

GREEN BROOK TOWNSHIP PLANNING BOARD
MUST BE FILED IN TRIPLICATE WITH SECRETARY OF PLANNING BOARDApplication No. _____ Filed _____ 19 _____ Filing fee \$ 105⁰⁰APPLICATION FOR CLASSIFICATION OF SKETCH SUBDIVISION PLAT
TO: GREEN BROOK TOWNSHIP PLANNING BOARD

Application is hereby made for the classification of a Sketch Plat of a proposed subdivision of land herein-after more particularly described.

1. Applicant's name: Donald T. DiFrancesco and Alex DiPace

Address: 1939 W. Broad Street, Westfield, N. J. 07090 and

395 Roberts Lane, Scotch Plains, N.J. Phone 07076 

2. Name and address of present owner (if other than No. 1 above).

Name: same as above

Address: _____

Phone _____

3. Interest of applicant if other than owner _____

(Affidavit herewith for files)

4. Location of subdivision _____

(neighborhood or section name)

Maple Avenue

(street)

Tax Map Block No. 157

Lots No. 13.02

Zoning District SMD and MP

5. Number of proposed lots three (3)

6. Area of entire tract 6.1811

, and portion being subdivided 6.1811

7. Development plans:

- a. Sell lots only? (Yes or No) Yes b. Construct houses for sale? (Yes or No) Yes
c. Other May retain one home for personal use.

8. Name, occupation and address of person preparing sketch plat.

Name Fisk Associates Engineers/
Occupation SurveyorsPhone 

Address 631 Union Ave., Middlesex, N. J. 08846

9. Does plat involve any new street, or extension of Township facilities, or utilities? No If so, specify
Utilities extended from Borough of North Plainfield10. Does subdivision front on any County or State Highway? No If so, has sketch plat been filed with
Somerset County Planning Board?11. Are any natural watercourses, brooks, drains, drain ditches, or any type of watercourse whatever located on
the lands involved? NO If so, specify _____

12. Will subdivision involve any drainage problem whatever? No If so, specify _____

(Continued on other side)

13. If plat involves any new street, give names and addresses of all lienholders, and nature of lien.

Names

Addresses

Liens

Not applicable

14. Are there any easements in, under or over lands involved? If so, specify nature and location of same.

A conservation easement is proposed and a joint access/driveway easement is proposed.

15. Attach 6 prints of sketch plat.

Signature of applicant

Charles W. D. Jones

Do not write below this line)

Received by

Chairman Subdivision Committee

Date

Action of subdivision committee.* Classified as minor by unanimous action (Yes or No)

Classified as major (Yes or No)

Date

Initials of Subdivision Chm.

*Signatures of Planning Board Chairman and Municipal Clerk if classified as a minor subdivision.

Chairman

Clerk



The Township of Green Brook County of Somerset New Jersey

SUSAN E. DOBRINSKY, Mayor
RAYMOND L. MOORE, Deputy Mayor
GARY JOHNSTON
DOUGLAS FONTENELLO
JOSEPH F. ALICINO, Jr.

TREASURER
DAVID H. DICKINSON
TOWNSHIP CLERK
DOROTHY BECKER
111 GREENBROOK ROAD
GREEN BROOK, N.J.
08812

(201) 968-1023

October 26, 1989

MEMORANDUM

TO: Green Brook Township Zoning Board of Adjustment

FROM: Edward B. Martin, Township Engineer *EBM*

RE: Application # 89-08-01
Block 157, Lot 13.02
Tax Map Sheet 28
Donald DiFrancesco, Esq. and Alexander Di Pace
1939 W. Broad Street
Westfield, New Jersey 07090
Interpretation of Mountain Preservation
Zone Boundary

An Application for a Three (3) Lot Subdivision on Maple Avenue (a Paper Street) was made to the Green Brook Township Planning Board. A hearing on the Application was held by the Planning Board on September 21, 1989 and the Application was transferred to the Zoning Board of Adjustment (see attached Resolution dated October 19, 1989 and amended to October 23, 1989) for an interpretation of the exact location of the Zone Boundary and interpretation as to the proper method of Delineation of the Zone Boundary between the Special Mountainside Development (SMD) Zone and the Mountain Preservation (MP) Zone as it applies to the subject property and consideration of any other relief requested by the Applicants.

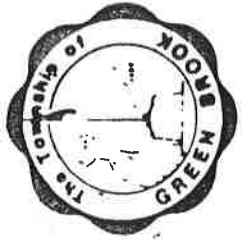
The Plan submitted with the Application is entitled, "Sketch Plat- Minor Subdivision, Maple Avenue, Green Brook, New Jersey, Block 157, Lot 13.02, Somerset County", and was prepared by Paul A. Fisk, N.J.P.E., Lic. No. 26353 and Stephen M. Fisk, N.J.L.S., Lic. No. 23919 and dated July 14, 1989. The following comments are offered:

1. The Applicant seeks to subdivide a 5.7918 acre tract into three lots. 4.6906 acres contain slopes in excess of 20% and the balance have slopes greater than 15% but less than 20%. No substantial part of the tract has slopes less than 15%.

2. The areas of the Site with slopes less than 20% are shaded on the Plan. Access to these areas is not possible without crossing slopes exceeding 20%.
3. The Township Zoning Ordinances define Slope (Section 301.56) as the distance between two (2) foot contours. A 20% slope is whenever six two-foot contours are fifty feet or closer together. The Township Zoning Ordinances (Section 204.4) state that the Mountain Preservation District is intended to include the Band of Lands of the Southerly side of the Watchung Ridge where the Slope exceeds 20%. In determining said Zone District Boundary in specific Land Development Applications, the actual topographic conditions shall control. The Applicant seeks an interpretation of the Zoning Ordinances with regard to location of the Mountain Preservation Zone Boundary on the Tract before proceeding with the Subdivision Application.

