


Report of

Preliminary Investigation for Determination of an Area in Need of Redevelopment

For
Block 825, Lots: 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69.01, 70, 72, 73, 74, 75, 76, 77,
78, 79, 80, and 81 (Mountain Hill), Block 638, Lot 31.01, Block 870, Lot 1 and 2, Block 871, Lot 3 and 7.02



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Prepared For:

Township of Middletown
Monmouth County, New Jersey
December, 2017

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Committeeman Stephen G. Massell

Committeeman Kevin M. Settembrino

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1. PURPOSE:

The Township of Middletown adopted Resolution No. 17-239 on September 18th, 2017 which directed the Township of Middletown Planning Board to undertake a preliminary investigation pursuant to the Local Redevelopment and Housing Law (LRHL), to determine whether Block 825 Lots: 53, 54, 55, 56, 57, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69.01, 72, 73, 74, 75, 76, 77, 78, 79, 80 and 81 (Mountain Hill) and Block 638, Lot 31.01, Block 825 Lot 58, Block 870 Lots 1 & 2, Block 871 Lots 3 & 7.02, Block 825 Lot 70 (the “Area of Investigation”) which is depicted below in Map 1 constitutes an “area in need of redevelopment” without condemnation in accordance with the criteria set forth in N.J.S.A. 40A:12A-5. DMR Architects (DMR) was hired to assist the Planning Board to perform a preliminary investigation that is reported within this report, which details the findings and recommendations relevant to whether the Area of Investigation (Map 1) should be designated as “an area in need of redevelopment” without condemnation.

2. INTRODUCTION:

This report is written pursuant to Section 6 of the LRHL, serving as the “statement setting forth the basis for investigation.” The LRHL requires the following procedures:

- a. No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992, c.79 (C:40:12A-5). The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality.
- b. After completing its hearing on this matter, the Planning Board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is a redevelopment area.

3. PROPERTY DESCRIPTION:

The purpose of this report is to determine whether or not certain properties in the Township of Middletown meet the statutory criteria as an area in need of redevelopment as defined in the Local Redevelopment and Housing Law. The subject area, consists of 33 lots that comprise approximately 150 acres. The study area is depicted on Map 1 and includes the following tax parcels:

- Block 825, Lots 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69.01, 70, 72, 73, 74, 75, 76, 77, 78, 79, 80 and 81;
- Block 638 Lot 31.01;
- Block 870, Lots 1 and 2;
- Block 871 Lot 3 and 7.02;

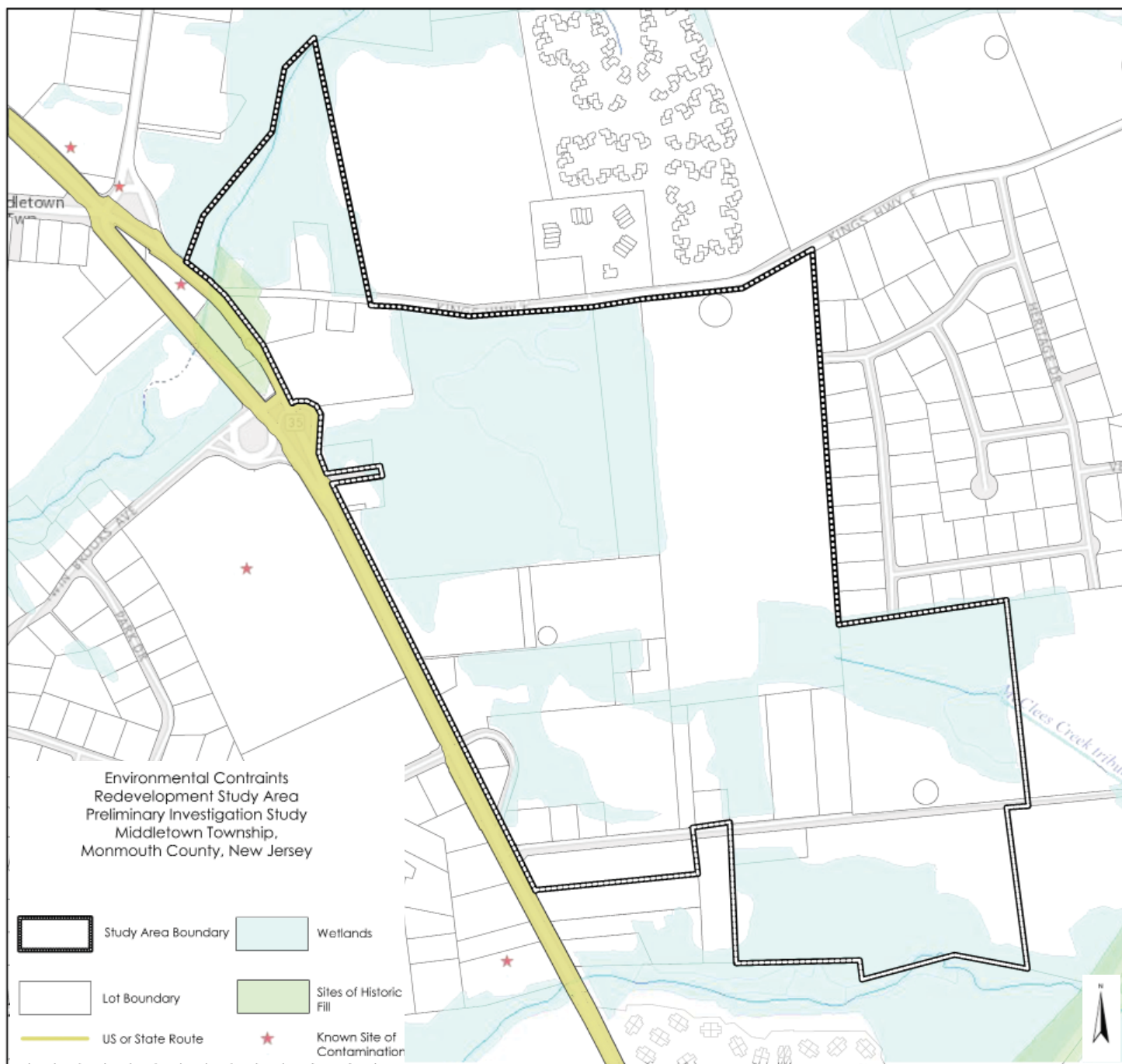
The subject properties are located along the east side of Highway 35, Kings Highway East and Kanen Lane. The majority of properties are located in the Planned Development (PD) Zone, with other properties located in the M-1 and B-3 Zones (See Map 3). The investigation area includes a combination of existing commercial development, single family residential, industrial as well as vacant and undeveloped areas. The property includes wetlands as identified by NJDEP GIS mapping as well as a Category One waterway (See Map 2).

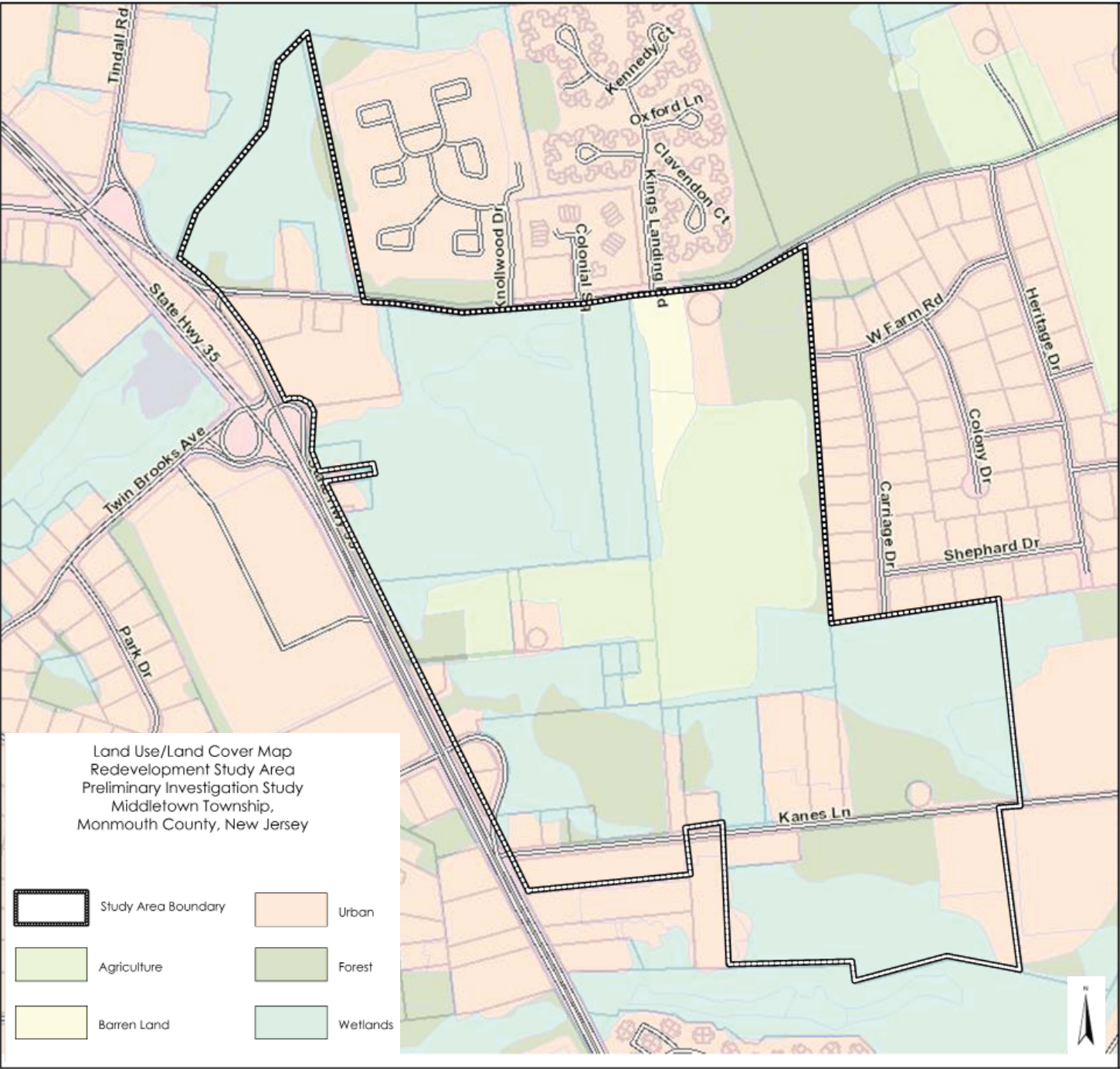


Map 1: Investigation Area Aerial Map

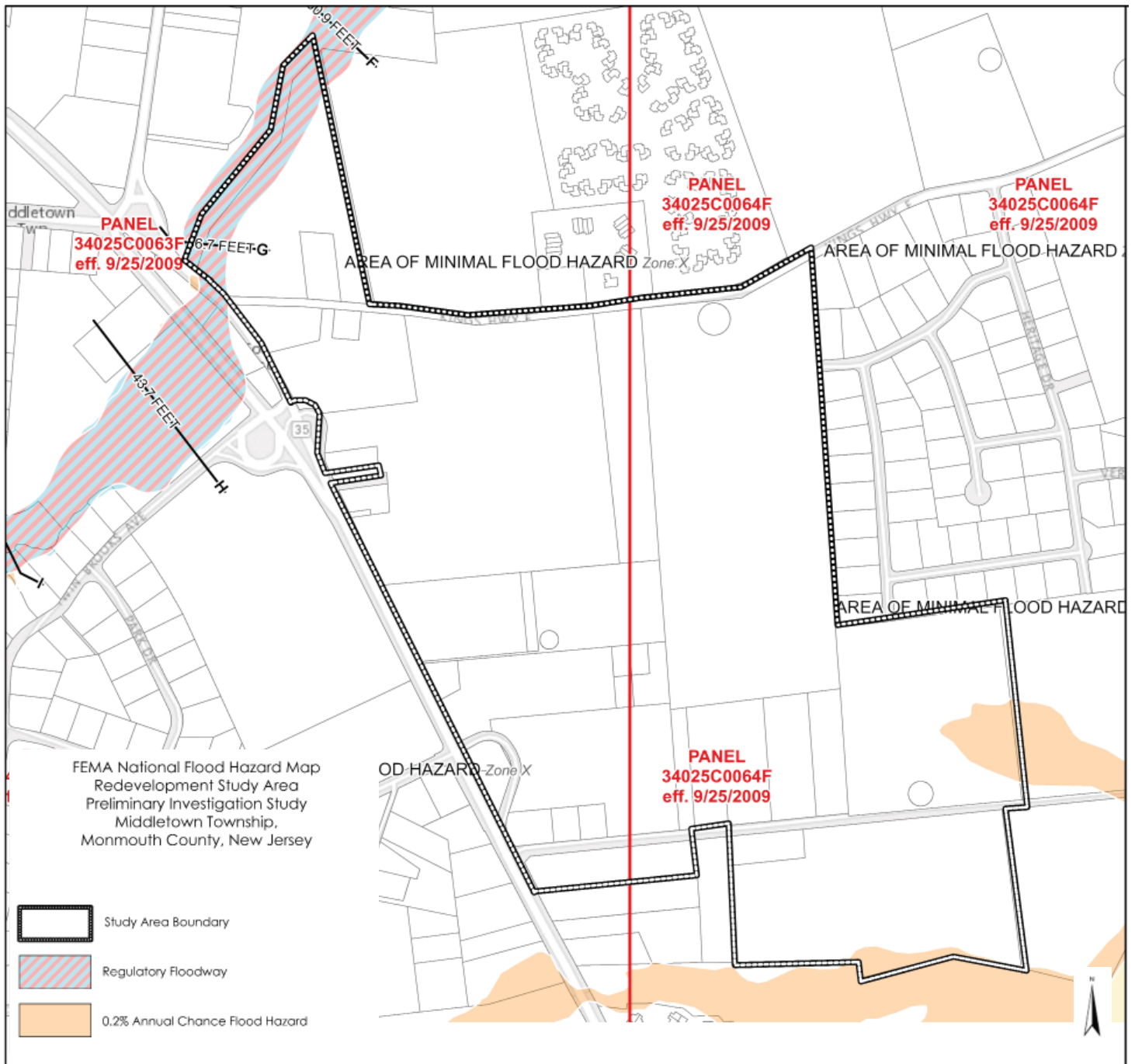


Map 2: Displayed are the areas that have a TYPE 07 code of 'WETLANDS'. While these wetland delineations are not regulatory lines, they represent important resource data in identifying potential wetland areas. The 2007 LU/LC data set is the fourth in a series of land use mapping efforts that was begun in 1986 and have been revised in 1995, 1997, 2002 and 2007. This present 2007 update was created by comparing the 2002 LU/LC layer from NJ DEP's Geographical Information Systems (GIS) database to 2007 color infrared (CIR) imagery and delineating and coding areas of change. Work for this data set was done under direction of the New Jersey Department of Environmental Protection (NJDEP), Bureau of Geographic Information System (BGIS). LU/LC changes were captured by adding new line work and attribute data for the 2007 land use directly to the base data layer. All 2002 LU/LC polygons and attribute fields remain in this data set, so change analysis for the period 2002-2007 can be undertaken from this one layer.





Map 5: Investigation Area Land Use / Land Cover Map (Source NJDEPT via Geoweb)



Map 4: Investigation Area FEMA National Flood Hazard Map Delineation (Source NJDEPT via Geoweb)

4. EXISTING ZONING:

§ 540-941. Standards and regulations affecting PD Zone.

[Amended 7-20-2009 by Ord. No. 2009-2979]

(Block 825, Lots 53, 54, 55, 56, 57, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69.01, 70, 72, 73, 74, 75, 76, 77, 78, 79, 80 and 81)

A. Minimum standards.

1. Minimum lot area: 20 acres.
2. Minimum building setbacks.
 - a. From arterial or collector roadway: 50 feet, except where any jug handle intrudes into property, which buildings shall be no less than 20 feet to the ROW jug handle in that instance.
 - b. From tract boundary or right-of-way: 35 feet.
 - c. From single-family residential zone: 75 feet, except detached single-family homes are permitted with frontage on an extension of Carriage Lane so long as the standards and regulations of the R-22 Zone are complied with for each lot and structure.
 - d. From internal streets: 12 feet.
3. Parking setbacks.
 - a. From arterial or collector roadway: 50 feet, except that parking for affordable housing units may be located to within 20 feet from arterial or collector roadways.
 - b. From tract boundary or right-of-way (other than internal streets): 50 feet, except for parking for affordable housing units which may be no closer than 20 feet.
 - c. From principal buildings: six feet, except for driveway parking spaces.
4. Buffer requirements.
 - a. No structure or paved area associated with a retail use shall be located within 150 feet of a single-family residential zone.
 - b. No structure or paved area associated with any office use shall be located within 100 feet of a single-family residential zone.
 - c. Structures associated with drainage facilities may be permitted within any required buffer area.
5. Open space: 30%. (Open space includes all area of the tract meeting the definitions of "open space" and/or "open space, unoccupied" in § 540-203. It specifically includes all drainage and stormwater drainage and recharge basins.)

B. Maximum regulations.

1. Lot coverage: The overall lot coverage for the gross tract area shall not exceed 50%.
2. Building height.
 - a. Single-family detached residential uses: 2 1/2 stories; 35 feet.
 - b. Retail, office, commercial, mixed-use and multifamily residential buildings: four stories, 60 feet.
3. Floor area ratio: 0.12 excluding residential uses.

C. Other regulations.

1. All residential uses on the site shall be developed at a density not to exceed 4.5 units per gross tract area.
2. Performance residential development shall be permitted on any portion of the PD Zone consistent with the R-22 standards and shall be exempt from the minimum tract size requirement.
3. Any application for development greater than 100 acres in size may, in addition to the application for site plan approval, also include a request for a general development plan approval for the full development of the

project. This application shall be submitted consistent with N.J.S.A. 40:55D-45, 45.1, 45.2 and 45.3 and include information outlined in the above referenced statutory sections that the Board deems necessary for review and determination of general development plan approval. The term of the general development plan approval shall be determined by the Planning Board using the guidelines set forth in N.J.S.A. 40:55D-45.1(c); however, the term shall not be less than 10 years nor more than 20 years from the date upon which the developer receives final approval of the first section of the planned development.

4. The general development plan for the full development of the project must contain a minimum of three of the below uses, and each use shall not comprise more than the maximum percentage listed below, unless otherwise specified herein. Nonresidential development shall comprise a minimum 30% of the full development of the PD Zone.

<u>Uses</u>	<u>Max Percent of Full Development</u>
Office Uses	40%
Retail Uses	50%
Multi-family Residential	50%
Single-family Residential	40%
Other Uses	30%
Farms	100%

5. At the request of the applicant, any of the standards and regulations applicable to the PD Zone may be increased or decreased up to 10% by the approving authority, without need for a variance application.
6. Buildings containing a mix of uses, including residential, shall be permitted in the PD Zone. Any structure containing a mix of uses which includes residential shall be considered a nonresidential structure (except the residential floor area shall not be included in the floor area ratio calculation). Additionally, for the purpose of calculating the mix of uses per Subsection C(4), the square footage of any use within a mixed-use structure shall be added separately and shall contribute to the maximums specified in Subsection C(4).
7. After approval (including general development plan approval, preliminary site plan approval and/or final site plan approval), it shall be permissible to sell individual portions of the project (and obtain subdivision approval if necessary) so long as all portions of the project shall remain consistent and in conformance with the general development plan. Such subdivision and sale shall not add additional requirements to the project that were not present prior to the proposal to subdivide and sell a portion of the project.
8. Parking lot landscaping. Section 540-622D(4) and (5) shall not apply to the PD Zone.

- D. **Any property located in the PD Zone that was not already zoned for planned development at the time of the adoption of this ordinance[2] may be developed in accordance with Business (B-2) Zone standards.**

§ 540-921. Standards and regulations affecting B-2 Zone.

A. Minimum standards.

1. Lot area.
 - a. Gross lot area: 20,000 square feet.
 - b. Buildable lot area: 15,000 square feet.
2. Building setbacks:
3. Lot frontage: 100 feet.
4. Gross floor area: 1,000 square feet.
5. First floor area: 1,000 square feet.

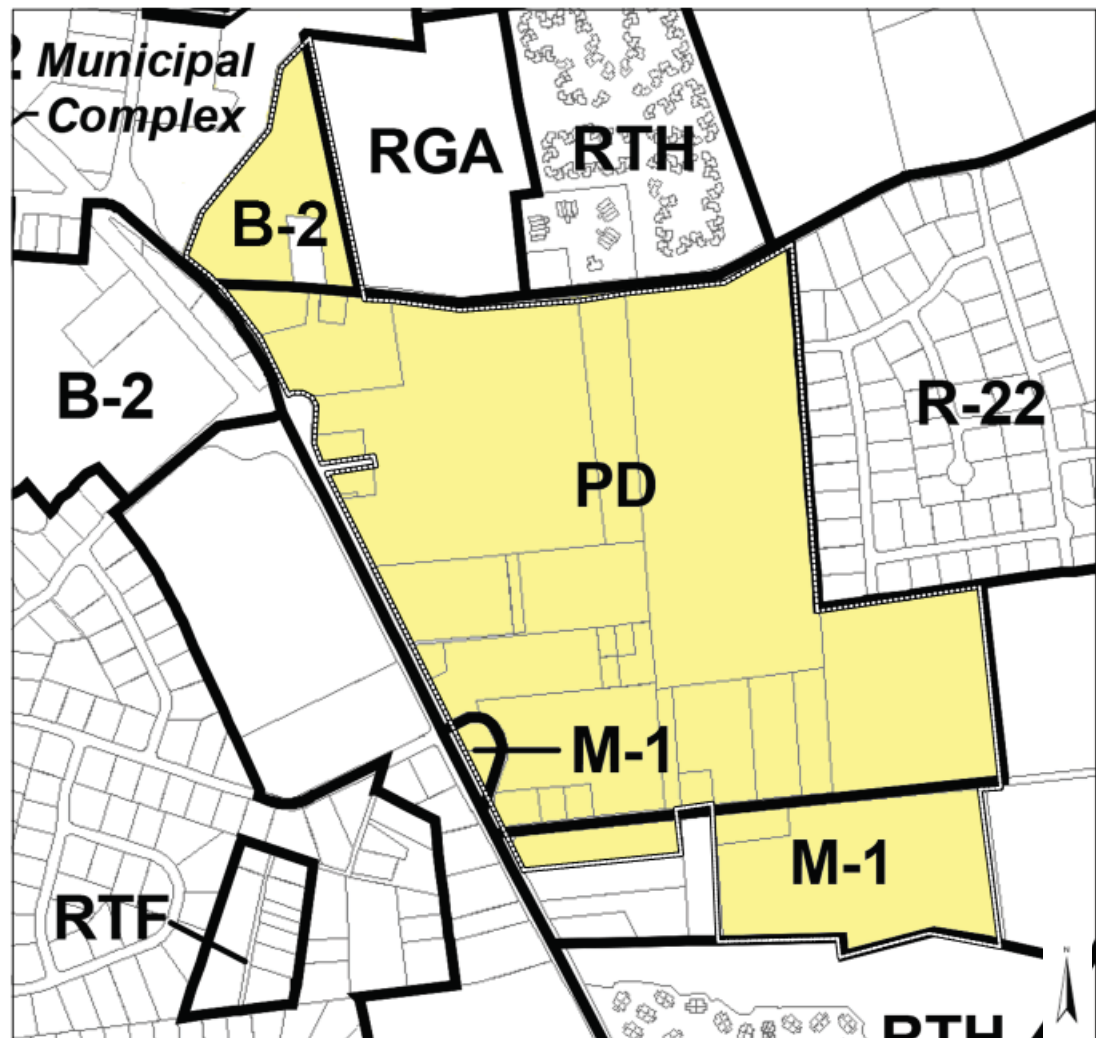
B. Maximum regulations.

1. Dwelling unit density: N/A.

2. Lot coverage.
 - a. One-story buildings: 70%.
 - b. Two or more stories: 60%.
3. Floor area ratio: 25%.
4. Building height: 2 1/2 stories; 35 feet.

C. Other regulations.

1. Nonresidential use in the B-2 Zone which abuts a residential zone, a fifty-foot landscaped buffer shall be provided.
2. In conjunction with any development in the B-2 Zone, a complete signage plan shall be required and approved as part of site plan approval.
3. Temporary construction trailers shall be permitted where active construction work is proposed. Such trailers shall not be placed on site until building permits have been issued, and in no case more than seven days prior to the commencement of work. Trailers shall not remain on site more than seven days after completion of all work. Temporary construction trailers shall not be placed within the right-of-way of any improved public road.
4. Retail establishments engaged in the sale of lumber and building materials, and storing or displaying and selling materials outside a completely enclosed building, and further provided that the use of forklifts to load a customer vehicle is prohibited.



Map 6: Investigation Area Existing Zoning Map (Source NJDEPT via Geoweb)

§ 540-924. Standards and regulations affecting M-1 zone.

A. Minimum standards.

1. Lot area.
 - a. Gross lot area: three acres.
 - b. Buildable lot area: 2.5 acres.
2. Building setbacks.

	Principal	Accessory
Front	50	50
Side	15	15
Street side	25	25
Rear	50	40
Street rear	50	50
3. Lot frontage: 500 feet.
4. Gross floor area: 40,000 square feet.
5. First floor area: 40,000 square feet.

B. Maximum regulations.

1. Dwelling unit density: N/A.
2. Lot coverage: 60%.
3. Floor area ratio: 22%.
4. Building height: three stories; 40 feet.

C. Other regulations.

1. Temporary construction trailers shall be permitted where active construction work is proposed. Such trailers shall not be placed on site until building permits have been issued, and in no case more than seven days prior to the commencement of work. Trailers shall not remain on site more than seven days after completion of all work. Temporary construction trailers shall not be placed within the right-of-way of any improved public road.

5. RELATIONSHIP TO THE MASTER PLAN AND STATE PLAN:

Middletown Township Master Plan—2004

The 2004 Middletown Township Master Plan establishes objectives, principles, and policies for major land use categories, of which the following are relevant to the redevelopment of this area of the Township:

Objectives:

1. To encourage municipal actions which will guide the long range appropriate use, development and preservation of lands within Middletown Township in a manner designed and intended to promote the public health, safety, morals, and general welfare of present and future residents.
2. To secure safety of the community, to the extent possible from fire, flood, panic and other natural and manmade disasters.
3. To provide adequate light, air, and open space.
4. To ensure that development with the Township does not conflict with the development and general welfare of neighboring municipalities, the County, the Region, and the State as a whole.
5. To promote the establishment of appropriate population densities in locations that will contribute to the wellbeing of persons and neighborhoods and preservation of the environment.
6. To encourage the appropriate and efficient expenditure of public funds by coordinating public and private investment and development within a framework of land use and development principles and policies.
7. To provide sufficient space in appropriate locations within the Township for agricultural, residential, business, office, industrial, mixed use, and public and quasi-public uses in a manner which will provide for balanced Township growth and development.
8. To promote and enhance access to and utilization of all forms of public and mass transportation, including promoting the use of shuttles to link transit centers with each other, as well as with residents and businesses.
9. To promote a desirable visual environment through creative development techniques with respect to environmental assets and constraints of the overall Township and of individual development sites.
10. To enhance the various neighborhoods throughout the Township by providing for appropriate redevelopment, reinvestment, revitalization and capital improvements, designed to strengthen and improve the fabric of each area.
11. To encourage and promote a cooperative approach to economic development and revitalization through new investment, maintenance and reinvestment in existing commercial and industrial activities within the Township in areas suitable for such development.
12. To encourage the efficient management of storm water through the development of appropriate guidelines which will prevent future drainage problems and provide environmentally sound land use planning. Emphasis should be consistent with the State of New Jersey's recently enacted storm water management regulations.

Principles:

1. Encouraging residential development in locations and at densities which are compatible with existing development patterns and which can be properly serviced by public roadways, utilities and services.
2. Locating public, commercial, industrial, professional office and agricultural uses at sites and in locations which are suitable for their use environmentally, economically, and geographically, and are compatible with existing uses, public facilities, roadways, and natural features.
3. Protection of natural and environmental resources including floodplains, wetlands, marshlands, aquifer recharge areas, steep slopes, and areas suitable for public and quasi-public recreational activities.
4. Continued recognition of the Township's unique and historic pattern of neighborhoods and villages. Efforts have been

ongoing to enhance, redevelop and improve these areas throughout the Township. Such endeavors should be continued.

5. Mixed use development should be encouraged in appropriate location, including neighborhood and village centers such as Belford (Campbell's Junction), Lincroft Village, Leonardo, North Middletown and in certain state highway locations.
6. The Township should continue to monitor commuter parking and access to all modes of mass transportation.

Policies:

1. Land use planning will provide for a variety of residential and nonresidential uses and will encourage continuation of and enhancement of Middletown Township as a quality suburban/rural residential community. This includes a continued strong commitment to providing housing opportunities for families and individuals of all income levels.
2. Land development should be designed to protect and enhance the environmental quality of the Township and preserve and protect valuable open spaces and natural resources.
3. The Township will consider and evaluate innovative development proposals which would enhance and protect environmental features, minimize energy usage and encourage development densities consistent with existing patterns of development.
4. The Township will encourage and provide for review of the development of social, health, welfare, cultural, recreational, service and religious activities within the Township to serve present and future residents of the Middletown area.
5. The Township will continue to comply with the requirements of the New Jersey Council on Affordable Housing, as they presently exist.
6. The Township should work to strengthen and preserve the commercial fishing industry, located in Port Monmouth and Belford, at Compton's Creek. Efforts should be explored to enhance the aesthetic as well as the functional aspects of the physical facilities. In addition The Township should support efforts to redevelop nearby property to in a manner that will provide for commercial opportunities designed to be largely water oriented and designed to enhance the economic viability of commercial fishing in Middletown.
7. The Township should continue to promote the construction of sidewalks in conjunction with new development and should develop a long term capital program for annual sidewalk installation and repairs.

The Land Use Element and Circulation Plan Element have additional goals which are relevant to this Redevelopment Study. The major focus of the Land Use Element of Middletown Township's Master Plan is the enhancement and re-invigoration of neighborhoods.

2009 Amended Master Plan Land Use Element

The following information relates to the investigation area.

Planned Development

A Planned Development (PD) land use district at a tract containing approximately 120 acres located on the easterly side of Highway 35 between Kings Highway East and Kanen Lane is designated. This tract has been considered in the past for planned development, for age-restricted housing and for light industrial uses, and has been the subject of site plan applications to both the Planning Board and Zoning Board.

Following long standing and repeated litigation with the Township and other interested parties, the owner of this tract has secured certain rights to develop this tract with a substantial amount of non-age restricted housing and commercial uses. Ultimately, it is in the best interest of the Township to establish a zoning foundation for Planned Unit Development at this tract at a reasonable residential density and commercial intensity.

Planned Unit Development, when developed as a single entity according to a plan, can result in a measurable benefit to the public by providing significant employment opportunities; by supporting the local economy; by providing public spaces for active and passive recreation; and by providing a variety of housing types with a range of affordability. Encouraging a sustainable mix of residential and non-residential land uses through Planned Unit Development is a concept promoted by the State Development and Redevelopment Plan (SDRP) and is consistent with established SDRP policies for the Metropolitan Planning Area (PA-1). Residential housing types could include single-family detached units, duplex units, multifamily buildings and residential units above commercial space. Assisted living facilities would also be appropriate. Construction of required affordable housing set asides shall be consistent with Housing Element and Fair Share Plan policies, and shall net a minimum 160 credits towards the Township's fair share housing obligation. At full build-out, residential density should not exceed 4.5 dwelling units per gross tract acre, which would result in approximately 500 total residences.

A sustainable combination of nonresidential uses would include retail uses and services, restaurants, and offices, as well as cultural, entertainment, recreational and community facilities. The tract is not suitable for industrial uses such as manufacturing or distribution facilities. The gross-tract non-residential floor area ratio (FAR) should not exceed 12% (exclusive of residential floor area), which would result in approximately 620,000 square feet of non-residential floor area. The reservation of space for the construction of an on-tract public facility to meet the Township's active recreation needs is essential.

This reservation of space shall supplement required active and passive recreation and open space areas serving on-tract development. Any public indoor recreation facility for use by all Township residents would not be subject to non-residential FAR limitations. Provisions should be made by any future developer ensuring that any regulatory agency having jurisdiction (e.g. NJDOT, NJDEP) is fully apprised of the potential construction of a future public recreation facility, the scale of which shall be taken into account for all permit applications to said agencies. Phasing site development over a period of years through a General Development Plan (GDP) at this tract is acceptable provided that the Township has assurances that an appropriate mix of residential and nonresidential uses will ultimately be achieved at full build-out.

Appropriate levels of infrastructure improvements (e.g. utilities, roadways, recreation) shall be completed by the developer at defined stages of construction to ensure adequate public services are provided and traffic impacts are sufficiently mitigated. Consistent with the Municipal Land Use Law at 40:55D- 45.2, a GDP for this tract should include a general land use plan; a circulation plan; an open space plan; a utility plan; a storm water management plan; an environmental inventory; a community facility plan; a housing plan; a local service plan; a fiscal report; a proposed timing schedule; and a developer's agreement.

Based on the foregoing, the Future Land Use Plan map eliminates the Active Adult Community (AAC) land use designation and replaces it with a Planned Development (PD) land use designation. Moreover, considering the complex road access

and traffic issues associated with the site's development, the PD land use designation replaces the Industrial land use classification for privately owned land along the northerly side of Kane's Lane. These policies achieve substantial consistency with the Master Plan Housing Element and Fair Share Plan adopted in December 2008.

2014 MASTER PLAN REEXAMINATION REPORT:

The need to address the Township's affordable housing obligations per regulations established by the New Jersey Council on Affordable Housing (COAH) was considered an objective.

No changes to the Township's Housing Element and Fair Share Plan are recommended at this time. However, the unsettled State regulatory and legal environment relative to affordable housing continues to impact the Township's ability to implement sound housing policy via the Township's adopted Housing Element and Fair Share Plan (HEFSP). The Township's HEFSP was granted substantive certification by COAH on October 14, 2009. Subsequent to COAH's certification the Township implemented zoning changes in November 2009 to achieve consistency with the Master Plan Land Use and Housing Elements.

In October 2010, the Appellate Division invalidated substantive portions of COAH's revised 3rd round regulations, including a declaration that the "growth share" methodology as applied by COAH was unconstitutional. It is these revised 3rd round regulations that help to form the policy basis of the Township's Housing Element and Fair Share Plan. The court ultimately remanded the regulations back to COAH so that new regulations could be developed more in alignment with 1st and 2nd round methodologies. Subsequent to the Appellate Division's remand, Governor Chris Christie issued a Reorganization Plan to formally abolish COAH. COAH was abolished before any revisions to 3rd round regulations were developed, and while the "growth share" methodology was still under appeal to the NJ Supreme Court. However, in July 2013, the NJ Supreme Court invalidated the Governor's Reorganization Plan, and COAH was no longer considered "abolished." In September 2013, the NJ Supreme Court upheld the 2010 Appellate Division decision and invalidated the 3rd round rules and the "growth share" methodology.

The Court once again directed COAH to develop new regulations consistent with 1st and 2nd round methodologies. Revised 3rd Round Rules intended to be consistent with the NJ Supreme Court's directive were published in the New Jersey Register on June 2, 2014. Presumably, after the public comment period has been completed and responses have been composed, COAH will schedule the regulations for a vote at its October 2014 meeting. The final revised 3rd Round Rules would then become effective on November 17, 2014, with a filing deadline of new Housing Plans set for May 15, 2015.

A thorough analysis of the revised 3rd Round Rules and of Middletown's potential compliance with the Rules would be premature at this time. Some brief highlights of the proposed Rules are as follows:

- The time period will cover a housing obligation from 1987 through 2024
- Three components of the municipal obligation are established: o "Rehabilitation Need," or present need. Middletown's Rehabilitation share is 163 units o "Unanswered Prior Round Obligation" for the periods 1987 through 1999; and 1999 through 2014 (half to be addressed 2014 to 2024, the other half 2024 to 2034). Middletown's Unanswered Prior Round Obligation is 786 units. o "Post Project Need", or Fair Share of Prospective Need, with estimated growth projections for the period 2014 through 2024. Middletown's Post Project Need is 88 units.
- The primary means of compliance is "inclusionary zoning" with a presumed 10% affordable housing set-aside; this 10% set-aside may be adjusted based on an economic feasibility analysis.
- The 25% senior cap may be exceeded with demonstration of higher regional need. The Rules specify that Middletown has 453 "past affordable housing completions," which appears to relate to the "Unanswered Prior Round Obligation." It is unclear how this "completion" number was tabulated. It is impossible at this stage to know whether all completed units have been given credit (e.g. 500 completed Regional Contribution Agreement (RCA) units, rental bonus agreements, unit completions post 2011). The provision of fair housing opportunities for low and

moderate income households has been a priority in Middletown since the adoption of the Township's first HEFSP in 1992, and it remains so. However, it is recommended that the Township revise the current HEFSP only if/when determined absolutely necessary after clear, measurable, equitable, reliable and incontrovertible State standards

NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN:

On March 1, 2001, the State Planning Commission ("SPC") adopted the State Development and Redevelopment Plan (SDRP). The SDRP establishes a proposed statewide planning framework that is designed to maintain and revitalize existing cities Preliminary Investigation Report & Redevelopment Study Port of Belford | Middletown Township, NJ 25 and towns and organize new growth in "center" – compact, mixed-use communities that provide a variety of choices in housing, employment opportunities, entertainment, services, transportation, and social interaction. This Study Area is located entirely within the Metropolitan Planning Area 1 (PA-1). According to the SDRP, the intent of the Metropolitan Planning Area 1 is to:

- Provide for much of the state's future development;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs; • Redesign areas of sprawl; and
- Protect the character of existing stable communities. The Policy Objectives governing the Metropolitan Planning Area 1 (PA-1) include the following:
 - Land Use: Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts.
 - Housing: Provide a full range of housing choices through redevelopment.
 - Economic Development: Promote economic development by encouraging strategic land assembly, site preparation and infill development, [and] public/private partnerships.
 - Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate future negative impacts.
 - Public Facilities and Services: Complete, repair, or replace existing infrastructure systems to eliminate deficiencies and provide capacity for sustainable development and redevelopment in the region.

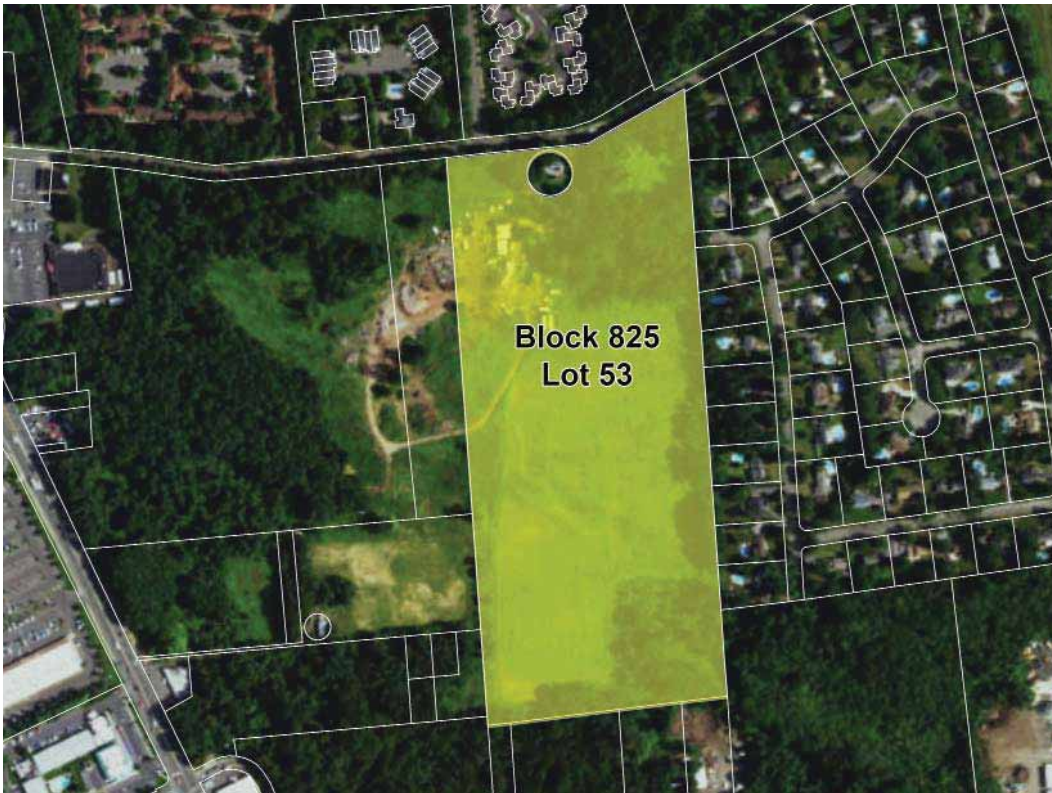
6. STATUTORY CRITERIA FOR AN “AREA IN NEED OF REDEVELOPMENT” DESIGNATION:

The laws governing redevelopment by municipalities in New Jersey are set forth in the LRHL, which is codified at N.J.S.A. 40A:12A-1 et seq. This statute grants the governing body of a municipality the power to authorize the Planning Board to conduct a study to determine whether an area is in need of redevelopment; to make such a determination following the completion of the study; and to adopt a redevelopment plan for the designated area.

An area may be determined to be in need of redevelopment only if, after an investigation by the Planning Board and a public hearing for which notice has been given, it is found that the area meets one or more of the following criteria:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or other improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Enterprise Zones Act,” P.L. 1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h. The description of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Additionally, a redevelopment area “may include lands, buildings or improvements which of themselves are not detrimental to the public health safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part”. See N.J.S.A. 40A:12A-3.



Owner: Mountain Hill LLC

Property Use:
Residential / Commercial / Storage

Property Acreage:
27.0

Business Name:
N/A

Zone District:
PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 53 is:

1. Assessment: \$ 477,200
2. Land Value: \$ 187,500
3. Improvement Value: \$ 289,700

Property Description:

This property is located at 376 - 380 Kings Highway East, which includes multiple buildings (three permanent structures) and multiple uses on the site. The property is approximately +1,700 feet deep and +700' feet wide. The property includes a two story single family house located 75 feet off Kings Highway East in the northern portion of the property. There is a barn structure that is associated with the farming uses, which is located several hundred feet off Kings Highway East as well as a one story cabin. The single family house is being used for residential, while the barn and cabin are being used for commercial purposes. The single family house is surrounded by a yard in the front and rear.

As you approach the barn area, the property includes a significant amount of debris, litter as

well as abandoned and rusting vehicles, trucks, equipment, storage units, parts and debris littered throughout the area surrounding these two structures. In addition, there are piles of landscape materials including mulch, soil and lumber surrounding the barn both on this property and on Lots 54 and 55. Wetlands have been identified (See Map 2) within these areas of the property.

Access to the property is through a single driveway located on Kings Highway East. All commercial vehicles use the single driveway adjacent to the single family house to access Kings Highway East. A good portion of the property has been cleared and includes a series of dirt roads. There are no sidewalks along Kings Highway East and the perimeter includes a two rail wood fence that is falling apart in multiple locations.

The two story single family house is in poor condition. The basement and garage include: significant water damage in the basement, with mold and large foundation cracks along the exterior walls. The basement includes several areas where the floor is wet and damage to the concrete and wood framing. The exterior shows signs of degradation including, portions of the siding that are falling down, peeling of the paint, cracking in the retaining walls as well as a portion of the retaining wall and rear stairs that are falling apart.

Portions of the barn are in a complete state of disrepair, evidenced by the ceiling caving in which is a dangerous situation. The area surrounding the barn is chaotic with debris, old vehicle parts and equipment that are rusting and appear to have been in the same location for a long period of time. There are old cars, parts of cars and boats located on the property as well.

There is a one story cabin located adjacent to the barn which is in poor condition as evidenced by the broken wood slats, falling rear portion of the building, and holes in the roof. In addition, there are a number of old trailers located on the site adjacent to the one story cabin.

City Records Concerning Enforcement Actions at the Subject Property:

See attached records for all Fire, Police and Building Department.

Redevelopment Designation:

The nature of the property meets criteria "a" & "d" of the LRHL, specifically:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome living or working conditions.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached images and exhibits, demonstrate characteristics that are conducive to unwholesome living and

working conditions (Criterion “a”) and by reason of dilapidation and obsolete layout that are detrimental to the safety, health and welfare of the community (Criterion “d”).

The area of investigation consists of several of the qualities described in Criterion “a”, which include unwholesome living and working conditions as evidenced by portions of the barn structure that are falling down, including large portions of the roof structure, portions of the one story cabin that are also falling down. In addition, the rear retaining wall and stairs located in the rear of the single family house are in a state of disrepair and the basement has areas of standing moisture and cracking along the exterior walls, all represent unwholesome living and working conditions that are detrimental to the safety, health and welfare of the community.

In addition, the pattern of development on the property, which includes both residential and commercial uses with a single point of entry that includes debris, rusting mechanical and household appliances that are leaching into the ground could effect the ground water that would have a detrimental impact to the community. All of these items substantially meet criterion “a”.

The Area of Investigation also consists of several of the qualities described in criterion ‘d’ which include dilapidation and obsolete layout evidenced by the fact that the property includes significant amount of debris, garbage, rusting mechanical and abandoned vehicles create a dangerous condition. In addition, the property includes three structures that function independently from each other on a single parcel of land, which represents an obsolete layout. Access into and out of the property is through a single lane driveway shared by the two story residential building and the commercial uses of the barn. This creates an unsafe condition for commercial and residential vehicles given the lack of separate access points. In addition, the rusting of metal parts from abandoned vehicles and appliances directly into the ground creates a dangerous situation as it pertains to ground water. In addition, there is no defined parking for the commercial uses with no lighting for parked vehicles. Both conditions create unsafe conditions.

These types of conditions and substandard living arrangements, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the adjacent properties within the investigation area. Lastly, even if these conditions were not present, this property should be included within the redevelopment area because without the property the effective redevelopment of the area of which they are part would not be practical.



Image 1: Collapsing roof of barn structure side.



Image 2: Rear yard retaining wall collapsing



Image 3: Basement with cracking in exterior wall.



Image 4: Two story residential building on Kings Highway East

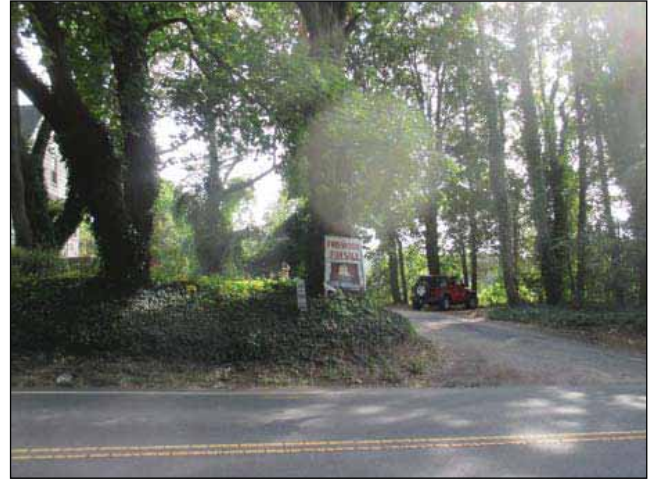


Image 5: Single driveway entrance to residential and commercial uses on the property



Image 6: North entrance of two story residential



Image 7: Peeling of siding along north side of the building



Image 8: Kings Highway East depicting a lack of sidewalks along the road frontage



Image 9: Driveway entrance depicting a lack of sidewalks and drainage from the driveway into the road.



Image 10: Damage to front stoop and pillars of two story residential building.



Image 11: Siding damage on two story residential building.



Image 12: Damage to the roof and eaves at the rear of the building.



Image 13: Damage to the roof and eaves at the rear of the building.

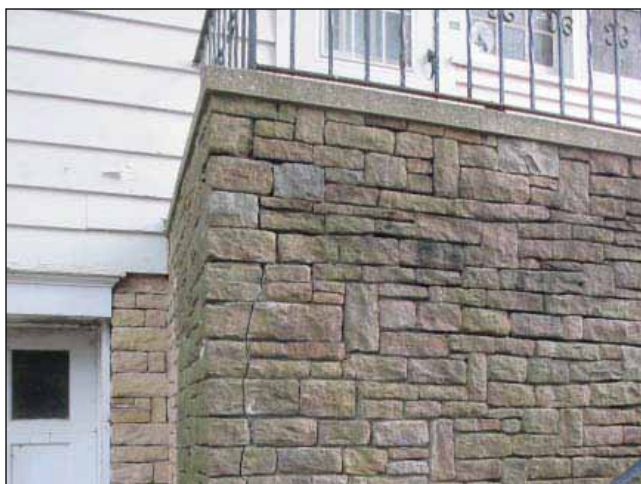


Image 14: Cracking of retaining wall at side entrance.



Image 15: Rear steps and retaining wall collapse



Image 16: Rear facade with damage.



Image 17: Rear porch with damage.



Image 18: Rear two story residential.



Image 19: Boards falling off and missing from rear eave.



Image 20: Rear yard



Image 21: Rear yard retaining wall collapsing



Image 22: Rear port with damage to concrete.



Image 23: Basement floor with water damage.



Image 24: Basement floor with water damage.



Image 25: Basement floor with water damage.



Image 26: Basement floor with water damage.



Image 27: Basement with cracking in exterior wall.



Image 28: Basement cluttered.



Image 29: Basement with vegetation growing in.



Image 30: Damage along basement window.



Image 31: Basement with vegetation growing in.



Image 32: Basement with debris



Image 33: Cracking in main house with water damage.



Image 34: View from two story house to commercial barn structure.



Image 35: Access from Kings Highway through the two story house



Image 36: Driveway to commercial barn structure.



Image 37: Commercial barn structure with debris.



Image 38: Collapsing barn structure on the side of the building.



Image 39: View of side structure that is collapsing.



Image 40: Water damage along interior wall in barn structure.



Image 41: Deterioration of side of barn structure.



Image 42: Barn structure roof damage.



Image 43: Collapsing roof of barn structure side.



Image 44: Collapsing roof of barn structure side.



Image 45: Debris, vehicles, rusting parts adjacent to the barn structure.



Image 46: Debris / vehicles on site adjacent to barn structure.

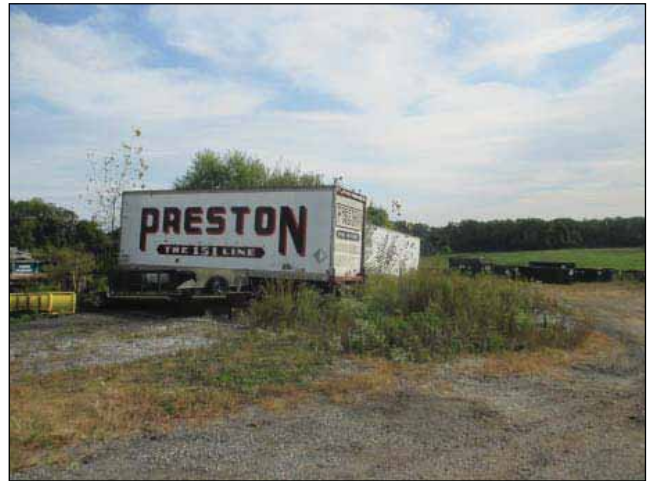


Image 47: Debris / vehicles on site adjacent to barn structure.



Image 48: Debris / vehicles on site adjacent to barn structure.



Image 49: Debris / vehicles on site adjacent to barn structure.



Image 50: Debris / vehicles on site adjacent to barn structure.



Image 51: One story cabin collapsing with vegetation.



Image 52: Porch of cabin bowing.



Image 53: Slats of cabin porch missing / broken.



Image 55: Front porch area with pillars leaning.



Image 54: Collapsing side of cabin.



Image 56: Farming land at the rear of the property.



Image 57: Farming land at the rear of the property.



Owner: Mountain Hill LLC

Property Use
Commercial / Storage

Zone District
PD

Property Acreage
5.0

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 54 is:

- | | | |
|-----------------------|----|-------|
| 1. Assessment: | \$ | 4,300 |
| 2. Land Value: | \$ | 4,300 |
| 3. Improvement Value: | \$ | 0 |

Property Description:

This property is located at 360 Kings Highway East. The property includes areas that have been cleared for uses associated with the commercial barn property to the west on Block 825 Lot 53. The property includes abandoned and rusting vehicles, storage containers, boats, debris, rusting and abandoned parts of equipment, as well as landscape materials including mulch, soil, dirt and lumber.

