

12/12

From: STELLA BONDAR <opra+request-32610-0f7c8660@requests.opramachine.com>
Sent: Monday, June 13, 2022 4:05 PM
To: OPRA requests at Downe Township
Subject: OPRA request - OPRA REQUEST - 303 Baptist Road, Newport, NJ 08345

Dear Downe Township,

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:

Client/Buyers: Preston Filozof and Ashley Cilento

Seller: Kenneth C. Lore
Property: 303 Baptist Road, Newport, NJ 08345

Please be advised that this office represents the Buyers in connection with the purchase of the above referenced property.

Request the following certification:

1. copies of all OPEN and CLOSED permits, certificates of approval and approvals for any improvements made on the Property.
2. records of any violations on the property - none in zoning
3. records of oil tanks (underground or aboveground), and/or records of gas conversion - none in zoning
4. records of septic tanks, and/or public sewer connection - only item found was a 2016 CC Dept. of Health Septic approval in the CO

Yours faithfully,

STELLA BONDAR

6/28/22
Attached, are the only items found in the zoning file relating to this request.
Nicole Marchitto

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-32610-0f7c8660@requests.opramachine.com

Is downetwpcclerk@comcast.net the wrong address for OPRA requests to Downe Township? If so, please contact us using this form:

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

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/opra_request_303_baptist_road_ne

37/9

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.

**Township of Downe
County of Cumberland, NJ**

No 653

Housing Code Certificate of Occupancy

Issued To: BERNARD & CATHY JONES

Block 12 Lot 12

INSPECTION DATE 7-14-16

THIS CERTIFIES that the required inspections have been made at

Address 303 BAPTIST RD

Description of dwelling unit SINGLE Family

/ GOOD FAIR POOR

Consisting of rooms, including 2 baths and 2 bedrooms, and the building or dwelling unit and premises complies with the requirements of the various codes involved.

The square footage measurement of bedroom space would allow a maximum of occupants in this building or dwelling unit.

THIS CERTIFICATE MUST BE
ACCOMPANIED WITH A SMOKE
DETECTOR COMPLIANCE
CERTIFICATE

[Signature]
HOUSING OFFICER 856-447-3100

FEE: \$25.00

CASH CHECK ✓

Downe Township - Housing Office

INSPECTION REPORT

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Property Address 303 BAPTIST RD
Owner's Name JONES
Block 12 Lot 12
Building Type: Single [] Two [] Multi []
Apt. No. _____ No. of Bedrooms _____ No. of Occupants _____
Occupant's Name _____

GENERAL APPEARANCE: Good [] Fair [] Poor []

INSPECTION [✓]
DATE 7-14-16

REINSPECTION []
DATE _____

PRESENT IN PLACE

1. YES [✓] NO []
2. YES [✓] NO []
3. YES [✓] NO []
4. YES [✓] NO []
5. YES [✓] NO []

Smoke Detectors: Operating - YES [✓] NO []
Handrail _____
Relief Valve (Hot Water) _____
Appliance vented properly _____
Emergency exit - 3rd floor sleeping _____

IN PROPER CONDITION

6. YES [✓] NO []
7. YES [✓] NO []
8. YES [✓] NO []
9. YES [✓] NO []
10. YES [✓] NO []
11. YES [✓] NO []
12. YES [✓] NO []
13. YES [✓] NO []
14. YES [✓] NO []

Windows _____
Heating System _____
Plumbing _____
Electric _____
Water Pressure _____
Screens _____
Ceilings, walls and floors _____
Doors - Exterior/Interior _____
Roof Condition _____

PROPERTY CONDITION

15. YES [] NO [✓]
16. YES [] NO [✓]
17. YES [] NO [✓]
18. YES [] NO [✓]
19. YES [✓] NO []
20. YES [] NO [✓]

Needs Paint - Interior _____
Needs Extermination _____
General Clean-Up Inside/Exterior _____
Garbage Container _____
House Number _____
Needs Paint - Exterior _____

COMMENTS:

No access YES []
Access Refused YES []
Unit Passed YES []
Unit Failed YES []
Placed Posted YES []

YOUR CONTINUED OCCUPANCY IS GRANTED [✓] DENIED []
ALL REPAIRS ARE TO BE COMPLETED BY _____ AND WITH REQUIRED PERMITS.

FAILURE TO DO SO WILL RESULT IN A COURT APPEARANCE.

OWNER MUST CALL (856) 447-3100 WHEN REPAIRS ARE COMPLETE FOR REINSPECTION.

