



Franklin Township
Construction Code Enforcement
Township of Franklin
475 DeMott Lane
Somerset, NJ 08873 USA
(732) 873-7283

Construction Permits

305 CHURCHILL AVE - 89.03/10.09

Permit Number	Tracking Number	Work Type	Application Date	Permit Issue Date	Application Status	Subcodes	Closed
21-03515	C-21-04354	Alteration	11/9/2021 2:26:57 PM	11/18/2021	Open	B	
ANTENNA(S)							
CCBC-21-0070	CCBC-21-0070	Alteration	7/30/2021 1:20:19 PM	8/17/2021	Certificate of Continued Building Compliance and Close Date Issued	P	8/17/2021
INSPECTION 8/17/21 CCBC							
21-00693	C-21-00638	Alteration	3/5/2021 7:46:06 AM	3/15/2021	CA and Close Date Issued	B E	8/4/2021
ANTENNA(S)							
19-01107	C-19-00829	Alteration	3/5/2019 1:36:39 PM	3/28/2019	Open	B E P F	
ROOF-TOP UNIT(S)							
19-00047	C-18-04619	Alteration	12/5/2018 8:46:02 AM	1/8/2019	CA and Close Date Issued	E	7/19/2019
ANTENNA(S)							
18-00005	C-17-04912	Alteration	11/8/2017 12:54:20 PM	1/2/2018	Open	E	
ANTENNA(S)							
16-03237	C-16-03992	Alteration	10/10/2016 12:18:59 PM	11/1/2016	Open	B E	
TELECOMMUNICATION FACILITY UPGRADE							
15-03272	C-15-03865	Alteration	9/4/2015 7:58:39 AM	9/23/2015	Open	B E	
ANTENNA(S)							
15-00239	C-15-00177	Alteration	1/20/2015 8:56:32 AM	1/29/2015	CA and Close Date Issued	E	11/5/2015



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305 CHURCHILL AVE - 89.03/10.09

13-01432	C-13-01607	Alteration	4/25/2013 7:50:56 AM	5/10/2013	CA and Close Date Issued	B E	3/4/2015
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ANTENNA(S)

13-00766	C-12-04218-CR	Alteration	12/5/2012 2:48:06 PM	3/18/2013	CA and Close Date Issued	B E M	1/23/2014
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ANTENNA(S)

13-01236	C-12-03307	Alteration	9/21/2012 9:38:59 AM	4/29/2013	CA and Close Date Issued	B E	7/1/2015
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ANTENNAS AND CABINET

ANTENNA(S) AND EQUIPMENT CABINET CELL TOWER

12-02641	C-12-03151	Alteration	9/13/2012 10:13:35 AM	9/28/2012	Open	E	
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COMMUNICATION CABINETS

11-03339	C-11-04596	Alteration	12/8/2011 2:02:45 PM	12/9/2011	Open	E	
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COMMUNICATION CABINETS

11-00898	C-11-00954	Alteration	4/5/2011 9:15:17 AM	4/21/2011	CA and Close Date Issued	E	5/2/2012
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ELECTRIC SERVICE TELECOM

09-00978	C-09-00704	Alteration	3/16/2009 2:43:28 PM	4/23/2009	CA and Close Date Issued	B E	9/28/2009
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ADDITION

ANTENNA

09-00935	C-09-00709	Alteration	3/13/2009 3:08:18 PM	4/15/2009	Certificate (CA) Issued	B E	
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GENERATOR

	C-08-03615	Alteration	11/5/2008 10:36:47 AM		Plan Review Pending	B E M	
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GENERATOR

Franklin Township



In Somerset County

OFFICE OF FIRE PREVENTION

Municipal Building

475 DeMott Lane, Somerset, NJ 08873-6704

Phone: 732-873-2500 Ext. 6303 Fax: 732-873-0804

May 24, 2022

To: Nancy Zumbana, Administrative Aide

From: John Hauss, Director of Fire Prevention

Re: 305 Churchill Avenue, Somerset, NJ
Block 89.03 Lot 10.09

Fire Prevention does not have any record of environmental issues at 305 Churchill Avenue, Somerset. The last fire inspection at the site was conducted on December 15, 2021, and all fire code violations have been abated. There are outstanding Life Hazard Use fees owed to the State of New Jersey, Division of Fire Safety.