Although the property has frontage on Kings Highway, there are no sidewalks or direct access to the property from Kings Highway. Access to the property is through the adjacent lot (Block 825 Lot 53), which includes a one lane driveway for the two story house, commercial barn and the one story cabin. The property along Kings Highway East includes a two rail wood fence that is falling apart in multiple locations. The property has

large amounts of debris, rusting parts and equipment surrounding the barn area. The property includes large areas of dirt roads and cleared portions that are used for storing materials and debris. The property is excessively deep in with a dimension of +1,100' of depth and +110' of width. The property has been identified in the YPE 07 code of 'WETLANDS' as indicated in this report (See Map 2).

City Records Concerning Enforcement Actions at the Subject Property:

See attached records for all Fire, Police and Building Department.

Redevelopment Designation:

The nature of the property meets criterion "d" of the LRHL, specifically:

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate a faulty arrangement of design and obsolete layout that are detrimental to the safety, health and welfare of the community (Criterion "d").

The area of Investigation consists of several of the qualities described in Criterion 'd' which include a faulty arrangement of design that includes a single lane access drive through the adjacent parcel (Block 825 Lot 53) that has a commercial barn, a cabin and a residential structure. The property includes cleared areas of land that have large areas of gravel and dirt roads which have been left devoid of any vegetation to hold soil or control storm water runoff. Further, the property includes abandoned and dilapidated metal from old vehicles, storage units and equipment that is rusting. The rusting of these pieces of equipment go directly into the soil with no control measures which degrade the condition of the ground and can contaminate the ground water. There is no defined area for parking and no lighting or identified sidewalks for this property or the adjacent property which are safety issues. Over time, the lack of care given to these conditions can cause erosion and exacerbate storm water issues while placing dangerous contaminants into the soil.

In addition, the property only has access through the adjacent lot which includes three structures that function independently from each other on a single parcel of land. This represents an obsolete layout. Access into and out of the property is through a single lane driveway shared by the two story residential building and the commercial uses of the barn. This creates an unsafe condition for commercial and residential vehicles given the lack of separate access points.

These types of conditions and substandard living arrangements, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the adjacent properties within the investigation area. Lastly, even if these conditions were not present, this property should be included within the redevelopment area because without the property the effective redevelopment of the area of which they are part would not be practical.



Image 1: Farming land with gravel road.



Image 2: Debris adjacent to the barn area.



Image 3: Piled landscape with gravel and dirt roads.



Image 4: Piled landscape with gravel and dirt roads.



Image 5: Storage trailers on site.



Image 6: Storage trailers on site.



Image 7: Storage trailers.



Image 8: Landscape materials, logs, debris.



Image 9: Dirt road with trailers and landscape material piles.



Image 10: Landscape materials, logs, debris.



Image 11: Area looking back to the barn.

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POLICE - CLOSED INCIDENT DISPLAY

Ic#- 000134 DIST-04 - Utl= Map= 09-28-11 19:28:42

360 E KINGS HY MD : NORMANDY/KINGS LANDING RD

Incident Type : 5B Priority: 8, Emergency Agcys : P

Name, Address : Phone Number: 0000000

License Numbr : Entered By : DP004,D151

Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP004,D151

Dispo: 1 : ACTIVE Report No: 110928-000136 : 11-00034560

-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srvc-----

40C W 19:2852 19:2854 19:3534 00:0000 00:0000 20:0452>328 ,C,Pmy

30C W 19:2852 19:2856 19:3536 00:0000 00:0000 20:0446>291 ,C

----- (Full Equipment Window) -----

P, RICHARD STAVOLA POSSIBLY IN RESIDENCE 1928,004

P, >IC< P.CODE 1 RESPONSE/OTHER OFFENSE N 192842

I, >UG< Previous Address = 00180 KINGS HY MD 2 194548

P, >IC< P.CODE 1 RESPONSE/BURGLARY ALREADY OCCURRED 2 194548

----- More Remarks ----- (Full Remark Window) -----

----- (Full Comment Window) -----



Owner: Mountain Hill LLC

Property Use

Commercial / Storage / Wooded / Wetland

Property Acreage

26.11

Business Name:

N/A

Zone District

PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 55 is:

- | | | |
|-----------------------|----|-------|
| 1. Assessment: | \$ | 9,500 |
| 2. Land Value: | \$ | 9,500 |
| 3. Improvement Value: | \$ | 0 |

Property Description:

This property is located at 340 Kings Highway East which has frontage on both Kings Highway and Highway 35. The property includes areas that have been cleared for uses associated with the commercial properties to the west on Block 825 Lot 53 & 54. The property includes storage of equipment and landscape materials including landscape materials such as mulch, soil and lumber. Access to the property for the cleared areas is currently through the adjacent lot to the west and includes a series of dirt roads. The vast majority of the property, including areas that have been cleared and are being used for storage, are identified as wetlands as identified in the YPE 07 code of 'WETLANDS as indicated in this report (See Map 2). Access to the property is through Block 825 Lot 53 and Lot 54.

There are no sidewalks that front the property along Kings Highway East or Highway 35.

There are no sidewalks or access points along any of the public right of way frontage and for the portions that front Kings Highway or Highway 35 and there is a two rail wood fence that is falling apart in multiple locations.

Fire - Building and Police Department Records:

Information from the Fire, Police and Building Departments have been included in this report.

Redevelopment Designation:

The nature of the property meets criterion “d” of the LRHL, specifically:

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate a faulty arrangement of design and obsolete layout that are detrimental to the safety, health and welfare of the community (Criterion “d”).

The area of Investigation consists of several of the qualities described in Criterion ‘d’ which include a faulty arrangement of design that includes a single lane access drive through the adjacent parcel (Block 825 Lot 53 and Lot 54) that has a commercial barn, a cabin and a residential structure. The property includes cleared areas of land that have large areas of gravel and dirt roads which have been left devoid of and vegetation to hold soil or control storm water runoff. Further, the property includes abandoned and dilapidated metal, stone and debris that is rusting. The rusting of these pieces of equipment go directly into the soil with no control measures which degrade the condition of the ground and can contaminant the ground water. Over time, the lack of care given to these conditions can cause erosion and exacerbate storm water issues while placing dangerous contaminants into the soil.

In addition, the property only has access through the adjacent lot which includes three structures that function independently from each other on a single parcel of land. This represents an obsolete layout. Access into and out of the property is through a single lane driveway shared by the two story residential building and the commercial uses of the barn. This creates an unsafe condition for commercial and residential vehicles given the lack of separate access points.

These types of conditions and substandard living arrangements, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the adjacent properties within the investigation area. Lastly, even if these conditions were not present, this property should be included within the redevelopment area because without the property the effective redevelopment of the area of which they are part would not be practical.



Image 1: Piles of dirt and debris.



Image 2: Piles of stone and brick dumped on the site.



Image 3: Pile of debris and garbage on site.



Image 4: Dirt road cut through the property.



Image 5: Pile of materials including logs.



Image 6: Gravel road cut through the property.



Image 7: Area that abuts Highway 35..



Image 8: Area that abuts Highway 35..



Image 9: Area that abuts Highway 35..



Owner: Mountain Hill
LLC

Property Use

Liquor Store

Property Acreage

6.33

Business Name(s)

Spirits Unlimited

Zone District

PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 56:

1. Assessment: \$ 3,199,700
2. Land Value: \$ 2,532,000
3. Improvement Value: \$ 667,700

Property Description:

This property is located at 853 Highway 35 includes a one and one and a half story commercial building that is approximately 160'-0" by 160'-0" building surrounded by surface parking. There are a total of six curb cuts onto both Highway 35 and Kings Highway East. The commercial building is located to the rear of the property with the majority of parking located between the building and Highway 35. The property slopes from the building toward Highway 35. There are two out parcels the property bounds including the existing Wells Fargo and the administrative offices for the commercial building (Spirits Unlimited).

The existing commercial building exhibits signs of degradation and is in a state of general disrepair in both the interior and exterior portions of the building evidenced by the following: The exterior of the building includes portions of the overhang on the front of the building that has fallen apart (See images 16 & 17), the rear portion of the building has bordered

windows, moss growing on the roof, portions of the roof collapsing, water damage along the roof liter lines and at the base of the building, wood rotting and damage to the building facade (See images 19 - 29),

In addition, the property and parking lot slope from the building toward Highway 35. The parking lot drains directly into Highway 35, which is a safety issue. There is evidence that silt and debris are draining from the rear of the property toward the Highway, which can create issues during rain and freezing events. Degradation of the parking lot in these areas creates freeze and thaw issues by damaging the existing parking lot (See images 31-36).

The interior of the building includes evidence of water damage in both the public portion as well as in the rear office and storage spaces evidenced by damage to both the ceiling and floor as well as damage to the interior walls within the storage areas (See images 2-15). The building is not currently ADA compliant in that it does not include an elevator. The combination of the interior and exterior conditions represent a faulty arrangement with an obsolete layout of the building and property.

Fire - Building and Police Department Records:

Information from the Fire, Police and Building Departments have been included in this report.

Redevelopment Designation:

The nature of the property meets criterion “d” of the LRHL, specifically:

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate a faulty arrangement and design with an obsolete layout (Criterion ‘d’) that are detrimental to the safety, health and welfare of the community.

The Area of Investigation consists of several of the qualities described in Criterion ‘d’ which include a faulty arrangement and design as well as an obsolete layout (Criterion ‘d’) evidenced by the fact that the parking lot slopes from the building toward Highway 35 which allows water to drain directly into the Route 35 public right of way without any drainage controls. This design creates a dangerous situation on Route 35 and the jug handle during rain events and in freezing conditions, by allowing water to exit the property into the road. Further, the combination of the building and the asphalt parking represent a significant proportion of the property being impervious which can exacerbate flooding during peak rain events and provide little to no retention of water. The building does not include an elevator is not up to the current ADA code for compliance which represents a faulty arrangement as well as an obsolete layout.

The parking lot lacks lighting and sidewalks and does not provide any pedestrian safety measures from the parking lot to the front entrance. Further, the property includes a significant amount of impervious area between the building and the parking lot, which does not allow for the absorption of surface runoff into the ground, but rather sends surface runoff directly into the Route 35 public right of way. This creates dangerous situations during peak storm events and freezing conditions and represents a faulty arrangement and design that is dangerous to the safety, health and welfare of the community (Criterion 'd').

These types of conditions and substandard arrangement and design, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the adjacent properties within the investigation area. Lastly, even if these conditions were not present, this property should be included within the redevelopment area because without the property the effective redevelopment of the area of which they are part would not be practical.



Image 1: Side elevation with significant damage to the roof.



Image 2: Front entrance with no lighting in the parking lot.



Image 3: Damage on ceiling tiles in the retail area



Image 4: Existing bathroom that are not ADA compliant.



Image 5: Existing bathroom that are not ADA compliant.

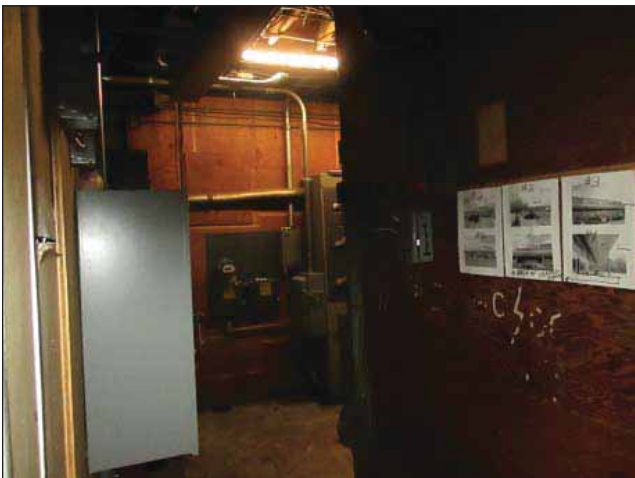


Image 6: Mechanical and electrical room.



Image 7: Exposed wiring in the mechanical and electrical room.



Image 8: Water damage and repair on the retail store floor.



Image 9: Storage area.



Image 10: Storage area.



Image 11: Water damage typ in back office area.



Image 12: Non ADA Compliant stairs



Image 13: Non ADA compliant stairs to back offices.



Image 14: Leaching along storage area walls depicting water damage.



Image 15: Ceiling insulation falling down in storage area.



Image 16: Leaching along storage area walls depicting water damage.



Image 17: Exterior overhang with missing ceiling panels



Image 18: Exterior overhang with missing ceiling panels.



Image 19: Side elevation of building.



Image 20: Water damage along drain pipe area on side elevation.

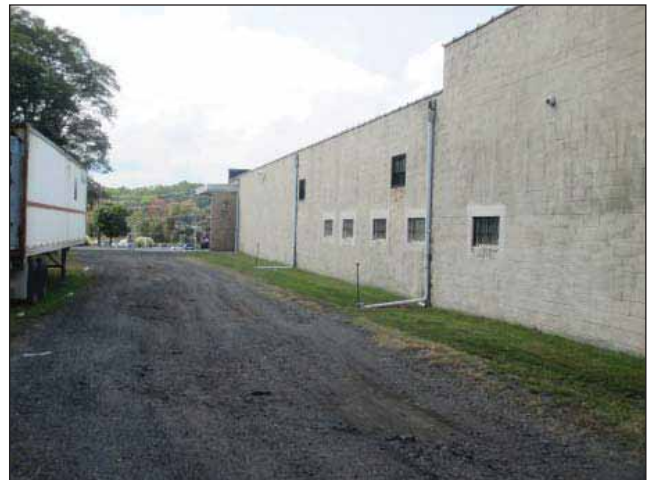


Image 21: Side elevation.



Image 22: Rear elevation with roof top unit.



Image 23: Rear elevation with water damage along drain pipe.



Image 24: Debris in rear of the building.

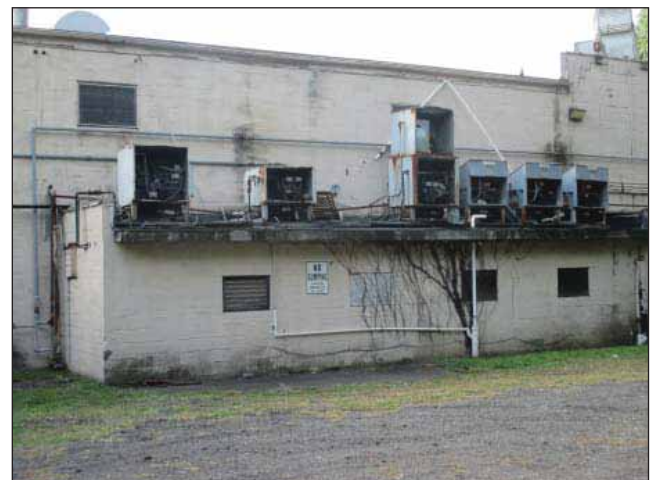


Image 25: Rear elevation with windows boarded and roof bowing.



Image 26: Rear elevation with windows boarded.



Image 27: Rear elevation depicting water damage along joint between buildings.



Image 28: Rear elevation.



Image 29: Side elevation depicting degradation.



Image 30: Side elevation with significant damage to the roof.



Image 31: Employee seating area on side of the building.



Image 32: Handicap spaces on side of the building with no striping.



Image 33: Parking area with no lighting or sidewalks.



Image 34: Parking area with no lighting or sidewalks



Image 35: Parking area with no lighting or sidewalks



Image 36: Parking area with no lighting or sidewalks



Image 37: Parking area with no lighting or sidewalks.



Image 38: Parking egress along Route 35 jug handle depicting grading from parking to the right of way.



Image 39: View of parking egress along Route 35 jug handle depicting grading from parking to the right of way.



Image 40: Erosion of existing parking area depicting run-off damage toward Route 35.



Image 41: Erosion of existing parking area depicting run-off damage toward Route 35.



designated TWP-1 and TWP-2 respectively. Soil samples SB-1-1R and SB-1-2R both exceeded New Jersey Impact to Ground Water Soil Standards (NJGWSS) for Xlenes with detections of 51.4 and 31.1 ppm respectively. Soil sample SB-1-1R also exceeded the NJGWSS for Ethyl benzene with a detection of 19.8 ppm. Groundwater sample TWP-1 had an exceedance for 2-Methyl-Naphthalene when compared to the New Jersey Ground Water Quality Standard (NJGWQS) with a detection of 33.8 ppm. Based on the findings of the SI, it is recommended the area surrounding the gasoline storage tank be further investigated to delineate the extent of the contamination.

The above ground storage tank located in the rear of the commercial structure was evaluated further by advancing two hand augured soil borings to two (2) feet bgs. A sample was collected at both locations from the zero (0) to six (6) inch interval. Detections for EPH were observed in both of the samples collected at this REC. Exceedances in SB-3-1R for NJGWSS were identified in Cadmium, Lead, Manganese, Mercury, and Silver with values of 2.4, 553, 178, 0.15, and 1.4 ppm respectively. Based on the findings of the SI, it is recommended the area surrounding the waste oil AST be further investigated to delineate the extent of the contamination.

To evaluate the environmental integrity of the above ground hydraulic lift system located in the interior of the building one (1) soil boring was advanced to between (2) feet bgs. A sample was collected from the zero (0) to six (6) inch interval. The analytical results indicate there were no detections of the compounds that would warrant activation of any contingent compounds. Based on the findings of the SI, no further investigation was warranted at this location.

6.3 BLOCK 825 LOT 56

A geophysical survey of the referenced parcel did not confirm the location of any underground structures. Based on the findings of the SI no further investigation is warranted at this location.

6.3 BLOCK 825 LOT 57

A geophysical survey of the referenced parcel did not confirm the location of any underground structures. Based on the findings of the SI no further investigation is warranted at this location.

6.10 HISTORIC PESTICIDE (REC-4) SAMPLING (BLOCK 825 LOTS 62, 63, 64, 65, 66, 67, & 72)

Five (5) locations were sampled for the presence of Pesticides, Arsenic, and Lead at the ground surface to two (2) feet bgs. HP-5A exhibited an exceedance for Arsenic at 19.5 ppm. A second sample, HP-5B collected at a depth of one-foot bgs, reported an Arsenic concentration that was below the applicable standards. Based on the findings of the SI further investigation is warranted at this location to delineate the horizontal extent of arsenic at this sample location.



Image 42: Slope from existing parking lot to Highway 35.



The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stressed vegetation, or monitoring wells were observed. Several 5-gallon buckets and floor staining were observed in the shed. Buried debris, including brick and concrete, were observed towards the adjacent wetlands to the north.

According to the November 1999 Phase I ESA completed by Quest Environmental & Engineering Services, Inc., a UST was excavated at what seemed to be described as Block 825 Lot 64. The Quest report states that the UST with associated soil was visible behind the residence located on this lot. Quest noted that the UST appeared to be extremely rusted, however holes were not observed. The excavation was not backfilled during the Quest visit. According to NJDEP Delineator, the Block and Lot does not appear to have any Site Remediation Program information.

9.2.8 Block 825 Lot 64 – 819 Route 35

A commercial structure is located on Block 825 Lot 60 (819 Route 35) of the subject property. The property size is approximately 1.5 acres. The structure is a single-story with masonry construction, however the building construction date is unknown. The building is currently occupied for use as an automotive sales and repair center, known as Preferred Motor Cars. Historical use of this lot has been a service station.

The building is connected to the municipal water and sanitary sewer system. The property currently utilizes electric heating, however the existence of a historical UST/AST for heating is unknown. Given the age of the structure it is likely that the site has historically utilized No. 2 Fuel Oil. JCP&L is the electrical provider and no transformers were observed on-site. The topography of the lot slopes north/northwest and storm water runoff is toward House 15. Based on topography, the groundwater flow direction is most likely northwest. There are no wetlands located on this lot.

Property uses surrounding the lot include the following:

North: Undeveloped/wooded lot

West: House 31

South: Undeveloped/wooded lot

East: Undeveloped/wooded lot

During inspection of the interior of the building, an above ground hydraulic lift system was observed. Interior staining consistent with automotive repair, in conjunction with automotive repair equipment and materials, was observed.

During inspection of the exterior area, no pits, ponds, lagoons, stressed vegetation, or monitoring wells were observed. A 275-gallon, single wall, steel Waste Oil AST was observed adjacent to the building. Surface spills from the waste oil were also observed with no leak detection system noted. Solid waste including tires was observed. A 5-gallon waste oil container for temporary use was also observed.

9.2.9 Block 825 Lot 54

A commercial retail structure is located on Block 825 Lot 56 of the subject property. The property size is approximately 4.474 acres. The building has masonry construction, however the building construction date is unknown. The building is currently utilized as a liquor store and includes a paved parking lot. The property has been historically utilized as a supermarket.

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the Quest visit. According to NJDEP Delineator, the Block and Lot does not appear to have any Site Remediation Program information. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 60 – 819 Route 35

A commercial structure is located on Block 825 Lot 60 (819 Route 35) of the subject property. The building is currently occupied for use as an automotive sales and repair center, known as Preferred Motor Cars. Historical use of this lot has been a service station.

The building is connected to the municipal water and sanitary sewer system. The property currently utilizes electric heating, however the existence of a historical UST/AST for heating is unknown, yet likely JCP&L is the electrical provider and no transformers were observed on-site.

During inspection of the interior of the building, an above ground hydraulic lift system was observed. Interior staining consistent with automotive repair, in conjunction with automotive repair equipment and materials, was observed.

During inspection of the exterior area, no pits, ponds, lagoons, stressed vegetation, or monitoring wells were observed. A 275-gallon, single wall, steel Waste Oil AST was observed adjacent to the building. Surface spills from the waste oil were also observed with no leak detection system noted. Solid waste including tires was observed. A 5-gallon waste oil container for temporary use was also observed. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 56

A commercial retail structure is located on Block 825 Lot 56 of the subject property. The building is currently utilized as a liquor store and includes a paved parking lot. The property has been historically utilized as a supermarket.

The building is connected to the municipal water and sanitary sewer system. The property currently utilizes gas heating, however the existence of a historical UST/AST is unknown, yet likely JCP&L is the electrical provider, who owns a pole-mounted transformer on-site.

During the inspection of the interior area, no floor drains, sumps, odors, drums, containers or staining were observed.

During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, drums or containers, stressed vegetation, or monitoring wells were observed. Dumpsters for solid waste removal were observed. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 53

Four structures, including a main residential structure, two barn/sheds and a cabin, are located on Block 825 Lot 53 of the subject property. The residence is currently occupied and contains a landscaping business. The property was historically used for farming.



The building is connected to the municipal water and sanitary sewer system. The property currently utilizes gas heating, however given the age of the structure it is likely that the site has historically utilized No. 2 Fuel Oil. JCP&L is the electrical provider, who owns a pole-mounted transformer on-site. The topography of the lot is to the northwest and storm water runoff is to the northwest across the paved parking lot. Based on topography, the groundwater flow direction is most likely northwest. There are no wetlands located on this lot.

Property uses surrounding the lot include the following:

North: Commercial and residential

West: Commercial

South: Wooded/undeveloped area, automotive sales and repair

East: Wooded/undeveloped area

During the inspection of the interior area, no floor drains, sumps, odors, drums, containers or staining were observed.

During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, drums or containers, stressed vegetation, or monitoring wells were observed. Dumpsters for solid waste removal were observed.

6.2.10 Block 825 Lot 53

Four structures, including a main residential structure, two barn/sheds and a cabin, are located on Block 825 Lot 53 of the subject property. The property size is approximately 31 acres. The main residence has wood frame construction, however the building construction date is unknown. The residence is currently occupied and contains a landscaping business. The property was historically used for farming.

The building is connected to municipal water and has a septic system located in the rear of the main house. The residence currently utilizes fuel oil heating contained by one UST. Given the age of the structure it is likely that the site has historically utilized No. 2 Fuel Oil. JCP&L is the electrical provider and no transformers were observed on-site. The topography of the lot is to the southeast with groundwater flow direction the same, toward wetlands that are located in the southeastern corner.

Property uses surrounding the lot include the following:

North: Residential area

West: Undeveloped woodlands and farmland

South: Undeveloped woodlands and residential areas

East: Residential area

During inspection of the interior areas of each structure, no floor drains, sumps, odors, drums, containers, or staining were observed. The basement of the building was inspected. A base furnace hot water radiator was observed. No signs of a UST was observed.

During inspection of the exterior area, unlabeled drums and equipment maintenance products were observed. A residential UST is noted to be located at the main residence. A 275-gallon Waste Oil AST and 2,000-gallon Diesel

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To further evaluate the identified structures located on the property the approximate locations of the original soil borings were reoccupied on June 27, 2014. Elevated PID readings, staining, and odors, were identified in soil borings SB-2-1R and SB-1-1R at approximately ten (10) foot logs. Samples were collected in the regions of the soil core that exhibited the highest PID readings.

The above ground storage tank located in the rear of the commercial structure was also further evaluated by advancing two hand augured soil borings to two (2) feet logs PID readings, staining, and odors were identified in SB-1-1R and SB-3-2. A sample was collected at both locations from the zone (E) to six (6) inch interval.

To evaluate the environmental integrity of the above ground hydraulic lift system located in the interior of the building one (1) soil boring was advanced to twelve (12) feet logs. Due to physical barriers and accessibility issues, the location of the boring was advanced directly adjacent to the inferred down gradient position of the structure. The soil borings logged and field screened with a PID. No staining, odors, or other evidence of contamination were identified in the soil boring. A sample was collected from the zone (B) to six (6) inch interval.

4.3.7 Block 825 Lot 56

A commercial retail structure is located on Block 825 Lot 56 of the subject property. The building is currently utilized as a liquor store and includes a paved parking lot. The property has been historically utilized as a supermarket. The building is connected to the municipal water and sanitary sewer system. The property currently utilizes gas heating, however the existence of a historical UST/AST is unknown.

The results of the geophysical survey did not identify any subsurface structures therefore no further investigation was conducted at this location. A map of the geophysical survey findings was prepared and incorporated into Appendix C of this SI Report.

4.3.8 Block 825 Lot 57

One single-story structure is located on Block 825 Lot 57 of the subject property. The structure is currently occupied and utilized as an office space with a paved parking area. The property was historically used as a post office. The building is connected to the municipal water and sanitary sewer systems. The structure currently utilizes gas heating, however the existence of a historical UST/AST is unknown.

The results of the geophysical survey did not identify any subsurface structures therefore no further investigation was conducted at this location. A map of the geophysical survey findings was prepared and incorporated into Appendix C of this SI Report.

4.4 HISTORIC PESTICIDE SAMPLING

Historical aerial photographs reviewed during the ESA identified historical agricultural farmland present as a majority of the parcels located on the subject property. A field protocol for Historic Pesticide sampling was developed in accordance with NJDEP Guidance. Five (5) locations were selected to be analyzed for the presence of Dieldrin, Aldrin, and DDT.

The locations were sampled via hand auger at the ground surface, one (1) foot logs, and two (2) foot logs. The soil borings were logged and field screened with a PID. Soil boring logs are provided in Appendix A. Figure 4 shows the location of the historic pesticide sample collected.

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July 2014

320 Kings Highway East

Block 825, Lot 57

Owner: Mountain Hill LLC



Property Use

One Story Office Building / Parking

Property Acreage

0.341

Business Name(s)

N/A

Zone District

PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 57 is:

1. Assessment: \$ 528,600
2. Land Value: \$ 327,300
3. Improvement Value: \$ 201,300

Property Description:

This is a one story commercial / office building located at 320 Kings Highway East . The building serves as the management offices for the adjacent liquor store. The building includes a large area of asphalt parking that drains toward Route 35 and includes no storm water management control measures. There are significant signs of erosion within the parking lot and along the Kings Highway East road frontage caused by storm water run off goes toward Route 35. On the side of the property is a combination of asphalt and gravel. There are no curbs or sidewalks along the Kings Highway frontage and there is a significant amount of sedimentation caused by storm water runoff that enters into the property from Kings Highway.

The one story building shows signs of water damage and degradation to the exterior masonry as evidenced by cracking in multiple locations along the exterior of the one story

building. The property and building is predominantly impervious surface with no visible storm water management controls on the site. The interior is a one story office building with a reception area. A large portion of the office appears to be unoccupied.

In addition, while on-site it was noted several vehicles cut across the property from Kings Highway East to the jug handle at Route 35 in an effort to go south on Route 35 without having to use the turn around on Route 35 to the north of the property. In addition there are not lights or pedestrian improvements in the parking lot.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Fire and Building Department records for this property have been included in this report.

Redevelopment Designation:

The nature of the property meets criterion "d" of the LRHL, specifically:

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate a faulty arrangement and design with an obsolete layout (Criterion 'd') that are detrimental to the safety, health and welfare of the community.

The Area of Investigation consists of several of the qualities described in Criterion 'd' which include a faulty arrangement and design as well as an obsolete layout (Criterion 'd') evidenced by the fact that the parking lot slopes from the building toward Highway 35 and allow water to drain directly into the Route 35 public right of way (off-site) without any drainage controls. This design creates a dangerous situation on Route 35 and the jug handle during rain events and in freezing conditions by allowing water to exit the property into the road. Further the combination of the building and the asphalt parking represent a significant proportion of the property being impervious which can exacerbate flooding during peak rain events and provide little to no retention of water during rain events.

The parking lot lacks lighting and sidewalks and does not provide any pedestrian safety measures from the parking lot to the front entrance. Further, the property includes a significant amount of impervious area between the building and the parking lot, which does not allow for the absorption of surface runoff into the ground, but rather sends surface runoff directly into the Route 35 public right of way. This creates dangerous situations during peak storm events and freezing conditions and represents a faulty arrangement and design that is dangerous to the safety, health and welfare of the community (Criterion 'd').

These types of conditions and substandard arrangement and design, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the adjacent properties within the investigation area. Lastly, even if these conditions were not

present, this property should be included within the redevelopment area because without the property the effective redevelopment of the area of which they are part would not be practical.



Image 1: Erosion of existing parking area depicting run-off damage toward Route 35.



Image 2: Erosion along Kings Highway with no curb and gutter



Image 3: Erosion along Kings Highway with no curb and gutter



Image 4: Front entrance of one story office building.



Image 5: Water damage along vertical bricks at roof line.



Image 6: Sidewalk at front entrance with handicap spaces which lack proper striping.



Image 7: Separation of bricks along building facade.



Image 8: Side view of building with asphalt and gravel depicting erosion caused by storm water run off along Kings Highway East.



Image 9: Side view of building with asphalt and gravel depicting erosion caused by storm water run off along Kings Highway East.



Image 9: Rear of the building facade.



Image 10: Erosion of existing parking area depicting run-off damage toward Route 35.



Image 11: Erosion of existing parking area depicting run-off damage toward Route 35.



Image 12: Erosion of existing parking area depicting run-off damage toward Route 35.



Image 13: Reception area.



Image 14: Office area with no employees present.



Image 15: Office area with conference table.



Image 16: Office area with mobile demising walls



Image 17: Front entry / lobby area.



Image 18: Restroom.



Image 19: Restroom.



Image 20: Office area with no employees present.



AST were also observed as part of the landscaping business. The ASTs were noted to be steel with no secondary containment or leak detection systems. Staining was noted around each AST and numerous 5-gallon containers were also observed in the vicinity. One monitoring well (MW-1, Permit No. E201303116) was observed on the property. According to a NJDEP Well Search, the monitoring well was permitted drilled on April 15, 2013. Freeport Environmental of Freeport, NJ was issued the permit. The well was permitted to be two-inches in diameter and extend 25-feet below the ground surface.

No pits, ponds, lagoons or stressed vegetation were observed. Solid waste in the form of fill was observed adjacent to the wetland/buffer area.

6.2.11 Block 825 Lot 57

One single-story structure is located on Block 825 Lot 74 of the subject property. The property size is approximately 0.4 acres. The building has masonry construction, however the building construction date is unknown. The residence is currently occupied and utilized as an office space with a paved parking area. The property was historically used as a post office.

The building is connected to the municipal water and sanitary sewer systems. The structure currently utilizes gas heating; however given the age of the structure it is likely that the site has historically utilized No. 2 Fuel Oil. JCP&L is the electrical provider and no transformers were observed on-site. The topography of the lot slopes to the north with storm water runoff to the west, across the paved parking area. Based on topography, groundwater flow direction is also to the north. There are no wetlands located on this lot.

Property uses surrounding the lot include the following:

North: Residential area

West: Bank and parking lot area

South: Liquor Store with parking lot area

East: Undeveloped woodland area

During inspection of the interior area, no floor drains, sumps, odors, drums, containers, or staining were observed.

During inspection of the exterior area, no pits, ponds, lagoons, drums, containers, stained soil or pavement, stressed vegetation, or monitoring wells were observed.

6.3 HEATING SOURCE

Heating sources varied with each lot, as described in further detail in section 6.1 of this report, and included No. 2 Fuel Oil and Natural gas.

6.4 SOLID WASTE

Solid waste varied with each lot, as described in further detail in Section 6.2 of this report, and included tires, fill, debris, soil and topsoil stockpiles.



The building is connected to municipal water and has a septic system located in the rear of the main house. The residence currently utilizes fuel oil heating contained by one UST. JCP&L is the electrical provider and no transformers were observed on-site.

During inspection of the interior areas of each structure, no floor drains, sumps, odors, drums, containers, or staining were observed.

During inspection of the exterior area, unlabeled drums and equipment maintenance products were observed. A residential UST is noted to be located at the main residence. A 275-gallon Waste Oil AST and 2,000-gallon Diesel AST were also observed as part of the landscaping business. The ASTs were noted to be steel with no secondary containment or leak detection systems. Staining was noted around each AST and numerous 5-gallon containers were also observed in the vicinity. One monitoring well (MW-1, Permit No. E201303116) was observed on the property. According to a NJDEP Well Search, the monitoring well was permitted drilled on April 15, 2013. Freeport Environmental of Freeport, NJ was issued the permit. The well was permitted to be two-inches in diameter and extend 25-feet below the ground surface.

No pits, ponds, lagoons or stressed vegetation were observed. Solid waste in the form of fill was observed adjacent to the wetland/buffer area. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 57

One single-story structure is located on Block 825 Lot 74 of the subject property. The residence is currently occupied and utilized as an office space with a paved parking area. The property was historically used as a post office.

The building is connected to the municipal water and sanitary sewer systems. The structure currently utilizes gas heating; however the existence of a historical UST/AST is unknown, yet likely. JCP&L is the electrical provider and no transformers were observed on-site. During inspection of the interior area, no floor drains, sumps, odors, drums, containers, or staining were observed.

During inspection of the exterior area, no pits, ponds, lagoons, drums, containers, stained soil or pavement, stressed vegetation, or monitoring wells were observed. Additional investigation is required to confirm the environmental integrity of the subject property.



To further evaluate the identified structures located on the property the approximate locations of the original soil borings were reoccupied on June 27, 2014. Revised PID readings, staining, and odors were identified in soil borings SB-2, 10, and SB-1, 1R at approximately ten (10) foot bgs. Samples were collected in the regions of the soil cores that exhibited the highest PID readings.

The above ground storage tank located in the rear of the commercial structure was also further evaluated by advancing two hand augured soil borings to five (5) feet bgs PID readings, staining, and odors were identified in SB 1-1R and SB-3-2. A sample was collected at both locations from the zone (E) to six (6) inch interval.

To evaluate the environmental integrity of the above ground hydraulic lift system located in the interior of the building one (1) soil boring was advanced to twelve (12) feet bgs. Due to physical barriers and accessibility issues, the location of the boring was advanced directly adjacent to the inferred down gradient position of the structure. The soil borings were logged and field screened with a PID. No staining, odors, or other evidence of contamination were identified in the soil boring. A sample was collected from the zone (B) to six (6) inch interval.

4.3.7 Block 825 Lot 56

A commercial retail structure is located on Block 825 Lot 56 of the subject property. The building is currently utilized as a liquor store and includes a paved parking lot. The property has been historically utilized as a supermarket. The building is connected to the municipal water and sanitary sewer system. The property currently utilizes gas heating; however, the existence of a historical UST/AST is unknown.

The results of the geophysical survey did not identify any subsurface structures therefore no further investigation was conducted at this location. A map of the geophysical survey findings was prepared and incorporated into Appendix C of this SI Report.

1.3.8 Block 825 Lot 57

One single-story structure is located on Block 825 Lot 57 of the subject property. The structure is currently occupied and utilized as an office space with a paved parking area. The property was historically used as a post office. The building is connected to the municipal water and sanitary sewer systems. The structure currently utilizes gas heating; however, the existence of a historical UST/AST is unknown.

The results of the geophysical survey did not identify any subsurface structures therefore no further investigation was conducted at this location. A map of the geophysical survey findings was prepared and incorporated into Appendix C of this SI Report.

1.4 HISTORIC PESTICIDE SAMPLING

Historical aerial photographs reviewed during the ESA identified historical agricultural farmland present on a majority of the parcels located on the subject property. A field protocol for Historic Pesticide sampling was developed in accordance with NJDEP Guidelines. Five (5) locations were selected to be analyzed for the presence of Dieldrin, DDT, Aldrin, and Lead.

The locations were sampled via hand auger at the ground surface, one (1) foot bgs, and two (2) feet bgs. The soil borings were logged and field screened with a PID. Soil boring logs are provided in Appendix A. Figure 4 shows the location of the historic pesticide samples collected.

320 Kings Highway East Block 825, Lot 57

October 2017



designated TWP-1 and TWP-2 respectively. Soil samples SB-1-R and SB-1-IR both exceeded New Jersey Impact to Ground Water Soil Standards (NJIGWSS) for Xylenes with detections of 52.4 and 31.1 ppm respectively. Soil sample SB-1-IR also exceeded the NJIGWSS for Ethyl benzene with a detection of 11.8 ppm. Groundwater sample TWP-1 had an exceedance for 2-Hydroxy-Naphthalene when compared to the New Jersey Ground Water Quality Standard (NJGWQS) with a detection of 53.8 ppm. Based on the findings of the SI, it is recommended the area surrounding the gasoline storage tank be further investigated to delineate the extent of the contamination.

The above ground storage tank located in the rear of the commercial structure was evaluated further by advancing two hand augured soil borings to two (2) feet top. A sample was collected at both locations from the zero (0) to six (6) inch interval. Detections for TPH were observed in both of the samples collected at the REC. Concentrations in SB-3-IR for NJIGWSS were identified in Cadmium, Lead, Manganese, Mercury, and Silver with values of 2.4, 650, 178, 0.13, and 1.4 ppm respectively. Based on the findings of the SI, it is recommended the area surrounding the waste oil tank be further investigated to delineate the extent of the contamination.

To evaluate the environmental integrity of the above-ground hydraulic lift system located in the interior of the building one (1) soil boring was advanced to twelve (12) feet top. A sample was collected from the zero (0) to six (6) inch interval. The analytical results indicate there were no detections of the compounds that would warrant activation of any contingent compounds. Based on the findings of the SI, no further investigation was warranted at this location.

6.3 BLOCK 825 LOT 56

A geophysical survey of the referenced parcel did not confirm the location of any underground structures. Based on the findings of the SI no further investigation was warranted at this location.

6.3 BLOCK 825 LOT 57

A geophysical survey of the referenced parcel did not confirm the location of any underground structures. Based on the findings of the SI no further investigation was warranted at this location.

6.10 HISTORIC PESTICIDE (REC-6) SAMPLING (BLOCK 825 LOTS 62, 63, 64, 69, 81 & 72)

Five (5) locations were sampled for the presence of Pesticides, Arsenic, and Lead of the ground surface to two (2) feet top. HP-5A exhibited an exceedance for Arsenic at 11.5 ppm. A second sample, HP-5B collected at a depth of one foot top, reported an Arsenic concentration that was below the applicable standard. Based on the findings of the SI further investigation is warranted at this location to delineate the horizontal extent of arsenic of this sample location.

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License Number : Entered By : DP002,D174
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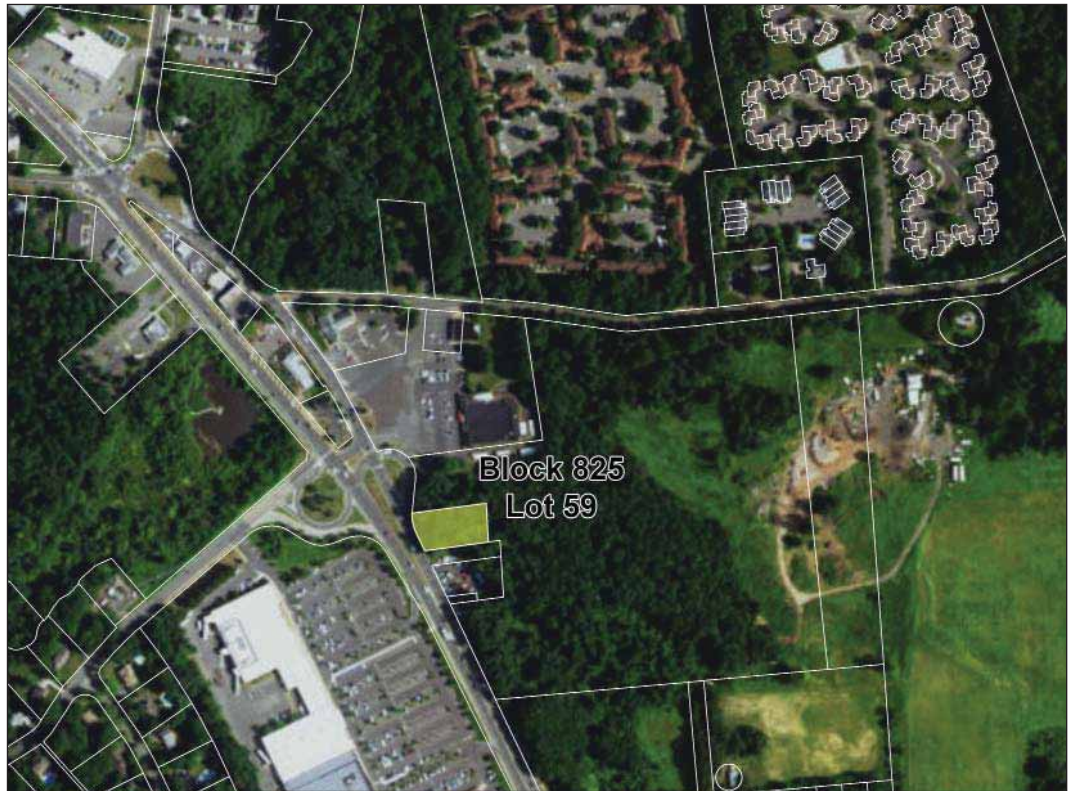
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License Number : Entered By : DP004,D151
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----- (Full Comment Window) ---

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 11:25:52 AM

POLICE - CLOSED INCIDENT DISPLAY
Ic# = 000046 DIST=04 - Ut# = - Map= - 07-29-13 11:45:50
320 E KINGS HY MD : NORMANDY/KINGS LANDING RD
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Number : NJ TLV28C Entered By : DP002,D124
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q) : (AI)<-Crt Dspchd By : DP002,D124
Dispo: 1 : ACTIVE Report No: 130729-000049 : 13-00023989
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
39B W 11:4550 00:0000 11:4550 00:0000 00:0000 11:5734>249 , ,B,Pmy
----- (Full Equipment Window) ---
I, >CP< COURIER
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 114550
----- End Remarks --- (Full Remark Window) ---
----- (Full Comment Window) ---

Owner: Mountain Hill,
LLC



Property Use

Wooded with Wetlands

Property Acreage

0.6

Business Name(s)

N/A

Zone District

PD

Property Value:

According to the Township of Middletown the assessed value for Block 408 Lot 16 is:

1.	Assessment:	\$	100
2.	Land Value:	\$	100
3.	Improvement Value:	\$	0

Property Description:

This property is located on Highway 35 and is a wooded vacant lot. The property is located in a Planned Development Zone and is adjacent to the existing used car dealership to the south and the existing jug handle at Twin Brooks Avenue. The property is approximately six tenths of an acre and has frontage directly on Highway 35. The property has been identified in the YPE 07 code of 'WETLANDS' as indicated in this report (See Map 2). By itself the property would be too small to develop and provide adequate parking without significant variances.

City Records Concerning Enforcement Actions at the Subject Property:

There are no records for this property

Redevelopment Designation:

This property does not meet the statutory criteria as an area in need of redevelopment.

Conclusion:

Although this property does not meet the redevelopment criteria, the LRHL permits the inclusion of land which may not meet the above criteria, but which otherwise is necessary for redevelopment. Under Section 3 of the LRHL, "redevelopment area" is defined as follows:

"A redevelopment area may include lands, buildings, or improvements, which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part" (N.J.S.A. 40A:12-3).

Considering this property was included in the PD Zone of the 2009 Amended Master Plan Land Use Element its inclusion in the redevelopment area is necessary for the effective redevelopment of those properties in the Study Area which do meet the criteria.

A Planned Development (PD) land use district at a tract containing approximately 120 acres located on the easterly side of Highway 35 between Kings Highway East and Kanen Lane is designated. This tract has been considered in the past for planned development, for age-restricted housing and for light industrial uses, and has been the subject of site plan applications to both the Planning Board and Zoning Board.

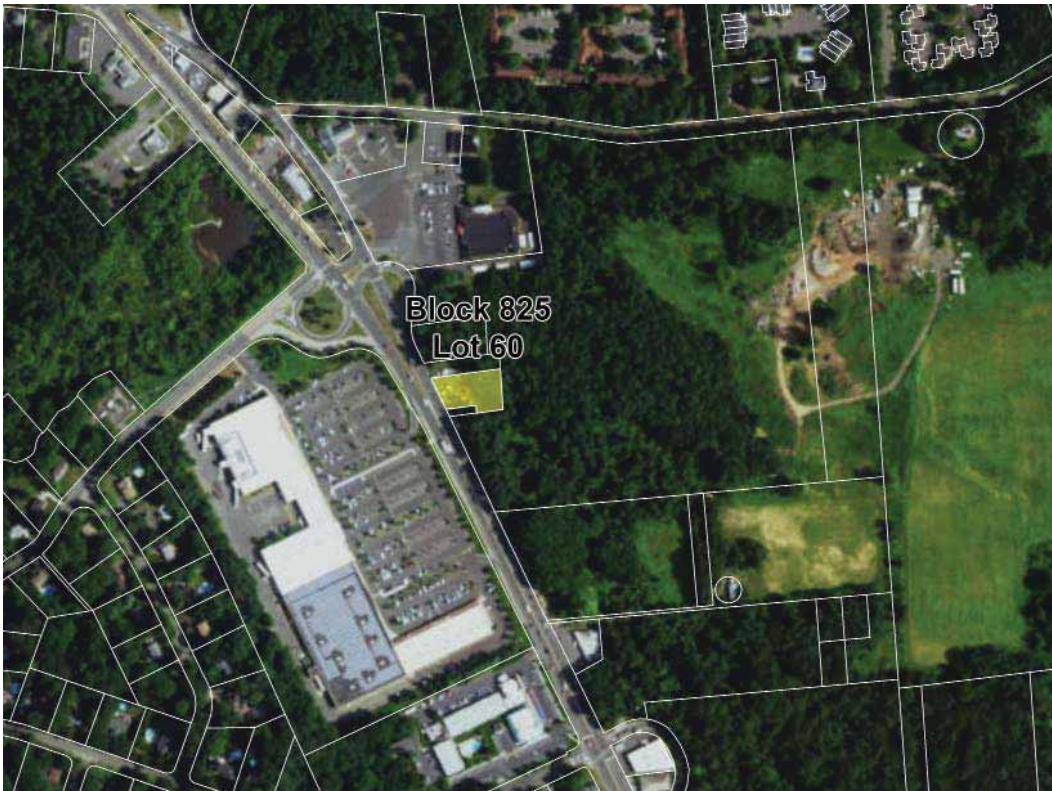
Planned Unit Development, when developed as a single entity according to a plan, can result in a measurable benefit to the public by providing significant employment opportunities; by supporting the local economy; by providing public spaces for active and passive recreation; and by providing a variety of housing types with a range of affordability. Encouraging a sustainable mix of residential and non-residential land uses through Planned Unit Development is a concept promoted by the State Development and Redevelopment Plan (SDRP) and is consistent with established SDRP policies for the Metropolitan Planning Area (PA-1).



Image 1: Right of way along jug handle.



Image 2: Right of way along jug handle.



Owner: Mountain Hill, LLC

Property Use

Automobile Sales & Repair / Parking

Property Acreage

0.6

Business Name(s)

Preferred Motor Cars

Zone District

PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 60 is:

1. Assessment: \$ 505,700
2. Land Value: \$ 503,600
3. Improvement Value: \$ 2,100

Property Description:

This property is located at 819 Highway 35 and includes a one story commercial building with a used car dealership and mechanical repair shop. The building is in extremely poor condition and shows signs of degradation as evidenced by the rotting wood on the rear beams of the roof, missing siding, water damage along the base and sides of the building and the cracking along the CMU block walls.

The property is a used gravel car lot with vehicles parked a few feet from the Highway 35 curb line. In addition, the vehicles are parked throughout the property in an ad hoc manner without any drive aisles or access from Highway 35 into the property. Given the vast majority of the property is filled with vehicles this creates safety issues for maneuvering vehicles within the property. It appears vehicles would have to drive over the curb onto Highway 35 in order to get a vehicle off the lot. The lot has a curb cut with an asphalt apron

that is above the grade of the existing Highway 35. Water during rain events as well as from hoses used on site to wash vehicles run directly from the site onto Highway 35, which can be a dangerous situation.

Furthermore the lot is primarily gravel and has no delineation of parking for visitors, employees or patrons. There is no turn off lane or area for vehicles to slow down that wish to access the property from Highway 35, which has a posted 50 mph speed limit. Given the lack of any identified parking for patrons and the lack of an area to slow down accessing the lot, there is a potential dangerous situation for any vehicles entering or exiting the property. Furthermore, there is no on-site lighting which creates a dangerous situation at night for any vehicles coming onto or exiting the property from Highway 35.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Fire and Building Department records have been included in this report.

Redevelopment Designation:

The nature of the property meets criterion “d” of the LRHL, specifically:

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate a faulty arrangement and design with an obsolete layout (Criterion ‘d’) that are detrimental to the safety, health and welfare of the community.

The Area of Investigation consists of several of the qualities described in Criterion ‘d’ which include a faulty arrangement and design as well as an obsolete layout (Criterion ‘d’) evidenced by the fact that the parking lot slopes from the building toward Highway 35 and allows water to drain directly into the Highway 35 public right of way without any drainage controls. This design creates a dangerous situation on Highway 35 during rain events and in freezing conditions by allowing water to exit the property into the road. Further, the lack of dedicated parking for patrons coupled with the lack of a slow down lane on Highway 35 creates an unsafe condition at the entrance of the lot. In addition, vehicles that are for sale are parked within a couple of feet from the curb line of Highway 35 and are parked in an ad hoc manner throughout the property without any delineation or drive aisle for access to the parked vehicles, which represents a faulty arrangement and design as well as an obsolete layout. These factors individually and in combination are detrimental to the safety, health and welfare of the community.

Finally, the parking lot lacks lighting and sidewalks which creates safety issues in the evening and does not provide any pedestrian safety measures or storm water management measures on-site.

These types of conditions and substandard arrangement and design, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental

impact on the adjacent properties within the investigation area. Lastly, even if these conditions were not present, this property should be included within the redevelopment area because without the property the effective redevelopment of the area of which they are part would not be practical.



Image 1: Exposed insulation, water damage to beams and concrete with rusting



Image 2: Roof with rotting beams.



Image 3: Vehicles parked throughout the site in ad hoc manner.



Image 4: One story building with parking adjacent to Highway 35.



Image 5: Erosion and sediment from rain and run off.



Image 6: Side of the building with vehicles parked on the property.



Image 7: Vehicles parking fronting Highway 35.



Image 8: Vehicles parked facing Highway 35 feet from the existing curb.



Image 9: Grades along front entrance going from the property to Highway 35 without any storm water management controls.



The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stressed vegetation, or monitoring wells were observed. Several 5-gallon buckets and floor staining were observed in the shed. Buried debris, including brick and concrete, were observed towards the adjacent wetlands to the north.