EBM:ccb

cc: Donald T. DiFrancesco, Esq.
Alexander DiPace
Paul A. Fisk, P.E.
Stephen M. Fisk, L.S.
Thomas L. Carisone, Green Brook Township
Construction Code Officer



The Township of Green Brook
County of Somerset
New Jersey

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Thomas L. Carisone, Green Brook Township
Construction Code Officer

LAW OFFICES OF
WILLIAM T. SUTPHIN
1000 HERRONTOWN ROAD
PRINCETON, NEW JERSEY 08540-7702

(609) 924-9525

October 5, 1989

Honorable Raymond L. Moore
4 Beechwood Terrace
Green Brook, New Jersey 08812

Re: Green Brook Township Planning Board
File 731

Dear Ray:

Thank you for your note of October 2, 1989 and the enclosure. A redrafted resolution was sent to Joe Casale on September 27, 1989. A copy is enclosed herewith for your information. Apparently you had not seen it when you dictated your memorandum.

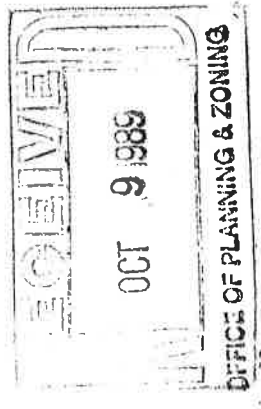
I have the following reaction to your proposed additional findings:

Your Finding No. 8 appears to be entirely proper, however I would suggest changing the word "majority" to "portion".

With respect to your Finding No. 9, if the written and verbal testimony of Bill Queale is to be relied upon in support of this Board action, then that testimony should be made a part of the record in this case. While what is said in Finding 9 may be correct, I would suggest that Finding No. 9 be omitted.

I would suggest that Finding No. 10 be reworded, substantially as follows:

"10. In another case which was referred by the Planning Board to the Zoning Board, the Zoning Board declined to grant a use variance for an access road through an area with slopes greater than 20 percent to a proposed single-family dwelling proposed to be placed in an area of land with slopes of less than 20%."



For your Finding No. 11, I would suggest that the following be substituted:

"11. The interpretation of the exact location of the zone boundary in this case should be consistent with the interpretation and determination of the MP zone boundary made in other cases."

Following your eleventh finding, I would suggest that the last two factual findings be renumbered 11 and 12 and be included in the Board's resolution.

The basic question is one of jurisdiction. If the Planning Board believes that this application does not involve any use variances, then the Planning Board should hear this application. On the other hand, if there is a possibility that the application might involve a use variance (as in the Delano Martins case) then the Zoning Board is the only board that has the power to hear this matter.

The Planning Board did not make a determination that a use variance is involved. Instead, it transferred this application to the Zoning Board for further proceedings under 40:55D-70(b) which reads as follows:

"b. Hear and decide request for interpretation of the zoning map or ordinance or for decisions upon other special questions upon which such board is authorized to pass by any zoning or official map ordinance, in accordance with this act;"

Please call me if you have any questions or comments concerning this letter.

Sincerely yours,
ORIGINAL

SIGNED BY: WILLIAM T. SUTPHIN

William T. Sutphin

WTS/ml
Enclosures (2)

cc: Green Brook Township Planning Board

LAW OFFICES

HARMAN R. CLARK, JR.

917 NORTH WASHINGTON AVENUE

GREEN BROOK, NEW JERSEY 08812-2696

TELEPHONE 968-6811

TELE-COPIER 968-4095

AREA CODE 201

July 27, 1989

Donald T. DiFrancesco, Esq.
Hookey, Butler, DiFrancesco & Kelly
P.O. Box 669
Westfield, NJ 07090

Re: Block 157, Lot 13.02 Township of Green Brook

Gentlemen:

I have reviewed the Sketch Plat prepared by Fisk Associates with a couple of Green Brook people. It is our suggestion that you file an application for Sketch Plat classification with the Green Brook Planning Board.

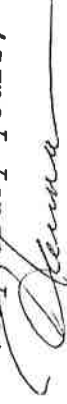
The Planning Board would then make the decision either:

(a) that the property qualifies as SMD, in which case it would remain with the Planning Board for classification -- probably as a major subdivision since extension of utilities will be required;

or

(b) that it is considered MP and to be transferred to Board of Adjustment as a subparagraph d matter.

Very truly yours,



Harman R. Clark, Jr.



The Township of Green Brook County of Somerset New Jersey

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September 19, 1989

TO: GREEN BROOK TOWNSHIP PLANNING BOARD

FROM: Edward B. Martin, Township Engineer *EBM*

RE: Application #89-08-01
Block 157 Lot 13.02
Tax Map Sheet 28
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1939 W. Broad Street
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Sketch Plat Classification

An Application for Sketch Plat Classification for a Proposed Three (3) Lot Subdivision on Maple Avenue (a paper street) adjacent to the Borough of North Plainfield Municipal Boundary has been received in the above regard.

I have reviewed a Plan entitled, "Sketch Plat - Minor Subdivision, Maple Avenue, Green Brook, New Jersey, Block 157, Lot 13.02, Somerset County", as prepared by Paul A. Fisk, N.J.P.E., Lic. No. 26353 and Stephen M. Fisk, N.J.L.S., Lic. No. 23919 and dated July 14, 1989 and offer the following comments:

1. The Applicant proposes to subdivide a 5.7918 acre tract with frontage on Maple Avenue (a paper street) into three lots with common access from a 20' wide common private access and utility easement. The Board should note that the major portion of the Site contains slopes in excess of (20%) with small areas toward the southerly side with slopes less than 20%. The slopes in these areas vary from 16.7% to 19.2%, with the exception of an area on the north side of Lot 13.02 which has a slope of 7.7% and a narrow strip toward the middle of Proposed Lots 13.02 and 13.04 which has a slope of 6.5%

2. The Planning Board should first determine whether this Site is in the Mountain Preservation (MP) Zone or the boundary between the Mountain Preservation (MP) Zone and the Special Mountainside Development (SMD) Zone (see attached copy of letter from Harman R. Clark, Jr., Esq. to Donald DiFrancesco, Esq., dated July 27, 1989). The Township Zoning Ordinances, Section 204.4, define the Mountain Preservation (MP) Zone as including "within that District, the Band of Lands on the southerly side of the Watchung Ridge where the slope exceeds 20 percent. In determining said Zone District Boundary in specific Land Development Applications, the actual topographic conditions shall control, and the lines of the Zoning Map shall not be scaled but shall be considered as intended to follow actual topographic conditions".