DATE:

7-14-16

INSPECTOR:

SSD



Township of Downe

Fire Prevention

Township of Downe
Fire Prevention
288 Main Street
Newport, NJ 08345
Phone: (856) 447-3100

ONE AND TWO FAMILY DWELLING SMOKE DETECTOR & CARBON MONOXIDE INSPECTION APPLICATION

APPLICANT INFORMATION:

ADDRESS 303 BAPTIST RD
BLOCK 12 LOT 12

NAME OF APPLICANT Jones
DATE OF APPLICATION 7-14-16 DATE OF SETTLEMENT _____

TYPE OF SERVICE REQUESTED: *All fees are double for 2 family dwellings.*
1. More than 10 business days. \$ 25.00
2. 4 to 10 business days. *Every day except Saturday, Sunday, and* \$
3. 3 or less business days. *City Holidays are business days.* \$

Make checks payable to Downe Township

Signature of Applicant

Date

OTHER INFORMATION:

Real Estate, Title, or Mortgage Company handling sale or settlement of property: _____ Office Phone #: _____

Address: _____

Contact Phone #1: _____

Name of Person with Access to Property: _____ Contact Phone #2: _____

PAYMENT INFORMATION:

DATE _____ AMOUNT RECEIVED 25 RECEIVED BY JIS
CASH _____ CHECK NUMBER _____ OTHER _____
INITIAL INSPECTION ☒ REINSPECTION ☐
SINGLE FAMILY DWELLING ☒ TWO FAMILY DWELLING ☐

CONTACT LOG

DATE	TIME	RESULT	INITIALS
<u>7/14/16</u>	<u>9:45</u>	<u>Pass</u>	<u>JIS</u>

INSPECTION SCHEDULED: DATE: 7-14-16 TIME: 9:45

INSPECTION INFORMATION:

DATE INSPECTED 7-14-16 PASS / FAIL _____

REASON FOR FAILURE _____

Scott Barlowe
Printed Name of Inspector

[Signature]
Signature of Inspector

IMPORTANT -

PLEASE NOTE

IF THE PREMISES FAILS INSPECTION, A NEW APPLICATION MUST BE COMPLETED AND AN ADDITIONAL FEE PAID PRIOR TO A REINSPECTION BEING CONDUCTED.

CODE REQUIREMENTS ARE LISTED ON THE PINK FORM.

WHITE - INSPECTION COPY YELLOW - FIRE PREVENTION COPY PINK - APPLICATION COPY



Cumberland County Department of Health

309 Buck Street • Millville, NJ 08332

(856) 327-7602 • www.ccdoh.org

Water Certification Report

Location: Municipality: DOWNE TOWNSHIP

Street: 303 BAPTIST RD.

Block: 12

Lot: 12

Owner/Seller Name: JONES

Buyer Name (as applicable): LORE

The water supply for the above property is certified pursuant to Private Well Testing Act & Cumberland County Ordinance 9 for:

- ☒ The sample taken on 6/30/16 met potable water standards for Bacteria.
- ☒ The sample taken on 6/30/16 met potable water standards for the following chemicals (ppm):
 - ☒ Nitrate, ☐ Iron, ☒ Manganese, ☒ pH, ☐ Lead, ☒ Mercury
- ☒ The *re-sample* taken on 6/30/16 met potable water standard(s) for:
 - ☐ Bacteria, ☐ Nitrate, ☒ Iron, ☐ Manganese, ☐ pH, ☒ Lead, ☐ Mercury
- ☒ The sample taken on 8/31/15 met potable water standards for volatile organic compounds.
- ☒ The sample taken on 8/31/15 met potable water standards for gross alpha.

☒ Real Estate Transaction/ Rental

☐ New Construction/ Replacement

This certification is based upon passing water test results provided by a NJ Certified Laboratory for the above indicated dates. The certification meets Cumberland County Board of Health, Ordinance #9, Section 9 and the New Jersey Private Well Testing Act 7:9E-24 "Testing Requirements". This certification does not guarantee future water quality. Private well water supplies serving rental properties must be tested and certified every 5 years. It is recommended that ALL other private well water supplies are also tested every 5 years.


Authorized Agent
July 11, 2016



Public Health
Prevent. Promote. Protect.