According to the November 1999 Phase I ESA compiled by Quest Environmental & Engineering Services, Inc., a UST was excavated at what seemed to be described as Block 825 Lot 64. The Quest report states that the UST with associated soil was visible behind the residence located on this lot. Quest noted that the UST appeared to be extremely rusted, however holes were not observed. The excavation was not backfilled during the Quest visit. According to NIDECP Datanimer, the Block and Lot does not appear to have any Site Remediation Program information.

6.2.8 Block 825 Lot 61 – 819 Route 35

A commercial structure is located on Block 825 Lot 60 (819 Route 35) of the subject property. The property size is approximately 1.5 acres. The structure is a single-story with masonry construction, however the building construction date is unknown. The building is currently occupied for use as an automotive sales and repair center, known as Preferred Motor Cars. Historical use of this lot has been a service station.

The building is connected to the municipal water and sanitary sewer system. The property currently utilizes electric heating, however the existence of a historical UST/AST for heating is unknown. Given the age of the structure it is likely that the site has historically utilized No. 2 Fuel Oil. JCP&L is the electrical provider and no transformers were observed on-site. The topography of the lot slopes north/northwest and storm water runoff is toward Route 35. Based on topography, the groundwater flow direction is most likely northwest. There are no wetlands located on this lot.

Property uses surrounding the lot include the following:

North: Undeveloped/wooded lot

West: Route 35

South: Undeveloped/wooded lot

East: Undeveloped/wooded lot

During inspection of the interior of the building, an above ground hydraulic lift system was observed. Interior staining consistent with automotive repair, in conjunction with automotive repair equipment and materials, was observed.

During inspection of the exterior area, no pits, ponds, lagoons, stressed vegetation, or monitoring wells were observed. A 275-gallon, single wall, steel Waste Oil AST was observed adjacent to the building. Surface spills from the waste oil were also observed with no leak detection system noted. Solid waste including tires was observed. A 5-gallon waste oil container for temporary use was also observed.

6.2.9 Block 825 Lot 56

A commercial retail structure is located on Block 825 Lot 56 of the subject property. The property size is approximately 4.474 acres. The building has masonry construction, however the building construction date is unknown. The building is currently utilized as a liquor store and includes a paved parking lot. The property has been historically utilized as a supermarket.

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4.1.5 Block 825 Lot 62

Review of historical aerial photographs and topographic maps indicates the two structures were located adjacent to the Route 35 frontage of this parcel. No indications of these structures were noted during the completion of site reconnaissance. A geophysical survey of the referenced parcel did not confirm the location of any underground structures. Based on the results of the geophysical survey no further investigation was conducted at this location. A map of the geophysical survey findings was prepared and incorporated into this SI Report and can be found in Appendix C.

4.1.6 Block 825 Lot 60 – 819 Route 35

A commercial structure is located on Block 825 Lot 60 (819 Route 35) of the subject property. The building is currently occupied for use as an automotive sales and repair center, Preferred Motor Cars. As indicated in the Phase I ESA, historical use of this lot included an automotive service station. The building is connected to the municipal water and sanitary sewer system. The property currently utilizes electric heating; however, the existence of a historical UST/AST for heating as well as for historical automotive fueling activities is unknown. During inspection of the interior of the building, an above ground hydraulic lift system (REC-5) was observed. Interior staining consistent with automotive repair, in conjunction with automotive repair equipment and materials, was observed. A 275-gallon, single wall, steel Waste Oil AST (REC-4) was observed adjacent to the building. Surface spills from the waste oil were also observed and no leak detection system was noted. Solid waste including tires and a 5-gallon waste oil container for temporary use were also observed inside the building.

The geophysical survey conducted on June 11, 2014 identified two (2) USTs (HREC-1) located approximately thirty-five (35) feet north northwest of the commercial structure or site. The structures were designated T-1 and T-2 and three approximate locations can be viewed on Figure 3 of this SI report. T-1 has dimensions of approximately eleven (11) feet in length and seven (7) feet in width. T-2 has dimensions of approximately eight (8) feet in length and 5 feet in width. The two structures are approximately seventeen (17) feet from one another and based on field observations suspected to be approximately ten (10) feet bgs. A map of geophysical survey findings has been prepared and incorporated into Appendix C of this SI Report.

The identified underground structures were evaluated by advancing a series of soil borings around the perimeter of each tank. Soil borings were advanced to twelve (12) feet bgs and field screened with a PID. Elevated PID readings, staining, and odors were identified in soil borings SB-1-2, SB-1-3, SB-2-1, and SB-2-4 at approximately ten (10) feet bgs. Samples were collected in the regions that exhibited the highest PID readings. Soil borings logs are provided in Appendix A. Figure 4 shows the location of the samples collected near the underground storage tanks.

Soil borings SB-1-1 and SB-1-2 were converted to temporary well points. A groundwater sample was collected in each location and designated TWP-1 and TWP-2 respectively. The groundwater samples were analyzed for VOCs in accordance with ILJAC 7.20E. Table 2 compares the analytical results for the groundwater samples collected at this location. Figure 4 shows the locations of samples TWP-1 and TWP-2 collected near the USTs.

An above ground storage tank located in the rear of the commercial structure was also evaluated by advancing a single hand augured soil boring to two (2) feet bgs. Physical barriers prevented the collection of more samples around the perimeter of the tank. Elevated PID readings, staining, odors, and other evidence of contamination were identified in SBG-1. A sample was collected from the zone (0) to six (6) inch interval where a PID value of 38.6 ppm was observed.

Soil samples were analyzed for EPH Category 1 with contingencies for 2-Methyl Naphthalene and Naphthalene. Analytical results indicate the presence of petroleum products in all but three (3) locations around the two (2) identified structures. Table 2 compares the analytical results for the soil samples collected at this location.

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the Quest visit. According to NIDECP Datanimer, the Block and Lot does not appear to have any Site Remediation Program information. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 60 – 819 Route 35

A commercial structure is located on Block 825 Lot 60 (819 Route 35) of the subject property. The building is currently occupied for use as an automotive sales and repair center, known as Preferred Motor Cars. Historical use of this lot has been a service station.

The building is connected to the municipal water and sanitary sewer system. The property currently utilizes electric heating; however the existence of a historical UST/AST for heating is unknown, yet likely. JCP&L is the electrical provider and no transformers were observed on-site.

During inspection of the interior of the building, an above ground hydraulic lift system was observed. Interior staining consistent with automotive repair, in conjunction with automotive repair equipment and materials, was observed.

During inspection of the exterior area, no pits, ponds, lagoons, stressed vegetation, or monitoring wells were observed. A 275-gallon, single wall, steel Waste Oil AST was observed adjacent to the building. Surface spills from the waste oil were also observed with no leak detection system noted. Solid waste including tires was observed. A 5-gallon waste oil container for temporary use was also observed. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 56

A commercial retail structure is located on Block 825 Lot 56 of the subject property. The building is currently utilized as a liquor store and includes a paved parking lot. The property has been historically utilized as a supermarket.

The building is connected to the municipal water and sanitary sewer system. The property currently utilizes gas heating, however the existence of a historical UST/AST is unknown, yet likely. JCP&L is the electrical provider, who owns a pole-mounted transformer on-site.

During the inspection of the interior area, no floor drains, sumps, odors, drums, containers or staining were observed.

During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, drums or containers, stressed vegetation, or monitoring wells were observed. Dumpsters for solid waste removal were observed. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 53

Four structures, including a main residential structure, two barns/sheds and a cable, are located on Block 825 Lot 53 of the subject property. The residence is currently occupied and contains a landscaping business. The property was historically used for farming.

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6.5 BLOCK 825 LOT 61

A geophysical survey of the referenced parcel confirmed the location of one underground structure. One structure located in the front of the property was confirmed to be a heating oil UST. The structure in the rear of the property was confirmed as the septic system used by the homeowner.

The UST (HREC-1) was further investigated by advancing four (4) borings around the tank perimeter and one (1) boring within two (2) feet of the suspected piping. The borings were advanced to twelve (12) feet bgs. A temporary well point was installed in soil boring SB-4-1. A groundwater sample was collected and designated TWP-7. The analytical parameters analyzed for ground water were VOCs, TICs and SVOCs + TICs. The analytical results indicate there were no detections of the compounds analyzed above the applicable standards. Based on the findings of the SI, it is recommended the underground heating oil storage tank be removed in accordance with the technical regulations set forth in ILJAC 7.14E.

The septic system (REC-2) identified in the rear of the residence was evaluated by advancing a soil boring twenty-four (24) feet bgs. TWP-7 was collected and forwarded to Accutest Laboratories (NIDECP Certification number 12129) for analysis. In accordance with ILJAC 7.20E the analytical parameters analyzed for this sample were VOCs, TICs, SVOCs + TICs, PCBs, and TML Metals. The analytical results indicate there were no detections above the applicable standards. Based on the findings of the SI, no additional investigation of this REC will be required to evaluate the impact to ground water pathway.

The AST (REC-4) located at the rear of the property was further investigated by advancing three hand augured soil borings around the perimeter of the tank. The borings were advanced to a depth of one (1) foot bgs. The analytical results indicate there were no detections of the compounds analyzed above the applicable standards. Based on the findings of the SI, it is recommended the heating oil AST be removed in accordance with the technical regulations set forth in ILJAC 7.14E.

There was an REC (REC-1) identified as floor staining inside of a utility shed located on the property. Due to the thickness of the concrete flooring and limited access inside of the structure, a soil boring was advanced to four (4) feet bgs directly adjacent to the structure. One surface sample was collected and designated SB-4-1. The sample was forwarded to Accutest Laboratories (NIDECP Certification number 12129) for analysis. In accordance with ILJAC 7.20E the analytical parameters analyzed for soil were EPH Category 1 with contingencies for VOCs, TICs, SVOCs + TICs, PCBs, and TML Metals. The analytical results indicate there were no detections above the applicable standards. Based on the findings of the SI, based on the findings of the SI, no additional investigation of this REC will be required to evaluate subsurface soil conditions or the impact to ground water pathway.

An area of debris (REC-8) was observed in the northwest corner of the property. Six (6) borings were advanced to five (5) feet bgs at each location. No staining, odors, or other evidence of contamination was identified at any boring location. As a result, no samples were collected in this area for laboratory analysis. Based on the findings of the SI, it is recommended no further sampling be conducted at this REC.

6.6 BLOCK 825 LOT 62

A geophysical survey of the referenced parcel did not confirm the location of any underground structures. Based on the findings of the SI no further investigation is warranted at this location.

6.7 BLOCK 825 LOT 60 – 819 ROUTE 35

A geophysical survey of the referenced parcel confirmed the location of two (2) underground structures which were confirmed to be historical USTs (HREC-1). The identified underground structures were evaluated by advancing a series of soil borings around the perimeter of each tank. Soil borings were advanced to twelve (12) feet bgs. A temporary well point was installed in soil boring SB-1-4 and SB-2-1. Groundwater samples were collected and

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designated TWP-1 and TWP-2 respectively. Soil samples SB-1-1R and SB-1-2R both exceeded New Jersey impact to Ground Water Soil Standards (NJGWSS) for Arsenic with detections of 54.4 and 37.1 ppm respectively. Soil sample SB-1-1R also exceeded the NJGWSS for Ethyl benzene with a detection of 10.9 ppm. Groundwater sample TWP-1 had an exceedance for 2-Methylhexane when compared to the New Jersey Ground Water Quality Standard (NJGWQS) with a detection of 34.8 ppm. Based on the findings of the SI, it is recommended the area surrounding the gasoline storage tank be further investigated to delineate the extent of the contamination.

The above ground storage tank located in the rear of the commercial structure was evaluated further by acquiring two hard edged soil borings to two (2) feet deep. A sample was collected at both locations from the area (B) to six (6) inch interval. Detections for EPH were observed in both of the samples collected at the RCC. Exceedances in SB-1-1R for NJGWSS were recorded in Cadmium, Lead, Manganese, Mercury and Silver with values of 2.4, 620, 179, 0.10, and 1.4 ppm respectively. Based on the findings of the SI, it is recommended the area surrounding the gasoline storage tank be further investigated to delineate the extent of the contamination.

To evaluate the environmental integrity of the above ground/hydraulic SI system located in the interior of the building one (1) soil boring was advanced to twelve (12) feet deep. A sample was collected from the area (C) to six (6) inch interval. The analysis results indicate there were no detections of the compounds that would warrant activation of any underlying systems. Based on the findings of the SI, no further investigation was warranted at this location.

E8 BLOCK 825 LOT 60

A geophysical survey of the referenced parcel did not confirm the location of any underground structures. Based on the findings of the SI no further investigation was warranted at this location.

E9 BLOCK 825 LOT 57

A geophysical survey of the referenced parcel did not confirm the location of any underground structures. Based on the findings of the SI no further investigation was warranted at this location.

E10 HISTORIC PESTICIDE (REC-9) SAMPLING (BLOCK 825 LOTS 52, 61, 64, 69, 70, 71 & 72)

Five (5) locations were sampled for the presence of Parathion, Arsenic, and Lead at the ground surface to two (2) feet deep. Pesticides were detected at Arsenic at 70.9 ppm. A second sample, P-501 collected at a depth of one (1) foot, showed an Arsenic concentration that was below the applicable standards. Based on the findings of the SI further investigation is warranted at this location to delineate the horizontal extent of Arsenic at this sample location.

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Term #: 0005
Date/Time: 10/3/2017 12:52:49 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000079 DIST-04 - Utl# - Map# - 11-28-16 00:02:22
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Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : NJ G22GAV Entered By : DP002, D202
Request (PA, RC, RS, AR, RO, IR, CA, U, R, Q) : (AI) < Crd Dspchd By : DP002, D202
Dispo : 1 : ACTIVE Report No: 161128-000003 : 16-00045414
Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
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34C W 00:1035 00:0000 00:1037 00:0000 00:0000 00:2825-366 , ,C
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P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 000222
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Printed By: D106
Term #: 0005
Date/Time: 10/3/2017 12:49:36 PM

POLICE - CLOSED INCIDENT DISPLAY

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Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : NJ Entered By : DP001, D105
Request (PA, RC, RS, AR, RO, IR, CA, U, R, Q) : (AI) < Crd Dspchd By : DP001, D105
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47C W 14:5513 14:5516 00:0000 00:0000 00:0000 15:2311-311 , ,C
----- (Full Equipment Window) ---
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P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 145452
----- End Remarks --- (Full Remark Window) ---
----- (Full Comment Window) ---

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Term #: 0005
Date/Time: 10/3/2017 12:49:49 PM

POLICE - CLOSED INCIDENT DISPLAY

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Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : CICCONE Phone Number : 0000000
License Numbr : V34AVN Entered By : DP001, D149
Request (PA, RC, RS, AR, RO, IR, CA, U, R, Q) : (AI) < Crd Dspchd By : DP001, D149
Dispo : 1 : ACTIVE Report No: 110728-000131 : 11-00025764
Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
39C W 22:2119 00:0000 22:2119 00:0000 00:0000 22:3829-308 , ,C,Pmy
----- (Full Equipment Window) ---
I, >CP< DWYER'S THE CAR COMPANY
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 222119
----- End Remarks --- (Full Remark Window) ---
----- (Full Comment Window) ---

Printed By: D106
Term #: 0005
Date/Time: 10/3/2017 12:49:49 PM

POLICE - CLOSED INCIDENT DISPLAY

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Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : CICCONE Phone Number : 0000000
License Numbr : V34AVN Entered By : DP001, D149
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----- (Full Comment Window) ---

Printed By: D106
Term #: 0005
Date/Time: 10/3/2017 12:50:22 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000148 DIST-04 - Utl# - Map# - 12-28-12 02:08:11
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Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : SEYMOUR Phone Number : 0000000
License Numbr : M79CET Entered By : DP001, D193
Request (PA, RC, RS, AR, RO, IR, CA, U, R, Q) : (AI) < Crd Dspchd By : DP001, D193
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P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 020811
----- End Remarks --- (Full Remark Window) ---
----- (Full Comment Window) ---

Printed By: D106
Term #: 0005
Date/Time: 10/3/2017 12:50:54 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000166 DIST-04 - Utl# - Map# - 06-20-13 11:51:25
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Incident Type : 24 Priority : 4, Emergency Agcys : P
Name, Address : OWNER Phone Number : 0000000
License Numbr : Entered By : DP003, D187
Request (PA, RC, RS, AR, RO, IR, CA, U, R, Q) : (AI) < Crd Dspchd By : DP003, D187
Dispo : 1 : ACTIVE Report No: 130620-000052 : 13-00019368
Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
33B W 11:5150 11:5245 12:0157 00:0000 00:0000 12:4005-333 , ,B,Pmy
39B X 11:5150 11:5246 11:5929 00:0000 00:0000 12:0831-237 , ,B
----- (Full Equipment Window) ---
P, CROWN AUTO SALES - DISPUTE WITH EMPLOYEE 1151,003
P, >IC< P.CODE 2 RESPONSE/DISORDERLY CONDUCT N 115123
P, 39B <- Police Unit eXtracted from Incident. 1208 DP003
----- End Remarks --- (Full Remark Window) ---
----- (Full Comment Window) ---

Printed By: D106
Term #: 0005
Date/Time: 10/3/2017 12:50:54 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000166 DIST-04 - Utl# - Map# - 06-20-13 11:51:25
819 N RT 35 HY MD : WOODLAND JUC/TWINBROOKS J
Incident Type : 24 Priority : 4, Emergency Agcys : P
Name, Address : OWNER Phone Number : 0000000
License Numbr : Entered By : DP003, D187
Request (PA, RC, RS, AR, RO, IR, CA, U, R, Q) : (AI) < Crd Dspchd By : DP003, D187
Dispo : 1 : ACTIVE Report No: 130620-000052 : 13-00019368
Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
33B W 11:5150 11:5245 12:0157 00:0000 00:0000 12:4005-333 , ,B,Pmy
39B X 11:5150 11:5246 11:5929 00:0000 00:0000 12:0831-237 , ,B
----- (Full Equipment Window) ---
P, CROWN AUTO SALES - DISPUTE WITH EMPLOYEE 1151,003
P, >IC< P.CODE 2 RESPONSE/DISORDERLY CONDUCT N 115123
P, 39B <- Police Unit eXtracted from Incident. 1208 DP003
----- End Remarks --- (Full Remark Window) ---
----- (Full Comment Window) ---



Owner: Mountain Hill, LLC

Property Use

Automobile Sales / Parking / Billboard

Property Acreage

0.07

Business Name(s)

Preferred Motor Cars

Zone District

PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 61 is:

- | | |
|-----------------------|-----------|
| 1. Assessment: | \$ 24,800 |
| 2. Land Value: | \$ 24,800 |
| 3. Improvement Value: | \$ 0 |

Property Description:

This lot is located on Highway 35 adjacent to the used car dealership. The property includes a large billboard that face the southbound traffic on Highway 35. The front portion of the property is gravel and is used to park vehicles from the used car dealership. The cars are within a few feet of the curb line on Highway 35 and would require vehicles to drive into the right of way to either park or remove the vehicles from the property. There are no curb cuts on the property and access would be through the adjacent used car dealership lot.

This property functions as a part of the adjacent used car dealership. The property is a used gravel car lot with vehicles parked a few feet from the Highway 35 curb line. In addition, the vehicles are parked in an ad hoc manner without any drive aisles that would require moving vehicles directly onto the Highway in order to get to other vehicles parked in the rear.

Furthermore, the lot is primarily dirt and gravel and has no delineation of parking. There

is no turn off lane or area for vehicles to slow down that wish to access the property from Highway 35, which has a posted 50 mph speed limit. Given the lack of any identified parking for patrons and the lack of an area to slow down accessing the lot, this creates a dangerous situation for any vehicles entering or exiting the property. Furthermore there is no on-site lighting which creates a dangerous situation at night for any vehicles coming onto the property from Highway 35.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Building and Fire Department records are included in this report.

Redevelopment Designation:

The nature of the property meets criterion “d” of the LRHL, specifically:

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate a faulty arrangement and design with an obsolete layout (Criterion ‘d’) that are detrimental to the safety, health and welfare of the community.

The Area of Investigation consists of several of the qualities described in Criterion ‘d’ which include a faulty arrangement and design as well as an obsolete layout (Criterion ‘d’) evidenced by the fact that the design and layout creates a dangerous situation on Highway 35 given vehicles that are for sale are parked within a couple of feet from the curb line of Highway 35 and are parked in an ad hoc manner throughout the property without any delineation or drive aisle for access to the parked vehicles, which represents a faulty arrangement and design as well as an obsolete layout. These factors individually and in combination are detrimental to the safety, health and welfare of the community. In addition, the parking lot lacks lighting and sidewalks and does not provide any pedestrian safety measures or storm water management measures on-site.

These types of conditions and substandard arrangement and design, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the adjacent properties within the investigation area. Lastly, even if these conditions were not present, this property should be included within the redevelopment area because without the property the effective redevelopment of the area of which they are part would not be practical.



Image 1: Vehicles parked in an ad hoc manner.

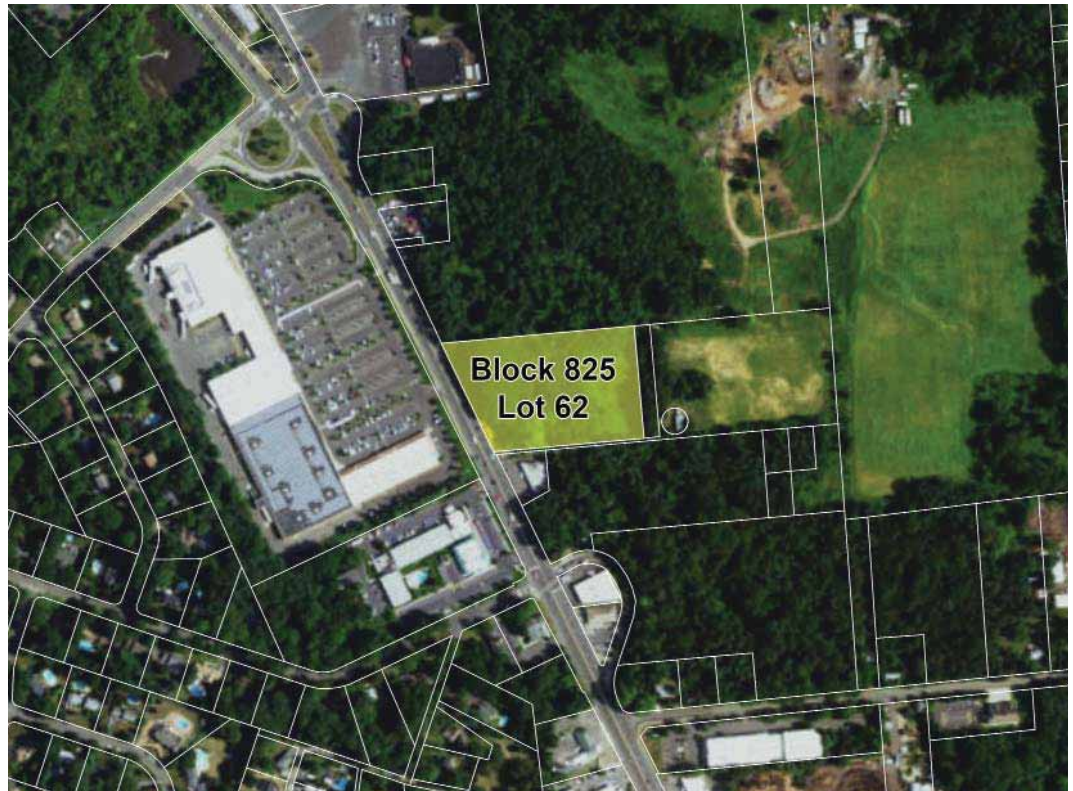


Image 2: Front of the building with vehicles fronting Highway 35.



Image 3: Vehicles parked along Highway 35.

Owner: Mountain Hill,
LLC



Property Use

Vacant Land

Property Acreage

4.31

Business Name(s)

N/A

Zone District

PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 62 is:

- | | | |
|-----------------------|----|-------|
| 1. Assessment: | \$ | 5,000 |
| 2. Land Value: | \$ | 0 |
| 3. Improvement Value: | \$ | 5,000 |

Property Description:

This property is located at 763 Highway 35 and is a vacant lot with existing vegetation. There are four curb cuts with existing aprons along the Highway 35 frontage. Each apron pitches toward the highway and during rain events would drain water toward the public right of way. The remaining portion of the property is wooded.

City Records Concerning Enforcement Actions at the Subject Property:

There are no records for this property

Redevelopment Designation:

This property does not meet the statutory criteria as an area in need of redevelopment.

Conclusion:

Although this property does not meet the redevelopment criteria, the LRHL permits the inclusion of land which may not meet the above criteria, but which otherwise is necessary for redevelopment. Under Section 3 of the LRHL, “redevelopment area” is defined as follows:

“A redevelopment area may include lands, buildings, or improvements, which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part” (N.J.S.A. 40A:12-3).

Considering this property was included in the PD Zone of the 2009 Amended Master Plan Land Use Element its inclusion in the redevelopment area is necessary for the effective redevelopment of those properties in the Study Area which do meet the criteria.

A Planned Development (PD) land use district at a tract containing approximately 120 acres located on the easterly side of Highway 35 between Kings Highway East and Kanen Lane is designated. This tract has been considered in the past for planned development, for age-restricted housing and for light industrial uses, and has been the subject of site plan applications to both the Planning Board and Zoning Board.

Planned Unit Development, when developed as a single entity according to a plan, can result in a measurable benefit to the public by providing significant employment opportunities; by supporting the local economy; by providing public spaces for active and passive recreation; and by providing a variety of housing types with a range of affordability. Encouraging a sustainable mix of residential and non-residential land uses through Planned Unit Development is a concept promoted by the State Development and Redevelopment Plan (SDRP) and is consistent with established SDRP policies for the Metropolitan Planning Area (PA-1).



Image 1: Highland Place 14'-0" dirt road with acute angle from Highway 35.



4.3.5 Block 825 Lot 62

Review of historical aerial photographs and topographic maps indicates that two structures were located adjacent to the Route 35 frontage of this parcel. No indications of these structures were noted during the completion of site reconnaissance. A geophysical survey of the referenced parcel did not confirm the location of any underground structures. Based on the results of the geophysical survey no further investigation was conducted at this location. A map of the geophysical survey findings was prepared and incorporated into this SI report and can be found in Appendix C.

4.3.6 Block 825 Lot 60 - 819 Route 35

A commercial structure is located on Block 825 Lot 60 (819 Route 35) of the subject property. The building is currently intended for use as an automotive sales and repair center, (Preferred Motor Cars). As indicated in the Phase I ESA, historical use of this lot included an automotive service station. The building is connected to the municipal water and sanitary sewer system. The property currently utilizes electric heating; however, the existence of a historical UST/AST for heating as well as for historical automotive fueling activities is unknown. During inspection of the interior of the building, an above ground hydraulic lift system (REC-5) was observed. Interior staining consistent with automotive repair, in conjunction with automotive repair equipment and materials, was observed. A 275-gallon, single wall, steel Waste Oil AST (REC-6) was observed adjacent to the building. Surface spills from the waste oil were also observed and no leak detection system was noted. Solid waste including tires and a 5-gallon waste oil container for temporary use were also observed inside the building.

The geophysical survey conducted on June 11, 2014 identified two (2) USTs (HREC-1) located approximately thirty-five (35) feet north northwest of the commercial structure or site. The structures were designated T-1 and T-2 and three approximate locations can be viewed on Figure 3 of this SI report. T1 has dimensions of approximately eleven (11) feet in length and seven (7) feet in width. T2 has dimensions of approximately eight (8) feet in length and (8) feet in width. The two structures are approximately seventeen (17) feet from one another and based on field observations suspected to be approximately ten (10) feet bgs. A map of geophysical survey findings has been prepared and incorporated into Appendix C of this SI Report.

The identified underground structures were evaluated by advancing a series of soil borings around the perimeter of each tank. Soil borings were advanced to twelve (12) feet bgs and field screened with a PID. Elevated PID readings, staining, and odors were identified in soil borings SB-1-2, SB-1-3, SB-2-1, and SB-2-4 at approximately ten (10) feet bgs. Samples were collected in the regions that exhibited the highest PID readings. Soil borings are provided in Appendix A. Figure 4 shows the location of the samples collected near the underground storage tanks.

Soil borings SB-1-1 and SB-2 were converted to temporary well points. A groundwater sample was collected at each location and designated TWP-1 and TWP-2, respectively. The groundwater samples were analyzed for VOCs in accordance with N.J.A.C. 7:26E. Table 2 compares the analytical results for the groundwater samples collected at this location. Figure 4 shows the locations of samples TWP-1 and TWP-2 collected near the USTs.

An above ground storage tank located in the rear of the commercial structure was also evaluated by advancing a single hand augured soil boring to two (2) feet bgs. Physical barriers prevented the collection of more samples around the perimeter of the tank. Elevated PID readings, staining, odors, and other evidence of contamination were identified in SBG-1. A sample was collected from the zero (0) to six (6) inch interval where a PID value of 38.6 ppm was observed.

Soil samples were analyzed for EPH Category 1 with contingencies for 2-Methyl Naphthalene and Naphthalene. Analytical results indicate the presence of petroleum products in all but three (3) locations around the two (2) identified structures. Table 2 compares the analytical results for the soil samples collected at this location.



6.5 BLOCK 825 LOT 64

A geophysical survey of the referenced parcel confirmed the location of two underground structures. One structure located in the front of the property was confirmed to be a heating oil UST. The structure in the rear of the property was confirmed as the septic system used by the homeowner.

The UST (HREC-1) was further investigated by advancing four (4) borings around the tank perimeter and one (1) boring within two (2) feet of the suspected piping. The borings were advanced to twelve (12) feet bgs. A temporary well point was installed in soil boring SB-4-1. A groundwater sample was collected and designated TWP-7. The analytical parameters analyzed for ground water were VO+ TICs and SVO + TICs. The analytical results indicate there were no detections of the compounds analyzed above the applicable standards. Based on the findings of the SI, it is recommended the underground heating oil storage tank be removed in accordance with the technical regulations set forth in N.J.A.C. 7:14B.

The septic system (REC-2) identified in the rear of the residence was evaluated by advancing a soil boring twenty-four (24) feet bgs. TWP-7 was collected and forwarded to Accutest Laboratories (NJDEP Certification number 12129) for analysis. In accordance with N.J.A.C. 7:26E the analytical parameters analyzed for this sample were VO+ TICs. The analytical results indicate there were no detections of the compounds analyzed. Based on the findings of the SI, no additional investigation of this REC will be required to evaluate the impact to ground water pathway.

The AST (REC-6) located at the rear of the property was further investigated by advancing three hand augured soil borings around the perimeter of the tank. The borings were advanced to a depth of one (1) foot bgs. The analytical results indicate there were no detections of the compounds analyzed above the applicable standards. Based on the findings of the SI, it is recommended the heating oil AST be removed in accordance with the technical regulations set forth in N.J.A.C. 7:14B.

There was an REC (REC-1) identified as floor staining inside of a utility shed located on the property. Due to the thickness of the concrete flooring and limited access inside of the structure, a soil boring was advanced to four (4) feet bgs directly adjacent to the structure. One surface sample was collected and designated SB-6-1. The sample was forwarded to Accutest Laboratories (NJDEP Certification number 12129) for analysis. In accordance with N.J.A.C. 7:26E the analytical parameters analyzed for soil were EPH Category 1 with contingencies for VO+ TICs, SVO + TICs, PCBs, and TAL Metals. The analytical results indicate there were no detections above the applicable standards. Based on the findings of the SI, based on the findings of the SI, no additional investigation of this REC will be required to evaluate subsurface soil conditions or the impact to ground water pathway.

An area of debris (REC-8) was observed in the northwest corner of the property. Six (6) borings were advanced to five (5) feet bgs at each location. No staining, odors, or other evidence of contamination was identified at any boring location. As a result, no samples were collected in this area for laboratory analysis. Based on the findings of the SI, it is recommended no further sampling be conducted at this REC.

6.6 BLOCK 825 LOT 62

A geophysical survey of the referenced parcel did not confirm the location of any underground structures. Based on the findings of the SI no further investigation is warranted at this location.

6.7 BLOCK 825 LOT 60 - 819 ROUTE 35

A geophysical survey of the referenced parcel confirmed the location of two (2) underground structures which were confirmed to be historical USTs (HREC-1). The identified underground structures were evaluated by advancing a series of soil borings around the perimeter of each tank. Soil borings were advanced to twelve (12) feet bgs. A temporary well point was installed in soil boring SB-1-4 and SB-2-1. Groundwater samples were collected and



Owner: Mountain Hill, LLC

Property Use:

Single Family Residential with Barn

Zone District:

PD

Property Acreage:

1.0

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 64 is:

- | | |
|-----------------------|------------|
| 1. Assessment: | \$ 194,700 |
| 2. Land Value: | \$ 135,000 |
| 3. Improvement Value: | \$ 59,700 |

Property Description:

This property is located at 759 Highway 35 and is a flag lot with a narrow linear dirt driveway that has an acute (less than 90 degree) angle off Highway 35. The access to the property is through an approximately 14' wide right of way, identified as Highland Place, that is approximately 500' linear feet in length and dead ends. The width of Highland Place does not permit two vehicles traveling in opposite directions to pass each other and would not allow emergency vehicles to turn around or gain access if another vehicle was parked, abandoned or attempting to exit onto Highway 35.

The inverse angle of the Highland Place is located on the north side of an existing telephone pole, which creates a safety issue for vehicles travelling at the posted 50 mph speed limit attempting to gain access to the narrow right of way. Based on the condition of the area, it appears that vehicles have been crossing over the adjacent Block 825 Lot 70 one way exit drive aisle. This creates a direct conflict with vehicles coming out of the commercial retail strip center which is dangerous. Furthermore, there is no deceleration lane along Highway

35 for access to the Highland Place entrance. In addition, the road provides access to six additional lots that are all land locked and do have access on any other public street (Block 825 Lots 63, 64, 65, 66, 67 and 68).

The property has a single family house and a barn located approximately 550' from Highway 35 which is in a complete state of disrepair as evidenced by the rooting and decay of the roof beams and siding. Complete portions of the roof have rooted away, while windows are bordered up in multiple locations. The front steps do not have hand rails and the roof has moss growing on and through in certain locations.

The barn is overgrown with vegetation and is falling apart with portions of the building are collapsing.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Fire and Building Department records have been included in this report.

Redevelopment Designation:

The nature of the property meets criteria "a" & "d" of the LRHL, specifically:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome living or working conditions.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate substandard and dilapidated conditions that are conducive to unwholesome living conditions (Criterion 'a') and a faulty arrangement and design with an obsolete layout (Criterion 'd') that are detrimental to the safety, health and welfare of the community.

The Area of Investigation consists of several of the qualities described in Criterion 'a', which include the dilapidation of the existing single family home as well as the barn, evidenced by the condition of the exterior of the building, which includes bordered windows, falling apart roof, missing beams, lack of handrails into the house, deteriorated rear portion of the house and the collapsing nature of the barn, represent substandard, unsafe and dilapidated conditions that are conducive to unwholesome living conditions.

The Area of Investigation consists of several of the qualities described in Criterion 'd' which include a faulty arrangement and design as well as an obsolete layout (Criterion 'd') evidenced by the fact that access to the lot is through Highland Place, an approximately 14'-0" wide, dead end, dirt road that has no lighting, signage or ability for vehicles travelling in opposite directions to pass each other for the approximately 500'-0" length. This condition is detrimental to the safety, health and welfare of the community in that the existing road width does not allow two way traffic for Fire, Police and Emergency vehicles. In addition, the entrance to Highland Place, which is not marked with any signage, is on the north side of an existing telephone pole. This represents an acute angle to Highway 35, that has a posted 50 mph speed limit, which creates an unsafe condition for vehicles accessing Highland Place. This faulty arrangement and design has created a situation whereby vehicles accessing Highland Place illegally cut across the one way exit drive from the adjacent retail strip center.

In addition, Highland Place does not have any sidewalks, lights are demarcation for any of the properties which given the width of the existing road creates a dangerous condition in the evening for anyone walking along the road.

These types of conditions and substandard arrangement and design, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the adjacent properties within the investigation area. Lastly, even if these conditions were not present, this property should be included within the redevelopment area because without the property the effective redevelopment of the area of which they are part would not be practical.



Image 1: Entrance to Highland Place off Highway 35. Approximately 14'-0" wide dirt road with acute angle entrance. Appear vehicles accessing Highland Place are illegally cutting across the exit drive aisle for the strip retail center.



Image 2: Entrance to Highland Place across one way exit from Verizon sign.



Image 3: Highland Place 14'-0" dirt road with acute angle from Highway 35.



Image 3: Front steps missing hand rails.



Image 4: Window boarded on rear side.



Image 5: Degraded roof beams.



Image 6: Boarded up windows to the basement.



Image 6: Rotting wood framing at windows.



Image 7: Collapsing rear room with damage to roof beams.



Image 8: Side of the existing house



Image 9: Roof completely deteriorated at rear of house.



Image 10: Roof completely deteriorated at rear of house.



Image 11: Roof completely deteriorated at rear of house with window boarded up.



Image 12: Windows boarded on front of house.

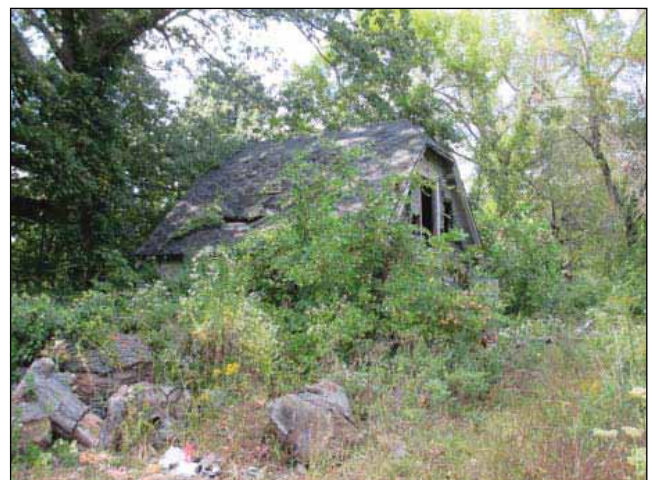


Image 13: Collapsing barns adjacent to house.



Image 14: Collapsing barns adjacent to house.



Image 15: Collapsing barns adjacent to house.



Image 16: View from rear of the house.



Image 17: View from dirt road across property.



Image 18: View from road to the single family house.



The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however the existence of a historical UST/AST is unknown. Given the age of the structure it is likely that the site has historically utilized No. 2 Fuel Oil. JCP&L is the electrical provider and no transformers were observed on-site. The topography of the lot slopes to the north with storm water runoff also to the north. Based on topography and the location of wetlands, the groundwater flow direction is most likely northeast.

Property uses surrounding the lot include the following:

North: Farmland

West: Vacant/wooded area

South: Commercial building

East: Residential property adjacent to Kanes Lane, wooded across the rear portion of the Site

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stressed vegetation or monitoring wells were observed. Paint and/or staining was observed in the rear shed. No USTs/ASTs were observed.

6.2.5 Block 825 Lot 74 – 4 Kanes Lane

A residential structure is located on Block 825 Lot 74 (4 Kanes Lane) of the subject property. The property size is approximately 0.4 acres. The residence has wood frame construction, however the building construction date is unknown. The residence is currently occupied.

The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however the existence of a historical UST/AST is unknown. Given the age of the structure it is likely that the site has historically utilized No. 2 Fuel Oil. JCP&L is the electrical provider and no transformers were observed on-site. The topography of the lot is generally flat and storm water runoff is to the north. Based on topography, the groundwater flow direction is most likely northeast. There are no wetlands located on this lot.

Property uses surrounding the lot include the following:

North: Wooded/undeveloped area

West: Residential area

South: Commercial and retail sales

East: Wooded/undeveloped area

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, drums or containers, stressed vegetation or monitoring wells were observed.

NRDC - Middleton ESA (2/27/06)

0-0

Woodward & Clyde
April 2014



The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stressed vegetation or monitoring wells were observed. Paint and/or staining were observed in the rear shed. No USTs/ASTs were observed. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 74 – 4 Kanes Lane

A residential structure is located on Block 825 Lot 74 (4 Kanes Lane) of the subject property.

The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however the existence of a historical UST/AST is unknown. JCP&L is the electrical provider and no transformers were observed on-site.

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, drums or containers, stressed vegetation, or monitoring wells were observed. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 71 – 2 Kanes Lane

A residential structure is located on Block 825 Lot 71 (2 Kanes Lane) of the subject property.

The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however the existence of a historical UST/AST is unknown. JCP&L is the electrical provider and no transformers were observed on-site.

During interior inspection of the garage on the lot, significant tools for automotive repair use were observed. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, drums or containers, stressed vegetation, or monitoring wells were observed. Waste materials including tires and wood were observed in the rear eastern portion of the lot, adjacent to a shed and fence. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 64

Three residential structures are located on Block 825 Lot 64 of the subject property, including a residential structure and two sheds.

The main building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes No. 2 Fuel Oil for heat, which is stored in a 275-gallon, fairly new, steel cased AST. JCP&L is the electrical provider and two pole-mounted transformers were observed along the access driveway.

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stressed vegetation, or monitoring wells were observed. Several 5-gallon buckets and floor staining were observed in the shed. Buried debris, including brick and concrete, were observed towards the adjacent wetlands to the north.

According to the November 1999 Phase I ESA completed by Quest Environmental & Engineering Services, Inc., a UST was excavated at what seemed to be described as Block 825 Lot 64. The Quest report states that the UST with associated soil were visible behind the residence located on this lot. Quest noted that the UST appeared to be extremely rusted, however holes were not observed. The excavation was not backfilled during

NRDC - Middleton ESA (2/27/06)

0-0

Woodward & Clyde
April 2014



The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stressed vegetation, or monitoring wells were observed. Several 5-gallon buckets and floor staining were observed in the shed. Buried debris, including brick and concrete, were observed towards the adjacent wetlands to the north.

According to the November 1999 Phase I ESA completed by Quest Environmental & Engineering Services, Inc., a UST was excavated at what seemed to be described as Block 825 Lot 64. The Quest report states that the UST with associated soil were visible behind the residence located on this lot. Quest noted that the UST appeared to be extremely rusted, however holes were not observed. The excavation was not backfilled during the Quest visit. According to NIDEP Damminer, the Block and Lot does not appear to have any Site Remediation Program information.

6.2.8 Block 825 Lot 60 – 819 Route 35

A commercial structure is located on Block 825 Lot 61 (819 Route 35) of the subject property. The property size is approximately 0.5 acres. The structure is a single-story with masonry construction, however the building construction date is unknown. The building is currently occupied for use as an automotive sales and repair center, known as *Frederick Motor Cars*. Historical use of this lot has been a service station.

The building is connected to the municipal water and sanitary sewer system. The property currently utilizes electric heating, however the existence of a historical UST/AST for heating is unknown. Given the age of the structure it is likely that the site has historically utilized No. 2 Fuel Oil. JCP&L is the electrical provider and no transformers were observed on-site. The topography of the lot slopes north/northwest and storm water runoff is toward Route 35. Based on topography, the groundwater flow direction is most likely northwest. There are no wetlands located on this lot.

Property uses surrounding the lot include the following:

North: Undeveloped/wooded lot

West: Route 35

South: Undeveloped/wooded lot

East: Undeveloped/wooded lot

During inspection of the interior of the building, an above ground hydraulic lift system was observed. Interior staining consistent with automotive repair, in conjunction with automotive repair equipment and materials, was observed.

During inspection of the exterior area, no pits, ponds, lagoons, stressed vegetation, or monitoring wells were observed. A 275-gallon, single wall, steel Waste Oil AST was observed adjacent to the building. Surface soils from the waste oil were also observed with no leak detection system noted. Solid waste including tires was observed. A 5-gallon waste oil container for temporary use was also observed.

6.2.9 Block 825 Lot 56

A commercial retail structure is located on Block 825 Lot 56 of the subject property. The property size is approximately 4.474 acres. The building has masonry construction, however the building construction date is unknown. The building is currently utilized as a liquor store and includes a paved parking lot. The property has been historically utilized as a supermarket.

NRDC - Middleton ESA (2/27/06)

0-0

Woodward & Clyde
April 2014



the Quest visit. According to NIDEP Damminer, the Block and Lot does not appear to have any Site Remediation Program information. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 60 – 819 Route 35

A commercial structure is located on Block 825 Lot 60 (819 Route 35) of the subject property. The building is currently occupied for use as an automotive sales and repair center, known as *Frederick Motor Cars*. Historical use of this lot has been a service station.

The building is connected to the municipal water and sanitary sewer system. The property currently utilizes electric heating, however the existence of a historical UST/AST for heating is unknown, yet likely. JCP&L is the electrical provider and no transformers were observed on-site.

During inspection of the interior of the building, an above ground hydraulic lift system was observed. Interior staining consistent with automotive repair, in conjunction with automotive repair equipment and materials, was observed.

During inspection of the exterior area, no pits, ponds, lagoons, stressed vegetation, or monitoring wells were observed. A 275-gallon, single wall, steel Waste Oil AST was observed adjacent to the building. Surface spills from the waste oil were also observed with no leak detection system noted. Solid waste including tires was observed. A 5-gallon waste oil container for temporary use was also observed. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 56

A commercial retail structure is located on Block 825 Lot 56 of the subject property. The building is currently utilized as a liquor store and includes a paved parking lot. The property has been historically utilized as a supermarket.

The building is connected to the municipal water and sanitary sewer system. The property currently utilizes gas heating, however the existence of a historical UST/AST is unknown, yet likely. JCP&L is the electrical provider, who owns a pole-mounted transformer on-site.

During the inspection of the interior area, no floor drains, sumps, odors, drums, containers or staining were observed.

During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, drums or containers, stressed vegetation, or monitoring wells were observed. Dumpsters for solid waste removal were observed. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 53

Four structures, including a main residential structure, two barns/sheds and a cable, are located on Block 825 Lot 53 of the subject property. The residence is currently occupied and contains a landscaping business. The property was historically used for farming.

NRDC - Middleton ESA (2/27/06)

0-0

Woodward & Clyde
April 2014



The residence currently utilizes gas heating; however, a UST/AST vent adjacent to the structure was observed during the site inspection.

A geophysical survey of the referenced parcel confirmed the location of one septic system (REC-2). A map of the geophysical survey findings was prepared and incorporated into this SI Report and can be found in Appendix C.

The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet bgs. The soil boring was logged and field screened with a PID. A groundwater sample was collected and forwarded to Accutest Laboratories (NUDEP Certification number 12129) for analysis. The groundwater sample was analyzed for VOC+TICs in accordance with N.J.A.C. 7:26E. Soil boring logs are provided in Appendix A. Figure 4 shows the location of sample TWP-6 collected near the septic system.

4.1.2 Block 815 Lot 76-14 Kanes Lane

The subject site contains portions of Block 825 Lot 76. A residential structure is located on Block 825 Lot 76 (14 Kanes Lane). The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating; however, a UST/AST vent adjacent to the structure was observed during the site inspection.

A geophysical survey of the referenced parcel confirmed the location of one septic system (REC-2). A map of the geophysical survey findings was prepared and incorporated into this SI Report and can be found in Appendix C.

The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet bgs. The soil boring was logged and field screened with a PID for the presence of organic vapor. A groundwater sample was collected in this location. The sample was forwarded to Accutest Laboratories (NUDEP Certification number 12129) for analysis. The groundwater sample was analyzed for VOC+TICs in accordance with N.J.A.C. 7:26E. Soil boring logs are provided in Appendix A. Figure 4 shows the location of sample TWP-5 collected near the septic system.

4.1.3 Block 815 Lot 74-4 Kanes Lane

The subject site contains portions of Block 825 Lot 74. A residential structure is located on Block 825 Lot 74 (4 Kanes Lane). The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating; however, a UST/AST vent adjacent to the structure was observed during the site inspection.

A geophysical survey of the referenced parcel confirmed the location of one septic system (REC-2). A map of the geophysical survey findings was prepared and incorporated into this SI Report and can be found in Appendix C.

The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet bgs. The soil boring was logged and field screened with a PID. A groundwater sample was collected in this location. The sample was forwarded to Accutest Laboratories (NUDEP Certification number 12129) for analysis. The groundwater sample was analyzed for VOC+TICs in accordance with N.J.A.C. 7:26E. Soil boring logs are provided in Appendix A. Figure 4 shows the location of sample TWP-4 collected near the septic system.

4.1.4 Block 815 Lot 64

The subject property includes portions of Block 825 Lot 64. These structures are located on Block 825 Lot 64 property, including a residential structure and two sheds. The main building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes No. 2 Fuel Oil for heat, which is stored in a 275-gallon, steel coated AST (REC-6). Staining was noted on one of the shed floors. Several 5-gallon buckets and floor staining (REC-1) was observed in the shed. Buried debris, including brick and concrete, was observed towards the adjacent wetlands to the north.

NRDC - Middletown SI (2/7/2015)
SI Report

4-2

Woodward & Currant
July 2014



6.5 BLOCK 825 LOT 64

A geophysical survey of the referenced parcel confirmed the location of two underground structures. One structure located in the front of the property was confirmed to be a heating oil UST. The structure in the rear of the property was confirmed as the septic system used by the homeowner.

The UST (HREC-1) was further investigated by advancing four (4) borings around the tank perimeter and one (1) boring within two (2) feet of the suspected piping. The borings were advanced to twelve (12) feet bgs. A temporary well point was installed in soil boring SB-4-1. A groundwater sample was collected and designated TWP-7. The analytical parameters analyzed for ground water were VOC+TICs and SVOC+TICs. The analytical results indicate there were no detections of the compounds analyzed above the applicable standards. Based on the findings of the SI, it is recommended the underground heating oil storage tank be removed in accordance with the technical regulations set forth in N.J.A.C. 7:14B.

The septic system (REC-2) identified in the rear of the residence was evaluated by advancing a soil boring twenty-four (24) feet bgs. TWP-7 was collected and forwarded to Accutest Laboratories (NUDEP Certification number 12129) for analysis. In accordance with N.J.A.C. 7:26E the analytical parameters analyzed for this sample were VOC+TICs, SVOC+TICs, PCBs, and TAL Metals. The analytical results indicate there were no detections above the applicable standards. Based on the findings of the SI, no additional investigation of this REC will be required to evaluate the impact to ground water pathway.

The AST (REC-6) located at the rear of the property was further investigated by advancing three hand augured soil borings around the perimeter of the tank. The borings were advanced to a depth of one (1) foot bgs. The analytical results indicate there were no detections of the compounds analyzed above the applicable standards. Based on the findings of the SI, it is recommended the heating oil AST be removed in accordance with the technical regulations set forth in N.J.A.C. 7:14B.

There was an REC (REC-1) identified as floor staining inside of a utility shed located on the property. Due to the thickness of the concrete flooring and limited access inside of the structure, a soil boring was advanced to four (4) feet bgs directly adjacent to the structure. One surface sample was collected and designated SB-6-1. The sample was forwarded to Accutest Laboratories (NUDEP Certification number 12129) for analysis. In accordance with N.J.A.C. 7:26E the analytical parameters analyzed for soil were EPH Category 1 with contingencies for VOC+TICs, SVOC+TICs, PCBs, and TAL Metals. The analytical results indicate there were no detections above the applicable standards. Based on the findings of the SI, no additional investigation of this REC will be required to evaluate subsurface soil conditions or the impact to ground water pathway.

An area of debris (REC-3) was observed in the northwest corner of the property. Six (6) borings were advanced to four (4) feet bgs at each location. No staining, odors, or other evidence of contamination was identified at any boring location. As a result, no samples were collected in this area for laboratory analysis. Based on the findings of the SI, it is recommended no further sampling be conducted at this REC.

6.6 BLOCK 825 LOT 62

A geophysical survey of the referenced parcel did not confirm the location of any underground structures. Based on the findings of the SI no further investigation is warranted at this location.

6.7 BLOCK 825 LOT 63 - 819 ROUTE 35

A geophysical survey of the referenced parcel confirmed the location of two (2) underground structures which were confirmed to be historical USTs (HREC-1). The identified underground structures were evaluated by advancing a series of soil borings around the perimeter of each tank. Soil borings were advanced to twelve (12) feet bgs. A temporary well point was installed in soil boring SB-1-4 and SB-2-1. Groundwater samples were collected and

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SI Report

6-2

WOODWARD & CURRANT
July 2014



A geophysical survey of the referenced parcel confirmed the location of one heating oil UST (HREC-1) and one septic system (REC-2). A map of geophysical survey findings was prepared and included in Appendix C of this SI Report.