If the Board determines that the Site is in the MP Zone District, then the Application would require a Variance and would be referred to the Zoning Board of Adjustment.

3. In addition, Section 402.2 of the Township Zoning Ordinances requires that "Every Principal Building shall be built upon a lot with frontage on a public street improved to meet the Township's requirements," since the Proposed Subdivision would not meet the requirements of Section 402.2 of the Township Zoning Ordinances, a Use Variance would be required which would require this Application to be referred to the Zoning Board of Adjustment.

4. The Proposed Subdivision requires the extension of utilities from the Borough of North Plainfield, and would require a CP-1 (Sewer Extension Permit) from the New Jersey Department of Environmental Protection. Therefore, it would require classification as a Major Subdivision.

5. I would recommend that this Application be carefully reviewed to provide Planning for any Development to the east of this Site and to the west of Maple Avenue, and that the Site not be treated as an isolated tract. The Board should note that the apparent owner of the tract to the west of Maple Avenue has recently written to the Borough of North Plainfield asking whether a Sanitary Sewer Moratorium currently exists in the Borough.

6. It should be noted that the Proposed Access Grading is unacceptable. Fire equipment would not be able to access this Site due to steep grades.

EBM:ccb

cc: Donald T. DiFrancesco, Esq.

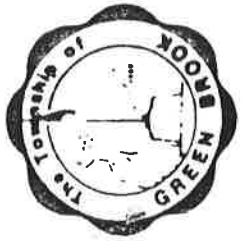
Alex DiPace

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Paul A. Fisk, P.E.

Stephen M. Fisk, L.S.

Thomas L. Carisone,

Green Brook Township Code Official

PLANNING BOARD
TOWNSHIP OF GREEN BROOK
COUNTY OF SOMERSET, NEW JERSEY

October 19, 1989

Application No. 89-8-1

Donald T. DiFrancesco and
Alexander DiPace
Maple Avenue
Block 157, Lot 13.02

FINDINGS OF FACT, CONCLUSIONS
AND RESOLUTION TRANSFERRING APPLICATION

On a motion by Member Moore, seconded by Member Linda McGarry, the following resolution was adopted:

WHEREAS, the applicants, Donald T. DiFrancesco and Alexander DiPace have petitioned and appealed to the Planning Board pursuant to N.J.S.A. 40:55D-47 for classification of a sketch plat as a minor subdivision and for approval of a three (3) lot subdivision of lands partially within the MP Mountain Preservation Zone and claimed to be partially within the SMD Special Mountainside Development District, consisting of 5.7918 acres fronting on Maple Avenue (unimproved and not dedicated nor accepted as a public street), which premises are designated as Block 157, Lot 13.02 of the Green Brook Township Tax Map;

AND WHEREAS, the Planning Board on due notice held a public hearing on said application on Thursday, September 21, 1989;

AND WHEREAS, after considering all of the evidence presented, the Planning Board has made the following findings of fact:

1. The applicants are the owners of a tract of unimproved land on the south slope of the First Watchung Mountain.
2. The Planning Board must first determine whether or not the application involves a use variance, because if it does, then exclusive jurisdiction over the subdivision application will lie with the Zoning Board of Adjustment and not with the Planning Board.
3. According to the applicant's engineering data as presented to the Planning Board, out of the total of 5.7918 acres in the property, 4.6906 acres have slopes greater than 20% and 1.1012 acres have slopes greater than 15% but less than 20%. No substantial part of the parcel has slopes of less than 15%.
4. Single family dwellings are a permitted use in the SMD Zone pursuant to section 605.1 of the zoning ordinance.
5. Under section 610.1 of the zoning ordinance, the only permitted use as of right in the MP Mountain Preservation Zone is as open space preserved in its natural wooded condition.

PLANNING BOARD
TOWNSHIP OF GREEN BROOK
COUNTY OF SOMERSET, NEW JERSEY

October 19, 1989

Application No. 89-8-1

Donald T. DiFrancesco and
Alexander DiPace
Maple Avenue
Block 157, Lot 13.02

6. Section 204.4 of the Zoning Ordinance defines the MP Mountain Preservation Zone as "intended to include within that (MP) district the band of lands on the southerly side of the Watchung Ridge where the slope exceeds 20 per cent."
7. Under the terms of section 301.56, SLOPE is defined as the scale(d) distance between two (2) foot contour intervals.
8. The preliminary jurisdictional question presented is the location of the zone boundary and where it crosses the subject property.
9. The Planning Board, in its review of the topographical map prepared by the applicant, found a band of land with slopes twenty percent or greater on the southerly boundary of the property. This band stretches from property line to property line in an easterly to westerly direction and effectively cuts off the majority of that portion of the property that has slopes of less than twenty percent from access to Maple Avenue without cutting through an area with slopes greater than twenty percent.
10. In another case which was referred by the Planning Board to the Zoning Board, the Zoning Board declined to grant a use variance for an access road through an area with slopes greater than 20 percent to a proposed single-family dwelling proposed to be placed in an area of land with slopes of less than 20%.
11. The interpretation and determination of the exact location of the zone boundary in this case should be consistent with the interpretation and determination of the MP zone boundary that has been made in other cases.
12. The Planning Board chose not to make a determination whether or not this application as presented might require a use variance, and therefore the Planning Board has determined to transfer this matter to the Green Brook Township Zoning Board of Adjustment for further proceedings pursuant to N.J.S.A. 40:55D-70(b) and for such other proceedings under the statutes as may be applicable.