Cumberland County
Public Health

Cumberland County Department of Health

309 Buck Street • Millville, NJ 08332
(856) 327-7602 • www.ccdoh.org

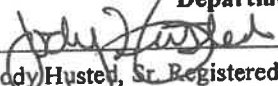
Bernie Jones
303 Baptist Rd.
Newport, NJ 08345

Re: ONSITE SEPTIC INSPECTION REPORT REVIEW
Report provided by: *C & H Disposal* for inspection conducted on 6/30/16
Property Inspected: 303 Baptist Rd., Downe Township, Block 12, Lot 12

The Cumberland County Health Department has reviewed the above referenced report in accordance with N.J.A.C. 7:9A-3.3, 3.4 and N.J.A.C. 7:9A-12.6. Based on the details submitted in this report the system:

- _____ is a cesspool, privy, outhouse, latrine or pit toilet
 - ☐ serving an existing structure that is NOT going through a real estate transfer, reconstruction, expansion or change of use and which does NOT show any indications of a malfunction or non-compliance and can continue to be utilized pursuant to NJAC 7:9A-3.3(a).
 - ☐ meeting one of the exemptions in NJAC 7:9A-3.16 (c)(d) and which does not show any indications of a malfunction and can continue to be utilized.
 - ☐ that is part of a real property transfer and must be abandoned and replaced with a conforming system in accordance with 7:9A-3.16 (b) through application prepared by NJ Licensed Professional Engineer and submitted to this office for approval.
- X does not show any indications of non-compliance or of a malfunctioning sewage disposal system as specified in N.J.A.C. 7:9A-3.4(a)(b) and therefore the Administrative Authority does not require any action to repair or alter the system.
- _____ does show the following indications, per NJAC 7:9A-3.4, of a malfunctioning sewage disposal system which requires a repair or alteration to the system whereby a septic contractor/ NJ Licensed Professional Engineer may need to be consulted OR is an otherwise non-compliant system which requires action to correct the non-compliance to the satisfactory of the Administrative Authority:
 - ☐ contamination of nearby wells or surface water bodies by sewage or effluent
 - ☐ ponding or breakout of sanitary sewage or effluent onto the ground surface
 - ☐ seepage of sanitary sewage or effluent into portions of buildings below ground
 - ☐ back-up of sewage into the building served (not internal plumbing blockage)
 - ☐ leakage from or into septic tanks, connecting pipes, distribution boxes, other components not designed to discharge sanitary sewage or effluent
 - ☐ any discharge of sanitary sewage without a zone of treatment
 - ☐ non-complaint item(s):
- _____ has the following *potentially* non-compliant components which have no regulatory requirement for the administrative authority to mandate a repair or alteration (the decision to perform any repair/alteration is between the buyer and seller): NOTED ITEMS
- _____ functionality cannot be determined due to insufficient/inconsistent information provided in the report. No *final* determination on the required action may be made with the information provided due to the following reason:

Note: The inspection report performed by C & H Disposal should be reviewed for any concerns noted by the septic inspector. *Any work performed on a subsurface sewage disposal system must be done with an approved permit issued by the Cumberland County Health Department and meet the requirements of N.J.A.C. 7:9A-3.3.


Jody Husted, Sr. Registered Environmental Health Specialist

7/8/16
Date



Public Health
Prevent. Promote. Protect.

Resolution No. 2022-06

Downe Township Combined Planning Board

WHEREAS, Kenneth Lore of 100 Back Road, Newport, New Jersey has applied to the Downe Township Combined Planning Board for Minor Subdivision Approval for property located at Block 12 Lot 12 on the Municipal Tax Map of the Township of Downe; said property having a street address of 303 Baptist Road, Downe Township, NJ; has frontage on two streets with frontage of 130 ft along Baptist Road with a depth of 385 feet said property is located in the v-1 Residential Village Conservation Zone; and

WHEREAS, this application was heard by the Planning Board at its regular scheduled meeting of April 12, 2022; and

WHEREAS, the Board considered this application for completeness and determined the application to be complete; and

WHEREAS, the applicant was represented by Thomas J. Seeley, Esquire; and

WHEREAS, Kenneth Lore was sworn and testified on his own behalf; and

WHEREAS, the applicant proposes to adjust the boundary lot line. The current boundary line splits the applicant's property in the middle of Block 12 Lot 13 and Block 12 Lot 12; and

WHEREAS, the Board is in receipt of the following documents which were incorporated as fact:

- (a) Downe Township Combine Planning Board application dated March 16, 2022;
- (b) Deed Description of area from Lot 13 to be added to Lot 12 of Block 12 prepared by Guy DeFabrites, P.L.S. of Fralinger Engineering, PA dated April 8, 2021;