The heating oil UST located in the front of the property is approximately eight (8) feet in length and six (6) feet in width. The fill port of the structure protruded the ground surface and was able to be opened. The tank depth was measured at six (6) feet bgs and some residual product was observed.

The heating oil UST was investigated by advancing four (4) borings around the tank perimeter and one (1) boring within two (2) feet of the suspected piping. The borings were advanced to twelve (12) feet bgs and field screened with a PID for the presence of organic vapor. No staining was identified in the soil borings, but odors and elevated PID readings were observed. The soil borings were logged and samples were collected in the regions that exhibited the highest PID readings. Soil boring logs are provided in Appendix A. Figure 4 shows the location of the samples collected near the UST.

A temporary well point was connected from SB-4-1 and a ground water sample was collected in accordance with N.J.A.C. 7:26E. Figure 4 shows the location of sample TWP-8 collected near the heating oil UST.

The septic system identified in the rear of the residence was evaluated by advancing a soil boring twenty-four (24) feet bgs. The soil boring was logged and field screened with a PID. A single groundwater sample was collected in this location. The ground water sample was analyzed for VOC+TICs in accordance with N.J.A.C. 7:26E. Soil boring logs are provided in Appendix A. Figure 4 shows the location of sample TWP-7 collected near the septic system.

The heating oil AST located at the rear of the property was investigated by advancing three hand augured soil borings around the perimeter of the tank. The borings were advanced to a depth of one (1) foot bgs and field screened with a PID. No staining, odors, or other evidence of contamination was identified in the soil borings. The soil borings were logged and three surface samples were collected. Soil boring logs are provided in Appendix A. Figure 4 shows the location of the samples collected near the heating oil AST.

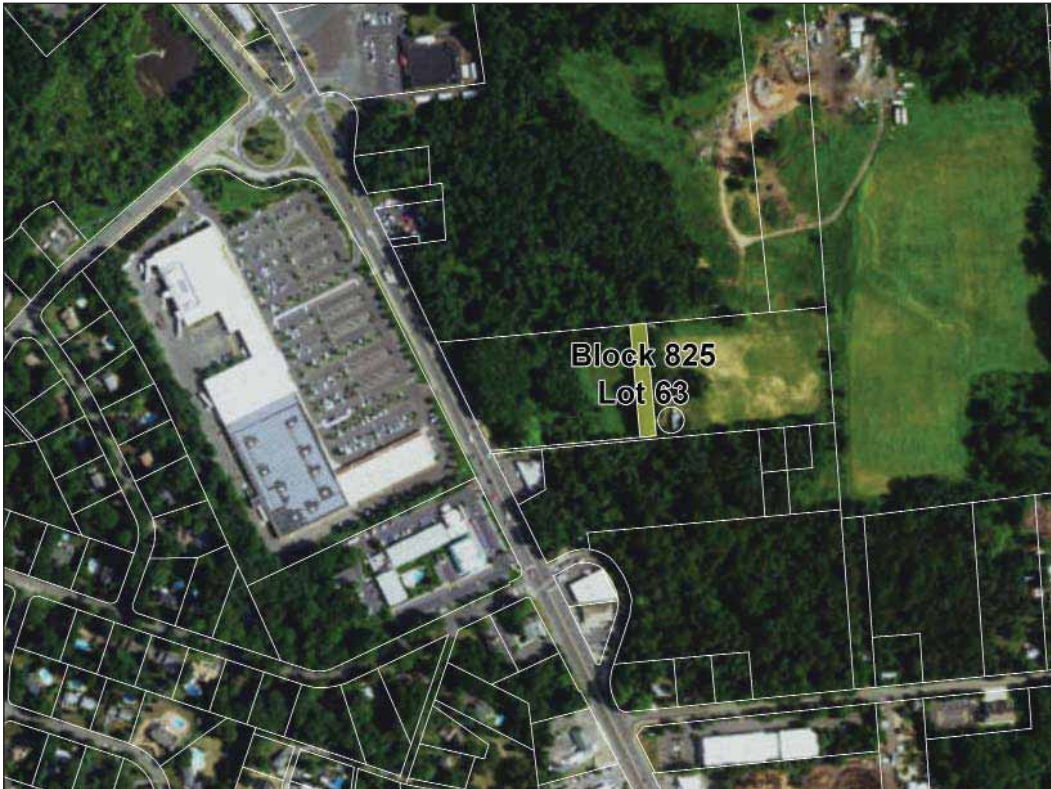
During the completion of the Phase I ESA, floor staining was identified inside of a utility shed located on the property. Due to thickness of the concrete pad flooring and accessibility issues, a soil boring was advanced to four (4) feet bgs directly adjacent to the structure. The soil boring was field screened with a PID. No PID readings or staining were observed, but fecitodors were detected. The soil boring was logged and one surface sample was collected. A soil boring log is provided in Appendix A. Figure 4 illustrates the approximate sample location of SB-6-1.

During the completion of the Phase I ESA, an area of debris (REC-3) of fill material was observed in the northwest corner of the property. To evaluate the extent of the fill material, Woodward & Currant advanced a series of borings at locations adjacent to the observed debris pile. Due to limited access and an uneven terrain, the sample boring locations around the area of the debris pile were inaccessible by geo-probe. As a result, the borings were advanced using a hand auger. Six (6) borings were advanced around the perimeter of the debris pile. The soil borings were logged and field screened with a PID. No staining, odors, or other evidence of contamination was identified in the soil borings. In response to these findings, no samples were collected in this area for laboratory analysis. Soil boring logs are provided in Appendix A. Figure 4 illustrates the approximate soil boring locations.

NRDC - Middletown SI (2/7/2015)
SI Report

4-3

Woodward & Currant
July 2014



Owner: Mountain Hill, LLC

Property Use

Vacant

Property Acreage

1.15

Zone District

PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 63 is:

- | | | |
|-----------------------|----|-------|
| 1. Assessment: | \$ | 1,000 |
| 2. Land Value: | \$ | 1,000 |
| 3. Improvement Value: | \$ | 0 |

Property Description:

This property is located several hundred feet from Highway 35 off Highland Place and is a vacant lot with existing vegetation. As indicated in the property description for Block 825 Lot 64, Highland Place is a narrow dirt road that is approximately 14'-0" in width and dead ends into Lot 64. The width of the access road does not permit two vehicles traveling in opposite directions to pass each other and would not allow emergency vehicles to turn around until they went to the end of the narrow right of way.

The inverse angle of the Highland Place is located on the north side of the existing telephone pole, which creates a safety issue for vehicles travelling at the posted 50 mph speed limit attempting to gain access to the narrow right of way. Based on the condition of the area, it appears that vehicles have been crossing over the adjacent Block 825 Lot 70 one way exit drive aisle. This creates a direct conflict with vehicles coming out of the commercial

retail strip which is dangerous. Furthermore, there is no deceleration lane along Highway 35 for access to the driveway entrance. Highland Place is unmarked and off of northbound Highway 35. The remote location, limited access due to the existing conditions of Highland Place could create issues for Fire, Police and EOC to first located and gain access to the property.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Fire and Building Department records have been included in this report.

Redevelopment Designation:

The nature of the property meets criterion “d” of the LRHL, specifically:

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate a faulty arrangement and design with an obsolete layout (Criteria ‘d’) that are detrimental to the safety, health and welfare of the community.

The Area of Investigation consists of several of the qualities described in Criterion ‘d’ which include a faulty arrangement and design as well as an obsolete layout (Criterion ‘d’) evidenced by the fact that access to the lot is through Highland Place, an approximately 14’-0” wide, dead end, dirt road that has no lighting, signage or ability for vehicles travelling in opposite directions to pass each other for the approximately 500’-0” length. This condition is detrimental to the safety, health and welfare of the community in that the existing road width does not allow two way traffic for Fire, Police and Emergency vehicles. In addition, the entrance to Highland Place, which is not marked with any signage, is on the north side of an existing telephone pole. This represents an acute angle to Highway 35, that has a posted 50 mph speed limit, which creates an unsafe condition for vehicles accessing Highland Place. This faulty arrangement and design has created a situation whereby vehicles accessing Highland Place illegally cut across the one way exit drive from the adjacent retail strip center.

In addition, Highland Place does not have any sidewalks, lights are demarcation for any of the properties which given the width of the existing road creates a dangerous condition in the evening for anyone walking along the road.

These types of conditions and substandard arrangement and design, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the adjacent properties within the investigation area. Lastly, even if these conditions were not present, this property should be included within the redevelopment area because without the property the effective redevelopment of the area of which they are part would not be practical.



Image 1: Entrance to Highland Place off Highway 35. Approximately 14'-0" wide dirt road with acute angle entrance. Appear vehicles accessing Highland Place are illegally cutting across the exit drive aisle for the strip retail center.



Image 2: Entrance to Highland Place across one way exit from Verizon sign.



Image 3: Highland Place 14'-0" dirt road with acute angle from Highway 35.



Image 4: Existing gravel road with vegetation along both sides.



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HPO-B016-149
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State of New Jersey

Mail Code 801.048

DEPARTMENT OF ENVIRONMENTAL PROTECTION
NATURAL & HISTORIC RESOURCES
HISTORIC PRESERVATION OFFICE
P.O. Box 625
TRENTON, NJ 08625-0425
TEL: (609) 984-0170 FAX: (609) 984-0178

BUR HALLIN
COMMUNITY

CELESTINE
GOWEN

KIM GARDING
at Governor

MEMORANDUM

TO: Robert Kozashik, Project Review Officer
Land Use Regulation Program

FROM: Katherine J. Macropoul, Supervisor
Historic Preservation Office

DATE: February 22, 2016

PROJECT: Monmouth County, Middletown Township
Middletown Planned Development
Block 825; Lots 53, 78, 79
LUR file # 1331-45-00225

The Historic Preservation Office (HPO) was recently provided the opportunity to review and comment on the following Phase I archaeological survey report, received at this office on February 1st, 2016, for the above-referenced undertaking:

Hanburger, Patrick
2015 *Phase I Archaeological and Archaeological Survey, Middletown Planned Development, Block 825, Lots 53-57, 59-69, 72-79 and 81, Middletown Township, Monmouth County, New Jersey*. Prepared for Mountain Hill, LLC, Village 35 L.P. Prepared by Hanter Research, Inc. Trenton, New Jersey.

Archaeology

According to the above referenced report, the Phase I archaeological survey included background research at the HPO and New Jersey State Museum, as well as an architectural survey and archaeological field reconnaissance. The proposed Middletown Planned Development project consists of commercial and residential development in an area of current woodlands, mowed fields, and freshwater wetlands. Based on the information provided in the report, the proposed location is in an area of high potential for historic-period archaeological resource and moderate potential for pre-contact archaeological resources.

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Calico was created by Leslie Worth Thomas, an employee of the Road Ad Sign Company, as a sign for a Food Circus grocery store. Designed to catch the motorist's eye, Calico is a rare surviving example of a free-standing mid-century roadside signage. Leslie Worth Thomas also appears to be a designer of some note; he also painted "Tillie" of Palace Amusement's building (now demolished) in Asbury Park. The period of significance is 1956.

As noted in the above referenced cultural resources report, there are six potentially eligible historic resources in the area of potential effects for the proposed project. In consequence, an intensive level architectural survey will be necessary prior to permit issuance to assess the National Register eligibility of:

376 King's Highway
32 Kates Lane
16 Kates Lane
853 Highway 35
320 Kings Highway
761 Highway 35

The intensive level architectural survey will necessitate preparation of Intensive Level architectural survey forms and analysis of historic landscapes, view sheds, and architectural properties older than 50 years both on the subject site and in its vicinity that may be impacted by construction of the project and associated ambient impacts. For properties recommended as eligible for the National Register of Historic Places, recommendations must be provided for avoidance of impacts. If impacts cannot be avoided, alternatives analyses must be provided to explore alternatives to avoid, minimize and/or mitigate impacts together with the associated costs and considerations.

Architectural survey must be in keeping with the Office's 1999 *Guidelines for Architectural Survey* (<http://www.nj.gov/dep/hpo/identify/surveyarch.htm>) with reporting conforming to the guidelines at N.J.A.C. 7-4-8.6: http://www.nj.gov/dep/hpo/protection/register_historic_places09_29_08.pdf.

Evaluations to determine the eligibility for listing on the National Register of Historic Places must be in keeping with the National Park Service's National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*. Recommendations for avoidance of impacts to historic properties must conform to The Secretary of the Interior's *Standards for the Treatment of Historic Properties*. The individual(s) conducting the work will need to meet the relevant Secretary of the Interior's Professional Qualifications Standards for architectural history.

Please note that the project cultural resources consulting firm must contact local historic preservation commissions, historic societies, and persons knowledgeable about local history and architecture for their views on potential impacts to historic and architectural properties on the

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Background research indicates that farming settlement in the area of potential effect (APE) began in the late 18th Century, yet no farming structures are extant today. Archaeological resources from these historic farms are likely present in the corner of the APE, which remains mostly undisturbed since that time. According to historic topographic maps and atlases, and aerial photographs, it appears that portions of the APE have never been developed. These include sections of uplands in close proximity to wetlands associated with nearby drainages including Towne Brook Creek and McClellan Creek (as part of the Navesink River/Lower Shrewsbury River watershed). Well-drained sandy loam soil profiles make up the majority of the APE, and the report suggests that there is moderate sensitivity for Native American archaeological resources.

The report recommends that a Phase II archaeological survey be done in the areas of the APE which have the most potential for historic and pre-contact archaeological resources. The HPO concurs with this recommendation.

All phases of the archaeological survey and reporting will need to be in keeping with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation and comply with N.J.A.C. 7-4-8.4 through 8.5.

http://www.nj.gov/dep/hpo/identify/surveyarch_historic_places09_29_08.pdf. Evaluations to determine the National Register eligibility of archaeological sites must be in keeping with the National Park Service's 2000 National Register Bulletin, *Guidelines for Evaluating and Registering Archaeological Properties*. The individual(s) conducting the work will need to meet the Secretary of the Interior's Professional Qualifications Standards for archaeology (48 FR 44738-2).

Survey efforts should follow the New Jersey Historic Preservation Office Requirements for Phase I Archaeological Survey at N.J.A.C. 7-4-8.4. Reports of archaeological survey results should conform to the Requirements for Archaeological Survey Reports – Standards for Report Sufficiency at N.J.A.C. 7-4-8.5. All work must be in accordance with the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation*, 1981.

Any archaeological deposits that require National Register eligibility evaluation should be evaluated in accordance with the Secretary of the Interior's *Standards and Guidelines for Evaluation*. All survey work, as well as any eligibility evaluations, should be performed by individuals who meet the National Park Service's *Professional Qualifications Standards* for archaeology.

If potential human burials or human skeletal remains are encountered, all ground disturbing activities in the vicinity shall cease immediately and the Historic Preservation Office should be contacted, as well as any appropriate legal officials. The potential burials shall be left in place unless imminently threatened by human or natural displacement.

Historic Architecture

As noted in the above referenced report, Calico, the Food Circus Clown, was determined to be eligible for listing on the National Register of Historic Places as of July 17, 2015 as an object under Criterion C. As noted in the Certification of Eligibility:

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results of the project and for information that they may provide. This will necessitate providing those contacts with specific information about the location and nature of the project.

Additional Comments

Thank you for providing this opportunity to comment on this proposed project. If additional consultation with the HPO is needed for this undertaking, please reference the HPO project number 16-0914 in any future calls, emails, or written correspondence to help expedite your review and response. If you have any questions, please feel free to contact me at (609-984-6019) with questions regarding archaeology.

K.J.M.

KJM/VME/JWR/eb



Owner: Mountain Hill,
LLC

Property Use
Vacant Land

Zone District
PD

Property Acreage
.25

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 65 is:

- | | |
|-----------------------|-----------|
| 1. Assessment: | \$ 18,200 |
| 2. Land Value: | \$ 18.200 |
| 3. Improvement Value: | \$ 0 |

Property Description:

This property is located several hundred feet from Highway 35 off Highland Place. It appears Highland Place does not extend to Lot 65 and access to this property is from Highland Place through Lot 64. The property is wooded and does not include any buildings. According to the NJDEP wetland information (See Map 2) the vast majority of the property is located in a wetland area.

As indicated in the property description for Block 825 Lot 64, Highland Place is a narrow dirt road that is approximately 14'-0" in width and dead ends into Lot 64. The width of the access road does not permit two vehicles traveling in opposite directions to pass each other and would not allow emergency vehicles to turn around until they went to the end of the narrow right of way.

The inverse angle of the Highland Place is located on the north side of the existing telephone pole, which creates a safety issue for vehicles travelling at the posted 50 mph speed limit

attempting to gain access to the narrow right of way. Based on the condition of the area, it appears that vehicles have been crossing over the adjacent Block 825 Lot 70 one way exit drive aisle. This creates a direct conflict with vehicles coming out of the commercial retail strip which is dangerous. Furthermore, there is no deceleration lane along Highway 35 for access to the driveway entrance.

Highland Place is unmarked and off of northbound Highway 35. The remote location, limited access due to the existing conditions of Highland Place could create issues for Fire, Police and EOC to first located and gain access to the property. This is further exacerbated given the property appears to not have any frontage on Highland Place which would require access through Lot 64.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Fire and Building Department records have been included in this report.

Redevelopment Designation:

The nature of the property meets criterion “d” of the LRHL, specifically:

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate a faulty arrangement and design with an obsolete layout (Criteria ‘d’) that are detrimental to the safety, health and welfare of the community.

The Area of Investigation consists of several of the qualities described in Criterion ‘d’ which include a faulty arrangement and design as well as an obsolete layout (Criterion ‘d’) evidenced by the fact that access to the lot is through Highland Place, an approximately 14’-0” wide, dead end, dirt road that has no lighting, signage or ability for vehicles travelling in opposite directions to pass each other for the approximately 500’-0” length. This condition is detrimental to the safety, health and welfare of the community in that the existing road width does not allow two way traffic for Fire, Police and Emergency vehicles. In addition, the entrance to Highland Place, which is not marked with any signage, is on the north side of an existing telephone pole. This represents an acute angle to Highway 35, that has a posted 50 mph speed limit, which creates an unsafe condition for vehicles accessing Highland Place. This faulty arrangement and design has created a situation whereby vehicles accessing Highland Place illegally cut across the one way exit drive from the adjacent retail strip center.

In addition, Highland Place does not have any sidewalks, lights are demarcation for any of the properties which given the width of the existing road creates a dangerous condition in the evening for anyone walking along the road.

These types of conditions and substandard arrangement and design, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental

impact on the adjacent properties within the investigation area. Lastly, even if these conditions were not present, this property should be included within the redevelopment area because without the property the effective redevelopment of the area of which they are part would not be practical.



Image 1: Entrance to Highland Place off Highway 35. Approximately 14'-0" wide dirt road with acute angle entrance. Appear vehicles accessing Highland Place are illegally cutting across the exit drive aisle for the strip retail center.



Image 2: Entrance to Highland Place across one way exit from Verizon sign.



Image 3: Highland Place 14'-0" dirt road with acute angle from Highway 35.



Image 4: Dirt road with no lighting or sidewalks off Highway 35.



Image 5: Adjacent vacant Lot 64



Image 6: Lot 63 vegetation.



Image 7: Lot 63 vegetation.



Image 8: Lot 63 vegetation.



Image 9: Lot 63 vegetation.



Owner: Mountain Hill, LLC

Property Use

Vacant

Property Acreage

.25

Zone District

PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 66 is:

- | | |
|-----------------------|-----------|
| 1. Assessment: | \$ 18,200 |
| 2. Land Value: | \$ 18.200 |
| 3. Improvement Value: | \$ 0 |

Property Description:

This property is located several hundred feet from Highway 35 off Highland Place. It appears Highland Place does not extend to Lot 67 and access to this property is through Lot 64. The property is currently vacant and includes existing vegetation. As indicated in the property description for Block 825 Lot 64, Highland Place is a narrow dirt road that is approximately 14'-0" in width and dead ends into Lot 64. The width of the access road does not permit two vehicles traveling in opposite directions to pass each other and would not allow emergency vehicles to turn around until they went to the end of the narrow right of way.

The inverse angle of the Highland Place is located on the north side of the existing telephone pole, which creates a safety issue for vehicles travelling at the posted 50 mph speed limit attempting to gain access to the narrow right of way. Based on the condition of the area, it appears that vehicles have been crossing over the adjacent Block 825 Lot 70 one way exit

drive aisle. This creates a direct conflict with vehicles coming out of the commercial retail strip which is dangerous. Furthermore, there is no deceleration lane along Highway 35 for access to the driveway entrance. Highland Place is unmarked and off of northbound Highway 35. The remote location, limited access due to the existing conditions of Highland Place could create issues for Fire, Police and EOC to first located and gain access to the property. This is further exacerbated given the property appears to not have any frontage on Highland Place which would require access through Lot 64.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Building and Fire Department Records have been included in this report.

Redevelopment Designation:

The nature of the property meets criterion “d” of the LRHL, specifically:

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate a faulty arrangement and design with an obsolete layout (Criterion ‘d’) that are detrimental to the safety, health and welfare of the community.

The Area of Investigation consists of several of the qualities described in Criterion ‘d’, which include a faulty arrangement and design as well as an obsolete layout (Criterion ‘d’) evidenced by the fact that access to the lot is through Highland Place, an approximately 14’-0” wide, dead end, dirt road that has no lighting, signage or ability for vehicles travelling in opposite directions to pass each other for the approximately 500’-0” length. This condition is detrimental to the safety, health and welfare of the community in that the existing road width does not allow two way traffic for Fire, Police and Emergency vehicles. In addition, the entrance to Highland Place, which is not marked with any signage, is on the north side of an existing telephone pole. This represents an acute angle to Highway 35, that has a posted 50 mph speed limit, which creates an unsafe condition for vehicles accessing Highland Place. This faulty arrangement and design has created a situation whereby vehicles accessing Highland Place illegally cut across the one way exit drive from the adjacent retail strip center.

In addition, Highland Place does not have any sidewalks, lights are demarcation for any of the properties which given the width of the existing road creates a dangerous condition in the evening for anyone walking along the road.

These types of conditions and substandard arrangement and design, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the adjacent properties within the investigation area. Lastly, even if these conditions were not present, this property should be included within the redevelopment area because without the property the effective redevelopment of the area of which they are part would not be practical.



Image 1: Entrance to Highland Place off Highway 35. Approximately 14'-0" wide dirt road with acute angle entrance. Appear vehicles accessing Highland Place are illegally cutting across the exit drive aisle for the strip retail center.



Image 2: Entrance to Highland Place across one way exit from Verizon sign.



Image 3: Highland Place 14'-0" dirt road with acute angle from Highway 35.

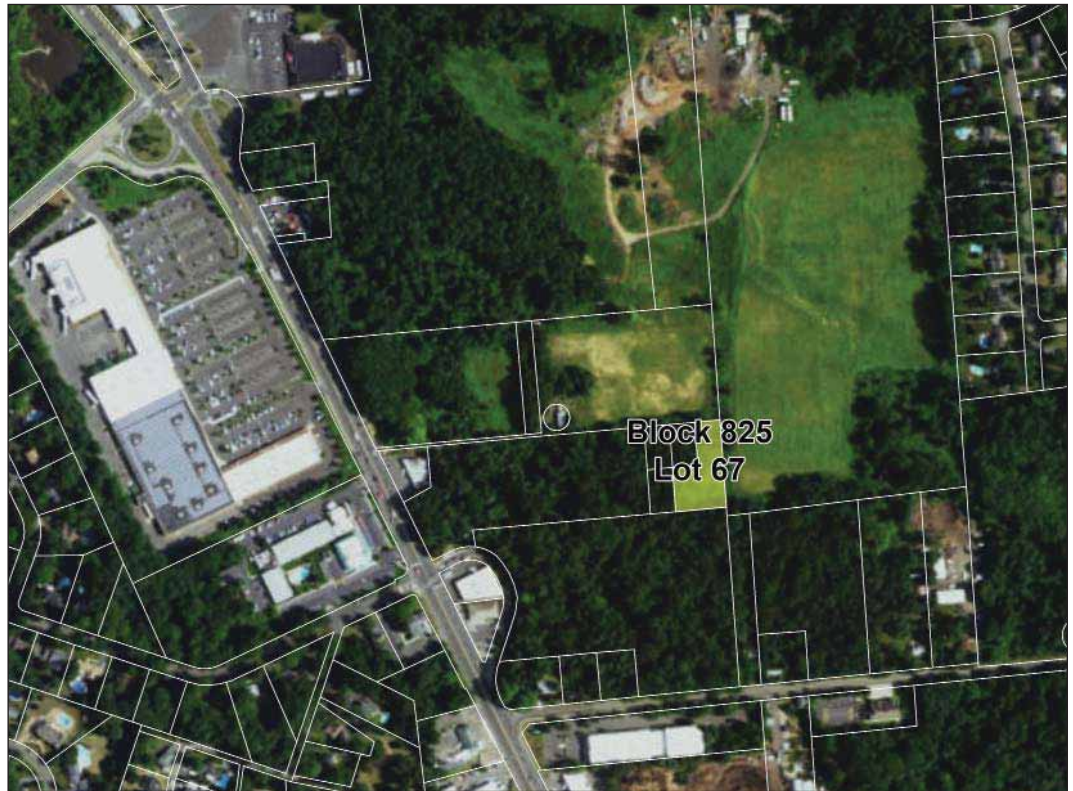


Image 4: View into the property from dirt road.



Image 5: View into the property from the dirt road.

Owner: Mountain Hill,
LLC



Property Use
Vacant

Property Acreage
.25

Zone District
PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 67 is:

- | | | | |
|----|--------------------|----|-----|
| 1. | Assessment: | \$ | 600 |
| 2. | Land Value: | \$ | 600 |
| 3. | Improvement Value: | \$ | 0 |

Property Description:

This property is located off Highway 35 and is an isolated lot with no direct access from any public road. The property is vacant and include vegetation. Access to this property is through the adjacent flag lot which includes a narrow linear dirt driveway that has an acute (less than 90 degree) angle off Highway 35. The access to the property is through an approximately 14' wide right of way that is approximately 500' linear feet. The width of the access road would not permit two vehicles traveling in opposite directions and would not allow emergency vehicles to turn around until they went to the end of the narrow right of way.

The inverse angle of the access road is located on the north side of the existing telephone pole which creates safety concerns for vehicles travelling at the posted 50 mph speed limit attempting to gain access to the narrow right of way. It appears that vehicles have been

crossing onto the adjacent Block 825 Lot 70. This creates a direct conflict with vehicles coming out of the commercial retail strip which is a dangerous movement.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Fire and Building Department Records are included in this report.

Redevelopment Designation:

The nature of the property meets criterion “d” of the LRHL, specifically:

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate a faulty arrangement and design with an obsolete layout (Criterion ‘d’) that are detrimental to the safety, health and welfare of the community.

The Area of Investigation consists of several of the qualities described in Criterion ‘d’ which include a faulty arrangement and design as well as an obsolete layout (Criterion ‘d’) evidenced by the fact that access to the lot is through Highland Place, an approximately 14’-0” wide, dead end, dirt road that has no lighting, signage or ability for vehicles travelling in opposite directions to pass each other for the approximately 500’-0” length. This condition is detrimental to the safety, health and welfare of the community in that the existing road width does not allow two way traffic for Fire, Police and Emergency vehicles. In addition, the entrance to Highland Place, which is not marked with any signage, is on the north side of an existing telephone pole. This represents an acute angle to Highway 35, that has a posted 50 mph speed limit, which creates an unsafe condition for vehicles accessing Highland Place. This faulty arrangement and design has created a situation whereby vehicles accessing Highland Place illegally cut across the one way exit drive from the adjacent retail strip center.

In addition, Highland Place does not have any sidewalks, lights are demarcation for any of the properties which given the width of the existing road creates a dangerous condition in the evening for anyone walking along the road.

These types of conditions and substandard arrangement and design, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the adjacent properties within the investigation area. Lastly, even if these conditions were not present, this property should be included within the redevelopment area because without the property the effective redevelopment of the area of which they are part would not be practical.



Image 1: Entrance to Highland Place off Highway 35. Approximately 14'-0" wide dirt road with acute angle entrance. Appear vehicles accessing Highland Place are illegally cutting across the exit drive aisle for the strip retail center.



Image 2: Entrance to Highland Place across one way exit from Verizon sign.



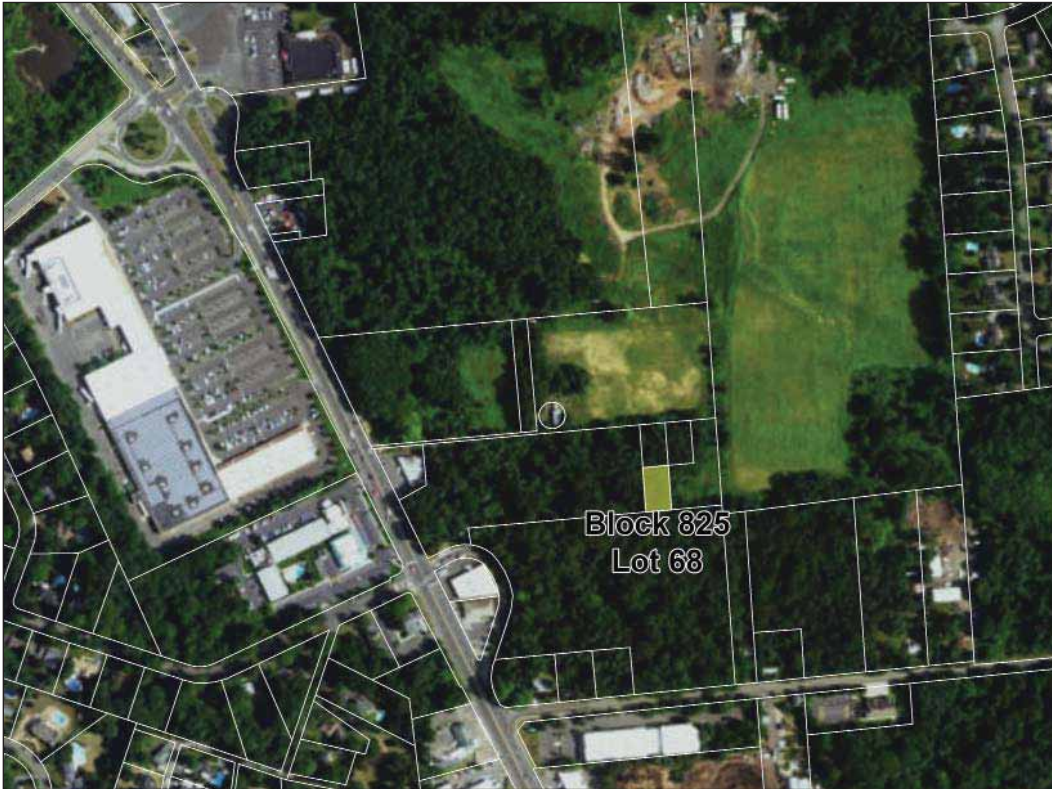
Image 3: Highland Place 14'-0" dirt road with acute angle from Highway 35.



Image 4: View into property from dirt road.



Image 5: View into property from dirt road.



Owner: Mountain Hill, LLC

Property Use

Vacant Land

Property Acreage

.25

Zone District

PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 68 is:

- | | |
|-----------------------|-----------|
| 1. Assessment: | \$ 18,200 |
| 2. Land Value: | \$ 18,200 |
| 3. Improvement Value: | \$ 0 |

Property Description:

This property is located several hundred feet from Highway 35 off Highland Place. It appears Highland Place does not extend to Lot 68 and access to this property from Highland Place is through Lot 64 and 65. The property is vacant and includes existing vegetation. As indicated in the property description for Block 825 Lot 64, Highland Place is a narrow dirt road that is approximately 14'-0" in width and dead ends into Lot 64. The width of the access road does not permit two vehicles traveling in opposite directions to pass each other and would not allow emergency vehicles to turn around until they went to the end of the narrow right of way.

The inverse angle of the Highland Place is located on the north side of the existing telephone pole, which creates a safety issue for vehicles travelling at the posted 50 mph speed limit attempting to gain access to the narrow right of way. Based on the condition of the area, it appears that vehicles have been crossing over the adjacent Block 825 Lot 70 one way exit

drive aisle. This creates a direct conflict with vehicles coming out of the commercial retail strip which is dangerous. Furthermore, there is no deceleration lane along Highway 35 for access to the driveway entrance. Highland Place is unmarked and off of northbound Highway 35. The remote location, limited access due to the existing conditions of Highland Place could create issues for Fire, Police and EOC to first located and gain access to the property. This is further exacerbated given the property appears to not have any frontage on Highland Place which would require access through Lot 64 and 65.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Fire and Building Department Records are included in this report.

Redevelopment Designation:

The nature of the property meets criterion “d” of the LRHL, specifically:

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate a faulty arrangement and design with an obsolete layout (Criterion ‘d’) that are detrimental to the safety, health and welfare of the community.

The Area of Investigation consists of several of the qualities described in Criterion ‘d’ which include a faulty arrangement and design as well as an obsolete layout (Criterion ‘d’) evidenced by the fact that access to the lot is through Highland Place, an approximately 14’-0” wide, dead end, dirt road that has no lighting, signage or ability for vehicles travelling in opposite directions to pass each other for the approximately 500’-0” length. This condition is detrimental to the safety, health and welfare of the community in that the existing road width does not allow two way traffic for Fire, Police and Emergency vehicles. In addition, the entrance to Highland Place, which is not marked with any signage, is on the north side of an existing telephone pole. This represents an acute angle to Highway 35, that has a posted 50 mph speed limit, which creates an unsafe condition for vehicles accessing Highland Place. This faulty arrangement and design has created a situation whereby vehicles accessing Highland Place illegally cut across the one way exit drive from the adjacent retail strip center.

In addition, Highland Place does not have any sidewalks, lights are demarcation for any of the properties which given the width of the existing road creates a dangerous condition in the evening for anyone walking along the road.

These types of conditions and substandard arrangement and design, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the adjacent properties within the investigation area. Lastly, even if these conditions were not present, this property should be included within the redevelopment area because without the property the effective redevelopment of the area of which they are part would not be practical.



Image 1: Entrance to Highland Place off Highway 35. Approximately 14'-0" wide dirt road with acute angle entrance. Appear vehicles accessing Highland Place are illegally cutting across the exit drive aisle for the strip retail center.



Image 2: Entrance to Highland Place across one way exit from Verizon sign.



Image 3: Highland Place 14'-0" dirt road with acute angle from Highway 35.



Image 2: Entrance to Highland Place across one way exit from Verizon sign.



Image 3: Highland Place 14'-0" dirt road with acute angle from Highway 35.

Owner: Mountain Hill,
LLC



Property Use

Vacant

Property Acreage

4.68

Zone District

PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 69.01 is:

- | | |
|-----------------------|--------------|
| 1. Assessment: | \$ 1,200,400 |
| 2. Land Value: | \$ 1,200,400 |
| 3. Improvement Value: | \$ 0 |

Property Description:

This property is located at 737 Highway 35 and is a vacant parcel that is approximately 800 feet deep by 260 feet wide. The property has frontage on Highway 35 and includes one unused curb cut. The property is predominantly wooded with various stages of growth.

City Records Concerning Enforcement Actions at the Subject Property:

There are no records for this property

Redevelopment Designation:

This property does not meet the statutory criteria as an area in need of redevelopment.

Conclusion:

Although this property does not meet the redevelopment criteria, the LRHL permits the

inclusion of land which may not meet the above criteria, but which otherwise is necessary for redevelopment. Under Section 3 of the LRHL, “redevelopment area” is defined as follows:

“A redevelopment area may include lands, buildings, or improvements, which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part” (N.J.S.A. 40A:12-3).

Considering this property was included in the PD Zone of the 2009 Amended Master Plan Land Use Element its inclusion in the redevelopment area is necessary for the effective redevelopment of those properties in the Study Area which do meet the criteria.

A Planned Development (PD) land use district at a tract containing approximately 120 acres located on the easterly side of Highway 35 between Kings Highway East and Kanes Lane is designated. This tract has been considered in the past for planned development, for age-restricted housing and for light industrial uses, and has been the subject of site plan applications to both the Planning Board and Zoning Board.

Planned Unit Development, when developed as a single entity according to a plan, can result in a measurable benefit to the public by providing significant employment opportunities; by supporting the local economy; by providing public spaces for active and passive recreation; and by providing a variety of housing types with a range of affordability. Encouraging a sustainable mix of residential and non-residential land uses through Planned Unit Development is a concept promoted by the State Development and Redevelopment Plan (SDRP) and is consistent with established SDRP policies for the Metropolitan Planning Area (PA-1).



Image 1: Property along Highway 35 and the jug handle.

Owner: Mountain Hill,
LLC



Property Use
Vacant

Property Acreage
8.28

Zone District
PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 72 is:

1. Assessment: \$ 1,200
2. Land Value: \$ 1,200
3. Improvement Value: \$ 0

Property Description:

This property is located on both Kanes Lane and the Highway 35 jug handle and surrounds Lots 73, 74 and 75 on Block 825. The property is vacant with mature trees and does not include any sidewalks along either Kanes Lane or the Highway 35 jug handle.

The property that fronts Highway 35 has vehicles parked along the right of way, most likely from the two commercial properties located in the jug handle (Block 870 Lots 1 & 2). The area is littered with debris and garbage.

City Records Concerning Enforcement Actions at the Subject Property:

There are no records for this property

Redevelopment Designation:

This property does not meet the statutory criteria as an area in need of redevelopment.

Conclusion:

Although this property does not meet the redevelopment criteria, the LRHL permits the inclusion of land which may not meet the above criteria, but which otherwise is necessary for redevelopment. Under Section 3 of the LRHL, “redevelopment area” is defined as follows:

“A redevelopment area may include lands, buildings, or improvements, which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part” (N.J.S.A. 40A:12-3).

Considering this property was included in the PD Zone of the 2009 Amended Master Plan Land Use Element its inclusion in the redevelopment area is necessary for the effective redevelopment of those properties in the Study Area which do meet the criteria.

A Planned Development (PD) land use district at a tract containing approximately 120 acres located on the easterly side of Highway 35 between Kings Highway East and Kanen Lane is designated. This tract has been considered in the past for planned development, for age-restricted housing and for light industrial uses, and has been the subject of site plan applications to both the Planning Board and Zoning Board.

Planned Unit Development, when developed as a single entity according to a plan, can result in a measurable benefit to the public by providing significant employment opportunities; by supporting the local economy; by providing public spaces for active and passive recreation; and by providing a variety of housing types with a range of affordability. Encouraging a sustainable mix of residential and non-residential land uses through Planned Unit Development is a concept promoted by the State Development and Redevelopment Plan (SDRP) and is consistent with established SDRP policies for the Metropolitan Planning Area (PA-1).



Image 1: Property along Highway 35 jug handle.



Image 2: Property along Highway 35 jug handle.



Image 3: Property along Highway 35 jug handle.



Image 4: Property along Highway 35 jug handle.

**Owner:** Mountain Hill, LLC**Property Use**

Single Family Residence

Property Acreage

.65

Business Name(s)

N/A

Zone District

PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 73 is:

1. Assessment: \$ 301,500
2. Land Value: \$ 187,800
3. Improvement Value: \$ 113,700

Property Description:

Single family house

The house is located at 2 Kanes Lane and is a one story single family house with a front porch. The house is in a total state of disrepair, evidenced by the windows that are boarded up, the presence of moss growing on the roof, rotted window frames, covered windows into the basement with plastic sheets, falling gutters on the rear of the house and water damage along the eaves of the house. The interior of the house is also in a state of disrepair evidenced by the standing water in the basement, signs of water damage, electrical and fire alarm wires hanging.

The property is also in poor condition with debris and garbage littered along the rear and

side of the property including couches, window frames, toilet bowls, lawn mowers and other household items.

Windows are bordered up. The roof has moss growing on it. Significant signs of rooting along the exterior of the building. Property has household appliances and furniture in various locations. In addition there is an above grade exterior oil tank on the side of the house that appears to be leaking.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Fire and Building Department Records are included in this report.

Redevelopment Designation:

The nature of the property meets criteria “a” and “d” of the LRHL, specifically:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome living or working conditions.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate the buildings are substandard, unsanitary (Criterion “a”) and dilapidated (Criteria “a” & “d”) to be conducive to unwholesome living conditions that are detrimental to the safety, health, morals or welfare of the community.

The Area of Investigation consists of several of the qualities described in Criterion “a” which include substandard, unsanitary and dilapidated conditions evidenced by the physical condition of the interior and exterior of the house and property including, bordered windows, rotting beams standing water, holes in exterior portion of the building and framing, and decaying organic materials on the roof . Furthermore the property has garbage, debris and rusting metal parts littered around the property. The interior of the building includes areas of persistent water penetration and moisture including mold, the smell of dampness and water damage on the floor of the basement. The interior portions of the house are in extremely poor condition including damage through the living areas and kitchen all of which are conducive to unwholesome living conditions and are detrimental to the safety, health and welfare of the community.

These types of conditions and substandard living arrangements, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the safety, health and welfare as well as on the adjacent properties within the investigation area.



Image 1: Hole in siding to attic space. Rotting wood at roof.



Image 2: Rotting wood along window frame.



Image 3: Rotting wood along window frame.



Image 4: Temporary plastic covering over opening to basement.



Image 5: Rotting wood along side of rear and side facade.



Image 6: Significant damage / rotting to the existing roof and gutters.



Image 7: Damage to the siding along rear facade.



Image 8: Rotting and decay along roof line convergence.



Image 9: Debris and garbage along side of the house.



Image 10: Debris (toilets) located in the rear portion of the yard.



Image 11: Garbage on existing picnic table in the rear yard.



Image 12: Debris located throughout the rear yard.



Image 13: Side yard littered with household furniture.



Image 14: Kids pool with standing water and algae.



Image 15: Damage to rear roof with rotting fascia boards and moss on the roof.



Image 16: Rotting wood framing around air conditioning unit.



Image 17: Front porch.



Image 18: Water damage in back entry.



Image 19: Kitchen area



Image 20: Basement with discoloration of work indicating water damage.



Image 21: Standing water and discoloration of floor.



Image 22: Beams of basement with water damage



Image 23: Beams in basement with water damage.

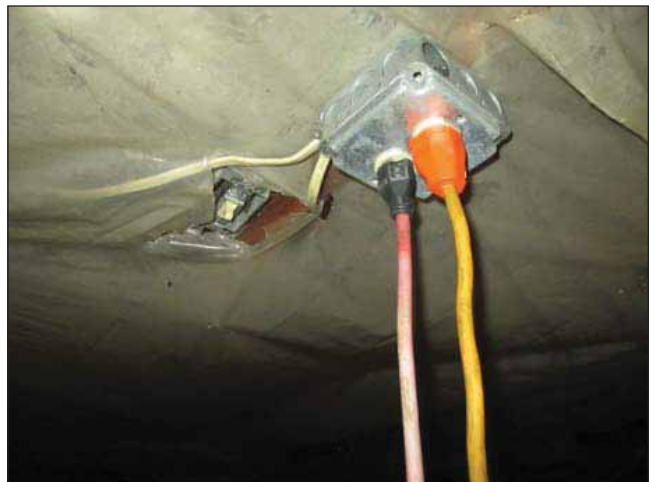


Image 24: Electrical outlet on ceiling of basement.



Image 25: Basement panel



Image 26: Basement area.



The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however the existence of a historical UST/AST is unknown. Given the age of the structure it is likely that the site has historically utilized No. 2 Fuel Oil. Jersey Central Power & Light (JCP&L) is the electrical provider and no transformers were observed on-site. The topography of the lot slopes to the north with storm water runoff also to the north. Based on topography and the location of wetlands, the groundwater flow direction is most likely northeast.

Property uses surrounding the lot include the following:

North: Farmland

West: Vacant/wooded area

South: Commercial building

East: Residential property adjacent to Kanes Lane, wooded across the rear portion of the Site

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stressed vegetation or monitoring wells were observed. Paint and/or staining was observed in the rear shed. No UST/ASTs were observed.

6.2.5 Block 825 Lot 74 – 4 Kanes Lane

A residential structure is located on Block 825 Lot 74 (4 Kanes Lane) of the subject property. The property site is approximately 0.4 acres. The residence has wood frame construction. However the building construction date is unknown. The residence is currently occupied.

The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however the existence of a historical UST/AST is unknown. Given the age of the structure it is likely that the site has historically utilized No. 2 Fuel Oil. JCP&L is the electrical provider and no transformers were observed on-site. The topography of the lot is generally flat and storm water runoff is to the north. Based on topography, the groundwater flow direction is most likely northeast. There are no wetlands located on this lot.

Property uses surrounding the lot include the following:

North: Wooded/undeveloped area

West: Residential area

South: Commercial and retail sales

East: Wooded/undeveloped area

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, drums or containers, stressed vegetation, or monitoring wells were observed.



The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stressed vegetation or monitoring wells were observed. Paint and/or staining were observed in the rear shed. No UST/ASTs were observed. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 74 – 4 Kanes Lane

A residential structure is located on Block 825 Lot 74 (4 Kanes Lane) of the subject property.

The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however the existence of a historical UST/AST is unknown. JCP&L is the electrical provider and no transformers were observed on-site.

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, drums or containers, stressed vegetation, or monitoring wells were observed. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 73 – 2 Kanes Lane

A residential structure is located on Block 825 Lot 74 (4 Kanes Lane) of the subject property.

The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however the existence of a historical UST/AST is unknown. JCP&L is the electrical provider and no transformers were observed on-site.

During interior inspection of the garage on the lot, significant tools for extensive repair are were observed. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, drums or containers, stressed vegetation, or monitoring wells were observed. Waste materials including tires and wood were observed in the rear eastern portion of the lot, adjacent to a shed and fence. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 64

Three residential structures are located on Block 825 Lot 74 of the subject property, including a residential structure and two sheds.

The main building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes No. 2 Fuel Oil for heat, which is stored in a 275-gallon, fairly new, steel cased AST. JCP&L is the electrical provider and no transformers were observed along the access driveway.

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stressed vegetation, or monitoring wells were observed. Several 5-gallon buckets and floor staining were observed in the shed. Buried debris, including brick and concrete, were observed towards the adjacent wetlands to the north.

According to the November 1999 Phase I ESA completed by Quant Environmental & Engineering Services, Inc., a UST was excavated at what seemed to be described as Block 825 Lot 64. The Quant report states that the UST with associated soil was visible behind the residence located on this lot. Quant noted that the UST appeared to be extremely rusty, however holes were not observed. The excavation was not backfilled during



6. FINDINGS AND CONCLUSIONS

Woodward & Curran was retained by NRDC to conduct a Site Investigation of the Shoppers at Route 35 located at Block 825, Lots 57-59, 61-63 and 72-73 in Middletown, New Jersey (the "subject property"). This Site Investigation was requested in association with environmental due diligence of the subject property.

Woodward & Curran conducted the Site Investigation in general accordance with the N.J.A.C. 7:26E Technical Requirements for Site Remediation. Woodward & Curran evaluated the subject property for evidence of the presence or likely presence of hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of release into structures, soils, groundwater, surface water, or sediments on the subject property. The Site Investigation included a geophysical survey, three (3) day field sampling event, tabulation and review of analytical data, and presentation of findings included in this SI report.

Woodward & Curran's summary of the overall findings and conclusions are presented below.

6.1 BLOCK 825 LOT 77 - 16 KANES LANE

A geophysical survey of the referenced parcel confirmed the location of one septic system. The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet bgs. Groundwater sample TWP-5 was collected and forwarded to Accutest Laboratories (NIDEP Certification number 12129) for analysis. In accordance with N.J.A.C. 7:26E the analytical parameters analyzed for this sample were VOC-TiCs. The analytical results indicate there were no detections of the compounds analyzed. Based on the findings of the SI, no additional investigation of this parcel is warranted.

6.2 BLOCK 825 LOT 76 - 14 KANES LANE

A geophysical survey of the referenced parcel confirmed the location of one septic system. The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet bgs. Groundwater sample TWP-3 was collected and forwarded to Accutest Laboratories (NIDEP Certification number 12129) for analysis. In accordance with N.J.A.C. 7:26E the analytical parameters analyzed for this sample were VOC-TiCs. The analytical results indicate there were no detections of the compounds analyzed. Based on the findings of the SI, no additional investigation of this parcel is warranted.

6.3 BLOCK 825 LOT 74 - 4 KANES LANE

A geophysical survey of the referenced parcel confirmed the location of one septic system. The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet bgs. Groundwater sample TWP-4 was collected and forwarded to Accutest Laboratories (NIDEP Certification number 12129) for analysis. In accordance with N.J.A.C. 7:26E the analytical parameters analyzed for this sample were VOC-TiCs. The analytical results indicate there were no detections of the compounds analyzed above the applicable standards. Based on the findings of the SI, no additional investigation of this parcel is warranted.

6.4 BLOCK 825 LOT 73 - 2 KANES LANE

A geophysical survey of the referenced parcel confirmed the location of one septic system. The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet bgs. Groundwater sample TWP-3 was collected and forwarded to Accutest Laboratories (NIDEP Certification number 12129) for analysis. In accordance with N.J.A.C. 7:26E the analytical parameters analyzed for this sample were VOC-TiCs. The analytical results indicate there were no detections of the compounds analyzed. Based on the findings of the SI, no additional investigation of this parcel is warranted.

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Term #: 0005 Date/Time: 10/3/2017 2:13:26 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000043 DIST-04 - UtI= - Map= - 01-11-13 11:29:35
2 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 54 Priority : 8, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP003,D187
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP003,D187
Dispo: 1 : ACTIVE Report No: 130111-000050 : 13-00001178
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
62 W 11:2935 00:0000 11:2935 11:3952 11:3953-314 , ,E,Pmy

----- (Full Equipment Window) -----
P, >IC< P.CODE 1 RESPONSE/ WARRANT ARREST N 112935

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:13:57 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000067 DIST-04 - UtI= - Map= - 09-09-13 16:07:50
2 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 32H Priority : 5, Emergency Agcys : P
Name, Address : COLMER Phone Number : 7328596119
License Numbr : Entered By : DP002,D183
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP004,D196
Dispo: 1 : Canceled Incident. Report No: 130909-000074 : 13-00028834
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
338 X 16:0812 00:0000 00:0000 00:0000 16:0903-336 , ,B
338 X 16:0958 16:1002 00:0000 00:0000 16:1449-336 , ,B

----- (Full Equipment Window) -----
P, BUS STRUCK DURING NIGHT 1607,002
P, >IC< P.CODE 2 RESPONSE/ HIT & RUN - PROPERTY DAMAGE N 160750
P, 338 <- Police Unit eXtracted from Incident. 1609 DP002
P, 338 <- Police Unit eXtracted from Incident. 1614 DP004
----- More Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:15:45 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000021 DIST-04 - UtI= - Map= - 11-05-16 11:09:18
2 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : NANCY DIGREGORIO Phone Number : 7325004466
License Numbr : Entered By : DP001,D105
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP001,D105
Dispo: 1 : ACTIVE Report No: 161105-000053 : 16-00042908
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
348 W 11:0958 11:1002 11:4029 00:0000 00:0000 11:5547-350 , ,B,Pmy

----- (Full Equipment Window) -----
P, >IC< P.CODE 2/MVA-PROPERTY DAMAGE N 110918

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

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Term #: 0005 Date/Time: 10/3/2017 2:13:40 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000030 DIST-04 - UtI= - Map= - 06-23-13 12:50:23
2 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 31F Priority : 3, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP003,D187
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP004,D151
Dispo: 1 : Canceled Incident. Report No: 130623-000050 : 13-00019746
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
298 W 12:5105 12:5144 00:0000 00:0000 12:5406-276 , ,B
382 W 12:5105 12:5143 00:0000 00:0000 12:5413-FA382 , ,E,Pmy
MED1 X 12:5220 00:0000 00:0000 00:0000 12:5304-PM6 , ,E
----- More Units --- (Full Equipment Window) -----
P, DIABETIC EMERGENCY 1250,003
P, >IC< P.CODE 2 RESPONSE/FIRST AID-REGULAR CALLS N 125023
P, MED2 <- Police Unit eXtracted from Incident. 1254 DP003

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:14:36 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000034 DIST-04 - UtI= - Map= - 09-27-14 12:30:57
2 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : Phone Number : 7327788633
License Numbr : Entered By : DP004,D195
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP004,D195
Dispo: 1 : ACTIVE Report No: 140927-000055 : 14-00034461
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
408 W 12:3123 12:3126 12:3922 00:0000 00:0000 12:5757-343 , ,B,Pmy

----- (Full Equipment Window) -----
P, NO INJ 1230,004
P, >IC< P.CODE 2/MVA-PROPERTY DAMAGE N 123057

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:16:02 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000063 DIST-04 - UtI= - Map= - 11-24-16 23:49:57
2 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : U64FKJ Entered By : DP004,D195
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP004,D195
Dispo: 1 : ACTIVE Report No: 161124-000096 : 16-00045112
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
42C W 23:4957 00:0000 23:4957 00:0000 00:0000 23:5125-340 , ,C,Pmy
47A W 23:5120 00:0000 23:5122 00:0000 00:0000 23:5124-368 , ,A

----- (Full Equipment Window) -----
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 234957

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

Owner: Mountain Hill,
LLC



Property Use
Single Family Residence

Property Acreage
.41

Zone District
PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 74 is:

- | | |
|-----------------------|------------|
| 1. Assessment: | \$ 182,800 |
| 2. Land Value: | \$ 157,600 |
| 3. Improvement Value: | \$ 25,200 |

Property Description:

This property is located at 4 Kanes Lane and is a two story single family house with a wood porch located at the rear. This house is in poor condition as evidenced by the deterioration of the front steps that include significant cracking and damage, signs of water damage, deterioration of the siding and undersides of the eaves. There is no sidewalk from the street or parking area to the front stoop. Windows in the rear of the house are boarded and the house is in a state of disrepair.