PLANNING BOARD
TOWNSHIP OF GREEN BROOK
COUNTY OF SOMERSET, NEW JERSEY

October 19, 1989

Application No. 89-8-1

Donald T. DiFrancesco and
Alexander DiPace
Maple Avenue
Block 157, Lot 13.02

NOW THEREFORE, BE IT RESOLVED, that based upon the foregoing findings of fact, the Planning Board of the Township of Green Brook does hereby refer and transfer this application to the Green Brook Township Zoning Board of Adjustment for interpretation of the exact location of the zone boundary and interpretation as to the proper method of delineation of the zone boundary between the SMD Zone and the MP Zone as it applies to the subject property; and also for consideration of and for all official action upon any other relief as may be requested by the applicants.

ROLL CALL: September 21, 1989 (on motion to transfer)

MEMBERS:

Moore	Yes
Linda McGarry	Yes
Susan Dobrinsky	Yes
Howard	Yes
Drubulis	Yes
Stanley Dobrinsky	Yes

ROLL CALL: October 19, 1989 - (on memorialization)

MEMBERS:

Moore	Yes
Linda McGarry	Yes
Susan Dobrinsky	Yes
Howard	Yes
Drubulis	Yes
Stanley Dobrinsky	Yes

PLANNING BOARD
TOWNSHIP OF GREEN BROOK
COUNTY OF SOMERSET, NEW JERSEY

October 19, 1989
Amended Oct. 23, 1989

Application No. 89-8-1

Donald T. DiFrancesco and
Alexander DiPace
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TOWNSHIP OF GREEN BROOK
COUNTY OF SOMERSET, NEW JERSEY

October 19, 1989

Application No. 89-8-1

Donald T. DiFrancesco and
Alexander DiPace
Maple Avenue
Block 157, Lot 13.02

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10. In another case which was referred by the Planning Board to the Zoning Board, the Zoning Board declined to grant a use variance for an access road through an area with slopes greater than 20 percent to a proposed single-family dwelling proposed to be placed in an area of land with slopes of less than 20%.
11. The interpretation and determination of the exact location of the zone boundary in this case should be consistent with the interpretation and determination of the MP zone boundary that has been made in other cases.
12. The Planning Board chose not to make a determination whether or not this application as presented might require a use variance, and therefore the Planning Board has determined to transfer this matter to the Green Brook Township Zoning Board of Adjustment for further proceedings pursuant to N.J.S.A. 40:55D-70(b) and for such other proceedings under the statutes as may be applicable.

PLANNING BOARD
TOWNSHIP OF GREEN BROOK
COUNTY OF SOMERSET, NEW JERSEY

October 19, 1989

Application No. 89-8-1

Donald T. DiFrancesco and
Alexander DiPace
Maple Avenue
Block 157, Lot 13.02

NOW THEREFORE, BE IT RESOLVED, that based upon the foregoing findings of fact, the Planning Board of the Township of Green Brook does hereby refer and transfer this application to the Green Brook Township Zoning Board of Adjustment for interpretation of the exact location of the zone boundary and interpretation as to the proper method of delineation of the zone boundary between the SMD Zone and the MP Zone as it applies to the subject property; and also for consideration of and for all official action upon any other relief as may be requested by the applicants.

ROLL CALL: September 21, 1989 (on motion to transfer)

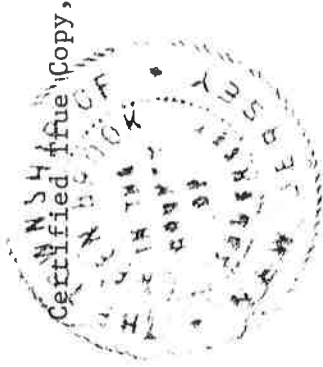
MEMBERS:

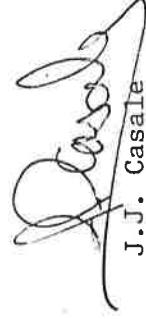
Moore	Yes
Linda McGarry	Yes
Susan Dobrinsky	Yes
Howard	Yes
Drubulis	Yes
Stanley Dobrinsky	Yes

ROLL CALL: October 19, 1989 - (on memorialization)

MEMBERS:

Moore	Yes
Linda McGarry	Yes
Susan Dobrinsky	Yes
Howard	Yes
Drubulis	Yes
Stanley Dobrinsky	Absent




J.J. Casale
Office of Planning & Zoning

PLANNING BOARD
TOWNSHIP OF GREEN BROOK
COUNTY OF SOMERSET, NEW JERSEY

September 26, 1989

Application No. 89-8-1

Donald T. DiFrancesco and
Alexander DiPace
Maple Avenue
Block 157, Lot 13.02

FINDINGS OF FACT, CONCLUSIONS
AND RESOLUTION TRANSFERRING APPLICATION

On a motion by Member Moore, seconded by Member Linda McGarry, the following resolution was adopted:

WHEREAS, the applicants, Donald T. DiFrancesco and Alexander DiPace have petitioned and appealed to the Planning Board pursuant to N.J.S.A. 40:55D-47 for classification of a sketch plat as a minor subdivision and for approval of a three (3) lot subdivision of lands partially within the MP Mountain Preservation Zone and partially within the SMD Special Mountainside Development District consisting of 5.7918 acres fronting on Maple Avenue (unimproved and not dedicated nor accepted as a public street) which premises are designated as Block 157, Lot 13.02 of the Green Brook Township Tax Map;