Thank you

Somerset Franklin Twp		Property Record Card		05/24/22 03:34 PM																																																																																											
Block: 89.03 Lot: 10.09 Qualifier: Card: 1		Last Sale: 09/30/21 for \$7,200,000																																																																																													
305 CHURCHILL, LLC 305 CHURCHILL AVE SOMERSET, NJ 08873		Units: 1 Nbhd: SFLA: 59300 Floor: Prop Class: 4B Occupancy: Bldg Class: 10 Bldg Desc: 1S CB Info By: OTHER		Model: Bldg Name: Zoning: M2 Addtl Lot: Land Dim: 5.04 AC Style:																																																																																											
VCS: M201 Map Page: 5701 Year Built: 0000/0000 NC Interior: GOOD NC Exterior: GOOD NC Layout: GOOD																																																																																															
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PROPERTY RECORD AND APPRAISAL CARD
Commercial

Card 1 of 1

IDENTIFICATION DATA

BLK 89.03 QUAL
LOT 10.09 ZON M2 CLS 4B
CHURCHILL AVENUE
MERIDIAN ASSOCIATES
CLYDE RD. & JIFFY RD.
SOMERSET, N.J. 08873
L: 201600 I: 1329600 T: 1531200
SALE PRICE 2340000 DATE 111286

SALES RATIO			OWNER
Date	Sales Price	Ratio	



Front and Side

SITE

50:00 N'BORHOOD

- Conformity**
☒ 01 Typical
☐ 02 Inferior
☐ 03 Superior
Trend
☒ 04 Stable
☐ 05 Declining
☐ 06 Improving
Type
☐ 07 Rural
☐ 08 Crs. Roads
☒ 09 Suburban
☐ 10 Urban
☐ 11 Subdivision

51:00 VIEW

- ☒ 01 Typical QF
☐ 02 Detrim. QF
☐ 03 Enhanc. QF
52:00 UTILITIES
☒ 01 Electric
☐ 02 Public Gas
☐ 03 Public Water
☐ 04 Sewers
☐ 05 Well
☐ 06 Septic
☐ 07 Underground Util.
☐ 90 None

53:00 INFORMATION BY

- ☐ 01 Owner (M)
☐ 02 Owner (F)
☐ 03 Tenant
☐ 04 Agent
☒ 05 Other
☐ 06 Estimate
☐ 07 Refusal

54:00 ROAD

- ☐ 01 Paved QF
☐ 02 Grv/Drt QF
☐ 03 Private QF
☐ 04 Paper
☐ 90 None

61:00 NEGATIVE LAND ADJUSTMENTS

- ☐ 01 Flag Lot
☐ 02 Power Line
☐ 03 Heavy Traffic
☐ 04 Light Traffic
☐ 05 Next to Comm.
☐ 06 No Right to Build
☐ 07 Alley Shape
☐ 08 Severe Easements
☐ 09 Unimproved Road
☐ 10 Slope
☐ 11 Landlocked
☐ 12 Flood Plain
☐ 13 Shared Driveway
☐ 14 Poor Location
☐ 15 Irreg. Shape
☐ 16 Hwy. Nuisance
☐ 17 Swamp
☐ 18 Oversized
☐ 19 Stacked Units
☐ 20 Drainage
☐ 21 Undersized Lot
☐ 22 Topography
☐ 23 Little Frontage
☐ 24 Corner Lot
☐ 25 No Frontage
☐ 26 Brook/Stream
☐ 27 Next to RR Tracks
☐ 99 Misc.

63:00 POSITIVE LAND ADJUSTMENTS

- ☐ 01 High
☐ 02 Low
☐ 03 Level
☐ 04 Rolling
☐ 05 Wet
☐ 06 R.O.W.
☐ 07 Brook/Stream
☐ 08 Irreg. Shape
☐ 09 Cul-de-sac
☐ 10 Commercial
☐ 11 View
☐ 12 Location
☐ 13 Zoning
☐ 14 Beers Decision
☐ 15 Corner Lot
☐ 16 Extensive Frontage
☐ 17 Plottage
☐ 18 Frontage
☐ 19 Water
☐ 20 Size
☐ 21 River Front
☐ 22 Park/Rec. Facilities
☐ 99 Misc.

