: Changing Front Facade & Re-Facing
plaster sides.

B. Materials and Construction Methods and/or Landscaping to be Used:

Metal Studs, Dense glass sheathing with DRIVE IT OVER TOP

Has any previous application been filed in connection with this property? ☐ Yes ☒ No.
If Yes, please list name and application number under which it was filed:

Identify Nature of Proposed Work:

- | | | |
|--------------------------------------|--|---|
| ☐ Addition | ☒ Alteration | ☐ Demolition |
| ☐ Excavation | ☐ Relocation | ☐ Repair |
| ☐ Replacement | ☐ Rehabilitation | ☐ New Construction |
| ☐ Paint | ☒ Sign | ☐ Other _____ |

Facade to be changed - Sides of Building to be RE-DONE
Sign (Changing existing sign from oval 2'x3' to Square

Current Condition of Affected Areas (existing materials and finishes):

BRICK / Plaster -

PROPOSED WORK PROGRAM (attached additional sheets if necessary; provide samples if possible):

A. Describe Proposed Work: Changing Front Facade & Re-Fixing
plaster sides.

B. Materials and Construction Methods and/or Landscaping to be Used:

Metal Studs, Dense glass sheathing with DRIVE IT OVER TOP

C. Will the Proposed Work Match the Existing Architectural Details? Explain: NO

SEE ATTACHED DRAWINGS

Please check the appropriate letter as it pertains to your legal representation:

a. ☒ I am not represented by an attorney in connection with this application.

b. ☐ I am represented by _____

Address: _____

Phone: _____ in connection with this application.

CERTIFICATION: I hereby certify that the above statements made and contained in this application including any attachments are true and correct to the best of my knowledge and belief. I further understand that any falsification of information may be considered reason to deny this application. NOTE: If the applicant is other than the owner, then the owner must countersign this application indicating his/her concurrence.

^{MEMBERS}
Ruby Orange LLC - James F. McCall
Applicant's Signature 2/17/2011
Date

James F. McCall
Owner's Signature 2/17/2011
Date
(Required if applicant is not owner)

James F. McCall
Co-owner's Signature 2/17/2011
Date

Tuple J Construction
Contact Person in Charge of Work, Title
Jim Pascasio

(901) 394-6102
Phone No.

(973) 875-1511
Fax No.

2/17/2011
Date Received By
Administrative Officer

K. Celler
HPC Administrative Officer

Monica Champignon

From: mmonaco@newtontownhall.com
Sent: Wednesday, September 04, 2024 12:37 PM
To: opra@newtontownhall.com
Subject: 24-233
Attachments: OPRA 24-233.pdf

See attached.



Michael Monaco

Code Enforcement Director
39 Trinity Street
Newton, NJ 07860
Office Hours: Tues through Friday 9 AM – 3 PM
973-383-3521 Ext. 256
973-383-0827 Fax
www.newtontownhall.com

IMPORTANT NOTICE: The information contained in this message and in any attachments is time-sensitive and confidential. If you are not an intended recipient, please inform the sender immediately. Any unauthorized use, disclosure, or distribution is prohibited.



O.P.R.A. REQUEST

REQUEST NO. # 2024-233

RE: 219 Spring Street

DEPARTMENT: Code Enforcement

DATE: 09/04/2024

In response to the above referenced request for records:

Some information has been redacted/denied per N.J.S.A. 47:1A-1.1.

The request is too broad in nature.

An extension of ____ days is needed for the following reason(s):

There are no responsive records to the request.

XXX

Records requested are attached.

Property Specifications

September 04, 2024 12:31:10PM

Block 8.05 **Lot** 12 **Qual**

Site Address 219 SPRING ST

Owner Name RUBY ORANGE LLC

Owner Address 16 Bourne Circle
Hamburg NJ 07419

Telephone (973)-570-2230

Reference No. 100435

Application Date 4/12/2018

Inspection Type Property Maintenance

Closed On 07/30/2018

Notes

4/12/18-1st notice to paint rear bldg wall CBD 6/8
6/5/18-phone call from prop. owner will abte by CBD.
6/11/18-Phone conversation with property owner who was granted ext. until 6/30/18.
7/3/18-2nd notice w/8/3/18 CBD rinp 8/6/18. 2nd cert mail #9171969009350153492629
7/30/2018- RINSP w photo- ABATED. Case closed.