AND WHEREAS, the Planning Board on due notice held a public hearing on said application on Thursday, September 22, 1989;

AND WHEREAS, after considering all of the evidence presented, the Planning Board has made the following findings of fact:

1. The applicants are the owners of a tract of unimproved land on the south slope of the First Watchung Mountain.
2. The Planning Board must first determine whether the application involves a use variance, because if it does, then exclusive jurisdiction over the subdivision application will lie with the Zoning Board of Adjustment and not with the Planning Board.
3. According to the applicant's engineering data as presented to the Planning Board, out of the total of 5.7918 acres in the property, 4.6906 acres have slopes greater than 20% and 1.1012 acres have slopes greater than 15% but less than 20%. No substantial part of the parcel has slopes of less than 15%.
4. Single family dwellings are a permitted use in the SMD Zone pursuant to section 605.1 of the zoning ordinance.
5. Under section 610.1 of the zoning ordinance, the only permitted use as of right in the MP Mountain Preservation Zone is as open space preserved in its natural wooded condition.

PLANNING BOARD
TOWNSHIP OF GREEN BROOK
COUNTY OF SOMERSET, NEW JERSEY

September 26, 1989

VO.D

Application No. 89-8-1

Donald T. DiFrancesco and
Alexander DiPace
Maple Avenue
Block 157, Lot 13.02

6. Section 204.4 of the Zoning Ordinance defines the MP Mountain Preservation Zone as "intended to include within that (MP) district the band of lands on the southerly side of the Watchung Ridge where the slope exceeds 20 per cent."

7. Under the terms of section 301.56, SLOPE is defined as the scale(d) distance between two (2) foot contour intervals.

8. The Planning Board was unable to make a determination whether or not the application as presented will require a use variance, and therefore the Planning Board has determined to transfer this matter to the Green Brook Township Zoning Board of Adjustment for further proceedings pursuant to N.J.S.A. 40:55D-70(b) and such other proceedings under the statutes as may be applicable.

NOW THEREFORE, BE IT RESOLVED, that based upon the foregoing findings of fact, the Planning Board of the Township of Green Brook does hereby refer and transfer this application to the Green Brook Township Zoning Board of Adjustment for interpretation of the exact location of the zone boundary and interpretation as to the proper method of delineation of the zone boundary between the SMD Zone and the MP Zone as it applies to the subject property and for consideration of and for official action upon any other relief as may be requested by the applicants.

ROLL CALL: September 22, 1989 (on motion to transfer)

MEMBERS:

Moore	Yes
Linda McGarry	Yes
Susan Dobrinsky	Yes
Howard	Yes
Drubulis	Yes
Stanley Dobrinsky	Yes

ROLL CALL: September 26, 1989 - (on memorialization)

MEMBERS:

Moore	Yes
Linda McGarry	Yes
Susan Dobrinsky	Yes
Howard	Yes
Drubulis	Yes
Stanley Dobrinsky	Yes

1809 SEARCH PROCEDURE

05 TAXES

BLK 157

LOT 13.02

Q1

DIPACE A&L TRUSTEES,DIFRANCESCO D&D

DEDS: 22=

22 ASSMNT

395 ROBERTS LANE

LDESC: 6.7AC

20100

SCOTCH PLAINS NJ

BDESC:

0

LOC: 20 MAPLE AVE.

ACCT:

20100

OLD ID: 157

13.B

CLASS: 1

BANK: 00000 MORT ACCT:

ADDLOTS:

SPTAXS:

TAX YEAR 2021		PAY #1	PAY #2	PAY #3	PAY #4	TOTAL
ORIG BILL		131.76	131.75	124.12	124.32	511.95
BILL ADJS		.00	.00	.00	.00	.00
PAYMENTS		131.76	131.75	.00	.00	263.51
INTEREST		.00	.00	.00	.00	.00
PAY ADJS		.00	.00	.00	.00	.00
BALANCE		.00	.00	124.12	124.32	248.44
PAYMT DUE		.00	.00	124.12	124.32	248.44
INT 121421		.00	.00	3.67	1.19	4.86

LAST PAY=101520

NEXT ACCESS = BLK

EN=CONTINUE

PF2=RECALC INTR.

PF4=TRAN HISTORY

PF8=SHOW NEXT YR

PF6=SHOW LAST YR

PF9=TENANT

12/14/21 11:36:33

SomersetGreen Brook Twp

Property Record Card

12/14/21 10:10 AM

Block: 157 Lot: 13.02 Qualifier: Card: 1

Location:

Units: 1Nbhd: 26

SFLA: 0Floor: 28

Prop Class: 1Occupancy: MP

Bldg Class: 10

Bldg Desc: 6.7AC

Info By: ESTIMATED

(no sketch thumbnail)

Model: 0000/0000

Bldg Name: NC Interior

Zoning: NC Exterior

Addl Lot: NC Layout

Land Dim: 6.7AC

Style: 0000/0000

20 MAPLE AVE.

Notes:

Floor Area (footprint)				
Item	Bsmnt	Floor	Story	Half Attic
Totals	0	0	0	0
Sketch Areas				
Item	SqFt Living Area	Description	Sq Ft	
First Floor	0			
Upper Floor	0			
Half Story	0			
Fin Attic	0			
Living Bsmnt	0			
Unfin Area (-)	0			
Total Area	0			

Attached Items		Area	
Seg	Item		0
Total Area			
Detached Items			
Desc	Area		
Miscellaneous	Number	Write Ins	Value
Desc	Number	Desc	Value