56.00 REFUSED ADMIT.

- ☐ 01 YES
☐ 02 NO



80.00 WORK RECORD

	BY	DATE
MEAS.		
LIST		
PRICE		
REVIEW		

81.00 FIELD CALLS

	BY	DATE
#1		
#2		
#3		
#4		

70.00 LAND SCHEDULE (FRONT FOOT METHOD)

	LAND ZONE	FRONT FOOTAGE	AVERAGE DEPTH	DEPTH TABLE	UNIT RATE	ADJ. CODE	ADJ. PCT.
1							
2							
3							
4							

71.00 LAND SCHED (UNIT RATE METHOD)

	LAND ZONE	DESC CODE	NUMBER OF UNITS	UNIT RATE	ADJ. CODE	ADJ. PCT.
1						
2						
3						
4						

INSPECTION SIGNATURE

[Signature]

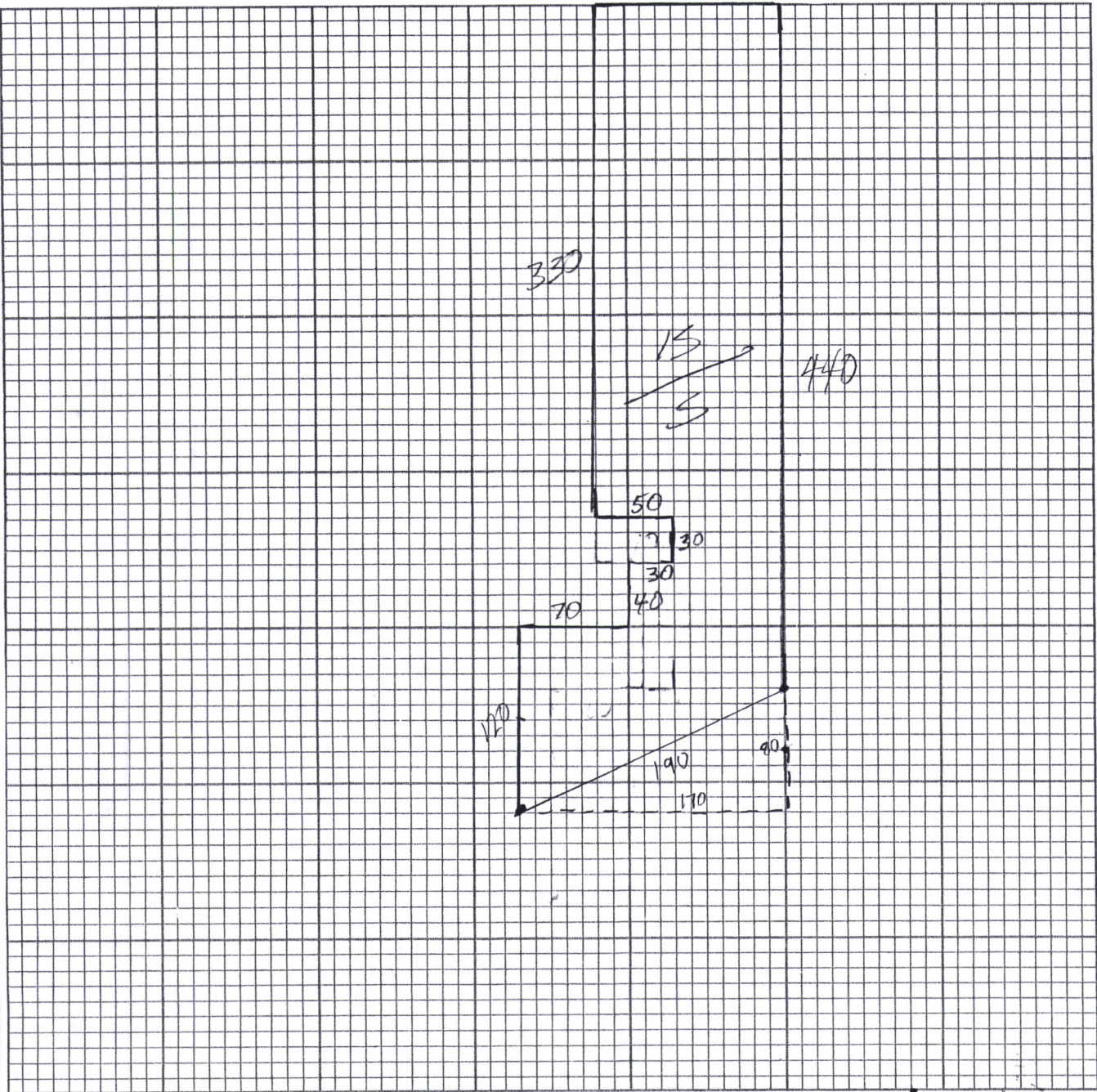
DATE

6-22-92

Rear and Side

1 Square = ~~2~~¹⁰ Feet

A _____
B _____
C _____
D _____

[illegible]

1. OWNER
2. TENANT
3. SHARED

SPECIFY

60.00 NET CONDITION	CODE
01 OVERALL	
02 INTERIOR FIN	
03 EXTERIOR FIN	

_____ %

Partial in Mod IV _____

85.00 COMMENTS

[illegible]

CO 1 406 Occupancy Number (See back of form)
CO 2 C Class

CO 3 08873 Zip Code
CO 4 2 Rank

1 Low 3 Above average
2 Average 4 High

CO 7	<u>1</u>	Number of Stories
CO 8	<u>18</u>	Story Height
CO 9	<u>6</u>	Effective Age <u>1986</u> Year Built
CO 10	<u>11.09 / 18.91</u>	Heating and Cooling

CO 11	<u>N</u>	Elevator(s)	Yes/No or area served (See below for Lump Sum Elevators)
CO 12	<u>Y-Wet</u>	Sprinklers	Dry/Wet/Yes/No or area served

GENERAL

FBA _____
UBA _____
MEZ _____
BAL _____

BUILDING

S.F. Finished Basement
S.F. Unfinished Basement
S.F. Mezzanine
S.F. Balcony

☐ See back for additional miscellaneous items

Description

RE1 _____

RE2 _____

SAVE BLK: LOT:
PAVED AREA 40950#

Basement

DBA _____ Display Area (square feet)
OBA _____ Office Area (square feet)
PBA _____ Parking Area (square feet)
RBA _____ Resident Living Area (square feet)
SBA _____ Semifinished Area (square feet)

Lump Sum Elevators

FEM _____ Freight/Service, Manual Doors (number or number stops)

FEP _____ Freight/Service, Power Doors (number or number stops)

PEL _____ Passenger (number or number stops)

Mezzanines

DME _____ Display Area (square feet)
OME _____ Office Area (square feet)
PME _____ Open Area (square feet)
SME _____ Storage Area (square feet)

Miscellaneous

AFA	_____	Automatic Fire Alarm System (square feet)
ARC	_____	Architect's Fee Percentage
BAC	_____	Single Line Backdated Cost Date
CLI	_____	Climate Adjustment (1, 2, or 3)
MUL	_____	User-supplied Local Multiplier
ROU	<u>100</u>	Rounding Value
SIU	_____	Site Improvement, Undepreciated
SVA	_____	Site Value

15.00 ACCESSORY & FARM BUILDINGS

[illegible]

CODE LEGEND:

- 01 = DET. GARAGE
- 02 = DET. CARPORT
- 03 = SHED 2 STORY
- 04 = SHED 1.5 STY
- 05 = SHED 1 STORY
- 06 = SHED FIN 1 STY
- 07 = SHED FIN 1.5 STY
- 08 = POOL GUNITE
- 09 = POOL VINYL
- 10 = POOL ABOVE GRND
- 11 = C.C. PAVING
- 12 = ASPHALT PAVING
- 13 = TENNIS COURT
- 14 = BARN
- 15 = DAIRY BARN
- 16 = BARN W/LOFT
- 17 = FARM SHED
- 18 = POLE BARN
- 19 = STABLE
- 20 = POULTRY SHED
- 21 = SILO
- 22 = SMALL SHED
- 23 = GREENHOUSE
- 24 = CANOPY
- 25 = CONC. PATIO
- 26 = WOOD DECK
- 27 = GAZEBO