September 04, 2024 12:30:29PM

Property Specifications

Block 8.05 **Lot** 12 **Qual**

Site Address 219 SPRING ST

Owner Name RUBY ORANGE LLC

Owner Address 273 ANDOVER-SPARTA RD
NEWTON NJ 07860

Telephone

Reference No. 1002125

Application Date 8/19/2020

Inspection Type Property Maintenance

Closed On 08/28/2020

Notes

8/19/20-Disp noticed mattress leaning against bldg. Email fairclough who reminded me he is only responsible from the sign to the rear of the lot. Jim was called and said he would remove by CBD of 8/28/20

8/28/20-rinsp abated

September 04, 2024 12:30:48PM

Property Specifications

Block 8.05 **Lot** 12 **Qual**

Site Address 219 SPRING ST

Owner Name RUBY ORANGE LLC

Owner Address 273 ANDOVER-SPARTA RD
NEWTON NJ 07860

Telephone

Reference No. 1001744

Application Date 12/16/2019

Inspection Type Property Maintenance

Closed On 12/27/2019

Notes

12/13/19-dinsp noticed shopping cart & plastic chair between bldg & no parking sign. After research & correspondence w/realtor Fairclough from 211-213 it was discovered the lot behind 219 belongs to 211-213 from the no parking sign to lot edge. However a few feet from the bldg where the signs were located is responsibility of 219. VCN & return call to property owner of 219 (Jim McLetti) to remove shopping cart and discarded chair which is located between the bldg & sign. Will rinsp 12/30/19 CBD.

12/27/19-rinsp abated

Monica Champignon

From: Kimberly Williams <kwilliams@newtontownhall.com>
Sent: Tuesday, September 03, 2024 1:26 PM
To: opra@newtontownhall.com
Subject: OPRA 2024 - 233
Attachments: doc05582220240903132122.pdf

Permit Options Report

From: To: 9/3/2024

Block: 8.05 Lot: 12 Town(s):Town of Newton

Permit #	Permit Date	Census	Control #	Updates	Partial	Partial	Description of Work	Fire	Plmb	Elev	Mech	AltFee	COFee	OtherFee	Close Date
Block Lot Qual		Cost	Use Group	Bldg	EAdm	EAdm		FAdm	PAdm	VAdm	MAdm	VolFee	TCOFee	PenaltyPmt	
Work Site			Waived Fees	BAdm	BAdm	BAdm									
Cubic Feet		Square Feet	Minimum Fees	BTotl	ETotl	FTotl	PTotl	VTotl	MTotl	TFTotl	CertTotl	DCA Min.		Total Fee	
Owner Name															
20115020	2/4/11	434	1915 10404	0										6/30/2011	
8.05 12		\$44,000.00	M	\$700.00	\$100.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$0.00	
219 SPRING ST			No Fees Waived	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
0 Cu.ft.		0 Sq.ft.										\$0.00			
RUBY ORANGE LLC				\$700.00	\$100.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$925.00	
20115020	6/14/11	434	1915 10424	1										6/30/2011	
8.05 12		\$8,300.00	M	\$55.00	\$0.00	\$63.00	\$98.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14.00	\$0.00	\$0.00	
219 SPRING ST			No Fees Waived	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
0 Cu.ft.		0 Sq.ft.										\$0.00			
KESSLER, HENRY & CECILE				\$55.00	\$0.00	\$63.00	\$98.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14.00	\$0.00	\$230.00	
20115020	5/27/11	434	1915 10584	2										6/30/2011	
8.05 12		\$20,000.00	M	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34.00	\$50.00	\$0.00	
219 SPRING ST			No Fees Waived	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
0 Cu.ft.		0 Sq.ft.										\$0.00			
KESSLER, HENRY & CECILE				\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34.00	\$50.00	\$684.00	
20115228	9/6/11	434	1915 10716	0										12/8/2011	
8.05 12		\$8,020.00	U	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
219 SPRING ST			All Fees Waived	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
0 Cu.ft.		0 Sq.ft.										\$0.00			
TOWN OF NEWTON				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
20135201	7/17/13	434	1915 11698	0										8/14/2014	
8.05 12		\$3,615.00	B	\$108.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6.00	\$0.00	\$0.00	
219 SPRING ST			No Fees Waived	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
0 Cu.ft.		0 Sq.ft.										\$0.00			
RUBY ORANGE LLC				\$108.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6.00	\$0.00	\$114.00	
20175274	9/28/17	434	1915 13683	0										2/14/2019	
8.05 12		\$5,000.00	A-3, B	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$75.00	\$0.00	