Dwelling Detail		Assessment History		Net	
Element	Description	Year	Class	Land	Improv
Bldg Class	10	2022	1	20,100	20,100
Type		2021	1	20,100	20,100
Yr Built	0000/0000	2020	1	20,100	20,100
Height		2019	1	20,100	20,100
Style		2018	1	20,100	20,100
Roof Type					
Roof Mat.					
Bsmnt/Fin					

Room Count						
B	1	2	3	4	T	
Living	0	0	0	0	0	0
Dining	0	0	0	0	0	0
Kitchen	0	0	0	0	0	0
Bath	0	0	0	0	0	0
Bed	0	0	0	0	0	0
Rec	0	0	0	0	0	0
Den	0	0	0	0	0	0
Total	0	0	0	0	0	0

BLK: 157LOT: 13.02CARD 01 OF 0120 MAPLE AVE.GREEN BROOK TWP

DIPACE A&L TRUSTEES,DIFRANCESCO D&D Class: 1--Curr. Values-- --Sales History--395 ROBERTS LANE Zone: MP Land: 20,100 03/07/1995 0SCOTCH PLAINS NJ 07076 Map: 28 Impr: 0 10/08/1974 8,000 DI PACE, A&L, AND DI FRANVCS: 26 Net: 20,100

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)		
Building Class / Built: 0000 Fndatn: Roof: ExtFin:	1st Story	UNBUILDABLE	6.70	Main Bldg Replacement Cost	0	
	Upper Stories			CCF:1.08,NetCond:1.000,MktAdj:1.00 *	1.08000	
	Half Stories			Main Bldg Appraised Value	=	0
	Attic Area			Total Detached Item Value	+	0
	Basement Area			Total Improve Value (rounded)	=	0
	Sq. Foot Living			Total Land Value	+	20,100
	ATTACHED ITEMS					
	DETACHED ITEMS					
	OTHER ITEMS					
BEDROOMS 0 BATHROOMS .0 TOTAL ROOMS 0						
				trees, severe slope		

YEAR BUILT

29. FLOOR FINISH

01 HARDWOOD

02 PINE

03 MIXED

04 SINGLE

05 COMPOS. TILE

06 PT. CARPET

07 PT. TILE

08 CERAMIC TILE

09 CON. SLAB

10 EARTH BSMT.

30. BASEMENT

01 S.F. FINISH

02 S.F. LIVING

UNFINISHED

90 NO BSMT

HEATED

UNHEATED

31. HEATING SOURCE

01 ELECTRIC

02 GAS

03 OIL

04 COAL

05 SOLAR

90 NONE

32. HEAT SYS

01 FLR/WALL

02 GRAVITY

03 FORCE AIR

04 HWBB

05 RADIATOR

06 ELEC. BB

07 RADIANT

08 HEAT PUMP

09 UNIT HEAT

90 NONE

33. ELECTRIC

01 ADEQUATE

02 LIMITED

90 NONE

40. WRITE-INS

01

02

EFF. YEAR

PROP. CLASS

34. AIR COND

AREA

QF

01 ALL SEP

02 ALL COMBO

03 ALL UNIT

04 PT SEP.

05 PT. COMBO

06 PT. UNIT

90 NONE

35. PLUMBING

DATA ENTER

6 FIX & 5 FIX BATHS

IN MISC.

36. FIREPLACE

#

QF

01 1STY STACK

02 1.5STY STACK

03 2STY STACK

04 SAME STACK

05 FREESTAND

06 HTLTR/FAN

07 WOODSTOVE

08 GAS FP

90 NONE

37. ATTIC & DORM

AREA

QF

02 FINISH ATTIC

03 DORMER1 (L)

04 DORMER2 (L)

UNFIN ATTIC

NO ATTIC

HEATED

UNHEATED

39. MISC.

#

QF

05 EXTRA KIT

06 MOD KIT

07 OLD KIT

08 CNTRL VAC

14 MOD BATH

15 OLD BATH

16 SAUNA

17 ELEVATOR

18 WALK BSMT

19 SEE 6F BATH

20 SEE 5F BATH

21 SEE TABLES

VERIFICATION OF INSPECTION

SIGNATURE:DATE:

STAFF CONTROL

1ST VISIT BY:DATE:INT:EXT:CALLBACK APPT

2ND VISIT BY:DATE:INT:EXT:ESTIMATE

38. UNF. AREAS

01 FULL STORY

02 HALF STORY

45. ROOM COUNT

	B	1	2	3
01 LIVING ROOM				
02 DINING ROOM				
03 KITCHEN				
04 BATH				
05 BEDROOM				
06 REC ROOM				
07 DEN/OFFICE/OTHER				

1809

PROCESS DATE 02/04/05

BLK 157 20 MAPLE AVE.
LOT 13.02 6.7AC
CARD 01 OF 01 VCS= 26 CLASS= 1
ZONE= MP
MAP= 28

DIPACE A&L TRUSTEES, DIFRANCESCO D&D
SALE DATE 030795 PRICE

----- BUILDING CALCULATIONS -----
DESCRPT UNITS RATE QFAC VALUE
REPLACEMENT COST (1975) 0
COST CONVERSION FACTOR 1.08
REPLACEMENT COST NEW 0
NET CONDITION (0000) 1.000
APPRAISED BLDG. VALUE 0
ACCESS/FARM BUILDINGS 0
TOTAL IMPROVEMENT VALUE 0

DRAWING NOT AVAILABLE

**** LAND CALCULATIONS ****
FRNT AVER DPTH NO OF UNIT ---ADJUSTMENT---
FOOT DPTH FAC. UNITS RATE INFL(+) COND (-) VALUE
UNBUILDABLE 6.70 3000 20100
* TOTAL LAND VALUE 20100

--- FINAL VALUATION SUMMARY ---
LAND IMPROVEMENT TOTAL
20,100 0 VACANT LOT. WOODED, STEEP SLOPE.