The rear porch is in poor condition with damage to the railings. The property does not have any sidewalks along Kanes Lane and includes a wood rail tie retaining wall that is significantly deteriorated and is leaning into the right of way.

The basement wall has significant cracks and is bowing toward the middle of the room by several inches. In addition there is evidence of long term water damage in the basement.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Fire and Building Department Records are included in this report.

Redevelopment Designation:

The nature of the property meets criteria "a" and "d" of the LRHL, specifically:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome living or working conditions.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate the buildings are substandard, unsanitary (Criterion "a") and dilapidated (Criteria "a" & "d") to be conducive to unwholesome living conditions that are detrimental to the safety, health, morals or welfare of the community.

The Area of Investigation consists of several of the qualities described in Criterion "a" which include substandard, unsanitary and dilapidated conditions evidenced by the physical condition of the interior and exterior of the house and property including, bordered windows, rotting beams holes in exterior portion of the house and framing, and decaying organic materials on the roof and significant cracks in the foundation wall of the basement that is bowing toward the middle of the room.

Furthermore, the property has garbage, debris and rusting metal parts littered around the property. The interior of the house includes areas of persistent water penetration and moisture including mold, the smell of dampness and water damage on the floor of the basement. The interior portions of the house are in extremely poor condition including damage through the living areas and kitchen all of which are conducive to unwholesome living conditions and are detrimental to the safety, health and welfare of the community.

These types of conditions and substandard living arrangements, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the safety, health and welfare as well as on the adjacent properties within the investigation area.



Image 1: Existing drive way pitching toward Kanes Lane



Image 2: Existing driveway pitching toward Kanes Lane.



Image 3: Single family house with damage to front steps.



Image 4: Rear porch in poor condition with no windows.



Image 5: Rear steps with corroded and broken concrete steps.



Image 6: Rear steps with corroded and broken concrete steps.



Image 7: Rear steps with corroded and broken concrete steps.



Image 8: Patching along base of single family house



Image 9: Holes at confluence of the side roof and the side siding.



Image 10: Eave of roof.



Image 11: Damage from previous plant materials on side of house.



Image 12: Overgrown rear yard.



Image 13: Uncared for rear yard with large ditches from drainage.



Image 14: Damage along front steps. Missing walk to the driveway or Kanes Lane.



Image 15: Damage along existing window frames.



Image 16: Retaining wall along Kanes Road that is leaning toward the street and is damaged and rotting.



Image 17: Kitchen area.



Image 18: Basement with water stains.



Image 19: Crack in foundation wall in the basement.

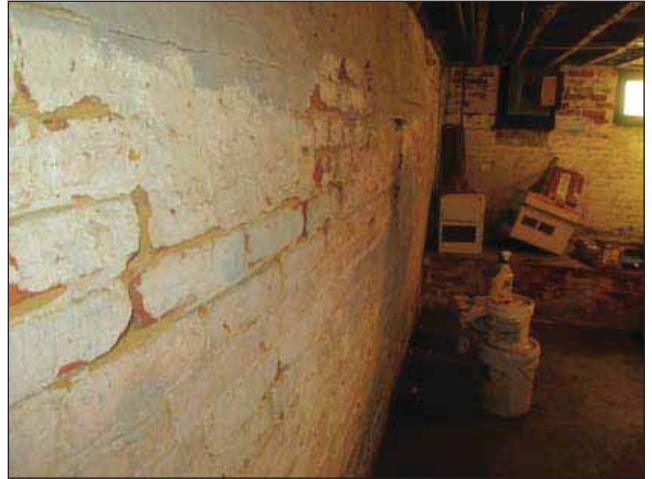


Image 20: Bowing of foundation wall in the basement.



Image 21: Exposed wiring in basement ceiling.



Image 22: Narrow wood stairs to basement.



Image 23: Wiring in basement.



Image 24: Cracks along foundation wall in basement.



The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating; however, the existence of a historical UST/AST is unknown. Given the age of the structure it is likely that the site has historically utilized No. 2 Fuel Oil. Jersey Central Power & Light (JCP&L) is the electrical provider and no transformers were observed on-site. The topography of the lot slopes to the north with storm water runoff to the north. Based on topography and the location of wetlands, the groundwater flow direction is most likely northward.

Property uses surrounding the lot include the following:

North: Farmland

West: Vacant/wooded area

South: Commercial building

East: Residential property adjacent to Kanes Lane, wooded area in the rear portion of the Site

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stressed vegetation or monitoring wells were observed. Paint and/or staining was observed in the rear shed. No UST/ASTs were observed.

6.2.5 Block 825 Lot 74 - 4 Kanes Lane

A residential structure is located on Block 825 Lot 74 (4 Kanes Lane) of the subject property. The property site is approximately 0.4 acres. The residence has wood frame construction, however the building construction date is unknown. The residence is currently occupied.

The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating; however, the existence of a historical UST/AST is unknown. Given the age of the structure it is likely that the site has historically utilized No. 2 Fuel Oil. JCP&L is the electrical provider and no transformers were observed on-site. The topography of the lot is generally flat and storm water runoff is to the north. Based on topography, the groundwater flow direction is most likely northward. There are no wetlands located on the lot.

Property uses surrounding the lot include the following:

North: Wooded/undeveloped area

West: Residential area

South: Commercial and retail sales

East: Wooded/undeveloped area

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, drums or containers, stressed vegetation, or monitoring wells were observed.

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0-0

Woodward & Curran

April 2019



The residence currently utilizes gas heating; however, a UST/AST vent adjacent to the structure was observed during the site inspection.

A geophysical survey of the referenced parcel confirmed the location of one septic system (REC-2). A map of the geophysical survey findings was prepared and incorporated into this SI Report and can be found in Appendix C.

The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet bgs. The soil boring was logged and field screened with a PID for the presence of organic vapor. A groundwater sample was collected and forwarded to Accutest Laboratories (NUDEP Certification number 12129) for analysis. The groundwater sample was analyzed for VOCs in accordance with N.J.A.C. 7:26E. Soil boring logs are provided in Appendix A. Figure 4 shows the location of sample TWP-6 collected near the septic system.

4.3.2 Block 825 Lot 76 - 14 Kanes Lane

The subject site contains portions of Block 825 Lot 76. A residential structure is located on Block 825 Lot 76 (14 Kanes Lane). The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating; however, a UST/AST vent adjacent to the structure was observed during the site inspection.

A geophysical survey of the referenced parcel confirmed the location of one septic system (REC-2). A map of the geophysical survey findings was prepared and incorporated into this SI Report and can be found in Appendix C.

The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet bgs. The soil boring was logged and field screened with a PID for the presence of organic vapor. A groundwater sample was collected in this location. The sample was forwarded to Accutest Laboratories (NUDEP Certification number 12129) for analysis. The groundwater sample was analyzed for VOCs in accordance with N.J.A.C. 7:26E. Soil boring logs are provided in Appendix A. Figure 4 shows the location of sample TWP-5 collected near the septic system.

4.3.3 Block 825 Lot 74 - 4 Kanes Lane

The subject site contains portions of Block 825 Lot 74. A residential structure is located on Block 825 Lot 74 (4 Kanes Lane). The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating; however, a UST/AST vent adjacent to the structure was observed during the site inspection.

A geophysical survey of the referenced parcel confirmed the location of one septic system (REC-2). A map of the geophysical survey findings was prepared and incorporated into this SI Report and can be found in Appendix C.

The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet bgs. The soil boring was logged and field screened with a PID for the presence of organic vapor. A groundwater sample was collected in this location. The sample was forwarded to Accutest Laboratories (NUDEP Certification number 12129) for analysis. The groundwater sample was analyzed for VOCs in accordance with N.J.A.C. 7:26E. Soil boring logs are provided in Appendix A. Figure 4 shows the location of sample TWP-4 collected near the septic system.

4.3.4 Block 825 Lot 64

The subject property includes portions of Block 825 Lot 64. Three structures are located on Block 825 Lot 64 property, including a residential structure and two sheds. The main building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes No. 2 Fuel Oil for heat, which is stored in a 275-gallon, steel cased AST (REC-4). Staining was noted on one of the shed floors. Several 5-gallon buckets and floor staining (REC-1) was observed in the shed. Buried debris, including brick and concrete, was observed towards the adjacent wetlands to the north.

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SI Report

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Woodward & Curran
July 2014

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stressed vegetation or monitoring wells were observed. Paint and/or staining were observed in the rear shed. No UST/ASTs were observed. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 74 - 4 Kanes Lane

A residential structure is located on Block 825 Lot 74 (4 Kanes Lane) of the subject property.

The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating; however, the existence of a historical UST/AST is unknown. JCP&L is the electrical provider and no transformers were observed on-site.

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, drums or containers, stressed vegetation, or monitoring wells were observed. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 71 - 2 Kanes Lane

A residential structure is located on Block 825 Lot 71 (2 Kanes Lane) of the subject property.

The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating; however, the existence of a historical UST/AST is unknown. JCP&L is the electrical provider and no transformers were observed on-site.

During interior inspection of the garage on the lot, significant tools for extensive repair use were observed. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, drums or containers, stressed vegetation, or monitoring wells were observed. Plastic materials including tires and wood were observed in the rear eastern portion of the lot, adjacent to the shed and fence. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 64

Three residential structures are located on Block 825 Lot 64 of the subject property, including a residential structure and two sheds.

The main building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes No. 2 Fuel Oil for heat, which is stored in a 275-gallon, fairly new, steel cased AST. JCP&L is the electrical provider and two pole mounted transformers were observed along the access driveway.

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stressed vegetation, or monitoring wells were observed. Several 5-gallon buckets and floor staining were observed in the shed. Buried debris, including brick and concrete, were observed towards the adjacent wetlands to the north.

According to the November 1999 Phase I ESA completed by Quest Environmental & Engineering Services, Inc., a UST was excavated at what seemed to be described as Block 825 Lot 64. The Quest report states that the UST with associated soil were visible behind the residence located on this lot. Quest noted that the UST appeared to be extremely rusted, however hoses were not observed. The excavation was not backfilled during

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0-0

Woodward & Curran

April 2019

6. FINDINGS AND CONCLUSIONS

Woodward & Curran was retained by NRDC to conduct a Site Investigation of the Shoppes at Route 35 located at Block 825, Lots 60-67, 69-68, 61 and 72-70 in Middletown, New Jersey (the "subject property"). This Site Investigation was requested in association with environmental due diligence of the subject property.

Woodward & Curran conducted the Site Investigation in general accordance with the N.J.A.C. 7:26E Technical Requirements for Site Remediation. Woodward & Curran evaluated the subject property for evidence of the presence or likely presence of hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of release into structures, soils, groundwater, surface water, or sediments on the subject property. The Site Investigation included a geophysical survey, three (3) day field sampling event, tubulation and review of analytical data, and presentation of data included in this SI report.

Woodward & Curran's summary of the overall findings and conclusions are presented below.

6.1 BLOCK 825 LOT 77 - 16 KANES LANE

A geophysical survey of the referenced parcel confirmed the location of one septic system. The septic system identified in the rear of the residence was evaluated by advancing a soil boring sixteen (16) feet bgs. Groundwater sample TWP-6 was collected and forwarded to Accutest Laboratories (NUDEP Certification number 12129) for analysis. In accordance with N.J.A.C. 7:26E the analytical parameters analyzed for this sample were VOCs. The analytical results indicate there were no detections of the compounds analyzed. Based on the findings of the SI, no additional investigation of this parcel is warranted.

6.2 BLOCK 825 LOT 76 - 14 KANES LANE

A geophysical survey of the referenced parcel confirmed the location of one septic system. The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet bgs. Groundwater sample TWP-5 was collected and forwarded to Accutest Laboratories (NUDEP Certification number 12129) for analysis. In accordance with N.J.A.C. 7:26E the analytical parameters analyzed for this sample were VOCs. The analytical results indicate there were no detections of the compounds analyzed. Based on the findings of the SI, no additional investigation of this parcel is warranted.

6.3 BLOCK 825 LOT 74 - 4 KANES LANE

A geophysical survey of the referenced parcel confirmed the location of one septic system. The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet bgs. Groundwater sample TWP-4 was collected and forwarded to Accutest Laboratories (NUDEP Certification number 12129) for analysis. In accordance with N.J.A.C. 7:26E the analytical parameters analyzed for this sample were VOCs. The analytical results indicate there were no detections of the compounds analyzed. Based on the findings of the SI, no additional investigation of this parcel is warranted.

6.4 BLOCK 825 LOT 71 - 2 KANES LANE

A geophysical survey of the referenced parcel confirmed the location of one septic system. The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet bgs. Groundwater sample TWP-3 was collected and forwarded to Accutest Laboratories (NUDEP Certification number 12129) for analysis. In accordance with N.J.A.C. 7:26E the analytical parameters analyzed for this sample were VOCs. The analytical results indicate there were no detections of the compounds analyzed. Based on the findings of the SI, no additional investigation of this parcel is warranted.

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SI Report

6-1

Woodward & Curran
July 2014



Property Use

Vacant Land

Property Acreage

.41

Zone District

PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 75 is:

- | | |
|-----------------------|------------|
| 1. Assessment: | \$ 110,300 |
| 2. Land Value: | \$ 110,300 |
| 3. Improvement Value: | \$ 0 |

Property Description:

This is a vacant lot with existing vegetation. The property does not have any sidewalks.

City Records Concerning Enforcement Actions at the Subject Property:

There are no records for this property

Redevelopment Designation:

This property does not meet the statutory criteria as an area in need of redevelopment.

Conclusion:

Although this property does not meet the redevelopment criteria, the LRHL permits the inclusion of land which may not meet the above criteria, but which otherwise is necessary for redevelopment. Under Section 3 of the LRHL, "redevelopment area" is defined as follows:

“A redevelopment area may include lands, buildings, or improvements, which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part” (N.J.S.A. 40A:12-3).

Considering this property was included in the PD Zone of the 2009 Amended Master Plan Land Use Element its inclusion in the redevelopment area is necessary for the effective redevelopment of those properties in the Study Area which do meet the criteria.

A Planned Development (PD) land use district at a tract containing approximately 120 acres located on the easterly side of Highway 35 between Kings Highway East and Kanes Lane is designated. This tract has been considered in the past for planned development, for age-restricted housing and for light industrial uses, and has been the subject of site plan applications to both the Planning Board and Zoning Board.

Planned Unit Development, when developed as a single entity according to a plan, can result in a measurable benefit to the public by providing significant employment opportunities; by supporting the local economy; by providing public spaces for active and passive recreation; and by providing a variety of housing types with a range of affordability. Encouraging a sustainable mix of residential and non-residential land uses through Planned Unit Development is a concept promoted by the State Development and Redevelopment Plan (SDRP) and is consistent with established SDRP policies for the Metropolitan Planning Area (PA-1).



Owner: Mountain Hill, LLC

Property Use

Single Family Residence

Property Acreage

.94

Zone District

PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 76 is:

1. Assessment: \$ 282,600
2. Land Value: \$ 139,700
3. Improvement Value: \$ 282,600

Property Description:

This property is located at 14 Kanes Lane and is a two story single family house with a one story parking garage located in the rear. The property is excessively deep in that it is over 500 feet deep and approximately 70 feet wide. The interior of the house is dilapidated and in poor condition evidenced by the foundation cracks in the basement along several exterior walls. There are exposed wiring along with significant signs of mold and water damage.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Fire and Building Department Records are included in this report.

Redevelopment Designation:

The nature of the property meets criteria "a" and "d" of the LRHL, specifically:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome living or working conditions.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate the buildings are substandard, unsanitary (Criterion "a") and dilapidated (Criteria "a" & "d") to be conducive to unwholesome living conditions that are detrimental to the safety, health, morals or welfare of the community.

The Area of Investigation consists of several of the qualities described in Criterion "a" which include substandard, unsanitary and dilapidated conditions evidenced by the physical condition of the interior and exterior of the house and property including, cracking in several foundation walls, water damage, exposed and hanging electrical lines, mold, bordered windows, rotting beams holes in exterior portion of the building and framing, and decaying organic materials on the roof.

Furthermore the property has garbage, debris and rusting metal parts littered around the property. The interior of the building includes areas of persistent water penetration and moisture including mold, the smell of dampness and water damage on the floor of the basement. The interior portions of the house are in extremely poor condition including damage through the living areas and kitchen all of which are conducive to unwholesome living conditions and are detrimental to the safety, health and welfare of the community.

These types of conditions and substandard living arrangements, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the safety, health and welfare as well as on the safety, health and welfare as well as on adjacent properties within the investigation area.



Image 1: Front facade of single family house.



Image 2: Front facade with dirt driveway.



Image 3: Rear facade with mold and mildew on siding.



Image 4: Side facade with mold and mildew on siding.



Image 5: Rear facade with mold and mildew on siding.



Image 6: Side facade with mold and mildew on siding.



Image 7: Rotting wood along barn door



Image 8: Deterioration of side panels at barn.



Image 9: Damage to underside of eave.



Image 10: Degradation of roof at barn.



Image 11: Debris at barn.



Image 12: Rooting wood along roof line.



Image 13: Kitchen area.



Image 14: Repaired foundation wall in basement with cracking.

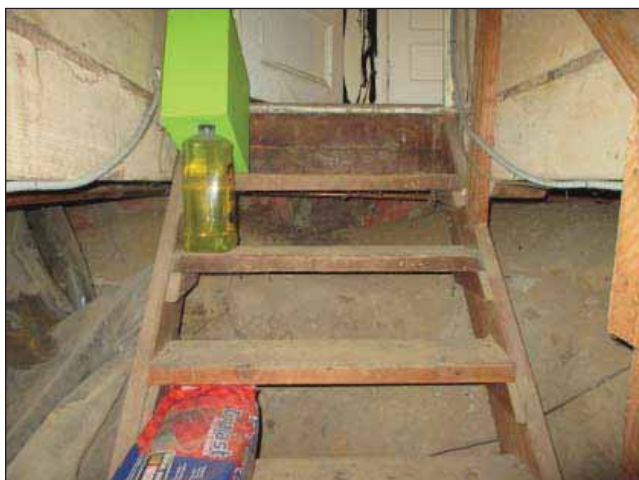


Image 15: Stair to basement.



Image 16: Stair to side outside area.



Image 17: Cracking and bowing in basement foundation wall.



Image 18: Various patching repairs to the foundation walls in the basement.



Image 19: Electrical lines and cracks in foundation walls.



Image 20: Electrical lines hanging in the basement.



Image 21: Basement floor.



Image 22: Foundation wall.



Image 23: Mold in basement.

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:17:35 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000164 DIST-04 - Ut1= Map= 10-08-14 20:48:33
14 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 200 Priority: 7, Emergency Agcys : P
Name, Address : SCOTT HALL Phone Number ...: 7325676090
License Numbr : Entered By : DP002, D203
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002, D203
Dispo: 1 : ACTIVE Report No: 141008-000169 : 14-00035984
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv- -----
47C W 20:4904 20:4906 21:0913 00:0000 00:0000 21:4354>342 ,C,Pmy

----- (Full Equipment Window) -----
P, REQUESTS AN OFFICER. GOING TO BE IN WHITE DODGE CARAVAN AT 2048,002
P, BASSETT FURNATURE. N 204833
P, >IC< P.ALL D.Y.F.S. REPORT(S)

----- End Remarks ----- (Full Remark Window) -----

----- (Full Comment Window) -----



observed on-site. The topography of the lot slopes to the north and storm water runoff is to the north towards a wetland area. Based on topography, the groundwater flow direction is most likely east/northeast.

Property areas surrounding the lot include the following:

North: Farmland

West: Vacant lot

South: Vacant lot and Fairview First Aid

East: Bennett Landscaping

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, stressed vegetation or monitoring wells were observed. Four 5-gallon Hydraulic Oil buckets, debris, equipment storage, and soil and liquid spills were observed on the exterior of the site.

6.2.3 Block 825 Lot 77 - 16 Kanes Lane

A residential structure is located on Block 825 Lot 77 (16 Kanes Lane) of the subject property. The property size is approximately 0.5 acres. The building construction date is unknown and the structure is currently an occupied rental.

The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however a historical UST vent adjacent to the structure was observed during the site inspection. Given the age of the structure it is likely that the site has historically utilized No. 2 Fuel Oil. Jersey Central Power & Light (JCP&L) is the electrical provider and no transformers were observed on-site. The topography of the lot is generally flat and storm water runoff is to the south towards Kanes Lane. Based on topography, the groundwater flow direction is most likely east/southwest.

Property areas surrounding the lot include the following:

North: Vacant/developed area

West: Residential

South: Landscaping business and a garden center

East: Vacant/developed area

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, stressed vegetation or monitoring wells were observed. Paint can storage was observed in the garage. A vent pipe for a UST/AST was also observed.

6.2.4 Block 825 Lot 78-14 Kanes Lane

A residential property with two structures (residence and shed) is located on Block 825 Lot 78 (14 Kanes Lane) of the subject property. The property size is approximately 6.1 acres. The buildings have wood frame construction, however the construction date is unknown. The structure is currently an occupied rental.

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Block 825 Lot 81

The building located on this lot is connected to municipal water and has a septic system located in the rear of the house. The residence has historically utilized No. 2 Fuel Oil, however no fuel storage was noted during the site investigation. Jersey Central Power & Light (JCP&L) is the electrical provider and no transformers were observed on-site.

The basement of the building was inspected. A base furnace hot water radiator was observed. No signs of a UST were observed. During inspection of the exterior area, no pits, ponds, lagoons, ditches/creeks, stained soil or pavement, stressed vegetation or monitoring wells were observed. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 79

A residential property with two buildings is located on Block 825 Lot 79 of the subject property. The current site operations indicate a landscaping business that is primarily located on an adjacent lot and encroaching onto Lot 79.

The buildings are connected to municipal water and have a septic system located in the rear of the house. The residence currently utilizes gas heating, however historical oil storage is unknown. JCP&L is the electrical provider and no transformers were observed on-site.

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, stressed vegetation or monitoring wells were observed. Four 5-gallon Hydraulic Oil buckets, debris, equipment storage, and soil and liquid spills were observed on the exterior of the site. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 77 - 16 Kanes Lane

A residential structure is located on Block 825 Lot 77 (16 Kanes Lane) of the subject property.

The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however a historical UST vent adjacent to the structure was observed during the site inspection. Jersey Central Power & Light (JCP&L) is the electrical provider and no transformers were observed on-site.

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, stressed vegetation or monitoring wells were observed. Paint can storage was observed in the garage. A vent for a UST/AST was also observed. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 78 - 14 Kanes Lane

A residential property with two structures (residence and shed) is located on Block 825 Lot 78 (14 Kanes Lane) of the subject property.

The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however the existence of a historical UST/AST is unknown. Jersey Central Power & Light (JCP&L) is the electrical provider and no transformers were observed on-site.

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The residence currently utilizes gas heating, however, a UST/AST vent adjacent to the structure was observed during the site inspection.

A geophysical survey of the referenced parcel confirmed the location of one septic system (REC-2). A map of the geophysical survey findings was prepared and incorporated into this SI Report and can be found in Appendix C.

The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet deep. This soil boring was logged and fast screened with a PID. A groundwater sample was collected and forwarded to Accutest Laboratories (NDEP Certification number 12129) for analysis. The groundwater sample was analyzed for VOCs in accordance with N.J.A.C. 7:26E. Soil boring logs are provided in Appendix A. Figure 4 shows the location of sample TWP-6 collected near the septic system.

6.1.2 Block 825 Lot 75-14 Kanes Lane

The subject site contains portions of Block 825 Lot 75. A residential structure is located on Block 825 Lot 75 (14 Kanes Lane). The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however, a UST/AST vent adjacent to the structure was observed during the site inspection.

A geophysical survey of the referenced parcel confirmed the location of one septic system (REC-2). A map of the geophysical survey findings was prepared and incorporated into this SI Report and can be found in Appendix C.

The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet deep. This soil boring was logged and fast screened with a PID for the presence of organics. A groundwater sample was collected in this location. The sample was forwarded to Accutest Laboratories (NDEP Certification number 12129) for analysis. The groundwater sample was analyzed for VOCs in accordance with N.J.A.C. 7:26E. Soil boring logs are provided in Appendix A. Figure 4 shows the location of sample TWP-6 collected near the septic system.

6.1.3 Block 825 Lot 74-14 Kanes Lane

The subject site contains portions of Block 825 Lot 74. A residential structure is located on Block 825 Lot 74 (14 Kanes Lane). The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however, a UST/AST vent adjacent to the structure was observed during the site inspection.

A geophysical survey of the referenced parcel confirmed the location of one septic system (REC-2). A map of the geophysical survey findings was prepared and incorporated into this SI Report and can be found in Appendix C.

The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet deep. This soil boring was logged and fast screened with a PID. A groundwater sample was collected in this location. The sample was forwarded to Accutest Laboratories (NDEP Certification number 12129) for analysis. The groundwater sample was analyzed for VOCs in accordance with N.J.A.C. 7:26E. Soil boring logs are provided in Appendix A. Figure 4 shows the location of sample TWP-6 collected near the septic system.

6.1.4 Block 825 Lot 64

The subject property includes portions of Block 825 Lot 64. Three structures are located on Block 825 Lot 64 property including a residential structure and two sheds. The main building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes No. 2 Fuel Oil for heat, which is stored in a 275-gallon, steel waste AST (REC-4). Staining was noted on one of the shed floors. Several 5-gallon buckets and floor staining (REC-1) was observed in the shed. Bundled debris, including brick and concrete, was observed towards the adjacent wetlands to the north.

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6. FINDINGS AND CONCLUSIONS

Woodward & Currant was retained by MOEC to conduct a Site Investigation of the Shoppes at Route 33 located at Block 825, Lots 67, 69-81 and 72-79 in Middletown, New Jersey (the "subject property"). This Site Investigation was required in accordance with environmental due diligence on the subject property.

Woodward & Currant conducted the Site Investigation in general accordance with the N.J.A.C. 7:26E Technical Requirements for Site Remediation. Woodward & Currant evaluated the subject property for evidence of the presence or likely presence of hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of release into structures, soils, groundwater, surface water, or sediments on the subject property. This Site Investigation included a geophysical survey, three (3) day field sampling event, subsurface and review of analytical data, and presentation of data included in this SI report.

Woodward & Currant's summary of the overall findings and conclusions are presented below.

6.1 BLOCK 825 LOT 77 - 16 KANES LANE

A geophysical survey of the referenced parcel confirmed the location of one septic system. The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet deep. Groundwater sample TWP-6 was collected and forwarded to Accutest Laboratories (NDEP Certification number 12129) for analysis. In accordance with N.J.A.C. 7:26E the analytical parameters analyzed for this sample were VOCs. The analytical results indicate there were no detections of the compounds analyzed. Based on the findings of the SI, no additional investigation of this parcel is warranted.

6.2 BLOCK 825 LOT 78 - 14 KANES LANE

A geophysical survey of the referenced parcel confirmed the location of one septic system. The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet deep. Groundwater sample TWP-6 was collected and forwarded to Accutest Laboratories (NDEP Certification number 12129) for analysis. In accordance with N.J.A.C. 7:26E the analytical parameters analyzed for this sample were VOCs. The analytical results indicate there were no detections of the compounds analyzed. Based on the findings of the SI, no additional investigation of this parcel is warranted.

6.3 BLOCK 825 LOT 74 - 14 KANES LANE

A geophysical survey of the referenced parcel confirmed the location of one septic system. The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet deep. Groundwater sample TWP-6 was collected and forwarded to Accutest Laboratories (NDEP Certification number 12129) for analysis. In accordance with N.J.A.C. 7:26E the analytical parameters analyzed for this sample were VOCs. The analytical results indicate there were no detections of the compounds analyzed above the applicable standards. Based on the findings of the SI, no additional investigation of this parcel is warranted.

6.4 BLOCK 825 LOT 72 - 14 KANES LANE

A geophysical survey of the referenced parcel confirmed the location of one septic system. The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet deep. Groundwater sample TWP-6 was collected and forwarded to Accutest Laboratories (NDEP Certification number 12129) for analysis. In accordance with N.J.A.C. 7:26E the analytical parameters analyzed for this sample were VOCs. The analytical results indicate there were no detections of the compounds analyzed. Based on the findings of the SI, no additional investigation of this parcel is warranted.

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July 2014

Owner: Mountain Hill,
LLC



Property Use
Single Family Residence

Property Acreage
.51

Zone District
PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 77 is:

- | | |
|-----------------------|------------|
| 1. Assessment: | \$ 229,100 |
| 2. Land Value: | \$ 167,500 |
| 3. Improvement Value: | \$ 61,600 |

Property Description:

This property is located at 16 Kanes Lane and is a one story single family house with a garage and basement. The property include retaining walls for the driveway, some of which show signs of deterioration evidenced by cracking and damage to the walls.

The house is in poor condition with significant signs of water damage evidenced by the moss growing on the roof, wood beams that are rooting and falling apart along the roof line (See images 11 & 14), vegetation growing up and through the attic space (See images 10, 11 & 14), mold and water damage at the base of the building (See image 15). In addition, the garage and basement had standing water and had a distinct odor of mold and mildew and decomposing materials (See images 6, 8 & 9). The basement space which was accessed through the garage had opened wires with the fire alarms being detached (See image 7)

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Fire and Building Department Records are included in this report.

Redevelopment Designation:

The nature of the property meets criteria "a" & "d" of the LRHL, specifically:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome living or working conditions.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate the buildings are substandard, unsanitary (Criterion "a") and dilapidated (Criteria "a" & "d") to be conducive to unwholesome living conditions that are detrimental to the safety, health, morals or welfare of the community.

The Area of Investigation consists of several of the qualities described in Criterion "a" which include substandard, unsanitary and dilapidated conditions evidenced by the physical condition of the interior and exterior of the house and property including, bordered windows, rotting beams holes in exterior portion of the building and framing, and decaying organic materials on the roof, cracks in the retaining walls. Furthermore the property has garbage, debris and rusting metal parts littered around the property. The interior of the building includes areas of persistent water and moisture including mold, the smell of dampness and exposed wiring and missing fire alarms in the basement all of which are conducive to unwholesome living conditions and are detrimental to the safety, health and welfare of the community.

These types of conditions and substandard living arrangements, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the safety, health and welfare as well as on the adjacent properties within the investigation area.



Image 1: Single family house with retaining wall along driveway walls.



Image 2: Driveway retaining wall with cracking.



Image 3: Overgrowth of vegetation at steps to rear with concrete patching over areas.



Image 4: Steps at retaining wall of driveway.



Image 5: Patching and cracking along driveway retaining wall.



Image 6: Remnants of water on basement floor with wet conditions all the exterior perimeter walls.



Image 7: Exposed and hanging wiring in basement with missing fire alarm.



Image 8: Water damage along exterior basement wall.



Image 9: Water damage and cracking along exterior basement wall.



Image 10: Side of house with vegetation growing up the side into the attic space.



Image 11: Side of house with vegetation growing up the side into the attic space.



Image 12: Rear yard fenced area with lawn chairs and furniture.



Image 13: Shed in rear yard.



Image 14: Damage to roof and fascia boards with rotting wood.



Image 15: Front porch at entrance.



Image 16: Wood tie retaining wall along Kanes Lane with no sidewalk.



observed on-site. The topography of the lot slopes to the northeast and storm water runoff is to the north towards a wetland area. Based on topography, the groundwater flow direction is most likely east/northeast.

Property uses surrounding the lot include the following:

North: Farmland

West: Vacant lot

South: Vacant lot and Fairview First Aid

East: Bennett Landscaping

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, stressed vegetation or monitoring wells were observed. Four 5-gallon Hydraulic Oil buckets, debris, equipment storage, and soil and topsoil stockpiles were observed on the exterior of the site.

6.2.3 Block 825 Lot 77 - 16 Kanes Lane

A residential structure is located on Block 825 Lot 77 (16 Kanes Lane) of the subject property. The property size is approximately 0.5 acres. The building construction date is unknown and the structure is currently an occupied rental.

The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however a historical UST vent adjacent to the structure was observed during the site inspection. Given the age of the structure, it is likely that the site has historically utilized No. 2 Fuel Oil. Jersey Central Power & Light (JCP&L) is the electrical provider and no transformers were observed on-site. The topography of the lot is generally flat and storm water runoff is to the south towards Kanes Lane. Based on topography, the groundwater flow direction is most likely east/northeast.

Property uses surrounding the lot include the following:

North: Year-round area

West: Residential

South: Landscaping business and a garden center

East: Vacant/wooded area

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, stressed vegetation or monitoring wells were observed. Paint can storage was observed in the garage. A vent pipe for a UST/AST was also observed.

6.2.4 Block 825 Lot 75-14 Kanes Lane

A residential property with two structures (residence and shed) is located on Block 825 Lot 75 (14 Kanes Lane) of the subject property. The property size is approximately 0.9 acres. The buildings have wood frame construction, however the construction date is unknown. The structure is currently an occupied rental.

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Woodward & Curran
April 2014



4. TECHNICAL OVERVIEW

Woodward & Curran conducted environmental site assessment activities at the site to support the SI in June 2014. Woodward & Curran's scope of work for the additional environmental site assessment included the following:

- Geophysical survey to confirm the locations of underground structures and utilities at the site, including any previously unidentified UST and piping;
- Assessment of subsurface soil and groundwater beneath and/or in the vicinity of the potential contaminant source features, including advancement of soil borings, soil screening and sampling, installation of temporary groundwater monitoring wells, development, gauging and sampling of temporary monitoring wells, and;
- Submission of soil and groundwater samples for laboratory analyses for contaminants of concern in soil and groundwater.

The current phase of the SI was conducted in June 2014 and consisted of the following activities:

- June 11, 2014: A supplemental geophysical survey was conducted using a combination of a Geonics EM61 Electromagnetic (EM) Induction Unit, a Fisher TM-5 Magnetic Locator, a 251 Mhz Ground Penetrating Radar Unit, and/or Radio Frequency (RF) Pipe Tracing equipment as appropriate, all detected subsurface structures and utilities within the survey area were marked out at the ground surface.
- June 18 through June 27, 2014: Soil borings were advanced and soil and ground water samples were collected to assess subsurface conditions in the immediate vicinity of the identified structures.

The following sections provide a summary of Woodward & Curran's site investigation activities and findings for each REC investigated. Photographs taken to document conditions during environmental site assessment activities conducted are provided in Appendix B.

4.1 OBJECTIVE

The objective of SI activities were to identify and evaluate the environmental integrity across the site; establish a sampling protocol contingent upon the regulations established by N.J.A.C. 7:26E; and sample and analyze the soil and groundwater conditions based upon the established protocol.

4.2 APPLICABLE STANDARDS

The applicable standards for this site include the following:

- New Jersey Residential and Non-Residential Direct Contact Soil Remediation Standards (RDCS) established in May 2012;
- New Jersey Ground Water Quality Standards (GWQS) listed at N.J.A.C. 7:26E.

4.3 SITE INVESTIGATION

The following paragraphs provide a summary of Woodward & Curran's site investigation activities, and findings for each REC according to the Block and Lot.

4.3.1 Block 825 Lot 77 - 16 Kanes Lane

The subject site contains portions of Block 825 Lot 77. A residential structure is located on Block 825 Lot 77 (16 Kanes Lane). The building is connected to municipal water and has a septic system located in the rear of the house.

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Woodward & Curran
July 2011



Block 825 Lot 81

The sole building on this lot is connected to municipal water and has a septic system located in the rear of the house. The residence has historically utilized No. 2 Fuel Oil; however no fuel storage was noted during this site assessment. Jersey Central Power & Light (JCP&L) is the electrical provider and no transformers were observed on-site.

The basement of the building was inspected. A base furnace hot water radiator was observed. No signs of a UST were observed. During inspection of the exterior area, no pits, ponds, lagoons, drums/containers, stained soil or pavement, stressed vegetation or monitoring wells were observed. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 79

A residential property with two buildings is located on Block 825 Lot 79 of the subject property. The current site operations include a landscaping business that is primarily located on adjacent Lot 80 and encroaching onto Lot 79.

The buildings are connected to municipal water and have a septic system located in the rear of the house. The residence currently utilizes gas heating, however historical oil storage is unknown. JCP&L is the electrical provider and no transformers were observed on-site.

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, stressed vegetation or monitoring wells were observed. Four 5-gallon Hydraulic Oil buckets, debris, equipment storage, and soil and topsoil stockpiles were observed on the exterior of the site. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 77 - 16 Kanes Lane

A residential structure is located on Block 825 Lot 77 (16 Kanes Lane) of the subject property.

The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however a historical UST vent adjacent to the structure was observed during the site inspection. Jersey Central Power & Light (JCP&L) is the electrical provider and no transformers were observed on-site.

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, stressed vegetation or monitoring wells were observed. Paint can storage was observed in the garage. A vent for a UST/AST was also observed. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 75-14 Kanes Lane

A residential property with two structures (residence and shed) is located on Block 825 Lot 75 (14 Kanes Lane) of the subject property.

The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however the existence of a historical UST/AST is unknown. Jersey Central Power & Light (JCP&L) is the electrical provider and no transformers were observed on-site.

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Woodward & Curran
April 2014



The residence currently utilizes gas heating; however, a UST/AST vent adjacent to the structure was observed during the site inspection.

A geophysical survey of the referenced parcel confirmed the location of one septic system (REC-3). A map of the geophysical survey findings was prepared and incorporated into this SI Report and can be found in Appendix C.

The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet deep. The soil boring was logged and field connected with a PD. A groundwater sample was collected and forwarded to Accredited Laboratories (NJDEP Certification number 11129) for analysis. The groundwater sample was analyzed for VOC-TICs in accordance with N.J.A.C. 7:26E. Soil boring logs are provided in Appendix A. Figure 4 shows the location of sample TWP-6 collected near the septic system.

4.3.2 Block 825 Lot 76-14 Kanes Lane

The subject site contains portions of Block 825 Lot 76. A residential structure is located on Block 825 Lot 76 (14 Kanes Lane). The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating; however, a UST/AST vent adjacent to the structure was observed during the site inspection.

A geophysical survey of the referenced parcel confirmed the location of one septic system (REC-3). A map of the geophysical survey findings was prepared and incorporated into this SI Report and can be found in Appendix C.

The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet deep. The soil boring was logged and field connected with a PD. A groundwater sample was collected and forwarded to Accredited Laboratories (NJDEP Certification number 11129) for analysis. The groundwater sample was analyzed for VOC-TICs in accordance with N.J.A.C. 7:26E. Soil boring logs are provided in Appendix A. Figure 4 shows the location of sample TWP-5 collected near the septic system.

4.3.3 Block 825 Lot 74-4 Kanes Lane

The subject site contains portions of Block 825 Lot 74. A residential structure is located on Block 825 Lot 74 (4 Kanes Lane). The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating; however, a UST/AST vent adjacent to the structure was observed during the site inspection.

A geophysical survey of the referenced parcel confirmed the location of one septic system (REC-3). A map of the geophysical survey findings was prepared and incorporated into this SI Report and can be found in Appendix C.

The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet deep. The soil boring was logged and field connected with a PD. A groundwater sample was collected in this location. The sample was forwarded to Accredited Laboratories (NJDEP Certification number 11129) for analysis. The groundwater sample was analyzed for VOC-TICs in accordance with N.J.A.C. 7:26E. Soil boring logs are provided in Appendix A. Figure 4 shows the location of sample TWP-4 collected near the septic system.

4.3.4 Block 825 Lot 94

The subject property includes portions of Block 825 Lot 94. Three structures are located on Block 825 Lot 94 property, including a residential structure and two sheds. The main building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes No. 2 Fuel Oil for heat, which is stored in a 275-gallon, steel coated AST (REC-4). Staining was noted on one of the shed floors. Several 5-gallon buckets and floor staining (REC-1) was observed in the shed. Debris, including brick and concrete, was observed towards the adjacent wetlands to the north.

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Woodward & Curran
July 2011



6. FINDINGS AND CONCLUSIONS

Woodard & Curran was retained by NRDC to conduct a Site Investigation of the Shoppers at Route 35 located at Block 825, Lots 65-67, 69-69.01 and 72-76 in Middletown, New Jersey (the "subject property"). This Site Investigation was requested in association with environmental due diligence of the subject property.

Woodard & Curran conducted the Site Investigation in general accordance with the N.J.A.C. 7:26E Technical Requirements for Site Remediation. Woodard & Curran evaluated the subject property for evidence of the presence or likely presence of hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of release into structures, soils, groundwater, surface water, or sediments on the subject property. The Site Investigation included a geophysical survey, three (3) day field sampling event, tabulation and review of analytical data, and presentation of data included in the SI report.

Woodard & Curran's summary of the overall findings and conclusions are presented below.

6.1 BLOCK 825 LOT 77 - 16 KANES LANE

A geophysical survey of the referenced parcel confirmed the location of one septic system. The septic system identified in the rear of the residence was evaluated by advancing a soil boring sixteen (16) feet bgs. Groundwater sample TWP-6 was collected and forwarded to Accutest Laboratories (NJDEP Certification number 12129) for analysis. In accordance with N.J.A.C. 7:26E the analytical parameters analyzed for this sample were VOC-TiCs. The analytical results indicate there were no detections of the compounds analyzed. Based on the findings of the SI, no additional investigation of this parcel is warranted.

6.2 BLOCK 825 LOT 76 - 14 KANES LANE

A geophysical survey of the referenced parcel confirmed the location of one septic system. The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet bgs. Groundwater sample TWP-5 was collected and forwarded to Accutest Laboratories (NJDEP Certification number 12129) for analysis. In accordance with N.J.A.C. 7:26E the analytical parameters analyzed for this sample were VOC-TiCs. The analytical results indicate there were no detections of the compounds analyzed. Based on the findings of the SI, no additional investigation of this parcel is warranted.

6.3 BLOCK 825 LOT 74 - 4 KANES LANE

A geophysical survey of the referenced parcel confirmed the location of one septic system. The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet bgs. Groundwater sample TWP-4 was collected and forwarded to Accutest Laboratories (NJDEP Certification number 12129) for analysis. In accordance with N.J.A.C. 7:26E the analytical parameters analyzed for this sample were VOC-TiCs. The analytical results indicate there were no detections of the compounds analyzed above the applicable standards. Based on the findings of the SI, no additional investigation of this parcel is warranted.

6.4 BLOCK 825 LOT 73 - 2 KANES LANE

A geophysical survey of the referenced parcel confirmed the location of one septic system. The septic system identified in the rear of the residence was evaluated by advancing a soil boring twelve (12) feet bgs. Groundwater sample TWP-3 was collected and forwarded to Accutest Laboratories (NJDEP Certification number 12129) for analysis. In accordance with N.J.A.C. 7:26E the analytical parameters analyzed for this sample were VOC-TiCs. The analytical results indicate there were no detections of the compounds analyzed. Based on the findings of the SI, no additional investigation of this parcel is warranted.



Owner: Mountain Hill, LLC

Property Use

Vacant Land

Property Acreage

3.79

Business Name(s)

N/A

Zone District

PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 78 is:

- | | | |
|-----------------------|----|-----|
| 1. Assessment: | \$ | 600 |
| 2. Land Value: | \$ | 600 |
| 3. Improvement Value: | \$ | 0 |

Property Description:

The property is located on Kanes Lane and is a vacant lot comprised of existing vegetation and undergrowth. Based on the NJDEP GIS wetland map (See Map 2) the majority of the property is located in a wetland area. In addition, there are no sidewalks located along Kanes Lane in front of this property.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Fire and Building Department Records are included in this report.

Redevelopment Designation:

This property does not meet the statutory criteria as an area in need of redevelopment.

Conclusion:

Although this property does not meet the redevelopment criteria, the LRHL permits the inclusion of land which may not meet the above criteria, but which otherwise is necessary for redevelopment. Under Section 3 of the LRHL, “redevelopment area” is defined as follows:

“A redevelopment area may include lands, buildings, or improvements, which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part” (N.J.S.A. 40A:12-3).

Considering this property was included in the PD Zone of the 2009 Amended Master Plan Land Use Element its inclusion in the redevelopment area is necessary for the effective redevelopment of those properties in the Study Area which do meet the criteria.

A Planned Development (PD) land use district at a tract containing approximately 120 acres located on the easterly side of Highway 35 between Kings Highway East and Kanes Lane is designated. This tract has been considered in the past for planned development, for age-restricted housing and for light industrial uses, and has been the subject of site plan applications to both the Planning Board and Zoning Board.

Planned Unit Development, when developed as a single entity according to a plan, can result in a measurable benefit to the public by providing significant employment opportunities; by supporting the local economy; by providing public spaces for active and passive recreation; and by providing a variety of housing types with a range of affordability. Encouraging a sustainable mix of residential and non-residential land uses through Planned Unit Development is a concept promoted by the State Development and Redevelopment Plan (SDRP) and is consistent with established SDRP policies for the Metropolitan Planning Area (PA-1).



Image 1: Existing vegetation.



Image 2: Existing vegetation.



Image 3: Existing vegetation.



Image 4: Existing vegetation.



Image 5: Existing vegetation.



HPO Project # 16-0014-1
HPO-02016-110
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State of New Jersey

Mail Code: 501.008
DEPARTMENT OF ENVIRONMENTAL PROTECTION
NATURAL & HISTORIC RESOURCES
HISTORIC PRESERVATION OFFICE
P.O. Box 290
TRENTON, NJ 08646-0290
TEL: (609) 981-0170 FAX: (609) 981-0578

CHERIE CHRISTIE
Governor

BURHANU
CHIEF OF STAFF

KIM GULDANO
Deputy Governor

MEMORANDUM

TO: Robert Kozushuk, Project Review Officer
Land Use Regulation Program

FROM: Katherine J. Marcopoli, Supervisor
Historic Preservation Office

DATE: February 22, 2016

PROJECT: Monmouth County, Middletown Township
Middletown Planned Development
Block 825; Lots 53, 78, 79
LUR file # 1331-45-0022.5

The Historic Preservation Office (HPO) was recently provided the opportunity to review and comment on the following Phase I archaeological survey report, received at this office on February 1st, 2016, for the above-referenced undertaking:

Hansburger, Patrick
2015 *Phase IA Historical and Archaeological Survey, Middletown Planned Development, Block 825, Lots 53-57, 59-69, 72-79, and 81, Middletown Township, Monmouth County, New Jersey*. Prepared for Mountain Hill, LLC, Village 35 L.P. Prepared by Hunter Research, Inc., Trenton, New Jersey.

Archaeology

According to the above-referenced report, the Phase IA historic and archaeological survey included background research at the HPO and New Jersey State Museum, as well as an architectural survey and archaeological field reconnaissance. The proposed Middletown Planned Development project consists of commercial and residential development in an area of current woodlands, maintained fields, and freshwater wetlands. Based on the information provided in the report, the proposed location is in an area of high potential for historic-period archaeological resources and moderate potential for pre-contact archaeological resources.

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HPO Project # 16-0014-1
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Calico was created by Leslie Worth Thomas, an employee of the Road Ad Sign Company, as a sign for a Food Circus grocery store. Designed to catch the motorist's eye, Calico is a rare surviving example of a free-standing mid-century roadside signage. Leslie Worth Thomas also appears to be a designer of some note; he also painted "Tillie" of Palace Amusement building (now demolished) in Asbury Park. The period of significance is 1956.

As noted in the above referenced cultural resource report, there are six potentially eligible historic resources in the area of potential effects for the proposed project. In consequence, an intensive level architectural survey will be necessary prior to permit issuance to assess the National Register eligibility of:

376 King's Highway
33 Kanes Lane
16 Kanes Lane
851 Highway 35
320 Kings Highway
761 Highway 35

The intensive level architectural survey will necessitate preparation of Intensive Level architectural survey forms and analysis of historic landscapes, view shots, and architectural properties older than 50 years both on the subject site and in its vicinity that may be impacted by construction of the project and associated ambient impacts. For properties recommended as eligible for the National Register of Historic Places, recommendations must be provided for avoidance of impacts. If impacts cannot be avoided, alternatives analyses must be provided to explore alternatives to avoid, minimize and/or mitigate impacts together with the associated costs and considerations.

Architectural survey must be in keeping with the Office's 1999 *Guidelines for Architectural Survey* (http://www.nj.gov/dep/hpo/1/identifying_survey.htm) with reporting conforming to the guidelines at N.J.A.C. 7-4-8.6: http://www.nj.gov/dep/hpo/2/protection/register_historic_places/02_29_08.pdf.

Evaluations to determine the eligibility for listing on the National Register of Historic Places must be in keeping with the National Park Service's National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*. Recommendations for avoidance of impacts to historic properties must conform to The Secretary of the Interior's Standards for the Treatment of Historic Properties. The individual(s) conducting the work will need to meet the relevant Secretary of the Interior's Professional Qualifications Standards for architectural history.

Please note that the project cultural resources consulting firm must contact local historic preservation commissions, historic societies, and persons knowledgeable about local history and architecture for their views on potential impacts to historic and architectural properties on the

HPO Project # 16-0014-1
HPO-02016-110
Page 1 of 4

Background research indicates that farming settlement in the area of potential effect (APE) began in the late 18th Century, yet so farming structures are extant today. Archaeological resources from these historic farms are likely present in the center of the APE, which remains mostly undisturbed since that time. According to historic topographic maps and atlases, and aerial photographs, it appears that portions of the APE have never been developed. These include sections of uplands in close proximity to wetlands associated with nearby drainages including Towne Brook Creek and McClellan Creek (as part of the Navesink River/Lower Shrewsbury River watershed). Well-drained sandy loam soil profiles make up the majority of the APE, and the report suggests that there is moderate sensitivity for Native American archaeological resources.

The report recommends that a Phase IB archaeological survey be done in the areas of the APE which have the most potential for historic and pre-contact archaeological resources. The HPO concurs with this recommendation.

All phases of the archaeological survey and reporting will need to be in keeping with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation and comply with N.J.A.C. 7-4-8.4 through 8.5 (http://www.nj.gov/dep/hpo/2/protection/register_historic_places/02_29_08.pdf). Evaluations to determine the National Register eligibility of archaeological sites must be in keeping with the National Park Service's 2000 National Register Bulletin, *Guidelines for Evaluating and Documenting Archaeological Properties*. The individual(s) conducting the work will need to meet the Secretary of the Interior's Professional Qualifications Standards for archaeology (48 FR 44738-2).

Survey efforts should follow the New Jersey Historic Preservation Office Requirements for Phase I Archaeological Survey at N.J.A.C. 7-4-8.4. Reports of archaeological survey results should conform to the Requirements for Archaeological Survey Reports – Standards for Report Sufficiency at N.J.A.C. 7-4-8.5. All work must be in accordance with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation, 1983.