Prepared by:

Nathan Van Embden, Esquire
21 E. Main Street, PO Box 428
Millville, NJ 08332

- (c) Deed Description of Area from Lot 12 to be added to Lot 13 of Block 12 prepared by Guy DeFabrites, P.L.S. of Fralinger Engineering, PA dated April 8, 2021;
- (d) Deed Description of New Lot 12 of Block 12 prepared by Guy DeFabrites, P.L.S. of Fralinger Engineering, PA dated April 8, 2021; and
- (e) Minor Subdivision Survey prepared by Guy DeFabrites, P.L.S., P.P. pf Fralinger Engineering, PA dated April 13, 2021
- (f) Engineering Report of Thomas Tedesco, P.E. dated March 31, 2022.

WHEREAS, the Board, at the meeting, carefully considered the application submitted as well as the testimony of the applicant and evidence presented as follows:

1. Applicant is the owner of lands in the Township of Downe known as Block 12 Lots 12 and 13.
2. The property consists of the applicant's residence on Lot 12 and an adjacent residence on Lot 13.
3. The applicant seeks to revise the division line between these adjacent lots to increase the frontage of Lot 13 and increase the rear yard width of Lot 12.
4. The end result will be an improvement of the side yard dimension of lot 13 from 5.2' and 6.7' to 20.2' and 24.9' where the minimum side yard is required to be 15'.
5. There exists a current non-conforming side yard of 10.2 at lot 12 which is not being altered by this application.
6. The applicant also requested waiver of the requirement that his plans show adjacent dwellings and buildings.

WHEREAS, the Board after hearing testimony and reviewing the application and evidence submitted, made the following findings of facts and conclusions of law:

1. Kenneth Lore is the owner of Block 12 Lot 12 and 13 on the Tax Map of the Township of Downe.
2. This proposed subdivision will reduce existing nonconforming side yard status and will not create any new non conformities.
3. The request for waiver of need to provide adjacent properties and structure is appropriate in this case where no exterior lines are being altered and no new construction is proposed.
4. This property is located on a County road and is subject to County Planning Approval.

WHEREAS, the matter was opened to the public without public comment and the public portion of the meeting was closed; and

WHEREAS, the Downe Township Combined Planning Board, on a motion for approval, granted applicant's request for Minor Subdivision, Lot Line Adjustment Approval, by a vote of 5-0 and

WHEREAS, this Resolution is intended to memorialize the foregoing decision of the Downe Township Combined Planning Board of April 12, 2022;

NOW, THEREFORE, BE IT RESOLVED, by the Downe Township Combined Planning Board on this 10th day of May 2022 that the application of Kenneth Lore for Minor Subdivision and Lot Line Adjustment Approval and waiver of site plan requirements as applied for by the applicant, is hereby granted and approved, subject to the following terms and conditions:

1. The applicant shall make such application as may be necessary for County Planning review and approval.

2. Agreement by the applicant to specific items not contained within the Resolution, which are otherwise set forth in the application or which are contained within the record of the hearing of the application, are adopted even though not set forth herein at length.
3. Applicant shall submit prepared deeds of subdivision and consolidation for engineering review and execution by the Board chairman and secretary.

ROLL CALL

Motion to Approve: Robert Campbell

Seconded: Kevin Nocon

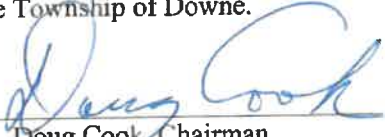
MEMBER	YEA	NAY	ABSENT	ABSTAINED	EXCUSED
Chairman Douglas Cook	X				
Michael Rothman, Mayor			X		
Harry Levenknight			X		
Robert Campbell	X				
John Gilligan	X				
Brent Daly			X		
Jeff Sanza			X		
Kevin Nocon	X				
Christopher Weir			X		

AND BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the applicant and to all who request a copy for a reasonable fee. In addition, a copy of this Resolution shall be filed in the Office of the Clerk of the Township of Downe.

By:


Nicole Marlette, Board Secretary

By


Doug Cook, Chairman

Dated: May 10, 2022

CERTIFICATION

The foregoing is a true copy of a Resolution adopted by the Combined Planning Board of the Township of Downe at a meeting of May 10, 2022 memorializing action taken by the Board at the regular meeting of the Board held on April 12, 2022.



Nicole Marlette, Board Secretary