CURRENT ASSESSED - LAND VAL6,700

IMPR VAL

TOTL VAL6,700

50.00 NEIGHBORHOOD

- 01 TYPICAL

02 INFERIOR

03 SUPERIOR

04 STABLE

05 DECLINING

06 IMPROVING

07 RURAL

08 CROSSROADS

09 SUBURBAN

10 URBAN

11 SUBDIVISION

12 MIXED

51.00 VIEW

- 01 TYPICAL

02 DETRIMENTAL

03 ENHANCING

04 LAKE VIEW

52.00 UTILITIES

- 01 ALL

02 ELECTRIC

03 GAS

04 WATER

05 SEWER

06 WELL

07 SEPTIC

08 SUMP/SEW CONN

09 SUMP/NO SEW

10 NONE

53.00 INFO. BY

- 01 OWNER

02 SPOUSE

03 TENANT

04 AGENT

05 AT DOOR

06 REFUSED

07 ESTIMATE

54.00 ROAD

- 01 PAVED

02 GRAVEL

03 DIRT

04 PRIVATE

90 NONE

55.00 CURBING

- 01 YES

90 NONE

56.00 SIDEWALK

- 01 YES

90 NONE

62.00 LAND COND.

- 01 NO RIGHT TO BLDG

02 ALLEY SHAPE

03 FLAG LOT

04 SEVERE EASEMENTS

05 UNIMPV ROAD

06 SLOPE

07 LAND LOCKED

08 FLOOD PLAIN

09 SHARED DRIVEWAY

10 POOR LOCATION

11 TOPOGRAPHY

12 TRIANGLE

13 IRREGULAR

14

15

61.00 MARKET INFLUENCE

- 01 OVERBUILT

02 UNDERIMPROVED

03 POOR LAYOUT

04 NEXT COMM.

05 TRANSITIONAL

06 NO PARKING

07 POOR STYLE

08 NO GARAGE

09 INDUS. LOC.

10 POWER LINES

11 NO STR. LIGHT

12 INFERIOR SERV

13 SUPERIOR SERV

14 HEAVY TRAFFIC

15 LIGHT TRAFFIC

16 UNDERGRD UTIL

17 FUNC OBSOL

18 ECON OBSOL

63.00 LAND INFLUENCE

- 01 COMMERCIAL

02 VIEW

03 MISC.

04

05

06

07

08

09

10

11

12

13

14

15

16

15.00 ACCESSORY & FARM BUILDINGS

CODE	SIZE/AREA	QUALITY FACTOR	NET CONDITION	FIELD PRICE

CODE LEGEND:		
01=DET. GARAGE	09=POOL VINYL	17=FARM SHED
02=DET. CARPORT	10=POOL ABV GRND	18=POLE BARN
03=SHED 1 STORY	11=C.C. PAVING	19=STABLE
04=SHED 1.5 STY	12=ASPHALT PAVING	20=POULTRY SHED
05=SHED 2 STORY	13=TENNIS COURT	21=SILO
06=FIN SHED 1STY	14=BARN	22=SMALL SHED
07=FIN SHED 1.5S	15=DAIRY BARN	23=
08=POOL GUNITE	16=BARN W/LOFT	24=

70.00 LAND SCHEDULE (FRONT FOOT METHOD)

	LAND ZONE	FRONT FOOTAGE	AVERAGE DEPTH	DEPTH TABLE	UNIT RATE	#62		#63	
						ADJ CODE	ADJ PCT	ADJ CODE	ADJ PCT
1									
2									
3									
4									

71.00 LAND SCHED (UNIT RATE METHOD)

	LAND ZONE	DESC CODE	NUMBER OF UNITS	UNIT RATE	#62		#63	
					ADJ CODE	ADJ PCT	ADJ CODE	ADJ PCT
1								
2								
3								
4								

80.00 WORK RECORD

	BY	DATE
MEAS.	DM	4-27-04
LIST		
PRICE		
REVIEW		

81.00 FIELD CALLS

	BY	DATE
#1	DM	4-27-04
#2		
#3		
#4		

85.00 COMMENTS

01	Wooded, steep slope.
02	
03	
04	
05	
06	
07	
08	
09	

INSPECTION SIGNATURE

Est.

DATE

BLOCK 157

LOT 13.02

PROPERTY LOCATION **20 MAPLE AVE.**

PROPERTY CLASS **1** TAX MAP **28** ZONING **MP**

OWNER DIPACE A&L TRUSTEES, DIFRANCESCO D&D CARD 01 OF 01
395 ROBERTS LANE
SCOTCH PLAINS NJ 07076

07076

RUN DATE 03/09/04

TYPE & USE

STORY HEIGHT

DESIGN & STYLE

EXTERIOR FINISH

ROOF TYPE

ROOF MATERIAL

FOUNDATION

FLOOR FINISH

INTERIOR FINISH

HEAT SOURCE

HEAT SYSTEM

AIR CONDITION

ELECTRIC

PLUMBING

DRAWING NOT AVAILABLE

V. C. S. MP

BUILDING CLASS

YEAR BUILT

CONDITION:
INTERIOR
EXTERIOR
LAYOUT

ROOM COUNT	B	1	2	3
------------	---	---	---	---

LIVING ROOM
DINING ROOM
KITCHEN
BATHROOMS
BEDROOMS
REC. ROOM
DEN/OFFICE
TOTAL

INFO. BY ESTIMATED

INSPECTION DATE

WORK RECORD

MEAS. BY
LIST BY **DP** **4590**
PRICE BY **PL** **52190**
REVIEW BY

FIELD CALLS

#1
#2
#3

COUNTY BOARD DECISION

DATE
LAND VAL
IMPR. VAL
TOTAL VAL

TAX COURT DECISION

DATE
LAND VAL
IMPR. VAL
TOTAL VAL

FIXED VALUES

LAND
IMPROVE
TOTAL

OFFICE USE

OLD PROPERTY I.D.
BLK 157
LOT 13.B

FIREPLACE

FIN. BASEMENT

FIN. ATTIC

DORMERS

UNFINISH AREAS

COMMENTS

VACANT LOT

ROAD ~~PAVED~~ None

UTILITIES NONE ☒

CURBING ~~YES~~ ☒

SIDEWALK NONE

NEIGHBORHOOD TYPICAL ✓

VIEW TYPICAL ✓

LAND SCHEDULE

FRONTAGE	AVG. DPTH	DPTH FAC.	EQUIV. FRNT.	UNIT DESCRIPTION	NO. UNITS	RATE	ADJUSTMENTS (INCREASE)	ADJUSTMENTS (DECREASE)
----------	-----------	-----------	--------------	------------------	-----------	------	------------------------	------------------------