Any archaeological deposits that require National Register eligibility evaluation should be evaluated in accordance with the Secretary of the Interior's Standards and Guidelines for Evaluation. All survey work, as well as any eligibility evaluations, should be performed by individuals who meet the National Park Service's Professional Qualifications Standards for archaeology.

If potential human burials or human skeletal remains are encountered, all ground disturbing activities in the vicinity shall cease immediately and the Historic Preservation Office should be contacted, as well as any appropriate legal officials. The potential burials shall be left in place unless immediately threatened by human seasonal displacement.

Historic Architecture

As noted in the above referenced report, Calico, the Food Circus Clown, was determined to be eligible for listing on the National Register of Historic Places as of July 17, 2015 as an object under Criterion C. As noted in the Certification of Eligibility:

results of the project and for information that they may provide. This will necessitate providing close contacts with specific information about the location and nature of the project.

Additional Comments

Thank you for providing this opportunity to comment on this proposed project. If additional consultation with the HPO is needed for this undertaking, please reference the HPO project number 16-0014 in any future calls, emails, or written correspondence to help expedite your review and response. If you have any questions, please feel free to contact me at (609) 981-0019 with questions regarding archaeology.

KJM

KJM/MMB/JWR/hb



Owner: Mountain Hill, LLC

Property Use

Single Family Residence

Property Acreage

2.55

Zone District

PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 79 is:

- | | | |
|-----------------------|----|---------|
| 1. Assessment: | \$ | 383,900 |
| 2. Land Value: | \$ | 344,300 |
| 3. Improvement Value: | \$ | 39,600 |

Property Description:

This property is located at 28 Kanes Lane and includes a small one story single family house with a basement. The driveway is gravel and the remaining portion of the property is a combination of lawn and trees. There is a retaining wall located along Kanes Lane that is made out of old rail ties, which is deteriorated and leaning into the right of way.

The single family house has signs of significant deterioration and water damage to both the interior and exterior portions. Evidenced by the deterioration of the front steps (See image 3), the degradation of the back porch (See image 5, 7 & 10), the bordered window in the rear (See images 8 & 9), the water damage in the basement beams and along the exterior foundation wall ceilings (See images 13-18). In addition, the roof is in poor condition and the property owner noted several water issues in the basement that have occurred over the past several years.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Fire and Building Department Records are included in this report.

Redevelopment Designation:

The nature of the property meets criterion “d” of the LRHL, specifically:

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate the buildings are dilapidated (Criterion “d”) to be conducive to unwholesome living conditions that are detrimental to the safety, health, morals or welfare of the community.

The Area of Investigation consists of several of the qualities described in Criterion “d” which include dilapidated conditions evidenced by the physical condition of the interior and exterior of the house and property including, boarded windows, rotting beams on the roof and along the back porch, water damage and rotting beams in the basement. The front steps are crumbling and the retaining wall located adjacent to Kanes Lane is in a state of disrepair and has debris running into the street. Furthermore the property has a history of water damage in the basement all of which are conducive to unwholesome living conditions and are detrimental to the safety, health and welfare of the community.

These types of conditions and substandard living arrangements, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the safety, health and welfare as well as on the adjacent properties within the investigation area.



Image 1: Front of single family house with damage to front steps.



Image 2: Wood tie retaining wall on Kanes Lane leaning toward the street with no sidewalk.



Image 3: Front steps damaged and cracked.



Image 4: Side of existing home.



Image 5: Rear porch with rotting wood and deterioration.



Image 6: Rear yard.



Image 7: Rear porch with rotting wood and deterioration.



Image 8: Multiple rear door and window patched with wood paneling.



Image 9: Multiple rear door and window patched with wood paneling.



Image 10: Rear at grade porch with rotting wood and wood panel on rear door.



Image 11: Basement window with rotting wood on frame.



Image 12: Kitchen area.



Image 13: Exposed wiring in basement.



Image 14: Exposed wiring in basement.



Image 15: Water damage along beams in basement.



Image 16: Rotting wood and water damage in basement.



Image 17: Water damage on basement ceiling.



Image 18: Water damage on basement ceiling.



6. SITE RECONNAISSANCE

John Sammon of Woodard & Curran conducted the site reconnaissance on April 16, 2016. Photographs taken during the site reconnaissance are included in Appendix G of this report.

6.1 INTERVIEW

Steve Wilkins of Coast Circus accompanied the inspector during completion of site reconnaissance and was able to answer questions related to the areas inspected to the best of his knowledge.

6.2 GENERAL OBSERVATIONS

Weather during the property reconnaissance was sunny in the 50's.

6.2.1 Block 825 Lot 81

A two story, unoccupied residential structure with wood frame construction is located on Block 825 Lot 81 of the subject property. The property size is approximately 15.5 acres. The building construction date is unknown and the structure is currently unoccupied.

The building is connected to municipal water and has a septic system located in the rear of the house. Given the age of the structure and absence of visible natural gas service, it is likely that the site has historically utilized No. 2 Fuel Oil. No fuel storage was noted during the site reconnaissance. Jersey Central Power & Light (JCP&L) is the electrical provider and no transformers were observed on-site. The topography of the lot slopes to the northwest and storm water runoff is to a wetland area near of the site. Based on topography, the groundwater flow direction is most likely north/northeast.

Property uses surrounding the lot include the following:

- North:** Residential properties and open agricultural fields
- West:** Residential property
- South:** A commercial building and Middletown Public School Bus Depot
- East:** Middletown Township Department of Public Works

During inspection of the exterior area, no pits, ponds, lagoons, drums/containers, stained soil or pavement, stressed vegetation or monitoring wells were observed.

6.2.2 Block 825 Lot 79

A residential property with two buildings is located on Block 825 Lot 79 of the subject property. The property size is approximately 2.3 acres. The building construction dates are unknown and the structures are currently occupied. A landscaping business that is located on adjacent Lot 80 encroaches onto Lot 79.

The buildings are connected to municipal water and have a septic system located in the rear of the house. The residence currently utilizes gas heating, however historical oil storage is unknown. Given the age of the structure it is likely that the site has historically utilized No. 2 Fuel Oil. JCP&L is the electrical provider and no transformers were

NJDC - Worksheet 62A (02/7/05)

B-1

Woodard & Curran
April 2016



observed on-site. The topography of the lot slopes to the northeast, and storm water runoff is to the north towards a wetland area. Based on topography, the groundwater flow direction is most likely north/northeast.

Property uses surrounding the lot include the following:

- North:** Farmland
- West:** Vacant lot
- South:** Vacant lot and Fairview First Aid
- East:** Diverse Landscaping

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, stressed vegetation or monitoring wells were observed. Four 5-gallon Hydraulic Oil buckets, debris, equipment storage, and soil and topsoil stockpiles were observed on the exterior of the site.

6.2.3 Block 825 Lot 77 - 16 Kanes Lane

A residential structure is located on Block 825 Lot 77 (16 Kanes Lane) of the subject property. The property size is approximately 0.5 acres. The building construction date is unknown and the structure is currently an occupied rental.

The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however a historical UST vent adjacent to the structure was observed during the site inspection. Given the age of the structure it is likely that the site has historically utilized No. 2 Fuel Oil. Jersey Central Power & Light (JCP&L) is the electrical provider and no transformers were observed on-site. The topography of the lot is generally flat and storm water runoff is to the south towards Kanes Lane. Based on topography, the groundwater flow direction is most likely east/northeast.

Property uses surrounding the lot include the following:

- North:** Vacant/wooded area
- West:** Residential
- South:** Landscaping business and a garden center
- East:** Vacant/wooded area

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, stressed vegetation or monitoring wells were observed. Paint can storage was observed in the garage. A vent pipe for a UST/AST was also observed.

6.2.4 Block 825 Lot 76-14 Kanes Lane

A residential property with two structures (residence and shed) is located on Block 825 Lot 76 (14 Kanes Lane) of the subject property. The property size is approximately 0.5 acres. The buildings have wood frame construction, however the construction date is unknown. The structure is currently an occupied rental.

NJDC - Worksheet 62A (02/7/05)

B-2

Woodard & Curran
April 2016



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LINO: 151016-149
Page 1 of 4

State of New Jersey

Mail Code 80104R
DEPARTMENT OF ENVIRONMENTAL PROTECTION
NATURAL & HISTORIC RESOURCES
HISTORIC PRESERVATION OFFICE
P.O. Box 431
Trenton, NJ 08646-0431
TEL: (609) 981-0170 FAX: (609) 981-0578

RUBEN L. JIN
CHIEF OF OFFICE

CHIEF CLERK
Cassidy

KIM GORDON
at: CHIEF

MEMORANDUM

TO: Robert Kozachuk, Project Review Officer
Land Use Regulation Program

FROM: Katherine J. Marcupi, Supervisor
Historic Preservation Office

DATE: February 22, 2016

PROJECT: Monmouth County, Middletown Township
Middletown Planned Development
Block 825; Lots 53, 78, 79
LUR file # 1331-45-00225

The Historic Preservation Office (HPO) was recently provided the opportunity to review and comment on the following Phase I archaeological survey report, received at this office on February 1st, 2016, for the above-referenced undertaking:

Hanckberger, Patrick
2015 *Phase I Historical and Archaeological Survey, Middletown Planned Development, Block 825, Lots 53-57, 59-69, 72-79, and 81, Middletown Township, Monmouth County, New Jersey.* Prepared for Mountain Hill, LLC, Village 35 L.P. Prepared by Hanck Research, Inc. Trenton, New Jersey.

Archaeology

According to the above-referenced report, the Phase I historic and archaeological survey included background research at the HPO and New Jersey State Museum, as well as an architectural survey and archaeological field reconnaissance. The proposed Middletown Planned Development project consists of commercial and residential development in an area of current woodlands, maintained fields, and freshwater wetlands. Based on the information provided in the report, the proposed location is in an area of high potential for historic-period archaeological resources and moderate potential for pre-contact archaeological resources.



Block 825 Lot 81

The sole building on this lot is connected to municipal water and has a septic system located in the rear of the house. The residence has historically utilized No. 2 Fuel Oil; however no fuel storage was noted during the site reconnaissance. Jersey Central Power & Light (JCP&L) is the electrical provider and no transformers were observed on-site.

The basement of the building was inspected. A base/furnace hot water radiator was observed. No signs of a UST were observed. During inspection of the exterior area, no pits, ponds, lagoons, drums/containers, stained soil or pavement, stressed vegetation or monitoring wells were observed. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 79

A residential property with two buildings is located on Block 825 Lot 79 of the subject property. The current site operations include a landscaping business that is primarily located on adjacent Lot 80 and encroaching onto Lot 79.

The buildings are connected to municipal water and have a septic system located in the rear of the house. The residence currently utilizes gas heating, however historical oil storage is unknown. JCP&L is the electrical provider and no transformers were observed on-site.

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, stressed vegetation or monitoring wells were observed. Four 5-gallon Hydraulic Oil buckets, debris, equipment storage, and soil and topsoil stockpiles were observed on the exterior of the site. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 77 - 16 Kanes Lane

A residential structure is located on Block 825 Lot 77 (16 Kanes Lane) of the subject property.

The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however a historical UST vent adjacent to the structure was observed during the site inspection. Jersey Central Power & Light (JCP&L) is the electrical provider and no transformers were observed on-site.

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, stressed vegetation or monitoring wells were observed. Paint can storage was observed in the garage. A vent pipe for a UST/AST was also observed. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 76 - 14 Kanes Lane

A residential property with two structures (residence and shed) is located on Block 825 Lot 76 (14 Kanes Lane) of the subject property.

The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however the existence of a historical UST/AST is unknown. Jersey Central Power & Light (JCP&L) is the electrical provider and no transformers were observed on-site.

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HPO-02014-10
Page 1 of 4

Background research indicates that farming settlement in the area of potential effect (APE) began in the late 14th Century, yet so farming structures are extant today. Archaeological resources from these historic times are likely present in the center of the APE, which remains mostly undisturbed since that time. According to historic topographic maps and atlases, and aerial photographs, it appears that portions of the APE have never been developed. These include sections of uplands in close proximity to wetlands associated with nearby drainages including Towne Brook Creek and McClellan Creek (as part of the Navesink River/Lower Shrewsbury River watershed). Well-drained sandy loam soil profiles make up the majority of the APE, and the report suggests that there is moderate sensitivity for Native American archaeological resources.

The report recommends that a Phase III archaeological survey be done in the areas of the APE which have the most potential for historic and pre-contact archaeological resources. The HPO concurs with this recommendation.

All phases of the archaeological survey and reporting will need to be in keeping with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation and comply with N.J.A.C. 7:4-8.4 through 8.5 (http://www.nj.gov/dep/hpo/Protection/register_historic_places/09_29_08.pdf). Evaluations to determine the National Register eligibility of archaeological sites must be in keeping with the National Park Service's 2000 National Register Bulletin, Guidelines for Evaluating and Registering Archaeological Properties. The individual(s) conducting the work will need to meet the Secretary of the Interior's Professional Qualifications Standards for archaeology (48 FR 44738-9).

Survey efforts should follow the New Jersey Historic Preservation Office Requirements for Phase I Archaeological Survey at N.J.A.C. 7:4-8.4. Reports of archaeological survey results should conform to the Requirements for Archaeological Survey Reports—Standards for Report Sufficiency at N.J.A.C. 7:4-8.5. All work must be in accordance with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation, 1983.

Any archaeological deposits that require National Register eligibility evaluation should be evaluated in accordance with the Secretary of the Interior's Standards and Guidelines for Evaluation. All survey work, as well as any eligibility evaluations, should be performed by individuals who meet the National Park Service's Professional Qualifications Standards for archaeology.

If potential human burials or human skeletal remains are encountered, all ground disturbing activities in the vicinity shall cease immediately and the Historic Preservation Office should be contacted, as well as any appropriate legal officials. The potential burials shall be left in place unless imminently threatened by human or natural displacement.

Historic Architecture

As noted in the above referenced report, Calico, the Food Circus Clown, was determined to be eligible for listing on the National Register of Historic Places as of July 17, 2015 as an object under Criterion C. As noted in the Certification of Eligibility:

Calico was created by Leslie Worth Thomas, an employee of the Food Ad Sign Company, as a sign for a Food Circus grocery store. Designed to catch the motorist's eye, Calico is a rare surviving example of a free-standing mid-century roadside signage. Leslie Worth Thomas also appears to be a designer of some note; he also painted "Tillie" of Palace Amusement building (now demolished) in Asbury Park. The period of significance is 1956.

As noted in the above referenced cultural resource report, there are six potentially eligible historic resources in the area of potential effects for the proposed project. In consequence, an intensive level architectural survey will be necessary prior to permit issuance to assess the National Register eligibility of:

376 King's Highway
33 Kanes Lane
16 Kanes Lane
851 Highway 35
320 Kings Highway
761 Highway 35

The intensive level architectural survey will necessitate preparation of Intensive Level architectural survey forms and analysis of historic landscapes, view sheds, and architectural properties older than 50 years both on the subject site and in its vicinity that may be impacted by construction of the project and associated on-site impacts. For properties recommended as eligible for the National Register of Historic Places, recommendations must be provided for avoidance of impacts. If impacts cannot be avoided, alternatives analyses must be provided to explore alternatives to avoid, minimize and/or mitigate impacts together with the associated costs and coordination.

Architectural survey must be in keeping with the Office's 1999 Guidelines for Architectural Survey (<http://www.nj.gov/dep/hpo/Identify/surveych.htm>) with reporting conforming to the guidelines at N.J.A.C. 7:4-8.6: http://www.nj.gov/dep/hpo/Protection/register_historic_places/09_29_08.pdf.

Evaluations to determine the eligibility for listing on the National Register of Historic Places must be in keeping with the National Park Service's National Register Bulletin, How to Apply the National Register Criteria for Evaluation. Recommendations for avoidance of impacts to historic properties must conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties. The individual(s) conducting the work will need to meet the relevant Secretary of the Interior's Professional Qualifications Standards for architectural history.

Please note that the project cultural resources consulting firm must contact local historic preservation commissions, historic societies, and persons knowledgeable about local history and architecture for their views on potential impacts to historic and architectural properties on the

HPO Project # 16-0914-1
HPO-02014-10
Page 4 of 4

results of the project and for information that they may provide. This will necessitate providing basic contacts with specific information about the location and nature of the project.

Additional Comments

Thank you for providing this opportunity to comment on this proposed project. If additional consultations with the HPO is needed for this undertaking, please reference the HPO project number 16-0914 in any future calls, emails, or written correspondence to help expedite your review and response. If you have any questions, please feel free to contact me at (909) 484-0019 with questions regarding archaeology.

K.J.M.

KJM/AMM/JWR/tbb

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Name, Address : 301 Phone Number : 0000000
License Numbr : NJ X5566F Entered By : DP001.D105
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License Numbr : Entered By : DP001.D149
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q) : (AI)<Crt Dspchd By : DP001.D149
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P, OPEN BURNING ACROSS FROM FAIRVIEW FIRST AID 1905,001
P, >IC< P.CODE 2 RESPONSE/FIRE-ALL OTHERS N 190543
I, >UG< Previous Address = 00017 KANES LA MD
----- End Remarks --- ( Full Remark Window ) -----
----- ( Full Comment Window ) -----
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32 Kanes Lane

Block 825, Lot 80

Owner: Mountain Hill,
LLC



Property Use

Single Family and Commercial Business

Property Acreage

1.88

Business Name(s)

Zone District

PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 80 is:

- | | | |
|-----------------------|----|---------|
| 1. Assessment: | \$ | 464,800 |
| 2. Land Value: | \$ | 282,000 |
| 3. Improvement Value: | \$ | 182,600 |

Property Description:

This property which is located at 32 Kanes Lane is comprised of multiple buildings with multiple uses. The front portion of the property includes a two story vacant single family house and the rear portion of the property includes two metal clad industrial buildings used for commercial purposes. The remaining property includes a variety of equipment, abandoned and destroyed vehicles, landscape materials, used car parts, a chicken coop, tires and other debris.

The single family house is unoccupied and has portions of the building that appear to be under construction (See images 18, 19 & 26). The front concrete steps are deteriorating and show signs of significant and long term water damage. There are signs of mold along the sides of the building and in general it appears to be in poor condition.

The commercial buildings are metal clad and appear to be used as a part of the commercial uses on the remaining portions of the property. The buildings are in fair condition.

The remaining property includes abandoned and damaged vehicles, rusting metal, landscape materials, tires and a variety of debris located throughout the rear of the property. There are no driveways, asphalt parking or drainage areas that were visible. The areas are either dirt, gravel or have some minor concrete pads. These include an oil tank located on the side of one of the commercial buildings.

It appears that all run off from any rain event would go directly into the ground and would not be collected or treated in any way.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Fire and Building Department Records are included in this report.

Redevelopment Designation:

The nature of the property meets criterion "d" of the LRHL, specifically:

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate the buildings and property include a faulty arrangement and design with deleterious land uses and an obsolete layout that are detrimental to the safety, health, morals and welfare of the community.

These are evidenced by the property have a residential house in the front and multiple commercial buildings in the rear. The property does not include any defined parking, lighting or sidewalks for the commercial uses. In addition to the three main structures, the property includes multiple smaller buildings, debris, rusting metal from parts and vehicles, rubber tires, down fences and livestock.

The residential house has signs of deterioration as evidenced by the condition of the roof, front porch and rear portion which appears to be under construction. There does not appear to be any storm water management controls which allows contaminants from rusting metal as well as from the various machines to leak into the ground. The single entrance coupled with the commercial uses, lack of lighting, definition of parking and the presence of debris, abandoned vehicles and parts create an unsafe condition.

These types of conditions and substandard living arrangements, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the safety, health and welfare as well as on the adjacent properties within the investigation area.



Image 1: Single family vacant house located on Kanes Lane.



Image 2: Single family house.



Image 3: Back porch with rotting wood on porch fascia and rear portion of siding missing.



Image 4: Significant deterioration of existing concrete steps to front entrance of the house.



Image 5: Rear siding missing.



Image 6: Construction debris on side yard.

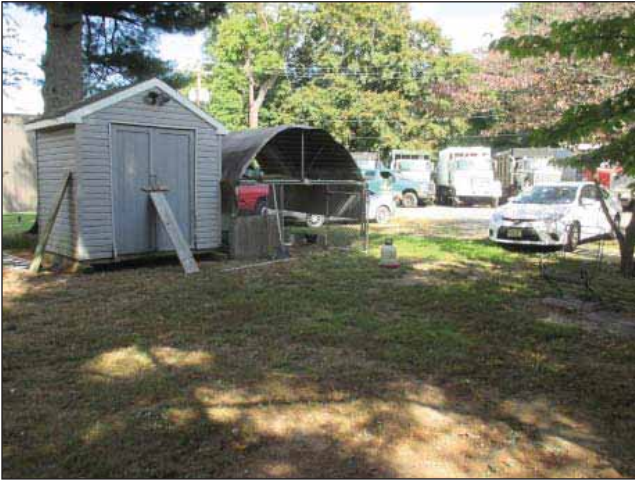


Image 7: Commercial trucks and chicken coup at rear of residential building.



Image 8: Screen fence for debris, parts and rusting metal on side of the property.



Image 9: Metal clad commercial building in the rear of the property



Image 10: Exterior oil tank on the side of one of the metal clad commercial buildings.



Image 11: Area around commercial buildings in the rear showing landscape materials, abandoned and vehicle parts.



Image 12: Construction equipment between commercial buildings in the rear.



Image 13: Gravel drive areas with leaking vehicular fluids.



Image 14: Debris along the rear portion of the property.



Image 15: Commercial area looking toward Kanes Lane with gravel drive / parking area.



Image 16: Debris, old and used car parts located on the side of the property.



Image 17: Debris, old and used car parts located on the side of the property.



Image 18: Debris, old and used car parts located on the side of the property.



Owner: Mountain Hill, LLC

Property Use

Abandoned Single Family Residence

Property Acreage

14.87

Zone District

PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 81 is:

- | | | |
|-----------------------|----|---------|
| 1. Assessment: | \$ | 317,500 |
| 2. Land Value: | \$ | 270,000 |
| 3. Improvement Value: | \$ | 47,500 |

Property Description:

This property is located at 38 Kanes Lane and is an abandoned single family house that is in a complete state of disrepair. The building is falling down with vegetation growing through the building. The structure is significantly deteriorated with the windows and doors boarded. Portions of the building are collapsing (See images 7, 8 & 9).

The property has a wood rail tie retaining wall located within feet of the Kanes Lane curb. The retaining wall has deteriorated and is falling into the right of way toward the curb (See image 11). There are no sidewalks along any portion of this property (See images 3, 4, 5 & 11).

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Fire and Building Department Records are included in this report.

Redevelopment Designation:

The nature of the property meets criteria “a” & “d” of the LRHL, specifically:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome living or working conditions.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate the buildings are substandard, unsanitary (Criterion “a”) and dilapidated (Criteria “a” & “d”) to be conducive to unwholesome living conditions that are detrimental to the safety, health, morals or welfare of the community as evidenced by the fact the building is falling down with vegetation growing through the building. The structure is significantly deteriorated with the windows and doors boarded. Portions of the building are collapsing. The property has a wood rail tie retaining wall located within feet of the Kanes Lane curb. The retaining wall has deteriorated and is falling into the right of way toward the curb and there are no sidewalks along any portion of this property.

These types of conditions and substandard living arrangements, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the safety, health and welfare as well as on the adjacent properties within the investigation area.



Image 1: Single family house boarded up with porch collapsing.



Image 2: Single family house boarded up with porch collapsing.



Image 3: Single family house boarded up with porch collapsing.



Image 4: Large tree fallen and rotting.



Image 5: Wood tie retaining wall on Kanes Lane without any sidewalk that is rotting and leaning toward the road.



Image 6: Single family house bordered up with porch collapsing.



6. SITE RECONNAISSANCE

John Sammons of Woodward & Currin conducted the site reconnaissance on April 16, 2014. Photographs taken during the site reconnaissance are included in Appendix G of this report.

6.1 INTERVIEW

Steve Williams of Food Circus accompanied the inspector during completion of site reconnaissance and was able to answer questions related to the areas inspected to the best of his knowledge.

6.2 GENERAL OBSERVATIONS

Weather during the property reconnaissance was sunny in the 50's.

62.1 Block 825 Lot 81

A two story, unoccupied residential structure with wood frame construction is located on Block 825 Lot 81 of the subject property. The property size is approximately 15.5 acres. The building construction date is unknown and the structure is currently unoccupied.

The building is connected to municipal water and has a septic system located in the rear of the house. Given the age of the structure and absence of visible natural gas service, it is likely that the site has historically utilized No. 2 Fuel Oil. No fuel storage was noted during the site reconnaissance. Jersey Central Power & Light (JCP&L) is the electrical provider and no transformers were observed on-site. The topography of the lot slopes to the northeast and storm water runoff is to a wetland area rear of the site. Based on topography, the groundwater flow direction is most likely north/northeast.

Property lines surrounding the lot include the following:

North: Residential properties and open agricultural fields

West: Residential property

South: A commercial building and Middletown Public School Bus Depot

East: Middletown Township Department of Public Works

During inspection of the exterior area, no pits, ponds, lagoons, drums/containers, stained soil or pavement, stressed vegetation or monitoring wells were observed.

62.2 Block 825 Lot 79

A residential property with two buildings is located on Block 825 Lot 79 of the subject property. The property size is approximately 2.3 acres. The building construction dates are unknown and the structures are currently occupied. A landscaping business that is located on adjacent Lot 80 encroaches onto Lot 79.

The buildings are connected to municipal water and have a septic system located in the rear of the house. The residence currently utilizes gas heating, however historical oil storage is unknown. Given the age of the structure it is likely that the site has historically utilized No. 2 Fuel Oil. JCP&L is the electrical provider and no transformers were

WDC - WOODWARD CURRIN

6-1

Woodward & Currin
April 2014



Block 825 Lot 81

The sole building on this lot is connected to municipal water and has a septic system located in the rear of the house. The residence has historically utilized No. 2 Fuel Oil; however no fuel storage was noted during the site reconnaissance. Jersey Central Power & Light (JCP&L) is the electrical provider and no transformers were observed on-site.

The basement of the building was inspected. A base furnace hot water radiator was observed. No signs of a UST were observed. During inspection of the exterior area, no pits, ponds, lagoons, drums/containers, stained soil or pavement, stressed vegetation or monitoring wells were observed. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 79

A residential property with two buildings is located on Block 825 Lot 79 of the subject property. The current site operations include a landscaping business that is primarily located on adjacent Lot 80 and encroaching onto Lot 79.

The buildings are connected to municipal water and have a septic system located in the rear of the house. The residence currently utilizes gas heating, however historical oil storage is unknown. JCP&L is the electrical provider and no transformers were observed on-site.

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, stressed vegetation or monitoring wells were observed. Four 5-gallon Hydraulic Oil buckets, debris, equipment storage, and soil and topsoil stockpiles were observed on the exterior of the site. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 77 - 16 Kanes Lane

A residential structure is located on Block 825 Lot 77 (16 Kanes Lane) of the subject property.

The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however a historical UST vent adjacent to the structure was observed during the site inspection. Jersey Central Power & Light (JCP&L) is the electrical provider and no transformers were observed on-site.

The interior of the building was not inspected. During inspection of the exterior area, no pits, ponds, lagoons, stained soil or pavement, stressed vegetation or monitoring wells were observed. Paint can storage was observed in the garage. A vent for a UST/AST was also observed. Additional investigation is required to confirm the environmental integrity of the subject property.

Block 825 Lot 76 - 14 Kanes Lane

A residential property with two structures (residence and shed) is located on Block 825 Lot 76 (14 Kanes Lane) of the subject property.

The building is connected to municipal water and has a septic system located in the rear of the house. The residence currently utilizes gas heating, however the existence of a historical UST/AST is unknown. Jersey Central Power & Light (JCP&L) is the electrical provider and no transformers were observed on-site.

WDC - WOODWARD CURRIN

6-2

Woodward & Currin
April 2014



Owner: Mountain Hill, LLC

Property Use

Vacant

Property Acreage

B-3

Zone District

PD

Property Value:

According to the Township of Middletown the assessed value for Block 638 Lot 31.01 is:

- | | | |
|-----------------------|----|-------|
| 1. Assessment: | \$ | 1,500 |
| 2. Land Value: | \$ | 1,500 |
| 3. Improvement Value: | \$ | 0 |

Property Description:

This property is located at 301 Kings Highway East at the corner of Highway 35 and Kings Highway East. The property is a vacant parcel that is wooded and includes a stream. The property has been identified as having wetlands.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Fire and Building Department Records are included in this report.

Conclusion:

This property does not meet the statutory criteria for an area in need of redevelopment and therefore it is the recommendation of this report that this property not be designated.



Image 1: Sidewalk along property line on Kings Highway East.



Image 2: Sidewalk along property line on Kings Highway East.



Image 3: Sidewalk along property line on Kings Highway East.



Image 4: Compromised tree hanging over sidewalk and Highway 35.



Image 5: Compromised tree hanging over sidewalk and Highway 35.



Image 6: Garbage in creek along Highway 35.



Image 7: Debris on property



Image 8: Debris on property.



Image 9: Damaged tree adjacent to Highway 35.



Image 10: Compromised tree hanging over sidewalk and Highway 35.



Image 11: Debris on property



Image 12: Debris on property.



Image 13: Debris on property.



Image 14: Debris on property.



Image 15: Debris on property.



Image 16: Open area interior to the property.



Image 17: Open area interior to the property.



Image 18: Open area interior to the property.

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Term #: 0005 Date/Time: 10/4/2017 9:55:09 AM

POLICE - CLOSED INCIDENT DISPLAY

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Name, Address : Phone Number : 0000000
License Numbr : NJ Y76AST Entered By : DP004,D151
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP004,D151
Dispo: 1 : ACTIVE Report No: 110719-000117 : 11-00024398
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44C W 20:3551 00:0000 20:3551 00:0000 00:0000 20:3605>326 ,C,Pmy

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End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

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Name, Address : PINTILE Phone Number : 0000000
License Numbr : D31AUN Entered By : DP001,D149
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D149
Dispo: 1 : ACTIVE Report No: 120927-000071 : 12-00032799
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(Full Equipment Window) ---
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End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

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Name, Address : Phone Number : 0000000
License Numbr : NJ W92BHT Entered By : DP003,D187
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45A W 07:5347 00:0000 07:5349 00:0000 00:0000 08:2751>332 ,A

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End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

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Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : NJ RSX493 Entered By : DP004,D151
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP004,D151
Dispo: 1 : ACTIVE Report No: 111010-000092 : 11-00036080
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End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

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POLICE - CLOSED INCIDENT DISPLAY

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Incident Type : 911P Priority : 2, Emergency Agcys : P
Name, Address : VERIZON WIRELESS Phone Number : 7328593852
License Numbr : Entered By : DP004,D168
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP004,D168
Dispo: 1 : ACTIVE Report No: 130214-000008 : 13-00005154
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43A W 02:5842 00:0000 03:0133 00:0000 00:0000 03:0453>332 ,A
NWSPO W 02:5908 02:5910 03:1142 00:0000 00:0000 03:2625>04 ,D,Pmy
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P, CAR STUCK ON US NAVY TRAIN TRACKS - NWS EARLE PD NOTIFIED0258,004
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End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

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Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : BAILEY/SCILIANO Phone Number : 0000000
License Numbr : VM286X Entered By : DP001,D193
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D193
Dispo: 1 : ACTIVE Report No: 130602-000001 : 13-00017140
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24C W 23:5631 00:0000 23:5631 00:0000 00:0000 00:0246>289 ,337 ,C,Pmy

(Full Equipment Window) ---
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 235631

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Township of Middletown
Investigation Report

301 Kings Highway East
Block 638 Lot 31.01

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Term #: 0005 Date/Time: 10/4/2017 9:57:23 AM

POLICE - CLOSED INCIDENT DISPLAY

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{ 301}E KINGS HY MD : NORMANDY/KINGS LANDING RD
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : N48AZW Entered By : DP004,D195
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP004,D195
Dispo: 1 : ACTIVE Report No: 130608-000105 : 13-00017995
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95C W 20:4833 00:0000 20:4833 00:0000 00:0000 20:4958>306 , ,C,Pmy

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Term #: 0005 Date/Time: 10/4/2017 9:58:36 AM

POLICE - CLOSED INCIDENT DISPLAY

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Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : 333 Phone Number : 0000000
License Numbr : LFS24X Entered By : DP003,D160
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP003,D160
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----- (Full Equipment Window) ---
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----- (Full Comment Window) ---

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Term #: 0005 Date/Time: 10/4/2017 9:59:03 AM

POLICE - CLOSED INCIDENT DISPLAY

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Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : NJ N85DXM Phone Number : 0000000
License Numbr : N85DXM Entered By : DP004,D151
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----- (Full Equipment Window) ---
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----- (Full Comment Window) ---

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Term #: 0005 Date/Time: 10/4/2017 9:58:06 AM

POLICE - CLOSED INCIDENT DISPLAY

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Incident Type : 99 Priority : 8, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP004,D151
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P, >IC< P.MISCELLANEOUS CALLS, ETC. N 230126

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----- (Full Comment Window) ---

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Term #: 0005 Date/Time: 10/4/2017 9:58:51 AM

POLICE - CLOSED INCIDENT DISPLAY

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Incident Type : 25M Priority : 7, Emergency Agcys : P
Name, Address : LIBRITTY,JOHN Phone Number : 7324252027
License Numbr : Entered By : DP004,D151
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP004,D151
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----- (Full Equipment Window) ---
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P, <R1> DISPO=34C 1,ACTIVE OPN T#Tm=004/221010
P, <R2> RCALL = 212841 ASCN = 212849 SCENE = 000000 CLOSE = 213633 P
----- End Remarks --- (Full Remark Window) ---

----- (Full Comment Window) ---

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Term #: 0005 Date/Time: 10/4/2017 10:00:04 AM

POLICE - CLOSED INCIDENT DISPLAY

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Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : VERIZON WIRELESS Phone Number : 7322599974
License Numbr : Entered By : DP004,D151
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42A W 07:1842 00:0000 07:1858 00:0000 00:0000 08:2249>307 , ,A
28 W 07:1842 00:0000 07:2931 00:0000 00:0000 08:4047>278 , ,E,Pmy

----- (Full Equipment Window) ---
I, >AC< #IX
I, >E9< E-911 Addr = 00001 E KINGS HWY
I, >E9< Loc = MIDDLETOWN TWP .P#732 259-9974,PType =
P, >IC< P.CODE 2/MVA-PROPERTY DAMAGE N 071801
----- End Remarks --- (Full Remark Window) ---

----- (Full Comment Window) ---

301 Kings Highway East

Block 638 Lot 31.01

October 2017

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/4/2017 10:00:38 AM

POLICE - CLOSED INCIDENT DISPLAY

Ic#- 000113 DIST-04 - Utl= - Map= - 07-23-14 00:36:03
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Incident Type : 25B Priority: 7, Emergency Agcys : P
Name, Address : Phone Number: 0000000
License Numbr : W65ASW Entered By : DP004,D197
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP004,D197
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(Full Equipment Window) ---
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End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/4/2017 10:01:04 AM

POLICE - CLOSED INCIDENT DISPLAY

Ic#- 000062 DIST-04 - Utl= - Map= - 10-28-14 11:59:58
{ 301JE KINGS HY MD : NORMANDY/KINGS LANDING RD
Incident Type : ROAD Priority: 7, Emergency Agcys : P
Name, Address : Phone Number: 0000000
License Numbr : Entered By : DP003,D195
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP003,D195
Dispo: 1 : ACTIVE Report No: 141028-000074 : 14-00038592
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
31B W 12:0027 12:0030 00:0000 00:0000 00:0000 12:0838>311 , ,B,Pmy

(Full Equipment Window) ---
P, CHECK FOR METAL PLATE STICKING UP IN ROADWAY 1159.003
P, >IC< P.ROADWAY HAZARDS/ICE/SNOW/ETC - NOT RECOMMEND UNIT N 115958

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/4/2017 10:02:55 AM

POLICE - CLOSED INCIDENT DISPLAY

Ic#- 000101 DIST-04 - Utl= - Map= - 03-17-15 19:26:02
{ 301JE KINGS HY MD : NORMANDY/KINGS LANDING RD
Incident Type : 33D Priority: 4, Emergency Agcys : P
Name, Address : FEM Phone Number: 0000000
License Numbr : Entered By : DP002,D183
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP002,D183
Dispo: 1 : ACTIVE Report No: 150317-000106 : 15-00009338
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
32C W 19:2821 19:2827 19:3857 00:0000 00:0000 20:0533>342 , ,C,Pmy

(Full Equipment Window) ---
P, 2 DEER STRUCK, 1 IN STREET, 1 ON SIDE OF ROAD 1926.002
P, >IC< P.MVA vs DEER N 192602

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/4/2017 10:00:52 AM

POLICE - CLOSED INCIDENT DISPLAY

Ic#- 000093 DIST-04 - Utl= - Map= - 08-20-14 18:29:30
{ 301JE KINGS HY MD : NORMANDY/KINGS LANDING RD
Incident Type : 25B Priority: 7, Emergency Agcys : P
Name, Address : Phone Number: 0000000
License Numbr : NJ B51ANT Entered By : DP004,D203
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP004,D203
Dispo: 1 : ACTIVE Report No: 140820-000111 : 14-00029398
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
49C W 18:2930 00:0000 18:2930 19:1200 19:1914 19:1939>329 , ,350
35C W 18:4913 00:0000 18:4918 19:0623 19:0827 19:1924>259 , ,C
48C W 19:0633 19:0643 19:1149 19:1153 19:1957>323 , ,C,Pmy
(Full Equipment Window) ---
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 182930

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/4/2017 10:01:20 AM

POLICE - CLOSED INCIDENT DISPLAY

Ic#- 000047 DIST-04 - Utl= - Map= - 11-30-14 15:10:25
{ 301JE KINGS HY MD : NORMANDY/KINGS LANDING RD
Incident Type : 25B Priority: 7, Emergency Agcys : P
Name, Address : Phone Number: 0000000
License Numbr : NJ TEMP J098947 Entered By : DP003,D202
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP003,D202
Dispo: 1 : ACTIVE Report No: 141130-000059 : 14-00042952
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
49B W 15:1025 00:0000 15:1025 00:0000 00:0000 15:1856>333 , ,B,Pmy

(Full Equipment Window) ---
P, BLUE JEEP CHEROKEE 1510.003
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 151025

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/4/2017 10:05:08 AM

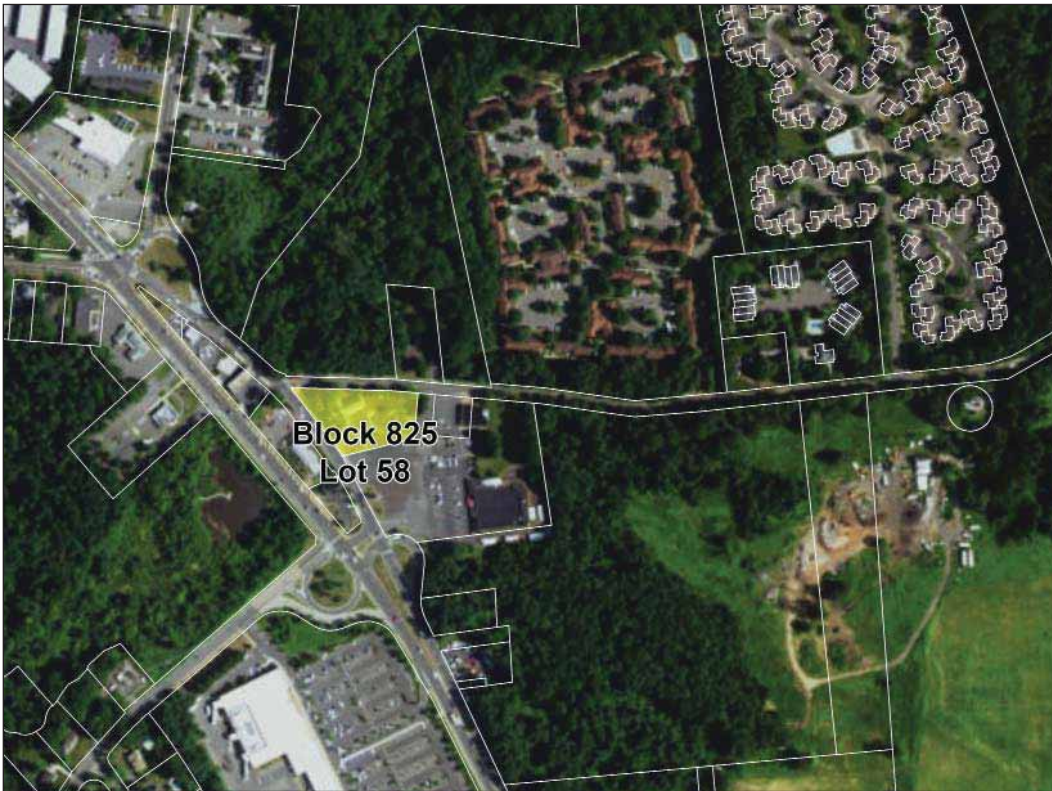
POLICE - CLOSED INCIDENT DISPLAY

Ic#- 000087 DIST-04 - Utl= - Map= - 02-05-16 12:36:51
{ 301JE KINGS HY MD : NORMANDY/KINGS LANDING RD
Incident Type : 32 Priority: 5, Emergency Agcys : P
Name, Address : KATHLEEN Phone Number: 7326730055
License Numbr : Entered By : DP002,D202
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP002,D202
Dispo: 1 : ACTIVE Report No: 160205-000112 : 16-00004944
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
31B W 12:3726 12:3728 12:4120 00:0000 00:0000 13:0118>281 , ,B,Pmy

(Full Equipment Window) ---
P, NO INJURIES 1236.002
P, >IC< P.CODE 2/MVA-PROPERTY DAMAGE N 123651

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---



Owner: Keans Midd
Bank, Thomson Reuters

Property Use
Bank

Property Acreage
1.32

Business Name(s)
Wells Fargo Bank

Zone District
PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 58 is:

1. Assessment: \$ 1,652,400
2. Land Value: \$ 1,056,000
3. Improvement Value: \$ 596,400

Property Description:

This property is located 857 Highway 35 at the corner of Highway 35 and Kings Highway East. The property includes a one story Wells Fargo building with a five lane driveway as well as surface parking. Ingress to the property off Highway 35 is through the adjacent Block 825 Lot 56. There is no ingress into the site from a public street to the property. All access to the property is through the parking lots of the adjacent properties. There are three points of egress from the property with one onto Highway 35, another through the five lane drive thru and the last to the west of the five lane drive thru which exits onto Kings Highway East.

The parking areas do not provide any traffic direction markings and there is a significant area of asphalt parking that abuts the property and the adjacent Block 825 Lot 56. This area does not include any aisles, lanes, delineation of driving areas or lighting, which creates a dangerous situation given the various directions vehicles can be traveling through those sections of the parking lot. In addition, there are approximately 14 spaces located within

the one-way area that would require a vehicle to exit the property onto Highway 35 in the event all the spaces were filled. During on-site inspection of the property it was witnessed that several vehicles illegally turned around in the one way area in order to access the jug handle to turn south, rather than existing along Highway 35 to the north and turning around to go southbound at the next turn lane off Highway 35.

In addition, the five drive-thru lanes do not have a by-pass lane and require vehicles to exit on to Kings Highway East and does not allow for any internal movements once in the drive-thru lanes. The remaining on-site parking is angled but appears to be in the wrong direction from the traffic movement and is located in an area that requires individuals to walk across the five lanes of drive-thru in order to access the bank. This creates a dangerous situation with pedestrians needing to cross over dedicated lanes without any crosswalks or lights located in the parking lot.

Furthermore, the grading of the property is higher than Highway 35, which allows water to run from the property directly into Highway 35 with no storm water management measures. This along with the sediment and erosion from the adjacent Block 825 Lot 56 is a dangerous condition during storm and freezing events.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Fire and Building Department records for this property have been included in this report.

Redevelopment Designation:

The nature of the property meets criterion “d” of the LRHL, specifically:

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate a faulty arrangement and design with an obsolete layout (Criteria ‘d’) that are detrimental to the safety, health and welfare of the community.

The Area of Investigation consists of several of the qualities described in Criterion ‘d’ which include a faulty arrangement and design as well as an obsolete layout (Criterion ‘d’) evidenced by the fact that the parking lot slopes from the building toward Highway 35 and allow water to drain directly into the Route 35 public right of way (off-site) without any drainage controls. This design creates a dangerous situation on Route 35 and the jug handle during rain events and in freezing conditions by allowing water to exit the property into the road. Further the combination of the building and the asphalt parking represent a significant proportion of the property being impervious which can exacerbate flooding during peak rain events and provide little to no retention of water during rain events. This creates dangerous situations during peak storm events and freezing conditions and represents a faulty arrangement and design that is dangerous to the safety, health and welfare of the community (Criterion ‘d’).

The parking lot lacks lighting and sidewalks and does not provide any pedestrian safety measures from the parking lot to the front entrance and requires vehicles to exit the lot onto Highway 35 with no internal movements. Further, there are no directional lines and conflicts between vehicles and pedestrians evidenced by the location of the drive thru lanes and the existing parking and in the past 5 years there have been over 90 Police violations identified, many of which include traffic stops.

These types of conditions and substandard arrangement and design, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the adjacent properties within the investigation area. Lastly, even if these conditions were not present, this property should be included within the redevelopment area because without the property the effective redevelopment of the area of which they are part would not be practical.



Image 1: Aerial depicting various site plan issues related to safety.



Image 2: Secondary parking area



Image 3: Grades along property and Highway 35.



Image 4: Large open asphalt area with no markings or lighting.



Image 5: Dedicated drive thru area adjacent to one way parking.



Image 6: One way drive aisle with no internal turn around movements.



Image 7: Vehicle illegally driving against one way traffic



Image 8: Vehicle illegally turning to go against one way traffic.



Image 9: Do not enter sign on Kings Highway East.