From: To: 9/3/2024

219 SPRING ST	0 Cu.ft.	0 Sq.ft.	No Fees Waived	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
RUBY ORANGE LLC													
20715274	11/14/17	434	1915 13770	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$235.00
8.05 12		\$800.00	A-3, B		\$0.00	\$55.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
219 SPRING ST		0 Sq.ft.	No Fees Waived		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
RUBY ORANGE LLC													
20715274	12/14/17	434	1915 13797	\$0.00	\$0.00	\$55.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$57.00
8.05 12		\$3,000.00	A-3, B		\$0.00	\$0.00	\$0.00	\$87.00	\$0.00	\$0.00	\$6.00	\$0.00	\$0.00
219 SPRING ST		0 Sq.ft.	No Fees Waived		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
RUBY ORANGE LLC													
19960346	11/20/96	999	1915 2168	\$0.00	\$0.00	\$0.00	\$0.00	\$87.00	\$0.00	\$0.00	\$6.00	\$0.00	\$93.00
8.05 12		\$0.00	B		\$52.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4.00
215 SPRING STREET		0 Sq.ft.	No Fees Waived		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
KESSLER, HENRY & CECILE													
19980231	8/18/98	999	1915 2887	\$0.00	\$52.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$56.00
8.05 12		\$0.00	M		\$0.00	\$22.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
215 SPRING ST		0 Sq.ft.	No Fees Waived		\$0.00	\$3.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
KESSLER													
19990034	3/3/99	999	1915 3135	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00
8.05 12		\$0.00	M		\$0.00	\$0.00	\$0.00	\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.00
215 SPRING ST		0 Sq.ft.	No Fees Waived		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
KESSLER (ECKERD CORP)													
20010042	2/9/01	437	1915 4052	\$0.00	\$0.00	\$0.00	\$0.00	\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	\$48.00
8.05 12		\$0.00	M		\$46.00	\$26.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.00
219 SPRING ST		0 Sq.ft.	No Fees Waived		\$0.00	\$4.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Permit Options Report

From: To: 9/3/2024

Block: 8.05 Lot: 12 Town(s):Town of Newton

NEWTON TROPHY (TNT)																				
20010042	3/14/01	437	1915 4083	\$0.00	\$46.00	\$30.00	\$0.00	SIGN	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$78.00	
8.05 12		\$0.00	M		\$25.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	4/23/2001	
219 SPRING ST			No Fees Waived		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
	0 Cu.ft.	0 Sq.ft.													\$0.00			\$0.00		
NEWTON TROPHY (TNT)																			\$25.00	
20030169	5/14/03	437	1915 5432	\$0.00	\$25.00	\$0.00	\$0.00	Alterations - repair window and wall due to auto accident	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	1/21/2009	
8.05 12		\$1,000.00	M		\$46.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
219 SPRING ST			No Fees Waived		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	0 Cu.ft.	0 Sq.ft.													\$0.00			\$0.00		
NEWTON TROPHY (TNT)																			\$47.00	
19930334	12/13/93	437	1915 670	\$0.00	\$46.00	\$0.00	\$0.00	*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	4/26/1994	
8.05 12		\$0.00	B		\$299.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
219 SPRING ST.			No Fees Waived		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	0 Cu.ft.	0 Sq.ft.													\$0.00			\$0.00		
KESSLER, HENRY A.																			\$337.00	
19930334	1/7/94	437	1915 705	\$0.00	\$299.00	\$0.00	\$0.00	*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	4/26/1994	
8.05 12		\$0.00	B		\$93.00	\$46.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
219 SPRING ST.			No Fees Waived		\$0.00	\$7.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	0 Cu.ft.	0 Sq.ft.													\$0.00			\$0.00		
KESSLER, HENRY A.																			\$172.00	
19940022	2/17/94	999	1915 740	\$0.00	\$93.00	\$53.00	\$0.00	*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	3/1/1994	
8.05 12		\$0.00	B		\$0.00	\$46.00	\$50.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6.00	
219 SPRING ST.			No Fees Waived		\$0.00	\$7.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	0 Cu.ft.	0 Sq.ft.													\$0.00			\$0.00		
SUSSEX COUNTY DRUG																			\$124.00	
Grand Total					\$2,174.00	\$316.00	\$113.00	\$281.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$182.00	\$170.00	\$3,250.00	\$0.00	\$3,250.00	
Total Permits: 17			Total Partial: 0				Total Penalties Collected for Permits Issued										\$0.00			
													Total Fees and Penalties Collected							\$3,250.00