UNIT DESCRIPTION	ACRE VALUE
1.0000	1.0000
2.0000	2.0000
3.0000	3.0000
4.0000	4.0000
5.0000	5.0000
6.0000	6.0000
7.0000	7.0000
8.0000	8.0000
9.0000	9.0000
10.0000	10.0000
11.0000	11.0000
12.0000	12.0000
13.0000	13.0000
14.0000	14.0000
15.0000	15.0000
16.0000	16.0000
17.0000	17.0000
18.0000	18.0000
19.0000	19.0000
20.0000	20.0000
21.0000	21.0000
22.0000	22.0000
23.0000	23.0000
24.0000	24.0000
25.0000	25.0000
26.0000	26.0000
27.0000	27.0000
28.0000	28.0000
29.0000	29.0000
30.0000	30.0000
31.0000	31.0000
32.0000	32.0000
33.0000	33.0000
34.0000	34.0000
35.0000	35.0000
36.0000	36.0000
37.0000	37.0000
38.0000	38.0000
39.0000	39.0000
40.0000	40.0000
41.0000	41.0000
42.0000	42.0000
43.0000	43.0000
44.0000	44.0000
45.0000	45.0000
46.0000	46.0000
47.0000	47.0000
48.0000	48.0000
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78.0000	78.0000
79.0000	79.0000
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81.0000	81.0000
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87.0000	87.0000
88.0000	88.0000
89.0000	89.0000
90.0000	90.0000
91.0000	91.0000
92.0000	92.0000
93.0000	93.0000
94.0000	94.0000
95.0000	95.0000
96.0000	96.0000
97.0000	97.0000
98.0000	98.0000
99.0000	99.0000
100.0000	100.0000

NO. UNITS

6.70

RATE

RATE	
1000	

ADJUSTMENTS (INCREASE)

ADJUSTMENTS (INCREASE)

ADJUSTMENTS (DECREASE)

ADJUSTMENTS (DECREASE)

1007
BLOCK 157 LOT 13.02

PROPERTY LOCATION 20 MAPLE AVE.
PROPERTY CLASS 1 TAX MAP 28 ZONING MP

OWNER DIPACE A&L TRUSTEES, DIFRANCESCO D&D CARD 01 OF 01
395 ROBERTS LANE
SCOTCH PLAINS NJ 07076
RUN DATE 02/15/05

TYPE & USE
STORY HEIGHT
DESIGN & STYLE
INTERIOR FINISH
DOOF TYPE
DOOF MATERIAL
FOUNDATION
FLOOR FINISH
INTERIOR FINISH
EAT SOURCE
EAT SYSTEM
IR CONDITION
ELECTRIC
PLUMBING
REPLACE
N. BASEMENT
N. ATTIC
FORMERS
FINISH AREAS
ISCELLANEOUS

DRAWING NOT AVAILABLE

COMMENTS
VACANT LOT. WOODED, STEEP SLOPE.

ROAD NONE UTILITIES NONE
CURBING NONE
SIDEWALK NONE
NEIGHBORHOOD TYPICAL VIEW TYPICAL

LAND SCHEDULE									
FRONTAGE	AVG. DPTH	DPTH FAC.	EQUIV. FRNT.	UNIT DESCRIPTION	NO. UNITS	RATE	ADJUSTMENTS (INCREASE)		ADJUSTMENTS (DECREASE)
					670	3000			

V.C.S. 26
BUILDING CLASS
YEAR BUILT
CONDITION:
INTERIOR
EXTERIOR
LAYOUT

ROOM COUNT B 1 2 3
LIVING ROOM
DINING ROOM
KITCHEN
BATHROOMS
BEDROOMS
REC. ROOM
DEN/OFFICE
TOTAL

INFO. BY ESTIMATED
INSPECTION DATE
WORK RECORD
MEAS. BY DM 042704
LIST BY DM 052504
PRICE BY PL 52190
REVIEW BY

MAIN BUILDING AREAS						
SEG.	DESCRIPTION	BSMNT	FIRST	UPPER	HALF	ATTIC

ATTACHED ITEMS					
SEG.	DESCRIPTION	AREA	SEG.	DESCRIPTION	AREA

ACCESSORY & FARM BUILDINGS				
DESCRIPTION	SIZE	QUAL. FAC.	NET COND.	FIELD PRICE

OWNERSHIP/SALES HISTORY		
OWNER'S NAME	SALE DATE	SALE PRICE
DI PACE, A&L, AND DI FRAN	081974	8000

BUILDING PERMITS			
APPLY DATE	PERMIT NO.	DESCRIPTION	COMPLETION DATE

FIELD CALLS
#1
#2
#3
COUNTY BOARD DECISION
DATE
LAND VAL
IMPR. VAL
TOTAL VAL
TAX COURT DECISION
DATE
LAND VAL
IMPR. VAL
TOTAL VAL
FIXED VALUES
LAND
IMPROVE
TOTAL

OFFICE USE
OLD PROPERTY I.D.
BLK 157
LOT 13.B