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Term #: 0005 Date/Time: 10/3/2017 12:45:31 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000014 DIST-04 - UtI= - Map= - 04-14-16 08:11:26
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : 877494 9355 ALARM COMP Phone Number : 0000000
License Numbr : Entered By : DP001,D105
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D105
Dispo: 1 : ACTIVE Report No: 160414-000024 : 16-00014941
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
408 W 08:1210 08:1214 00:0000 00:0000 08:1634>350 , ,B
458 W 08:1210 08:1220 00:0000 00:0000 08:1330>249 , ,B
398 W 08:1306 08:1326 00:0000 00:0000 08:1736>332 , ,B,Pmy
----- More Units --- (Full Equipment Window) ---
I, >CP< WACHOVIA BANK 0811,001
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 081126

End Remarks --- (Full Remark Window) ---

----- (Full Comment Window) ---

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Term #: 0005 Date/Time: 10/3/2017 12:46:04 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000014 DIST-04 - UtI= - Map= - 05-25-16 09:34:30
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : NJ S27FCA Entered By : DP002,D124
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D124
Dispo: 1 : ACTIVE Report No: 160525-000032 : 16-00020690
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
57B W 09:3430 00:0000 09:3430 00:0000 09:4554>335 , ,B,Pmy

----- (Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 093430

End Remarks --- (Full Remark Window) ---

----- (Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:46:26 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000060 DIST-04 - UtI= - Map= - 06-20-16 13:14:14
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : NJ ZFL17T Entered By : DP002,D124
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D124
Dispo: 1 : ACTIVE Report No: 160620-000075 : 16-00024660
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
60 W 13:1414 00:0000 13:1414 00:0000 13:1856>289 , ,E,Pmy

----- (Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 131414

End Remarks --- (Full Remark Window) ---

----- (Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:45:43 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000066 DIST-04 - UtI= - Map= - 04-17-16 15:25:46
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : NJ U44GFH Entered By : DP004,D124
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP004,D124
Dispo: 1 : ACTIVE Report No: 160417-000088 : 16-00015457
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
75B W 15:2546 00:0000 15:2546 00:0000 15:3652>359 , ,B,Pmy

----- (Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 152546

End Remarks --- (Full Remark Window) ---

----- (Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:46:16 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000113 DIST-04 - UtI= - Map= - 06-10-16 23:19:21
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25A Priority : 5, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : NJ P52DGG Entered By : DP001,D203
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D203
Dispo: 1 : ACTIVE Report No: 160610-000131 : 16-00023254
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
41C W 23:1921 00:0000 23:1921 00:0000 23:2357>314 , ,367 ,C,Pmy
50A W 23:1927 23:1929 23:1937 00:0000 00:0000 23:2355>362 , ,A

----- (Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/SUSPICIOUS VEHICLE N 231921

End Remarks --- (Full Remark Window) ---

----- (Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:46:37 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000033 DIST-04 - UtI= - Map= - 08-09-16 11:18:05
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : BARRY Phone Number : 0000000
License Numbr : NJ U28GFH Entered By : DP001,D105
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D105
Dispo: 1 : ACTIVE Report No: 160809-000052 : 16-00031981
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
31B W 11:1805 00:0000 11:1805 00:0000 11:1911>361 , ,B,Pmy

----- (Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 111805

End Remarks --- (Full Remark Window) ---

----- (Full Comment Window) ---

Township of Middletown
Investigation Report

857 Hwy 35
Block 825 Lot 58

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:24:35 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000119 DIST-04 - UtI= - Map= - 01-05-11 20:58:55
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP002,D194
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D194
Dispo: 1 : ACTIVE Report No: 110105-000119 : 11-00000562
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
37C W 21:0111 00:0000 21:0115 00:0000 00:0000 21:0116-299 ,C,Pmy

(Full Equipment Window) ---

I, >CP< WACHOVIA BANK
P, 37 FLAGGED DOWN BY MOTORIST ABOUT AUDABLE ALARM FROM BANK.
P, CHECKED, ALL SECURE. 2058,002
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 205855
End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:24:59 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000166 DIST-04 - UtI= - Map= - 01-14-11 00:33:21
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : VJ320C Entered By : DP001,D193
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D193
Dispo: 1 : ACTIVE Report No: 110114-000004 : 11-00001563
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
35A W 00:3321 00:0000 00:3321 00:0000 00:0000 00:3341-328 ,A,Pmy

(Full Equipment Window) ---

I, >CP< WACHOVIA BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 003321

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:25:28 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000114 DIST-04 - UtI= - Map= - 02-25-11 22:14:43
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : JAMIKA Phone Number : 8774949355
License Numbr : Entered By : DP004,D183
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP004,D183
Dispo: 1 : ACTIVE Report No: 110225-000123 : 11-00006860
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
42C W 22:1910 22:1914 00:0000 00:0000 00:0000 22:2939-324 ,C
36C W 22:1910 22:1916 22:2940 00:0000 00:0000 22:2942-302 ,C,Pmy

(Full Equipment Window) ---

I, >CP< WACHOVIA BANK
I, >E9< E-911 Addr = 00000
P, SECURITY RESPONSE ALARM, WELLS FARGO BANK, VAULT AREA 2214,004
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 221443
End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:24:47 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000004 DIST-04 - UtI= - Map= - 01-06-11 04:05:32
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : 328 Phone Number : 0000000
License Numbr : Entered By : DP003,D160
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP003,D160
Dispo: 1 : ACTIVE Report No: 110106-000007 : 11-00000582
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
44A W 04:0532 00:0000 04:0532 00:0000 00:0000 04:0536-328 ,A,Pmy

(Full Equipment Window) ---

I, >AC< #1
I, >CP< WACHOVIA BANK
P, AUDIBLE 0405,003
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 040532
End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:25:16 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000024 DIST-04 - UtI= - Map= - 02-23-11 09:34:41
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : PASSING MOTORIST, Phone Number : 7326826373
License Numbr : NJ Y36ADJ Entered By : DP002,D124
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D124
Dispo: 1 : ACTIVE Report No: 110223-000025 : 11-00006528
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
22 W 09:3441 00:0000 09:3441 00:0000 00:0000 09:3500-271 ,E
35B W 09:3448 00:0000 09:3451 00:0000 00:0000 09:3502-276 ,B,Pmy

(Full Equipment Window) ---

I, >CP< WELLS FARGO BANK
P, REF BOLO OF ERATIC DRIVER 35 NORTH FROM NAV RIVER ROAD, YELLOW
P, HURMER 0934,002
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 093441
End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:25:40 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000003 DIST-04 - UtI= - Map= - 03-28-11 07:10:11
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : WELLS FARGO OP RYAN Phone Number : 8774949355
License Numbr : Entered By : DP002,D187
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D187
Dispo: 1 : ACTIVE Report No: 110328-000012 : 11-00010331
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
50B W 07:1346 00:0000 07:2329 00:0000 00:0000 07:2331-249 ,B,Pmy

(Full Equipment Window) ---

I, >CP< WACHOVIA BANK
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 071011

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:25:51 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic#- 000010 DIST-04 - UtI= - Map= - 04-06-11 08:08:07
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 27 Priority 5, Emergency Agcys : P
Name, Address : Phone Number: 0000000
License Numbr : Entered By : DP001,D105
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP004,D184
Dispo: 1 : ACTIVE Report No: 110406-000021 : 11-00011318
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
31B X 08:0912 00:0000 08:0915 00:0000 00:0000 08:2832-224 , B
40B X 08:0912 00:0000 08:0917 00:0000 00:0000 08:2834-207 , B,Pmy
25 W 08:1724 00:0000 08:1726 00:0000 00:0000 08:1729-228 , E
More Units -- (Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, W/W WELL DRESSED BACK IN ATM WATCHING EVER DAY 0808,001
P, >IC< P.CODE 1 RESPONSE/SUSPICIOUS PERSON N 080807
P, 31B <- Police Unit eXtracted from Incident. 0828 DP004
More Remarks --- (Full Remark Window) ---
----- (Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:26:14 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic#- 000030 DIST-04 - UtI= - Map= - 05-11-11 10:58:44
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 32H Priority 3,P Emergency Agcys : P
Name, Address : Phone Number: 0000000
License Numbr : Entered By : DP004,D184
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP004,D184
Dispo: 1 : ACTIVE Report No: 110511-000036 : 11-00015311
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
44B W 10:5916 00:0000 10:5927 11:2414 11:3458 12:1201-326 , B,Pmy
180 W 11:0022 00:0000 00:0000 00:0000 11:1715-FD180 , E
100 W 11:0028 00:0000 00:0000 00:0000 11:1231-FD100 , E
More Units -- (Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 2 RESPONSE/ HIT & RUN - PROPERTY DAMAGE N 105844
End Remarks --- (Full Remark Window) ---
----- (Full Comment Window) ---

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Term #: 0005 Date/Time: 10/3/2017 12:26:52 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic#- 000123 DIST-04 - UtI= - Map= - 08-27-11 23:38:16
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 48 Priority 4, Emergency Agcys : P
Name, Address : WELLS FARGO Phone Number: 8774949355
License Numbr : Entered By : DP001,D149
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP002,D124
Dispo: 1 : ACTIVE Report No: 110828-000010 : 11-00029770
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
29A W 01:2134 01:2139 00:0000 00:0000 00:0000 01:2252-327 , A
22A W 01:2134 01:2137 00:0000 00:0000 00:0000 01:2253-311 , A,Pmy
More Units -- (Full Equipment Window) ---
I, >CP< WACHOVIA BANK
P, MULTIPLE ALARMS 2338,001
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 233816
End Remarks --- (Full Remark Window) ---
----- (Full Comment Window) ---

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Term #: 0005 Date/Time: 10/3/2017 12:26:02 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic#- 000092 DIST-04 - UtI= - Map= - 04-30-11 22:16:20
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority 7, Emergency Agcys : P
Name, Address : Phone Number: 0000000
License Numbr : D67AFX Entered By : DP002,D195
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP002,D195
Dispo: 1 : ACTIVE Report No: 110430-000100 : 11-00014113
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
44C W 22:1620 00:0000 22:1620 00:0000 00:0000 22:3232-328 , C,Pmy
30C W 22:1649 00:0000 22:1659 00:0000 00:0000 22:3229-327 , C
More Units -- (Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 221620
End Remarks --- (Full Remark Window) ---
----- (Full Comment Window) ---

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Term #: 0005 Date/Time: 10/3/2017 12:26:39 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic#- 000063 DIST-04 - UtI= - Map= - 08-19-11 11:34:01
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25P Priority 8, Emergency Agcys : P
Name, Address : JOAN KLAYTON Phone Number: 7326106116
License Numbr : Entered By : DP004,D192
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP004,D192
Dispo: 1 : ACTIVE Report No: 110819-000070 : 11-00028609
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
10 W 11:3456 11:3458 00:0000 00:0000 00:0000 11:3836-271 , E,Pmy
75B W 11:3540 11:3542 11:3828 00:0000 00:0000 11:3834-287 , B
More Units -- (Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, LARGE TRUCK BLOCKING HANDICAP SPOT 1134,004
P, >IC< P.CODE 0 RESPONSE/PARKING PROBLEMS - HANDICAP, ETC. N 113401
End Remarks --- (Full Remark Window) ---
----- (Full Comment Window) ---

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Term #: 0005 Date/Time: 10/3/2017 12:27:04 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic#- 000382 DIST-04 - UtI= - Map= - 08-29-11 05:26:41
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 48 Priority 4, Emergency Agcys : P
Name, Address : Phone Number: 0000000
License Numbr : Entered By : DP002,D183
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP002,D183
Dispo: 1 : ACTIVE Report No: 110829-000025 : 11-00030156
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
46A W 05:2850 05:2858 05:3341 00:0000 00:0000 05:4557-324 , A,Pmy
32A W 05:2850 05:2855 05:3350 00:0000 00:0000 05:4558-327 , A
More Units -- (Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, INTERIOR MOTION 0526,002
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 052641
End Remarks --- (Full Remark Window) ---
----- (Full Comment Window) ---

Township of Middletown
Investigation Report

857 Hwy 35
Block 825 Lot 58

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Term #: 0005 Date/Time: 10/3/2017 12:27:14 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000126 DIST=04 - UtI= - Map= - 09-05-11 21:41:17
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : ZMA36Y Entered By : DP002,D195
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP002,D195
Dispo: 1 : ACTIVE Report No: 110905-000135 : 11-00031540
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
950Wt W 21:4117 00:0000 21:4117 00:0000 00:0000 22:232>306 , D,Pmy
33C W 21:4257 21:4259 21:4301 00:0000 00:0000 21:4917>281 , C

(Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 214117

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

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Term #: 0005 Date/Time: 10/3/2017 12:28:11 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000067 DIST=04 - UtI= - Map= - 10-28-11 14:47:59
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 31 Priority : 3,P Emergency Agcys : P
Name, Address : 321 Phone Number : 0000000
License Numbr : Entered By : DP004,D195
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP004,D195
Dispo: 1 : ACTIVE Report No: 111028-000077 : 11-00038546
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
45B W 14:4805 00:0000 14:4953 00:0000 00:0000 15:1129>321 , B,Pmy
43C W 14:4856 14:4914 00:0000 00:0000 00:0000 14:5417>235 , C
352 W 14:5127 14:5131 15:0237 00:0000 00:0000 15:0239>FA352 , E

(Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, MOTORCYCLE DOWN 1447,004
P, >IC< P.CODE 3/PERSONAL INJURY MVA N 144759

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:29:01 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000118 DIST=04 - UtI= - Map= - 04-05-12 00:38:38
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : K15AGA Phone Number : 0000000
License Numbr : Entered By : DP001,D105
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP001,D105
Dispo: 1 : ACTIVE Report No: 120405-000004 : 12-00012011
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
49C W 00:3838 00:0000 00:3838 00:0000 00:0000 00:4513>323 , C,Pmy

(Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 003838

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:27:29 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000143 DIST=04 - UtI= - Map= - 09-10-11 00:14:43
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : WELLS FARGO SEC Phone Number : 8774949355
License Numbr : OP-LATOYA Entered By : DP004,D168
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP004,D168
Dispo: 1 : ACTIVE Report No: 110910-000002 : 11-00032165
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
34A W 00:3517 00:3520 00:3901 00:0000 00:0000 00:4045>325 , A
42A W 00:3517 00:3522 00:4003 00:0000 00:0000 00:4047>273 , A,Pmy

(Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
I, >E9< E-911 Addr = 00000
P, OUTSIDE POWER BOX 0014,004
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 001443

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:28:24 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000124 DIST=04 - UtI= - Map= - 11-30-11 01:48:13
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : 12 Phone Number : 8774949355
License Numbr : Entered By : DP001,D194
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP001,D194
Dispo: 1 : ACTIVE Report No: 111130-000002 : 11-00042729
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
31A W 01:4850 01:4855 01:5211 00:0000 00:0000 01:5530>281 , A
42A W 01:4850 01:4856 01:4917 00:0000 00:0000 01:5532>331 , A,Pmy
39A W 01:4945 00:0000 01:4949 00:0000 00:0000 01:5526>219 , A

(Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
I, >E9< E-911 Addr = 00000
P, CASH SAFE 0148,001
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 014813

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:29:17 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000039 DIST=04 - UtI= - Map= - 04-26-12 12:41:51
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 24 Priority : 4, Emergency Agcys : P
Name, Address : MICHAEL MAMMOLITO Phone Number : 7327968001
License Numbr : Entered By : DP002,D124
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP002,D124
Dispo: 1 : ACTIVE Report No: 120426-000066 : 12-00014535
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
75B W 12:4224 12:4226 13:0853 13:2954 13:3320 14:5934>237 , B,Pmy
33B W 12:4224 12:4227 12:4530 13:2948 13:3318 13:4110>257 , B

(Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, CUSTOMERS ARGUING IN LOT. VERBAL. W/F & B/M SUBJECTS 1241,002
P, >IC< P.CODE 2 RESPONSE/DISORDERLY CONDUCT N 124151

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

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Term #: 0005 Date/Time: 10/3/2017 12:29:28 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000091 DIST=04 - UtI= - Map= - 05-01-12 23:42:57
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25A Priority : 5, Emergency Agcys : P
Name, Address : FULHAM Phone Number : 0000000
License Numbr : R98ASE Entered By : DP001,D149
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D149
Dispo: 1 : ACTIVE Report No: 120501-000107 : 12-00015171
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
45A W 23:4257 00:0000 23:4257 00:0000 23:4757-328 , ,A,Pmy
49A W 23:4305 00:0000 23:4309 00:0000 23:4657-324 , ,A
----- (Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/SUSPICIOUS VEHICLE N 234257

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:29:40 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000066 DIST=04 - UtI= - Map= - 05-13-12 20:46:46
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25A Priority : 5, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : (AI)<-Crt Dspchd By : DP004,D192
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): Report No: 120513-000083 : 12-00016468
Dispo: 2 : CLOSED BY ARREST
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
47C W 20:4722 20:4724 20:4811 00:0000 00:0000 21:0103-331 , ,C,Pmy
39C X 20:4722 20:4723 00:0000 00:0000 00:0000 20:4736-308 , ,C
24C W 20:4736 20:4738 20:4909 00:0000 00:0000 20:5924-323 , ,C
----- (Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, UMD99J- SUBJECTS INSIDE CAR 2046,004
P, >IC< P.CODE 1 RESPONSE/SUSPICIOUS VEHICLE N 204646

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:30:12 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000117 DIST=04 - UtI= - Map= - 07-18-12 23:30:55
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : H32ATW Entered By : DP004,D195
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP004,D195
Dispo: 1 : ACTIVE Report No: 120718-000129 : 12-00024894
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
49A W 23:3055 00:0000 23:3055 00:0000 23:3253-324 , ,A,Pmy
24C X 23:3142 00:0000 00:0000 00:0000 23:3249-282 , ,C
46C X 23:3151 00:0000 00:0000 00:0000 23:3252-325 , ,C
----- (Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 233055
P, 34A <- Police Unit eXtracted from Incident. 2332 DP003
P, 24C <- Police Unit eXtracted from Incident. 2332 DP003
----- (Full Remark Window) -----
----- (Full Comment Window) -----

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:29:28 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000091 DIST=04 - UtI= - Map= - 05-01-12 23:42:57
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25A Priority : 5, Emergency Agcys : P
Name, Address : FULHAM Phone Number : 0000000
License Numbr : R98ASE Entered By : DP001,D149
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D149
Dispo: 1 : ACTIVE Report No: 120501-000107 : 12-00015171
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
45A W 23:4257 00:0000 23:4257 00:0000 23:4757-328 , ,A,Pmy
49A W 23:4305 00:0000 23:4309 00:0000 23:4657-324 , ,A
----- (Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/SUSPICIOUS VEHICLE N 234257

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:29:57 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000040 DIST=04 - UtI= - Map= - 06-09-12 17:14:50
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP004,D151
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP004,D151
Dispo: 1 : ACTIVE Report No: 120609-000051 : 12-00019713
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
46C W 17:1954 17:1955 00:0000 00:0000 17:4816-331 , ,C,Pmy
----- (Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 2/MVA-PROPERTY DAMAGE N 171450

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:30:26 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000049 DIST=04 - UtI= - Map= - 07-20-12 15:05:19
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : Phone Number : 9084336651
License Numbr : Entered By : DP002,D174
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D174
Dispo: 1 : ACTIVE Report No: 120720-000072 : 12-00025101
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
47B W 15:1248 15:1250 15:3618 00:0000 00:0000 15:3645-287 , ,B,Pmy
----- (Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, TWO VEHICLES NO INJURIES 1505,002
P, >IC< P.CODE 2/MVA-PROPERTY DAMAGE N 150519

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

Township of Middletown
Investigation Report

857 Hwy 35
Block 825 Lot 58

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:30:47 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000103 DIST=04 - UtI= - Map= - 08-02-12 23:27:56
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP001,D195
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP001,D195
Dispo: 1 : ACTIVE Report No: 120802-000118 : 12-00026756
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
46A W 23:2824 23:2829 23:2956 00:0000 00:0000 23:5008>324 ,A
33A W 23:2855 23:2857 23:3212 00:0000 00:0000 00:3941>312 ,A
50A W 23:3020 00:0000 23:3025 00:0000 00:0000 23:3225>328 ,A
----- More Units --- (Full Equipment Window) -----
I, >CP< WELLS FARGO BANK 2327,001
P, 3 CARS
P, >IC< P.CODE 2/MVA-PROPERTY DAMAGE N 232756

End Remarks --- (Full Remark Window) ---

----- (Full Comment Window) -----

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:32:39 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000113 DIST=04 - UtI= - Map= - 10-05-12 09:45:32
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP004,D151
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP004,D151
Dispo: 1 : ACTIVE Report No: 121005-000019 : 12-00033611
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
46B W 09:4552 09:4554 00:0000 00:0000 09:5342>300 ,B,Pmy

----- (Full Equipment Window) -----
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 2/MVA-PROPERTY DAMAGE N 094532

End Remarks --- (Full Remark Window) ---

----- (Full Comment Window) -----

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:34:11 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000112 DIST=04 - UtI= - Map= - 03-13-13 21:20:16
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : L84CPK Entered By : DP003,D127
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP004,D195
Dispo: 1 : ACTIVE Report No: 130313-000121 : 13-00008321
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
46C X 21:2016 00:0000 21:2016 00:0000 00:0000 21:2141>310 ,C
31C W 21:2145 00:0000 21:2148 00:0000 00:0000 21:2150>312 ,C,Pmy

----- (Full Equipment Window) -----
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 212016
P, 46C <- Police Unit extracted from Incident. 2121 DP004

End Remarks --- (Full Remark Window) ---

----- (Full Comment Window) -----

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:32:26 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000062 DIST=04 - UtI= - Map= - 10-03-12 14:05:48
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 24 Priority : 4, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP004,D151
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP004,D151
Dispo: 1 : ACTIVE Report No: 121003-000075 : 12-00033444
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
31B W 14:0603 14:0605 00:0000 00:0000 14:0756>284 ,B
34B W 14:0635 14:0638 14:0758 00:0000 00:0000 14:4740>328 ,B,Pmy
26 W 14:0702 00:0000 14:0721 00:0000 00:0000 14:1443>230 ,E

----- More Units --- (Full Equipment Window) -----
I, >CP< WELLS FARGO BANK 1405,004
P, CUSTOMER
P, >IC< P.CODE 2 RESPONSE/DISORDERLY CONDUCT N 140548

End Remarks --- (Full Remark Window) ---

----- (Full Comment Window) -----

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:33:03 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000113 DIST=04 - UtI= - Map= - 01-30-13 12:46:58
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 911P Priority : 2, Emergency Agcys : P
Name, Address : ELLIOT,DONALD 18 WLODARCZYK PL Phone Number : 9172873389
License Numbr : Entered By : DP002,D124
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP002,D124
Dispo: 1 : ACTIVE Report No: 130130-000118 : 13-00003368
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
47B W 12:4759 12:4801 12:5051 00:0000 00:0000 13:4140>218 ,B,Pmy
40B W 12:4759 12:4803 13:0600 00:0000 00:0000 13:4105>280 ,B

----- (Full Equipment Window) -----
P, DISPUTE WITH MANAGER OVER RECEIPT NOT GIVEN BACK. 1246,002
P, >IC< P.ACTUAL 9-1-1 CALL(S) FOR POLICE SERVICE N 124658

End Remarks --- (Full Remark Window) ---

----- (Full Comment Window) -----

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:34:52 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000119 DIST=04 - UtI= - Map= - 05-25-13 00:33:37
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : N3 RRM313 Phone Number : 0000000
License Numbr : Entered By : DP004,D151
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP004,D151
Dispo: 1 : ACTIVE Report No: 130525-000006 : 13-00016137
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
34DWI W 00:3337 00:0000 00:3337 00:0000 00:0000 00:5318>335 ,A,Pmy

----- (Full Equipment Window) -----
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 003337

End Remarks --- (Full Remark Window) ---

----- (Full Comment Window) -----

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:35:06 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000084 DIST=04 - UtI= - Map= - 05-25-13 19:08:55
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : THORNTON Phone Number : 00000000
License Numbr : DSC93 14 Entered By : DP001,D149
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D149
Dispo: 1 : ACTIVE Report No: 130525-000099 : 13-00016230
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
465B W 19:0855 00:0000 19:0855 00:0000 00:0000 19:2452>335 , C,Pmy

I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 190855

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:35:43 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000137 DIST=04 - UtI= - Map= - 08-04-13 02:57:03
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : 281 Phone Number : 00000000
License Numbr : X84CRF Entered By : DP003,D160
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP003,D160
Dispo: 1 : ACTIVE Report No: 130804-000032 : 13-00024686
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
31A W 02:5703 00:0000 02:5703 00:0000 00:0000 03:0559>281 , A,Pmy

I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 025703

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:36:10 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000010 DIST=04 - UtI= - Map= - 10-19-13 08:53:56
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 5B Priority : 8, Emergency Agcys : P
Name, Address : VERIZON WIRELESS Phone Number : 7322664347
License Numbr : Entered By : DP002,D197
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D197
Dispo: 1 : ACTIVE Report No: 131019-000023 : 13-00033073
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
32B W 08:5425 08:5428 08:5752 00:0000 00:0000 09:1031>335 , B,Pmy

I, >CP< WELLS FARGO BANK
I, >E9: E-911 Addr = 00001 E KINGS HWY
I, >E9: Loc = MIDDLETOWN TWP ,PW732 266-4347,PTY =
P, SOMEONE TRIED TO BREAK INTO ATM 0853,002

More Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:35:30 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000122 DIST=04 - UtI= - Map= - 08-01-13 23:30:38
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : Phone Number : 00000000
License Numbr : Entered By : DP001,D149
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP003,D160
Dispo: 1 : ACTIVE Report No: 130802-000012 : 13-00024431
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
43C W 00:2027 00:2040 00:3103 00:0000 00:0000 00:3107>319 , C,Pmy

I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 233038

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:35:55 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000061 DIST=04 - UtI= - Map= - 09-29-13 20:08:16
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : YXH69L Phone Number : 00000000
License Numbr : Entered By : DP003,D127
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP003,D127
Dispo: 1 : ACTIVE Report No: 130929-000077 : 13-00030977
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
46C W 20:0816 00:0000 20:0816 00:0000 00:0000 20:0904>308 , C,Pmy

I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 200816

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:36:26 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000065 DIST=04 - UtI= - Map= - 10-27-13 23:40:21
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25A Priority : 5, Emergency Agcys : P
Name, Address : Phone Number : 00000000
License Numbr : Entered By : DP025,D196
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP025,D196
Dispo: 1 : ACTIVE Report No: 131028-000003 : 13-00033905
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
48A W 23:4727 23:4744 23:4902 00:0032 00:0820 00:2206>303 , A,Pmy
42C W 23:4741 23:4743 23:4850 00:0000 00:0000 00:2140>294 , C

I, >CP< WELLS FARGO BANK
P, UNKNOWN MAKE OR MODEL VEHICLE IN THE LOT, POSS CDS 2340,025
P, >IC< P.CODE 1 RESPONSE/SUSPICIOUS VEHICLE N 234021
P, NJ WCJ95E 2351,001

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Township of Middletown
Investigation Report

857 Hwy 35
Block 825 Lot 58

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:36:47 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000032 DIST=04 - Utl= - Map= - 12-18-13 10:25:38
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 27A Priority : 5, Emergency Agcys : P
Name, Address : LARA FROM WELLS FARGO Phone Number : 0000000
License Numbr : Entered By : DP001,D202
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspctchd By : DP001,D124
Dispo: 1 : ACTIVE Report No: 131218-000041 : 13-00039211
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
478 W 10:2635 10:2639 10:3314 00:0000 00:0000 11:1841>335 ,B,Pmy
478 W 11:2045 11:2104 11:3354 00:0000 00:0000 12:0421>335 ,B,Pmy

(Full Equipment Window) ---

I, >CP< WELLS FARGO BANK
P, ELDERLY CUSTOMER REPEATEDLY TAKING LARGE SUMS OF MONEY OUT.
P, TOLD THAT SHE WON SOMETHING AND SOMEONE IS GETTING THE MONEY
P, FROM HER. 1025,001

More Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:37:01 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000064 DIST=04 - Utl= - Map= - 01-08-14 12:58:31
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP001,D105
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspctchd By : DP001,D105
Dispo: 3 : UNFOUNDED Report No: 140108-000069 : 14-00000683
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
488 W 12:5908 12:5912 13:1239 00:0000 00:0000 13:1609>334 ,B,Pmy

(Full Equipment Window) ---

I, >CP< WACHOVIA BANK
P, >IC< P.CODE 2/MVA-PROPERTY DAMAGE N 125831

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:37:21 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000018 DIST=04 - Utl= - Map= - 01-27-14 09:47:47
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 26 Priority : 8, Emergency Agcys : P
Name, Address : LARA Phone Number : 7327968001
License Numbr : Entered By : DP001,D202
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspctchd By : DP001,D202
Dispo: 1 : ACTIVE Report No: 140127-000023 : 14-00002745
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
358 W 09:4915 09:4918 09:5856 00:0000 00:0000 10:4720>279 ,B,Pmy
478 X 09:4945 09:4947 00:0000 00:0000 00:0000 09:5850>330 ,339 ,B

(Full Equipment Window) ---

I, >CP< WELLS FARGO BANK
P, ELDER ABUSE 0947,001
P, >IC< P.CODE 1 RESPONSE/OTHER OFFENSE N 094747
P, 478 <- Police Unit eXtracted from Incident. 0958 DP001

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:37:34 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000039 DIST=04 - Utl= - Map= - 03-03-14 14:15:14
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : NJ YJ558P Entered By : DP004,D151
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspctchd By : DP004,D151
Dispo: 1 : ACTIVE Report No: 140303-000056 : 14-00007051
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
33B W 14:1514 00:0000 14:1514 00:0000 00:0000 14:2221>332 ,B
478 W 14:2043 00:0000 14:2044 00:0000 00:0000 14:2223>335 ,B,Pmy

(Full Equipment Window) ---

I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 141514

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:37:48 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000013 DIST=04 - Utl= - Map= - 04-25-14 09:04:35
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : SIMON Phone Number : 0000000
License Numbr : Entered By : DP001,D105
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspctchd By : DP001,D105
Dispo: 1 : ACTIVE Report No: 140425-000030 : 14-00013415
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
23 W 09:0435 00:0000 09:0435 00:0000 00:0000 09:2850>270 ,E,Pmy

(Full Equipment Window) ---

I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 2/MVA-PROPERTY DAMAGE N 090435

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:38:01 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000055 DIST=04 - Utl= - Map= - 06-07-14 13:22:59
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : C86EHT Entered By : DP001,D195
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspctchd By : DP001,D195
Dispo: 1 : ACTIVE Report No: 140607-000078 : 14-00019302
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
32B W 13:2259 00:0000 13:2259 00:0000 00:0000 13:2723>336 ,B,Pmy

(Full Equipment Window) ---

I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 132259

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:38:45 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000060 DIST=04 - UtI= - Map= - 08-26-14 15:28:23
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25D Priority : 6, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP003,D195
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP003,D195
Dispo: 1 : ACTIVE Report No: 140826-000094 : 14-00030209
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
27B W 15:4436 00:0000 15:4441 00:0000 15:5553>259 , ,B,Pmy

(Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 2 RESPONSE/DISABLED MOTORIST N 152823
P, M19AKC 1544,003
End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:39:19 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000120 DIST=04 - UtI= - Map= - 11-15-14 01:40:15
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : V39CCZ Entered By : DP003,D127
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP003,D127
Dispo: 1 : ACTIVE Report No: 141115-000015 : 14-00041084
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
35A W 01:4015 00:0000 01:4015 00:0000 01:5158>324 , ,A,Pmy
50A W 01:4027 01:4029 00:0000 00:0000 01:4218>328 , ,A

(Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 014015

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:39:45 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000029 DIST=04 - UtI= - Map= - 12-05-14 09:41:03
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : 343 Phone Number : 0000000
License Numbr : NJ L83EAX Entered By : DP001,D105
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D105
Dispo: 1 : ACTIVE Report No: 141205-000045 : 14-00043513
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
43B W 09:4103 00:0000 09:4103 00:0000 09:5346>343 , ,B,Pmy

(Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 094103

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:38:59 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000082 DIST=04 - UtI= - Map= - 09-05-14 16:47:20
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP002,D203
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D203
Dispo: 1 : ACTIVE Report No: 140905-000105 : 14-00031677
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
34B W 16:4720 00:0000 16:4720 00:0000 16:5045>333 , ,B
44C W 16:4752 00:0000 16:4755 00:0000 16:5111>314 , ,C,Pmy

(Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 164720

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:39:33 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000106 DIST=04 - UtI= - Map= - 11-27-14 00:33:39
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : 340 323 Phone Number : 0000000
License Numbr : NJ A87DXT Entered By : DP001,D200
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D200
Dispo: 1 : ACTIVE Report No: 141127-000007 : 14-00042596
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
42C W 00:3339 00:0000 00:3339 00:0000 00:3351>340 , ,C
24C W 00:3342 00:0000 00:3347 00:0000 00:3352>323 , ,C,Pmy

(Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 003339

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:39:56 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000156 DIST=04 - UtI= - Map= - 01-14-15 00:18:46
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : C86DNE Phone Number : 0000000
License Numbr : Entered By : DP004,D195
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP004,D195
Dispo: 1 : ACTIVE Report No: 150114-000007 : 15-00001614
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
32C W 00:1846 00:0000 00:1846 00:0000 00:2812>323 , ,C
44A W 00:2552 00:0000 00:2554 00:0000 00:2814>281 , ,A,Pmy

(Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 001846

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Township of Middletown
Investigation Report

857 Hwy 35
Block 825 Lot 58

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:40:09 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000033 DIST-04 - UtI= - Map= - 01-17-15 10:50:07
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 911P Priority : 2, Emergency Agcys : P
Name, Address : MAUREEN Entered By : DP004,D202
License Numbr : Phone Number : 7324924097
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP004,D202
Dispo: 1 : ACTIVE Report No: 150117-000053 : 15-00002296
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
448 W 10:5032 10:5035 10:5351 00:0000 00:0000 11:1147>343 , ,B,Pmy

----- (Full Equipment Window) ---
P, 10-15 NO INJURIES. IN PARKING LOT 1050,004
P, >IC< P.ACTUAL 9-1-1 CALL(S) FOR POLICE SERVICE N 105007

----- End Remarks --- (Full Remark Window) ---

----- (Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:40:32 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000057 DIST-04 - UtI= - Map= - 02-26-15 12:26:56
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 911P Priority : 2, Emergency Agcys : P
Name, Address : VERIZON WIRELESS SONIA Phone Number : 2016937206
License Numbr : Entered By : DP002,D124
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D124
Dispo: 1 : ACTIVE Report No: 150226-000058 : 15-00006991
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
468 W 12:2700 12:2702 12:2819 00:0000 00:0000 12:5327>350 , ,B,Pmy

----- (Full Equipment Window) ---
P, 10-15 2 CARS BLK MERCEDES NO INJURIES. 1226,002
P, >IC< P.ACTUAL 9-1-1 CALL(S) FOR POLICE SERVICE N 122656

----- End Remarks --- (Full Remark Window) ---

----- (Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:41:01 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000036 DIST-04 - UtI= - Map= - 04-03-15 11:07:32
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 911P Priority : 2, Emergency Agcys : P
Name, Address : BARBARA Entered By : DP002,D202
License Numbr : Phone Number : 7322134948
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D202
Dispo: 1 : ACTIVE Report No: 150403-000055 : 15-00011532
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
498 W 11:0749 11:0752 11:1126 00:0000 00:0000 11:3922>350 , ,B
418 W 11:1400 00:0000 11:1402 00:0000 00:0000 12:0056>240 , ,356 ,B,Pmy

----- (Full Equipment Window) ---
P, 10-15 NO INJURIES. WELLS FARGO PARKING LOT 1107,002
P, >IC< P.ACTUAL 9-1-1 CALL(S) FOR POLICE SERVICE N 110732

----- End Remarks --- (Full Remark Window) ---

----- (Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:40:20 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000043 DIST-04 - UtI= - Map= - 02-21-15 13:36:27
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : WELLS FARGO 8774949355 Phone Number : 0000000
License Numbr : Entered By : DP001,D105
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D105
Dispo: 1 : ACTIVE Report No: 150221-000047 : 15-00006422
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
468 W 13:3709 13:3714 00:0000 00:0000 13:4049>350 , ,B,Pmy
318 W 13:3709 13:3712 00:0000 00:0000 13:4004>332 , ,B

----- (Full Equipment Window) ---
I, >CP< WACHOVIA BANK 1336,001
P, ATM ALARM N 133627
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 133627

----- End Remarks --- (Full Remark Window) ---

----- (Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:40:43 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000087 DIST-04 - UtI= - Map= - 03-24-15 18:14:55
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : SOLSTYK Phone Number : 0000000
License Numbr : E94DXT Entered By : DP001,D149
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D149
Dispo: 1 : ACTIVE Report No: 150324-000115 : 15-00010270
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
41C W 18:1455 00:0000 18:1455 18:5843 19:1040 19:1046>315 , ,C
W2 W 18:2636 18:2640 00:0000 00:0000 20:5139>W2 , ,E,Pmy
44C W 18:2821 18:2826 18:3242 00:0000 00:0000 18:5902>323 , ,C

----- (Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 181455

----- End Remarks --- (Full Remark Window) ---

----- (Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:41:13 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000035 DIST-04 - UtI= - Map= - 05-11-15 10:24:42
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : NJ K57CVD Phone Number : 0000000
License Numbr : Entered By : DP004,D151
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP004,D151
Dispo: 1 : ACTIVE Report No: 150511-000059 : 15-00016645
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
73 W 10:2442 00:0000 10:2442 00:0000 00:0000 10:2559>261 , ,E,Pmy

----- (Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 102442

----- End Remarks --- (Full Remark Window) ---

----- (Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:41:29 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000100 DIST=04 - UtI= - Map= - 05-12-15 15:04:27
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 258 Priority : 7, Emergency Agcys : P
Name, Address : NJ XCHT97 Phone Number : 0000000
License Numbr : DP003,D202 Entered By : DP003,D202
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP003,D202
Dispo: 1 : Canceled Incident. Report No: 150512-000134 : 15-00016860
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
368 X 15:0427 00:0000 15:0427 00:0000 16:3852>243 ,B

(Full Equipment Window) ---

I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 150427
P, 368 <- Police Unit eXtracted from Incident. 1638 DP003

(Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:41:52 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000155 DIST=04 - UtI= - Map= - 05-24-15 00:04:06
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 258 Priority : 7, Emergency Agcys : P
Name, Address : 341 Phone Number : 0000000
License Numbr : NJ P54FED Entered By : DP001,D200
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D200
Dispo: 1 : ACTIVE Report No: 150524-000002 : 15-00018609
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
47C W 00:0406 00:0000 00:0406 00:0000 00:1305>341 ,C,Pmy

(Full Equipment Window) ---

I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 000406

(Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:42:41 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000082 DIST=04 - UtI= - Map= - 07-20-15 13:01:40
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : GOUDSWARD,DENISE Phone Number : 7325989897
License Numbr : DP002,D124 Entered By : DP002,D124
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D124
Dispo: 1 : ACTIVE Report No: 150720-000108 : 15-00027429
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
408 X 13:0203 13:0207 00:0000 00:0000 13:0304>333 ,B
28 W 13:0304 13:0307 13:0309 00:0000 00:0000 14:5829>278 ,E,Pmy

(Full Equipment Window) ---

I, >CP< WELLS FARGO BANK
P, IN LOT NO INJURIES. SILVER HONDA CIVIC & GRAY CAR 1301,002
P, >IC< P.CODE 2/MVA-PROPERTY DAMAGE N 130140

(Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:41:41 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000142 DIST=04 - UtI= - Map= - 05-18-15 23:03:11
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 258 Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : NJ V28CJC Entered By : DP001,D203
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D203
Dispo: 1 : ACTIVE Report No: 150518-000141 : 15-00017729
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
49A W 23:0311 00:0000 23:0311 00:0000 23:1415>355 ,A,Pmy
43A W 23:0405 23:0407 23:0409 00:0000 00:0000 23:1413>344 ,A

(Full Equipment Window) ---

I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 230311

(Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:42:31 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000087 DIST=04 - UtI= - Map= - 07-11-15 18:01:02
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 258 Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : NY Entered By : DP002,D203
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D203
Dispo: 1 : ACTIVE Report No: 150711-000104 : 15-00026151
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
40C W 18:0102 00:0000 18:0102 00:0000 00:0000 18:1405>351 ,C,Pmy

(Full Equipment Window) ---

I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 180102

(Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:42:52 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000139 DIST=04 - UtI= - Map= - 08-05-15 23:54:52
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 258 Priority : 7, Emergency Agcys : P
Name, Address : 347 Phone Number : 0000000
License Numbr : NJ VVR59F Entered By : DP001,D200
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D200
Dispo: 1 : ACTIVE Report No: 150806-000001 : 15-00029901
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
43A W 23:5452 00:0000 23:5452 00:0000 00:0000 00:0341>347 ,A,Pmy

(Full Equipment Window) ---

I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 235452
P, NJ DL - C02341248602952 0000,001

(Full Remark Window) ---

(Full Comment Window) ---

Township of Middletown
Investigation Report

857 Hwy 35
Block 825 Lot 58

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:43:47 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000075 DIST-04 - UtI= - Map= - 12-11-15 14:43:50
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 32H Priority : 5, Emergency Agcys : P
Name, Address : JOAN DAILY Phone Number : 7324332667
License Numbr : Entered By : DP001,D105
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D105
Dispo: 1 : ACTIVE Report No: 151211-000096 : 15-00046464
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
45C W 15:2701 00:0000 15:2704 00:0000 00:0000 16:0449>335 , ,C,Pmy

(Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, GPT74H
P, >IC< P.CODE 2 RESPONSE/ HIT & RUN - PROPERTY DAMAGE N 144350

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:44:28 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000104 DIST-04 - UtI= - Map= - 02-15-16 18:55:25
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP003,D127
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP003,D127
Dispo: 1 : ACTIVE Report No: 160215-000105 : 16-00006391
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
32C W 19:0728 00:0000 19:0732 00:0000 00:0000 19:1830>342 , ,C
30C W 19:0728 00:0000 19:0730 00:0000 00:0000 19:1832>335 , ,C,Pmy

(Full Equipment Window) ---
I, >CP< WACHOVIA BANK
P, VIBRATION ALARM
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 1855,003
N 185525

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:45:06 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000003 DIST-04 - UtI= - Map= - 03-26-16 03:30:09
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 2,P Emergency Agcys : P
Name, Address : 351 Phone Number : 0000000
License Numbr : NJ C36CER Entered By : DP001,D200
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D200
Dispo: 1 : ACTIVE Report No: 160326-000032 : 16-00012570
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
39A W 03:3009 00:0000 03:3009 00:0000 00:0000 03:4113>351 , ,A,Pmy
71A W 03:3221 00:0000 03:3223 00:0000 00:0000 03:4112>317 , ,A

(Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 033009
P, NJ DL - H61610196104962 0336,001

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:44:08 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000027 DIST-04 - UtI= - Map= - 02-03-16 08:52:42
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : BACILEO Phone Number : 0000000
License Numbr : NJ A12DXP Entered By : DP001,D105
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D105
Dispo: 1 : ACTIVE Report No: 160203-000046 : 16-00004549
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
27B W 08:5242 00:0000 08:5242 00:0000 00:0000 08:5606>274 , ,B,Pmy

(Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 085242

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:44:44 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000116 DIST-04 - UtI= - Map= - 02-24-16 21:41:33
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : ROAD Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP003,D127
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D149
Dispo: 1 : Canceled Incident. Report No: 160224-000142 : 16-00007782
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-

(Full Equipment Window) ---
I, >CP< WELLS FARGO BANK
P, TREE LIMB DOWN IN STREET 2141,003
P, >IC< P.ROADWAY HAZARDS/ICE/SNOW/ETC - NOT RECOMMEND UNIT N 214133

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:45:18 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000076 DIST-04 - UtI= - Map= - 03-31-16 18:52:43
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : OP# DOONELL Phone Number : 0000000
License Numbr : Entered By : DP001,D203
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D203
Dispo: 1 : ACTIVE Report No: 160331-000092 : 16-00013308
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
31C X 18:5340 18:5402 00:0000 00:0000 00:0000 18:5526>340 , ,C
45C X 18:5340 18:5403 00:0000 00:0000 00:0000 18:5420>332 , ,C
40C W 18:5423 18:5424 18:5903 00:0000 00:0000 19:0216>343 , ,C,Pmy

(Full Equipment Window) ---
I, >CP< WACHOVIA BANK
P, SILENT HOLD UP. N 1852,001
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 185243
P, 45C - Police Unit eXtracted from Incident. 1854 DP001

More Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> AD5i CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:46:49 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000092 DIST-04 - UtI= - Map= - 08-25-16 23:04:08
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 258 Priority : 7, Emergency Agcys : P
Name, Address : 364 Phone Number : 0000000
License Numbr : H36FDN Entered By : DP004,D201
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP004,D201
Dispo: 1 : ACTIVE Report No: 160825-000144 : 16-00034144
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
39C W 23:0408 00:0000 23:0408 00:0000 00:0000 23:1015>364 ,C,Pmy

----- (Full Equipment Window) -----
I, >CP< WELLS FARGO BANK
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 230408

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

Printed By: D106 >>> AD5i CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:47:23 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000027 DIST-04 - UtI= - Map= - 11-25-16 12:34:53
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : Phone Number : 7323474556
License Numbr : Entered By : DP002,D206
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP002,D206
Dispo: 1 : ACTIVE Report No: 161125-000040 : 16-00045152
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
46B W 12:3529 12:3530 12:4104 00:0000 00:0000 13:2546>333 ,B,Pmy

----- (Full Equipment Window) -----
I, >CP< WELLS FARGO BANK
P, SIDE WIPED BY YELLOW CAB 1234,002
P, >IC< P.CODE 2/MVA-PROPERTY DAMAGE N 123453

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

Printed By: D106 >>> AD5i CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 12:47:00 PM

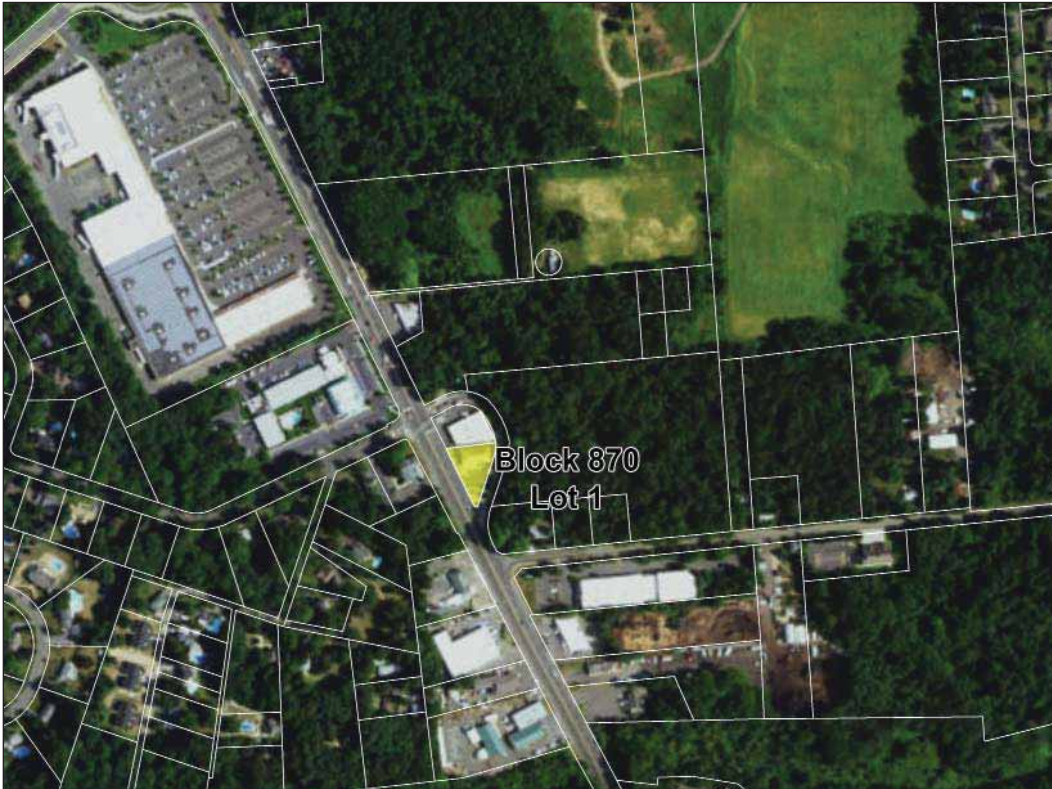
POLICE - CLOSED INCIDENT DISPLAY

Ic# 000009 DIST-04 - UtI= - Map= - 09-17-16 07:56:39
857 N RT 35 HY MD : TWINBROOKS/KINGS HWY EAST
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : WELLS FARGO SEC OP SHAROLYNN Phone Number : 8774949355
License Numbr : Entered By : DP003,D202
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP003,D202
Dispo: 1 : ACTIVE Report No: 160917-000023 : 16-00037114
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
35B W 08:0104 08:0226 00:0000 00:0000 00:0000 08:0343>333 ,B,Pmy
34A W 08:0129 00:0000 08:0132 00:0000 00:0000 08:0339>346 ,A
49A W 08:0213 00:0000 08:0215 00:0000 00:0000 08:0341>356 ,A

----- (Full Equipment Window) -----
I, >CP< WACHOVIA BANK
P, WELLS FARGO, TELLER LINE. 0756,003
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 075639

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----



Owner: Zaleski Holdings,
LLC

Property Use

Retail

Property Acreage

.76

Business Name(s)

Community Appliance

Zone District

M-1

Property Value:

According to the Township of Middletown the assessed value for Block 870 Lot 1 is:

- | | | |
|-----------------------|----|---------|
| 1. Assessment: | \$ | 980,400 |
| 2. Land Value: | \$ | 430,600 |
| 3. Improvement Value: | \$ | 549,800 |

Property Description:

This property is located at 717 Highway 35 and includes a single story commercial establishment that is approximately 5,000 sf. The building is located inside the jug handle for the u-turn movement on Highway 35.

There are two entrances, one off Highway 35 and the other off the jug handle. The parking is located in front of the building which faces south (north bound traffic). The building and the parking are higher than the surrounding roads which would cause water to drain into the public right of way. There are no visible drains or inlets within the parking lot. The entrance from Highway 35 is at an acute angle (less than 90%) which creates safety issues for vehicles pulling into the parking lot from Highway 35 (50 mph posted speed). This causes vehicles to slow down rapidly within the Highway right of way and turn into the small parking lot which creates situations where the vehicles pull into the opposing drive aisle.

The current parking lot includes 10 parking spaces, one of which is a handicap space. According to the current Township of Middletown requirements for a retail establishment a minimum of 1 space per 150 sf (Section 540-627 Off-street Parking) would require 33 parking spaces. This lack of available parking is clear given multiple vehicles were parked along the right of way on both sides of the jug handle and in front of the parking area which blocks visibility to the entrances and to the jug handle.

It is unknown if the parking requirements were changed after the construction the building, however given the limited number of existing in conjunction with the ingress and egress movements into the parking lot, there would be concern regarding vehicles stopping in the Highway 35 right of way for either movement or number of vehicles.

In addition, the dumpster is located along the jug handle with a separate access directly from the jug handle, which would require a garbage truck to either back into or back out of the dumpster area directly into the jug handle right of way. This is a safety issue given the limited visibility from the highway, the parked vehicles along both sides of the jug handle and the nature of the turn around.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Building and Fire Department records are included in this report.

Redevelopment Designation:

The nature of the property meets criterion “d” of the LRHL, specifically:

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate a faulty arrangement and design with an obsolete layout (Criterion ‘d’) that are detrimental to the safety, health and welfare of the community.

The Area of Investigation consists of several of the qualities described in Criterion ‘d’ which include a faulty arrangement and design as well as an obsolete layout (Criterion ‘d’) evidenced by the fact that the design and layout creates a dangerous situation on Highway 35 given vehicles that the entrance from Highway 35 is at an acute angle and the posted speed limit is 50 mph. This situation creates a scenario where cars pulling into the lot turn into the oncoming traffic within the lot. In addition, the property lacks the required number of parking spaces which causes vehicles to illegally park in the median and along the side of the jug handle. This create sight line issues for vehicles entering and exiting the parking lot along Highway 35. This represents a faulty arrangement and design as well as an obsolete layout.

In addition , the parking lot lacks lighting and sidewalks and does not provide any pedestrian safety measures or storm water management measures on-site. The dumpster is located

in such a manner as to require the truck to either back into or out of the trash compactor area within the jug handle right of way which represents a dangerous situation.

These types of conditions and substandard arrangement and design, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the adjacent properties within the investigation area. Lastly, even if these conditions were not present, this property should be included within the redevelopment area because without the property the effective redevelopment of the area of which they are part would not be practical.



Image 1: Entrance off Highway 35 with FedEx truck parked in exiting lane. Vehicles are parked in the median which creates site line issues entering and exiting the parking lot.



Image 2: Small parking lot, with FedEx truck parked in out bound lane.



Image 3: Exit from jug handle with trash compactor located to require vehicle to back in to or out of space in the jug handle ROW.



Image 4: Vehicles parked in median block site lines to parking area.



Image 5: Small parking lot has vehicles parked along right of way of jug handle which limits site lines.



Image 6: Trash compactors along jug handle.

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:30:26 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000010 DIST-04 - UtI= - Map= - 12-30-14 08:41:06
717 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : BULLDOG SECURITY OPR # 4704 Phone Number : 8006332677
License Numbr : Entered By : DP001,D204
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP001,D204
Dispo: 1 : ACTIVE Report No: 141230-000025 : 14-00046400
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
408 W 08:4146 08:4150 00:0000 00:0000 08:5231>343 , ,B
348 W 08:4146 08:4151 00:0000 00:0000 08:5241>249 , ,B,Pmy
----- (Full Equipment Window) -----
P, COMMUNITY APPLIANCE. GENERAL BURGLAR. 7326717721 JOE 0841,001
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 084106
P, JOE GAVE INCORRECT PASSWORD 0842,001
----- End Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:30:55 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000137 DIST-04 - UtI= - Map= - 06-11-15 21:00:02
717 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : 4790 Phone Number : 8006332677
License Numbr : Entered By : DP004,D201
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP004,D201
Dispo: 1 : ACTIVE Report No: 150611-000158 : 15-00021648
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
75C W 21:0029 21:0048 00:0000 00:0000 21:0417>308 , ,C,Pmy
31C W 21:0029 21:0049 21:0237 00:0000 00:0000 21:0414>310 , ,C
----- (Full Equipment Window) -----
P, COMMUNITY APPLIANCE GENERAL 2100,004
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 210002
----- End Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:31:22 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000008 DIST-04 - UtI= - Map= - 08-28-15 07:29:43
717 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : OP# 6034 - BULLDOG SEC Phone Number : 8006332677
License Numbr : Entered By : DP004,D203
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP004,D203
Dispo: 1 : ACTIVE Report No: 150828-000023 : 15-00032946
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
40A X 07:2956 07:3001 00:0000 00:0000 07:3038>353 , ,A
30A W 07:2956 07:3002 07:3354 00:0000 00:0000 07:3425>354 , ,A
44A W 07:3043 07:3044 07:3225 00:0000 00:0000 07:3950>345 , ,A,Pmy
----- (Full Equipment Window) -----
P, COMMUNITY APPLIANCE - GENERAL BURG. 0729,004
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 072943
P, 40A <- Police Unit eXtracted from Incident. 0730 DP004
P, JR - ETA WITHIN NEXT MINUTE WHITE DODGE PICKUP 0731,002
----- End Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:30:40 PM

POLICE - CLOSED INCIDENT DISPLAY

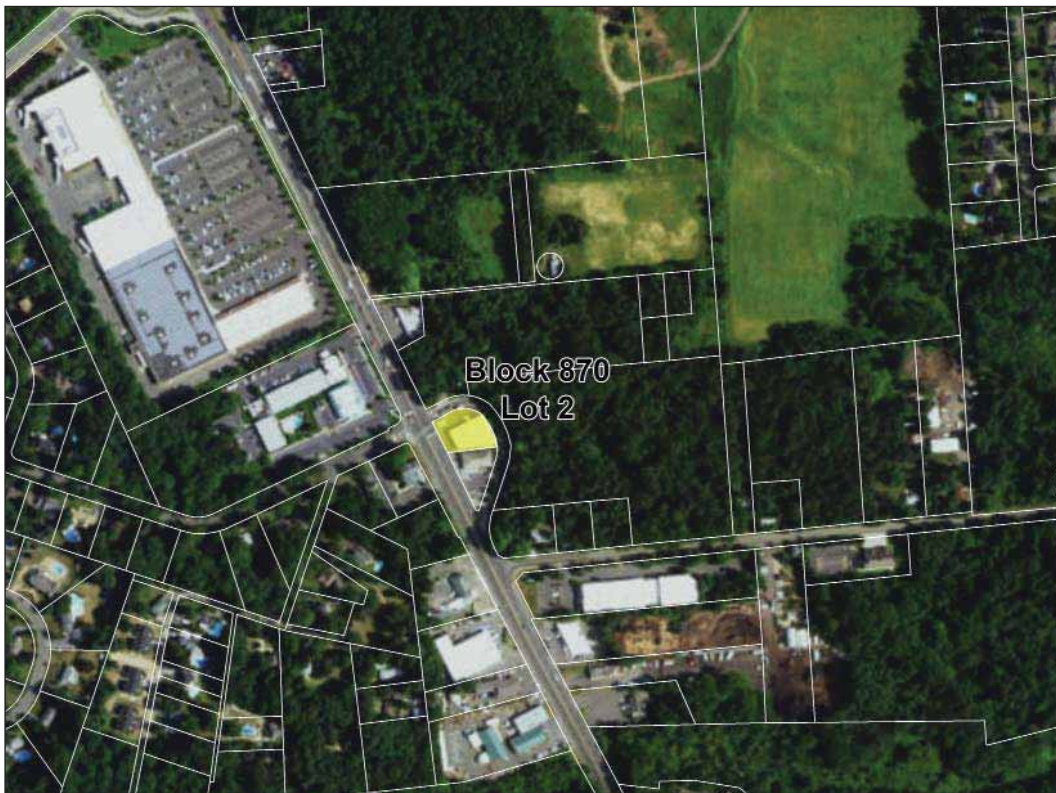
Ic# 000131 DIST-04 - UtI= - Map= - 04-17-15 21:10:25
717 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : 5006 Phone Number : 8006332677
License Numbr : Entered By : DP004,D201
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP004,D201
Dispo: 1 : ACTIVE Report No: 150417-000143 : 15-00013312
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
49C W 21:1059 21:1105 21:1751 00:0000 00:0000 21:1910>310 , ,C,Pmy
75C W 21:1059 21:1106 21:1143 00:0000 00:0000 21:1838>351 , ,C
----- (Full Equipment Window) -----
P, COMMUNITY APPLIANCE. GENERAL BURGLARY. MALE ON PREMISES 2110,004
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 211025
----- End Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:31:09 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000036 DIST-04 - UtI= - Map= - 08-02-15 11:40:47
717 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : OP.4559 Phone Number : 8006332677
License Numbr : Entered By : DP004,D151
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspstchd By : DP004,D151
Dispo: 1 : Canceled Incident. Report No: 150802-000061 : 15-00029387
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
----- (Full Equipment Window) -----
P, COMMUNITY APPLIANCE 1140,004
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 114047
----- End Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

Owner: 717 Realty Company, Ronnie Leibowitz



Property Use
Retail

Property Acreage
.477

Business Name(s)
Walt's Sleep Shop
Devine Creations

Zone District
M-1

Property Value:

According to the Township of Middletown the assessed value for Block 870 Lot 2 is:

1. Assessment: \$ 1,089,800
2. Land Value: \$ 599,400
3. Improvement Value: \$ 490,400

Property Description:

This property is located at 721 Highway 35 and includes two commercial establishments within a single single story building. The building is located inside the jug handle for the u-turn movement on Highway 35.

The exterior of the building has signs of water damage and deterioration along the sides and rear of the building. The rear steps and sidewalk have significant water damage, molding and deterioration of the sidewalks which create unsafe walking conditions (See images 6, 7, 8, 9, 10, 11, 12, 13 & 14). The issues include washing away of the rear sidewalk, as well as deterioration of the sides of the walk. Signs of the rear stairs pulling away from the building, water damage along the base of the building and washing away of the ground caused by a lack of proper drainage. In addition the building is located higher than the surrounding roads along the rear, side and front of the building and does not

include any visible drainage basins or inlets, causing water to run into the public road which can create safety issues.

There are three vehicular entrances into the parking lot, two off Highway 35 and one off the jug handle. The entrance in front of the building include angled and head in parking that backs directly into the entrance area off Highway 35 (See image 4 & 16). This creates a dangerous condition for vehicles traveling along Highway 35 with a posted speed limit of 50 mph entering into the site where vehicles are parked and would need to back into the entrance in order to get out of the parking spaces. In addition the parking located along the side of the building has a drive aisle that is not straight which is caused by parking along the building and parking along the jug handle. This condition is atypical and can create confusion in a small area with potential vehicles entering from Highway 35 into the site.

The trash pick up appears to in combination with the adjacent lot. The dumpster is located along the jug handle with a separate access directly from the jug handle, which would require a garbage truck to either back into or back out of the dumpster area directly into the jug handle right of way. This is a safety issue given the limited visibility from the highway, the parked vehicles along both sides of the jug handle and the nature of the turn around.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Building and Fire Department records are included in this report.

Redevelopment Designation:

The nature of the property meets criterion “d” of the LRHL, specifically:

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate a faulty arrangement and design with an obsolete layout (Criterion ‘d’) that are detrimental to the safety, health and welfare of the community.

The Area of Investigation consists of several of the qualities described in Criterion ‘d’ which include a faulty arrangement and design as well as an obsolete layout (Criterion ‘d’) evidenced by the fact that the design and layout creates a dangerous situation for vehicles entering the property or existing the spaces in front of the building. Vehicles parked in front of the building back into the entrance area off Highway 35. This is a dangerous and condition caused by a faulty arrangement and design with an obsolete layout. The condition is further exacerbated by the 50 mph posted speed limit on Highway 35. Vehicles pulling out of these spaces would need to back to the curb line of Highway 35. In addition, the parking layout has multiple size drive aisles that are not aligned, provides parallel parking along the interior curb line of the jug handle with no separation between the parking spaces and the road. The lot lacks proper lighting. All of these conditions represent a faulty arrangement and design as well as an obsolete layout.

In addition, the dumpster for this property is located in such a manner as to require the truck

to either back into or out of the trash compactor area within the jug handle right of way which represents a dangerous situation. Furthermore the building has signs of significant water damage along the exterior facade at the side and rear of the building.

These types of conditions and substandard arrangement and design, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the adjacent properties within the investigation area. Lastly, even if these conditions were not present, this property should be included within the redevelopment area because without the property the effective redevelopment of the area of which they are part would not be practical.



Image 1: Parking space located at the curb of the jug handle with no buffer between.



Image 2: Parking space located at the curb of the jug handle with no buffer between.



Image 1: Parking space located in front of store in entrance aisle off Highway 35.



Image 2: Area between buildings



Image 3: Side yard area



Image 4: One way entrance from Highway 35 in conflict with angle parking egress.



Image 5: Water damage along rear base of building with cracking in efface.



Image 6: Water damage along asphalt sidewalk at rear of the building with erosion.



Image 7: Rear stairs with erosion caused by water run-off from roof.



Image 8: Water damage along asphalt sidewalk at rear of the building with erosion.



Image 9: Rear stairs with erosion caused by water run-off from roof.



Image 10: Water damage along asphalt sidewalk at rear of the building with erosion.



Image 11: Water damage along asphalt sidewalk at rear of the building with erosion.



Image 12: Water damage along asphalt sidewalk at rear of the building with erosion.



Image 13: Water damage along asphalt sidewalk at rear of the building with erosion.



Image 14: Parking located on side of building with inadequate space for back out.



Image 15: One way entrance from Highway 35 in conflict with angle parking egress.



Image 16: Trash compactor location for both buildings with access directly from the jug handle.

Township of Middletown
Investigation Report

721 Hwy 35
Block 870 Lot 2

Printed By: D106 >>> ADi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:32:08 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000131 DIST=04 - Ut1= - Map= - 01-13-11 17:45:14
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 258 Priority : 7, Emergency Agcys : P
Name, Address : 258 Phone Number : 0000000
License Numbr : LS232L Entered By : DP002,D195
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D195
Dispo: 1 : ACTIVE Report No: 110113-000125 : 11-00001521
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
41C W 17:45:14 00:0000 17:45:14 00:0000 00:0000 17:46:22>291 , ,C,Pmy

I, >CP< WALT'S FURNITURE (Full Equipment Window) ---
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 174514

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:32:37 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000045 DIST=04 - Ut1= - Map= - 02-04-12 14:54:52
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : 732 822 9579 Phone Number : 0000000
License Numbr : Entered By : DP003,D105
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP003,D105
Dispo: 1 : ACTIVE Report No: 120204-000060 : 12-00004497
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
47B W 14:55:58 14:56:02 15:04:27 00:0000 00:0000 15:48:03>249 , ,B,Pmy

I, >CP< WALT'S FURNITURE (Full Equipment Window) ---
P, IN LOT OF WALT'S SLEEP SHOP] 1454,003
P, >IC< P.CODE 2/MVA-PROPERTY DAMAGE N 145452

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:33:02 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000002 DIST=04 - Ut1= - Map= - 10-15-12 05:50:54
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : SECURALL MON OP# 24 Phone Number : 7328920700
License Numbr : Entered By : DP003,D160
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP003,D160
Dispo: 1 : ACTIVE Report No: 121015-000007 : 12-00034655
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
31A W 05:51:06 05:51:08 05:54:07 00:0000 00:0000 05:57:10>281 , ,A,Pmy
47A W 05:51:06 05:51:09 05:54:09 00:0000 00:0000 05:57:07>303 , ,A

I, >CP< WALT'S FURNITURE (Full Equipment Window) ---
P, BACK MOTION DETECTOR 0550,003
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 055054

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:32:22 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000110 DIST=04 - Ut1= - Map= - 03-22-11 20:31:48
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : OP 62 Phone Number : 7328920700
License Numbr : Entered By : DP002,D183
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D183
Dispo: 1 : ACTIVE Report No: 110322-000123 : 11-00009788
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
42C W 20:33:05 20:33:17 20:34:19 00:0000 00:0000 20:38:39>320 , ,C
50C W 20:33:12 00:0000 20:33:19 00:0000 00:0000 20:38:41>319 , ,C,Pmy

I, >CP< WALT'S FURNITURE (Full Equipment Window) ---
I, >E9< E-911 Addr = 00000
P, SECURE ALL ALARM WALT'S SLEEP SHOP 2031,002
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 203148

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:32:48 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000094 DIST=04 - Ut1= - Map= - 06-05-12 20:19:50
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP004,D127
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP004,D127
Dispo: 2 : CLOSED BY ARREST Report No: 120605-000110 : 12-00019291
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
30C W 20:20:25 20:20:27 20:27:25 00:0000 00:0000 20:40:12>331 , ,C,Pmy
40C W 20:20:25 20:20:28 20:27:27 00:0000 00:0000 20:39:34>323 , ,C

I, >CP< WALT'S FURNITURE (Full Equipment Window) ---
P, FRONT DOOR 2019,004
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 201950

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:33:15 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000005 DIST=04 - Ut1= - Map= - 10-16-12 03:53:30
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : OPER 35 Phone Number : 7328920700
License Numbr : Entered By : DP002,D184
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D184
Dispo: 1 : ACTIVE Report No: 121016-000019 : 12-00034778
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
43A W 03:54:09 03:54:14 03:57:28 00:0000 00:0000 04:00:47>320 , ,A
24A X 03:54:09 03:54:15 00:0000 00:0000 00:0000 03:55:14>273 , ,A
49A W 03:55:08 03:55:10 03:57:35 00:0000 00:0000 04:00:49>332 , ,A,Pmy

I, >CP< WALT'S FURNITURE (Full Equipment Window) ---
P, BACK MOTION DET. WALT'S SLEEP SHOP 0353,002
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 035330
P, 24A <- Police Unit eXtracted from Incident, 0355 DP002

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADSI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:33:28 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000002 DIST=04 - Ut1= - Map= - 10-25-12 03:15:40
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : SECUREALL OP-33 Phone Number : 7328920700
License Numbr : Entered By : DP001,D193
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D193
Dispo: 1 : ACTIVE Report No: 121025-000008 : 12-00035819
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
22A W 03:1630 03:1632 03:1836 00:0000 03:2332-283 , ,A
49A W 03:1630 03:1633 03:1859 00:0000 03:2332-320 , ,A,Pmy

(Full Equipment Window) ---
P, WALT'S SLEEP SHOP, BACK MOTION 0315,001
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 031540

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADSI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:33:56 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000113 DIST=04 - Ut1= - Map= - 12-10-12 19:00:36
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : VERIZON WIRELESS Phone Number : 7327707790
License Numbr : Entered By : DP003,D127
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP003,D127
Dispo: 1 : ACTIVE Report No: 121210-000111 : 12-00041577
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
30C W 19:0059 19:0102 19:1442 00:0000 00:0000 19:2745-292 , ,C,Pmy

(Full Equipment Window) ---
I, >CP< WALT'S FURNITURE
I, >E9< E-911 Addr = 00001 SE KINGS HWY
I, >E9< Loc = MIDDLETOWN TWP ,P#732 770-7790,PType =
P, 2 CAR 1900,003

More Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADSI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:34:19 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000087 DIST=04 - Ut1= - Map= - 01-14-13 17:57:45
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : REGAN Phone Number : 7325466977
License Numbr : Entered By : DP002,D183
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D183
Dispo: 1 : ACTIVE Report No: 130114-000087 : 13-00001502
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
43C W 17:5810 17:5816 18:0830 00:0000 00:0000 18:2615-311 , ,C,Pmy

(Full Equipment Window) ---
I, >CP< WALT'S FURNITURE
P, MINOR MVA, IN PKG LOT, NO INJ. 1757,002
P, >IC< P.CODE 2/MVA-PROPERTY DAMAGE N 175745

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADSI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:33:41 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000003 DIST=04 - Ut1= - Map= - 12-05-12 04:51:20
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : OPER 65 Phone Number : 7328920700
License Numbr : Entered By : DP004,D184
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP004,D184
Dispo: 1 : ACTIVE Report No: 121205-000010 : 12-00040997
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
45A W 04:5201 04:5425 04:5436 00:0000 00:0000 04:5739-281 , ,A
22A W 04:5201 04:5427 00:0000 00:0000 04:5741-276 , ,A,Pmy

(Full Equipment Window) ---
P, WALT'S SLEEP SHOP, SIDE DOOR 0451,004
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 045120

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADSI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:34:08 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000113 DIST=04 - Ut1= - Map= - 12-10-12 19:00:36
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : VERIZON WIRELESS Phone Number : 7327707790
License Numbr : Entered By : DP003,D127
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP003,D127
Dispo: 1 : ACTIVE Report No: 121210-000111 : 12-00041577
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
30C W 19:0059 19:0102 19:1442 00:0000 00:0000 19:2745-292 , ,C,Pmy

(Full Equipment Window) ---
I, >CP< WALT'S FURNITURE
I, >E9< E-911 Addr = 00001 SE KINGS HWY
I, >E9< Loc = MIDDLETOWN TWP ,P#732 770-7790,PType =
P, 2 CAR 1900,003

More Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADSI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:34:32 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000029 DIST=04 - Ut1= - Map= - 07-05-13 11:50:09
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 25D Priority : 6, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP004,D151
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP004,D151
Dispo: 1 : ACTIVE Report No: 130705-000042 : 13-00021137
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
43B W 11:5017 11:5027 00:0000 00:0000 00:0000 12:0632-336 , ,B,Pmy

(Full Equipment Window) ---
I, >CP< WALT'S FURNITURE
P, >IC< P.CODE 2 RESPONSE/DISABLED MOTORIST N 115009

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Township of Middletown
Investigation Report

721 Hwy 35
Block 870 Lot 2

Printed By: D106 >>> ADIS CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:34:48 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000015 DIST-04 - Ut1= - Map= - 08-02-13 09:33:52
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 68 Priority : 8, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP003,D187
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP003,D187
Dispo: 1 : ACTIVE Report No: 130802-000042 : 13-00024461
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
31B W 09:4106 00:0000 09:4108 00:0000 00:0000 10:1040>336 ,B,Pmy

(Full Equipment Window) ---
I, >CP< WALT'S FURNITURE
P, BATTERIES 0933,003
P, >IC< P.CODE 1 RESPONSE/THEFT ALREADY OCCURRED N 093352

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADIS CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:35:17 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000089 DIST-04 - Ut1= - Map= - 11-14-13 13:01:07
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : 212 Phone Number : 0000000
License Numbr : NJ E60CYK Entered By : DP001,D105
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP001,D105
Dispo: 1 : ACTIVE Report No: 131114-000104 : 13-00035890
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
25 W 13:0107 00:0000 13:0107 00:0000 00:0000 13:4639>212 ,E,Pmy

(Full Equipment Window) ---
I, >CP< WALT'S FURNITURE
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 130107

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADIS CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:35:38 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000093 DIST-04 - Ut1= - Map= - 02-22-14 20:54:42
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : X50DK Phone Number : 0000000
License Numbr : Entered By : DP003,D127
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP003,D127
Dispo: 1 : ACTIVE Report No: 140222-000106 : 14-0006053
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
30C W 20:5834 00:0000 20:5837 00:0000 00:0000 20:5839>335 ,C,Pmy

(Full Equipment Window) ---
I, >CP< WALT'S FURNITURE
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 205442

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADIS CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:34:59 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000070 DIST-04 - Ut1= - Map= - 11-05-13 16:04:17
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP004,D195
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP004,D195
Dispo: 1 : ACTIVE Report No: 131105-000077 : 13-00034912
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
47C W 16:0515 00:0000 16:1100 00:0000 00:0000 16:5219>326 ,C,Pmy

(Full Equipment Window) ---
I, >CP< WALT'S FURNITURE
P, NO INJ - 35 N/B 1604,004
P, >IC< P.CODE 2/MVA-PROPERTY DAMAGE N 160417

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADIS CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:35:27 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000082 DIST-04 - Ut1= - Map= - 01-13-14 17:09:26
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP001,D184
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP001,D184
Dispo: 1 : ACTIVE Report No: 140113-000082 : 14-00001255
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
39B W 17:1011 00:0000 17:1013 00:0000 00:0000 17:2934>330 ,B,Pmy

(Full Equipment Window) ---
I, >CP< WALT'S FURNITURE
P, MD REG 9BA8872 1709,001
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 170926

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADIS CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:35:50 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000103 DIST-04 - Ut1= - Map= - 08-21-14 15:01:33
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : NJ ZA72M Phone Number : 0000000
License Numbr : Entered By : DP002,D124
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP002,D124
Dispo: 1 : ACTIVE Report No: 140821-000124 : 14-00029538
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
26 W 15:0133 00:0000 15:0133 00:0000 00:0000 15:0352>245 ,E,Pmy

(Full Equipment Window) ---
I, >CP< WALT'S FURNITURE
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 150133

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> AD5i CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:36:02 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000063 DIST=04 - Ut1= - Map= - 09-09-14 12:43:46
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : WALT'S SLEEP SHOP Phone Number : 7326718489
License Numbr : Entered By : DP004,D151
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP004,D151
Dispo: 1 : ACTIVE Report No: 140909-000094 : 14-00032257
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
438 W 12:4350 00:0000 12:5143 00:0000 00:0000 13:3131-343 ,B,Pmy
362 X 12:4623 00:0000 00:0000 00:0000 12:4922-FA362 ,E
391 W 12:4922 12:5059 13:0049 13:1330 13:2017 13:3104-FA390 ,E
----- (Full Equipment Window) -----
I, >CP< WALT'S FURNITURE
I, >E9< E-911 Addr = 00721 STATE HWY NO 35HWY
I, >E9< Loc = MIDDLETOWN TWP ,P#732 671-8489,PTYPE = N 124346
P, >IC< P.CODE 2/MVA-PROPERTY DAMAGE
----- (Full Remark Window) -----
----- (Full Comment Window) -----

Printed By: D106 >>> AD5i CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:36:26 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000133 DIST=04 - Ut1= - Map= - 11-22-14 00:19:31
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 25A Priority : 5, Emergency Agcys : P
Name, Address : 291 Phone Number : 0000000
License Numbr : NJ K42DET Entered By : DP001,D200
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP001,D200
Dispo: 1 : ACTIVE Report No: 141122-000005 : 14-00041959
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
56A W 00:1931 00:0000 00:1931 00:0000 00:2943-291 ,A
34C W 00:2241 00:0000 00:2243 00:0000 00:2944-309 ,355 ,C,Pmy
----- (Full Equipment Window) -----
I, >CP< WALT'S FURNITURE
P, >IC< P.CODE 1 RESPONSE/SUSPICIOUS VEHICLE N 001931
----- (Full Remark Window) -----
----- (Full Comment Window) -----

Printed By: D106 >>> AD5i CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:37:00 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000158 DIST=04 - Ut1= - Map= - 05-05-15 01:41:22
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 45 Priority : 6, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP004,D195
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP004,D195
Dispo: 1 : ACTIVE Report No: 150505-000017 : 15-00015771
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
31A W 01:4122 00:0000 01:4122 00:0000 00:0000 01:4124-347 ,A,Pmy
----- (Full Equipment Window) -----
I, >CP< WALT'S FURNITURE
P, >IC< P.CODE 1 RESPONSE/ASSIST PUBLIC N 014122
----- (Full Remark Window) -----
----- (Full Comment Window) -----

Printed By: D106 >>> AD5i CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:36:15 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000047 DIST=04 - Ut1= - Map= - 10-26-14 15:53:54
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : NJ N68DZR Entered By : DP002,D183
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP002,D183
Dispo: 1 : ACTIVE Report No: 141026-000072 : 14-00038310
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
31C W 15:5354 00:0000 15:5354 00:0000 00:0000 16:0048-340 ,C,Pmy
----- (Full Equipment Window) -----
I, >CP< WALT'S FURNITURE
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 155354
----- (Full Remark Window) -----
----- (Full Comment Window) -----

Printed By: D106 >>> AD5i CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:36:49 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000107 DIST=04 - Ut1= - Map= - 01-09-15 19:19:41
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 43 Priority : 4, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP002,D203
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP002,D203
Dispo: 1 : ACTIVE Report No: 150109-000126 : 15-00001081
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
40C W 19:1941 19:1948 19:3249 00:0000 00:0000 19:3508-305 ,C,Pmy
45C W 19:1946 19:1949 19:2234 00:0000 00:0000 19:3506-342 ,C
31C W 19:2230 00:0000 19:2232 00:0000 00:0000 19:3504-310 ,C
----- (Full Equipment Window) -----
I, >UG< Previous Address = 00740 S RT 35 HY MD
P, CALLER REPORTS RED DODGE P/U WITH A POSSIBLE 31 GOING 1921,004
P, ON INSIDE 1921,004
I, >CP< WALT'S FURNITURE
----- (Full Remark Window) -----
----- (Full Comment Window) -----

Printed By: D106 >>> AD5i CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:37:31 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000062 DIST=04 - Ut1= - Map= - 11-01-15 17:47:29
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP004,D151
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP004,D151
Dispo: 1 : ACTIVE Report No: 151101-000084 : 15-00041531
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
49C W 17:4744 17:4745 17:5226 00:0000 00:0000 18:2033-332 ,C
L1391 W 18:0204 18:0206 18:0640 18:1908 18:3454 18:3506-FA390 ,E,Pmy
----- (Full Equipment Window) -----
I, >CP< WALT'S FURNITURE
P, >IC< P.CODE 2/MVA-PROPERTY DAMAGE N 174729
----- (Full Remark Window) -----
----- (Full Comment Window) -----

Township of Middletown
Investigation Report

721 Hwy 35
Block 870 Lot 2

Printed By: D106 >>> AD5i CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:37:42 PM

POLICE - CLOSED INCIDENT DISPLAY

Inc# 000042 DIST-04 - Ut1= - Map= - 11-29-15 15:40:11
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 25M Priority : 7, Emergency Agcys : P
Name, Address : 25M Phone Number : 0000000
License Numbr : Entered By : DP004,D151
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP004,D151
Dispo: 1 : ACTIVE Report No: 151129-000068 : 15-00044912
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
35B W 15:4011 00:0000 15:4011 00:0000 00:0000 16:1312>290 , ,B,Pmy
75C W 15:4021 00:0000 15:4026 00:0000 00:0000 15:5824>331 , ,C
----- (Full Equipment Window) -----
I, >CP< WALT'S FURNITURE
P, NJ ABD29F 1540,004
P, >IC< P.MV COMPLAINT(SPEEDING/ERRATIC DRIVER/ETC) N 154011
----- End Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

Printed By: D106 >>> AD5i CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:38:09 PM

POLICE - CLOSED INCIDENT DISPLAY

Inc# 000075 DIST-04 - Ut1= - Map= - 04-17-16 17:14:55
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : OP# 85 Phone Number : 7328920700
License Numbr : Entered By : DP001,D203
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP001,D203
Dispo: 1 : ACTIVE Report No: 160417-000108 : 16-00015477
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
35C X 17:2401 00:0000 00:0000 00:0000 17:2539>288 , ,C
43C W 17:4743 17:4807 17:5443 00:0000 00:0000 17:5722>282 , ,C,Pmy
39C W 17:4743 17:4808 17:5358 00:0000 00:0000 17:5720>325 , ,C
----- (Full Equipment Window) -----
P, WALTZ SLEEP - FRONT MOTION. 1714,001
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 171455
P, 35C <- Police Unit eXtracted from Incident. 1725 DP004
----- End Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

Printed By: D106 >>> AD5i CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:38:51 PM

POLICE - CLOSED INCIDENT DISPLAY

Inc# 000078 DIST-04 - Ut1= - Map= - 11-23-16 16:55:30
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : 32M Phone Number : 0000000
License Numbr : Entered By : DP001,D201
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP001,D201
Dispo: 1 : ACTIVE Report No: 161123-000095 : 16-00044978
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
35C W 16:5555 16:5558 17:0445 00:0000 00:0000 17:2456>343 , ,C,Pmy
----- (Full Equipment Window) -----
P, GRAY PICK UP GRAY TAURUS 1655,001
P, >IC< P.CODE 2/MVA-PROPERTY DAMAGE N 165530
----- End Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

Printed By: D106 >>> AD5i CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:37:57 PM

POLICE - CLOSED INCIDENT DISPLAY

Inc# 000115 DIST-04 - Ut1= - Map= - 11-30-15 18:50:42
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : WALT'S FURNITURE Phone Number : 7326718489
License Numbr : Entered By : DP004,D151
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP004,D151
Dispo: 1 : ACTIVE Report No: 151130-000114 : 15-00045068
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
34C W 18:5113 18:5115 18:5234 00:0000 00:0000 19:5326>340 , ,C,Pmy
L1392 W 18:5807 18:5923 19:0333 19:2602 19:3859 19:3902>FA392 , ,E
37C W 18:5901 18:5904 19:0753 00:0000 00:0000 19:4130>237 , ,C
----- (Full Equipment Window) -----
I, >E9< E-911 Addr = 00721 STATE Hwy NO 35 Hwy
I, >E9< Loc = MIDDLETOWN TWP ,P#732 671-8489,PTYPE =
P, >IC< P.CODE 2/MVA-PROPERTY DAMAGE N 185042
----- End Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

Printed By: D106 >>> AD5i CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:38:22 PM

POLICE - CLOSED INCIDENT DISPLAY

Inc# 000033 DIST-04 - Ut1= - Map= - 04-30-16 12:15:56
721 N RT 35 HY MD : KANES/WOODLAND JUGHANDLE
Incident Type : 911P Priority : 2, Emergency Agcys : P
Name, Address : VERIZON WIRELESS Phone Number : 7329620504
License Numbr : Entered By : DP002,D202
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP002,D202
Dispo: 1 : ACTIVE Report No: 160430-000057 : 16-00017294
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
30B W 12:1612 12:1614 00:0000 00:0000 00:0000 12:1745>359 , ,B,Pmy
----- (Full Equipment Window) -----
I, >CP< WALT'S FURNITURE
I, >E9< E-911 Addr = 00001 E KINGS Hwy
I, >E9< Loc = MIDDLETOWN TWP ,P#732 962-0504,PTYPE =
P, 10-14 1215,002
----- More Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----



Owner: Tram Assoc. LLC
Mart Furn Galry

Property Use

Retail

Property Acreage

2.73

Business Name(s)

Bassett Home Furnishings
Head over Heals Gymnastics

Zone District

M-1

Property Value:

According to the Township of Middletown the assessed value for Block 871 Lot 3 is:

1. Assessment: \$ 2,700,000
2. Land Value: \$ 1,092,000
3. Improvement Value: \$ 1,608,000

Property Description:

This property is located at 5-9 Kanes Lane and is commercial property with two tenants (Basset Home Furnishings and Head over Heals Gymnastics) The building is approximately 350'-0" long by 90'-0" wide and has two points of access on Kanes Lane. The property includes parking in the front, on the side and in the rear of the building. Trash for both buildings appears to be located in a single location. The building is in good condition and the parking lot has adequate lighting and drive aisle widths.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Building and Fire Department records are included in this report.

Redevelopment Designation:

The nature of the property does not meet any of the LRHL criteria:

Conclusion:

This property does not meet the statutory criteria for an area in need of redevelopment and therefore it is the recommendation of this report that this property not be designated.



Image 1: Driveway along side of the building on Kanes Lane.



Image 2: Front parking lot at the corner of Kanes Lane and Highway 35.



Image 3: Front parking lot at the corner of Kanes Lane and Highway 35.



Image 4: Front parking lot at the corner of Kanes Lane and Highway 35.



Image 5: Kanes Lane with property on the left.



Image 6: Kanes Lane with the property on the right.



Image 7: Side entrance to second use "Head over Heels"



Image 8: Delivery area at the rear side of the building.



Image 9: Side drive and parking.



Image 10: Graffiti on the rear portion of the building.



Image 11: Parking lot at the front of the building.



Image 12: Entrance off Kanes Lane to the front parking area.



Image 13: Rear parking area.



Image 14: Handicap parking along side entrance area.

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:22:31 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000134 DIST-04 - Utl= - Map= - 03-21-11 21:40:50
7 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : OPER 870 Phone Number : 8004222300
License Numbr : Entered By : DP002,D195
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP002,D195
Dispo: 1 : ACTIVE Report No: 110321-000136 : 11-00009662
-Unit--I-Dispatch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
35C W 21:4115 21:4130 21:4425 00:0000 00:0000 21:5429>323 , ,C,Pmy
40C X 21:4115 21:4128 00:0000 00:0000 00:0000 21:4154>207 , ,C
27C W 21:4154 21:4157 21:4307 00:0000 00:0000 21:5427>309 , ,C
----- (Full Equipment Window) -----
P, HEAD OVER HEELS - OTHER DOORS 2140,002
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 214050
P, J95AGA ON SCENE UPON ARRIVAL 2143,002

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:23:04 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000134 DIST-04 - Utl= - Map= - 03-21-11 21:40:50
7 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : OPER 870 Phone Number : 8004222300
License Numbr : Entered By : DP002,D195
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP002,D195
Dispo: 1 : ACTIVE Report No: 110321-000136 : 11-00009662
-Unit--I-Dispatch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
35C W 21:4115 21:4130 21:4425 00:0000 00:0000 21:5429>323 , ,C,Pmy
40C X 21:4115 21:4128 00:0000 00:0000 00:0000 21:4154>207 , ,C
27C W 21:4154 21:4157 21:4307 00:0000 00:0000 21:5427>309 , ,C
----- (Full Equipment Window) -----
P, HEAD OVER HEELS - OTHER DOORS 2140,002
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 214050
P, J95AGA ON SCENE UPON ARRIVAL 2143,002

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

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Term #: 0005 Date/Time: 10/3/2017 2:23:27 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000130 DIST-04 - Utl= - Map= - 10-26-11 18:12:17
7 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 51F Priority : 3, Emergency Agcys : P
Name, Address : HEAD OVR HEELS GYMNAST Phone Number : 7326712328
License Numbr : Entered By : DP003,D127
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP003,D127
Dispo: 1 : ACTIVE Report No: 111026-000134 : 11-00038291
-Unit--I-Dispatch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
43C W 18:1306 18:1329 18:1825 00:0000 00:0000 18:4447>235 , ,C
351 X 18:1306 00:0000 00:0000 00:0000 00:0000 18:1624>FA351 , ,E
362 W 18:1624 18:1628 18:2031 18:4441 18:5619 19:1814>FA362 , ,E,Pmy
----- (Full Equipment Window) -----
I, >E9< E-911 Addr = 00683 STATE HWY NO 35 HWY
I, >E9< Loc = MIDDLETOWN TWP ,PW732 671-2328,PTYPE = ,
P, KNEE INJURY 1812,003
P, >IC< P.CODE 2 RESPONSE/FIRST AID-REGULAR CALLS N 181217
----- (Full Remark Window) -----

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:22:45 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000049 DIST-04 - Utl= - Map= - 10-17-10 20:32:02
7 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : USA CENTRAL STATION Phone Number : 8004222230
License Numbr : OP # 868 Entered By : DP002,D124
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP002,D124
Dispo: 1 : ACTIVE Report No: 101017-000065 : 10-00036169
-Unit--I-Dispatch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
45C W 20:3255 20:3258 20:3719 00:0000 00:0000 20:4233>317 , ,C,Pmy
42C W 20:3255 20:3259 00:0000 00:0000 00:0000 20:4231>327 , ,C
----- (Full Equipment Window) -----
P, HEAD OVER HEELS OFFICE MOTION DET. ZONE 3 2032,002
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 203202

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:23:15 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000029 DIST-04 - Utl= - Map= - 08-16-11 10:22:46
7 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 911E Priority : 2, Emergency Agcys : P
Name, Address : HEAD OVR HEELS GYMNAST Phone Number : 7325335054
License Numbr : Entered By : DP001,D105
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP001,D105
Dispo: 1 : ACTIVE Report No: 110816-000045 : 11-00028173
-Unit--I-Dispatch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
35B W 10:2417 10:2431 10:2729 00:0000 00:0000 10:5622>281 , ,B
361 W 10:2417 00:0000 10:4300 10:5553 11:0551 11:0552>FA361 , ,E,Pmy
361 W 11:0552 00:0000 00:0000 00:0000 00:0000 11:0556>FA361 , ,E,Pmy
----- (Full Equipment Window) -----
I, >E9< E-911 Addr = 00683 STATE HWY NO 35 HWY
I, >E9< Loc = MIDDLETOWN TWP ,PW732 533-5054,PTYPE = ,
P, POSS BROKEN ARM 7 YOA FEMALE 1022,001
P, >IC< P.ACTUAL CALL(S) VIA 9-1-1 FOR E.M.S. SERVICES N 102246
----- (Full Remark Window) -----

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:23:42 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000050 DIST-04 - Utl= - Map= - 12-11-11 18:46:36
7 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : USA CENTRAL Phone Number : 00000000
License Numbr : Entered By : DP003,D127
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspthd By : DP003,D127
Dispo: 1 : ACTIVE Report No: 111211-000061 : 11-00044119
-Unit--I-Dispatch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
43C W 18:4723 18:4734 18:5335 00:0000 00:0000 19:0619>300 , ,C
49C W 18:4723 18:4726 18:5338 00:0000 00:0000 19:0622>280 , ,C,Pmy
----- (Full Equipment Window) -----
I, >E9< E-911 Addr = 00000
P, OFFICE MOTION 1846,003
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 184603
P, APPEARS TO BE SECURE, GATES CLOSED AND LOCKED UP 1853,003
----- (Full Remark Window) -----

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Township of Middletown
Investigation Report

5-9 Kanes Lane
Block 871 Lot 3

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:23:54 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000103 DIST-04 - Utl= - Map= - 10-12-12 21:49:16
7 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : USA CENTRAL STATION OP# 877 Phone Number : 8004222300
License Numbr : Entered By : DP004,D160
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP004,D160
Dispo: 1 : ACTIVE Report No: 121012-000129 : 12-00034477
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
39C W 21:4929 21:4944 00:0000 00:0000 21:5706>308 , ,C
30C W 21:4929 21:4946 00:0000 00:0000 21:5709>323 , ,C,Pmy

----- (Full Equipment Window) ---
P, OFFICE MOTION 2149,004
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 214916

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:24:36 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000008 DIST-04 - Utl= - Map= - 03-30-14 07:04:23
7 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : 868 Phone Number : 0000000
License Numbr : Entered By : DP002,D201
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D201
Dispo: 1 : ACTIVE Report No: 140330-000024 : 14-00010217
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
45A W 07:0455 07:0500 07:0642 00:0000 00:0000 07:0831>281 , ,A,Pmy
34A W 07:0455 07:0502 00:0000 00:0000 07:0746>303 , ,A

----- (Full Equipment Window) ---
P, FRONT DOOR OFFICE MOTION 0704,002
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 070423

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:25:02 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000025 DIST-04 - Utl= - Map= - 09-16-15 09:16:51
7 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : USA CENTRAL 742 Phone Number : 8004222300
License Numbr : Entered By : DP003,D202
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP003,D202
Dispo: 1 : ACTIVE Report No: 150916-000039 : 15-00035534
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
43B W 09:1720 09:1725 09:1946 00:0000 00:0000 09:2202>343 , ,B
35B W 09:1720 09:1726 00:0000 00:0000 09:2204>249 , ,B,Pmy

----- (Full Equipment Window) ---
P, HEAD OVER HEALS, FRONT DOOR, OFFICE MOTION, VALERIE ON SITE.
P, INPROPER PASS CODE 0916,003
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 091651

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:24:23 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000088 DIST-04 - Utl= - Map= - 12-11-13 21:42:37
7 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP001,D149
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D149
Dispo: 1 : ACTIVE Report No: 131211-000089 : 13-00038631
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
46C W 21:4811 00:0000 21:4814 00:0000 00:0000 21:4958>326 , ,C
48C W 21:4811 00:0000 00:0000 00:0000 21:5001>308 , ,C,Pmy

----- (Full Equipment Window) ---
P, REAR DOOR, HEAD OVER HEELS 2142,001
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 214237

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:24:49 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000015 DIST-04 - Utl= - Map= - 03-01-15 09:20:26
7 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : USA CENTRAL STATION OP# 51 Phone Number : 8004222300
License Numbr : Entered By : DP002,D124
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D124
Dispo: 1 : ACTIVE Report No: 150301-000027 : 15-00007324
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
31B W 09:2145 09:2148 09:3119 00:0000 00:0000 09:3649>343 , ,B,Pmy
48B W 09:2145 09:2147 09:3118 00:0000 00:0000 09:3647>334 , ,B

----- (Full Equipment Window) ---
P, ZONE ONE FRONT DOOR BURGLARY ALARM HEAD OVER HEALS, 0920,002
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 092026

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:25:14 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000013 DIST-04 - Utl= - Map= - 01-31-16 09:21:29
7 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : USA CENTRAL , OP# 833 Phone Number : 8004222300
License Numbr : Entered By : DP002,D124
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D124
Dispo: 1 : ACTIVE Report No: 160131-000036 : 16-00004102
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
35B W 09:2206 09:2209 09:3154 00:0000 00:0000 09:3423>294 , ,359 ,B
41B W 09:2206 09:2213 00:0000 00:0000 00:0000 09:3425>315 , ,B,Pmy

----- (Full Equipment Window) ---
P, HEAD OVER HEALS, FRONT DOOR AND MOTION DETECTORS, FEMALE
P, VALERIE, NO CODE 0921,002
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 092129

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----



Owner: Mountain Hill,
LLC

Property Use

Commercial / Warehouse

Property Acreage

17.66

Business Name(s)

N/A

Zone District

M-1

Property Value:

According to the Township of Middletown the assessed value for Block 871 Lot 7.02 is:

1. Assessment: \$ 1,705,300
2. Land Value: \$ 697,500
3. Improvement Value: \$ 1,007,800

Property Description:

This approximately 17.66 acre property is located at 37 Kanes Lane and is in the M-1 Zone. Approximately one third of the property is developed with a 120'-0" x 170'-0" metal clad building and parking while other two thirds of the parcel is undeveloped with existing mature trees. The portion of the property that is developed includes a sidewalk along Kanes Lane while the undeveloped portion does not.

The front of the commercial building has three entrances one for each tenant while the rear of the building has a raised loading dock. The entrances to the building show signs of water damage, molding and deterioration (See images 10, 14 & 17). In addition to the deterioration of the roof structures, the concrete sidewalk in front of the building and the entrance walkways show signs of water damage and deterioration of the sub-base most likely caused by water run off and a lack of proper drainage along the front of the building. The conditions manifest themselves in the form of cracking, deterioration of the concrete

and heaving of the sidewalks in various locations (See images 9, 11, 12, 15, 18, 19 & 20). In addition there appears to be molding and damage at the door frames and windows along the front of the building also most likely caused by proper drainage off the building (See images 13, 14, & 19).

The property has parking on both sides and in the rear. The parking areas on the sides of the building are comprised of asphalt with delineated parking stalls (See images 2 & 21), while the rear parking area is comprised of gravel and does not include any parking delineation (See images 4 & 7). The rear parking lot includes two drain inlets, with one on either side of the parking lot. Both drain inlets have significant gravel and debris within and surrounding the inlet. This is most likely caused by improper drainage from the lot to the drain inlets. The gravel and debris in and surrounding the inlets can create drainage issues during storm events (See images 6 & 8). Located behind the drain inlets is a storm water detention basin.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Building and Fire Department records are included in this report.

Redevelopment Designation:

The nature of the property meets criterion “d” of the LRHL, specifically:

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate a faulty arrangement and design with an obsolete layout (Criterion ‘d’) that are detrimental to the safety, health and welfare of the community.

The Area of Investigation consists of several of the qualities described in Criteria ‘d’ which include a faulty arrangement and design (Criterion ‘d’) evidenced by the design deficiencies in the rear lot including the lack of defined spaces, lighting, sidewalks, and erosion control measures at both drains. The parking lot is a gravel lot with no safety measures for lighting, the significant amounts of gravel and debris are clogging the existing drains and there is a lack of delineation for the spaces and for any pedestrian movements. In addition the front entrances to all three commercial spaces include degradation of the concrete sidewalks caused by water erosion due to improper drainage. All of these conditions represent a faulty arrangement and design as well as an obsolete layout.

These types of conditions and substandard arrangement and design, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the adjacent properties within the investigation area. Lastly, even if these conditions were not present, this property should be included within the redevelopment area because without the property the effective redevelopment of the area of which they are part would not be practical.



Image 1: Front facade with three entrances



Image 2: Asphalt side parking area with curb



Image 3: Rear loading dock



Image 4: Rear gravel parking lot with no curb or delineation of parking stalls



Image 5: Rear loading dock with concrete pad



Image 6: Eastern drain inlet at the rear parking area with significant gravel around the inlet



Image 7: Rear asphalt parking area with no delineation or curbs



Image 8: Western drain inlet with significant gravel surrounding the inlet



Image 9: Front entrance with sidewalk heaving.



Image 10: Entrance with water damage and mold



Image 11: Entrance concrete with erosion of the sub-base area most likely caused by a lack of proper drainage



Image 12: Front sidewalk with cracking caused by a lack of proper drainage



Image 13: Water damage at the front base of the building caused by a lack of proper drainage

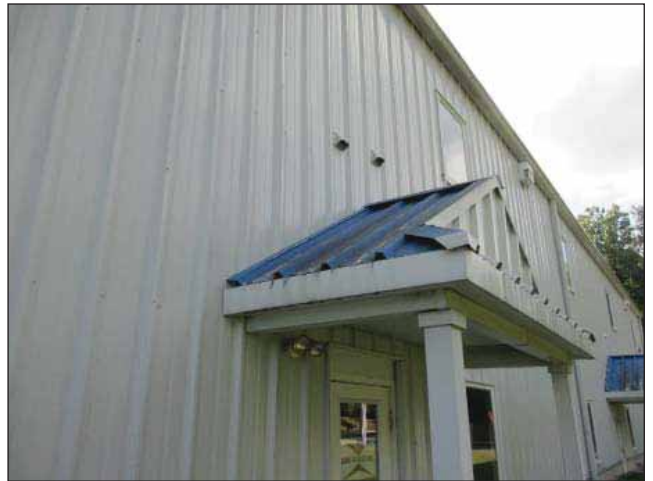


Image 14: Entrance with water damage and mold



Image 15: Mat at entrance to cover water damage that cracked entrance step caused by water damage



Image 16: Window and frame with molding caused by a lack of proper drainage



Image 17: Entrance with water damage and mold



Image 18: Damage at the sidewalk and entrance pad caused by a lack of proper drainage



Image 19: Water damage and signs of mold at the base of the building entrance



Image 20: Deterioration of the sidewalk caused by water damage



Image 21: Asphalt side parking area with curb



Image 22: Main entrance along Kanes Lane looking west depicting the sidewalk



Image 23: Main entrance along Kanes Lane looking east depicting no sidewalk



Image 24: Drain inlet with debris

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Term #: 0005 Date/Time: 10/3/2017 2:20:22 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000159 DIST=04 - UtI= - Map= - 06-18-11 02:32:35
37 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 49 Priority : 5, Emergency Agcys : P
Name, Address : 330 Phone Number : 0000000
License Numbr : Entered By : DP003,D160
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP003,D160
Dispo: 1 : ACTIVE Report No: 110618-000009 : 11-00020079
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
44A W 02:3235 00:0000 02:3235 00:0000 02:4149>330 , ,A
75A W 02:3238 00:0000 02:3252 00:0000 02:4151>276 , ,A,Pmy
----- (Full Equipment Window) -----
P, OPEN FRONT DOOR - BATTERS BOX BASEBALL ACADEMY 0232,003
P, >IC< P.CODE 1/OPEN WINDOWS OR OPEN DOORS N 023235
P, PH:732-671-0014 0233,003
----- End Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:26:45 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000101 DIST=04 - UtI= - Map= - 07-13-12 02:37:11
37 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 99W Priority : 8, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP003,D160
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP004,D168
Dispo: 1 : ACTIVE Report No: 120713-000018 : 12-00024107
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
34A W 02:3714 02:3718 02:5649 00:0000 04:5129>234 , ,A
180 W 02:5643 03:0153 03:0445 00:0000 04:5127>FD180 , ,E
361 W 02:5647 00:0000 00:0000 00:0000 03:2328>FA361 , ,E
----- More Units --- (Full Equipment Window) -----
P, WIRE DOWN, ARCHING 0237,003
P, >IC< P.WIRES, TREES, ETC DOWN N 023711
I, >UG< Previous Address = 00015 KANES LA MD
P, <R1> DISPO=34A ,1,ACTIVE OPN T#Tm=004/070418
----- More Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:27:12 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000091 DIST=04 - UtI= - Map= - 07-01-15 18:48:23
37 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : GEISEL Phone Number : 0000000
License Numbr : L12EHY Entered By : DP001,D149
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D149
Dispo: 1 : ACTIVE Report No: 150701-000111 : 15-00024571
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
48C W 18:4823 00:0000 18:4823 00:0000 19:0326>351 , ,C,Pmy
----- (Full Equipment Window) -----
P, JUST PAST FAIRVIEW FIRST AID 1848,001
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 184823
I, >UG< Previous Address = 00000 KANES LA MD
----- End Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:26:18 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000159 DIST=04 - UtI= - Map= - 06-18-11 02:32:35
37 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 49 Priority : 5, Emergency Agcys : P
Name, Address : 330 Phone Number : 0000000
License Numbr : Entered By : DP003,D160
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP003,D160
Dispo: 1 : ACTIVE Report No: 110618-000009 : 11-00020079
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
44A W 02:3235 00:0000 02:3235 00:0000 02:4149>330 , ,A
75A W 02:3238 00:0000 02:3252 00:0000 02:4151>276 , ,A,Pmy
----- (Full Equipment Window) -----
P, OPEN FRONT DOOR - BATTERS BOX BASEBALL ACADEMY 0232,003
P, >IC< P.CODE 1/OPEN WINDOWS OR OPEN DOORS N 023235
P, PH:732-671-0014 0233,003
----- End Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

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Term #: 0005 Date/Time: 10/3/2017 2:26:59 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000084 DIST=04 - UtI= - Map= - 04-25-14 18:05:01
37 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 32H Priority : 5, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP003,D127
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP003,D127
Dispo: 1 : ACTIVE Report No: 140425-000098 : 14-00013483
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
35C X 18:0507 00:0000 00:0000 00:0000 18:0857>283 , ,C
48C W 18:0902 18:0904 18:1447 00:0000 18:4918>323 , ,C,Pmy
----- (Full Equipment Window) -----
I, >CP< HEAD OVER HEELS 1805,003
P, IN LOT 1805,003
P, >IC< P.CODE 2 RESPONSE/ HIT & RUN - PROPERTY DAMAGE N 180501
P, 35C <- Police Unit extracted from Incident. 1808 DP003
----- More Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

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Term #: 0005 Date/Time: 10/3/2017 2:27:34 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000066 DIST=04 - UtI= - Map= - 12-05-15 18:47:02
37 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 911E Priority : 2, Emergency Agcys : P
Name, Address : SHORE ROCK Phone Number : 7328569587
License Numbr : Entered By : DP004,D201
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP004,D201
Dispo: 1 : ACTIVE Report No: 151205-000101 : 15-00045724
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
32C W 18:4821 18:4835 18:5122 00:0000 00:0000 19:2238>340 , ,C
FV361 X 18:4821 00:0000 00:0000 00:0000 18:5243>FA360 , ,E
MED6 W 18:4821 18:4911 19:0043 19:2200 20:2717 20:2719>PML , ,E,Pmy
----- More Units --- (Full Equipment Window) -----
I, >E9< E-911 Addr = 00037 FL 1 MTDDLETON.
I, >E9< Loc = +40.386375-074.08870,P#732 856-9587,PTYPE =
P, COLLISION TO HEAD. 1847,004
P, >IC< P.ACTUAL CALL(S) VIA 9-1-1 FOR E.M.S. SERVICES N 184702
----- More Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

Township of Middletown
Investigation Report

37 Kanes Lane
Block 871 Lot 7.02

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Term #: 0005 Date/Time: 10/3/2017 2:27:49 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# = 000110 DIST=04 - UtI= - Map= - 05-04-16 22:21:49
37 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 51A Priority : 2, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP001,D149
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q) : (AI)<-Crt Dspthd By : DP001,D149
Dispo: 1 : ACTIVE Report No: 160504-000120 : 16-00017820
Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
180 W 22:2223 22:3233 00:0000 00:0000 00:0000 22:3404>FD180 , ,E
211 W 22:2223 00:0000 00:0000 00:0000 00:0000 22:3533>FD210 , ,E
FV361 W 22:2223 00:0000 00:0000 00:0000 00:0000 22:3655>FA360 , ,E
More Units -- (Full Equipment Window) ---
I, >CP< GRAVITY VAULT 2221,001
P, SMELL OF ELECTRICAL BURNING. N 222149
P, >IC< P.CODE 3 RESPONSE/FIRE OCCUPIED STRUCTURE N 222149

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> AD5i CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:28:57 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# = 000087 DIST=04 - UtI= - Map= - 09-08-16 14:26:58
37 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 24 Priority : 4, Emergency Agcys : P
Name, Address : 9088122865 Phone Number : 0000000
License Numbr : Entered By : DP001,D105
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q) : (AI)<-Crt Dspthd By : DP001,D105
Dispo: 1 : ACTIVE Report No: 160908-000096 : 16-00035966
Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
75B W 14:2743 14:2751 14:3456 00:0000 00:0000 14:5322>359 , ,B
46B W 14:2743 14:2752 14:3454 00:0000 00:0000 14:5326>333 , ,B,Pmy
(Full Equipment Window) ---
P, 4C INT CHEN HU TSAI CHEN SHU BLUE INF 1426,001
P, >IC< P.CODE 2 RESPONSE/DISORDERLY CONDUCT N 142658

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> AD5i CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:28:40 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# = 000068 DIST=04 - UtI= - Map= - 06-23-16 14:04:53
37 KANES LA MD : RT 35/MDT PUBLIC WORKS HY
Incident Type : 58 Priority : 5, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP004,D151
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q) : (AI)<-Crt Dspthd By : DP004,D151
Dispo: 1 : ACTIVE Report No: 160623-000101 : 16-00025128
Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
22B W 14:0608 14:1141 14:1345 14:5052 15:0347 15:1747>294 , ,B
43B W 14:0718 14:0721 14:1352 00:0000 00:0000 15:1753>249 , ,B,Pmy
(Full Equipment Window) ---
P, >IC< P.CODE 2 RESPONSE/ MENTAL CASE N 140453

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---



Owner: S G M Corp

Property Use
Retail

Business Name(s)
Sunnie's Boutique
Allpage
Farmer's Insurance
Allure Hair Salon

Property Acreage
.125

Zone District
PD

Property Value:

According to the Township of Middletown the assessed value for Block 825 Lot 70 is:

1. Assessment: \$ 1,068,000
2. Land Value: \$ 798,700
3. Improvement Value: \$ 269,300

Property Description:

This property is located at 741 - 757 Highway 35 and includes a one story retail building that is approximately 110'-0" wide by 70'-0" at its greatest depth. The building has 5 tenant spaces facing Highway 35. Asphalt surrounds the property with striped one way angled parking in the front and on the south side of the building and a few parallel parking spaces located on the north of the building.

The site includes approximately 21 identified spaces. The design and layout of the parking creates conflicts for both internal circulation and access into and out of the property. The angle parking spaces located in front of the building have a drive aisle of approximately 15'-0" which creates conflicts for vehicles backing out of any of those spaces. In addition, the

angle parking spaces back into the one way ingress off Highway 35. Given the 50 mph posted speed limit, the limited site distance and the limited area for vehicles to pull into the drive aisle, this represents a dangerous situation for vehicles backing out of the spaces that are located where the entrance is. In addition, there are two identified handicap spaces located on the south side of the building across the drive aisle that are not in compliance with the current ADA requirements as evidenced by the lack of markings across the drive aisle and by the location of the spaces not being closest to the entrances of the retail establishments. Furthermore the drive aisle width on the north side of the building between the parallel parking and the building is approximately 11'-0" which creates turning issues for garbage or other delivery trucks. In addition the parking does not include any lighting or other pedestrian safety measures.

City Records Concerning Enforcement Actions at the Subject Property:

The Police, Building and Fire Department records are included in this report.

Redevelopment Designation:

The nature of the property meets criterion "d" of the LRHL, specifically:

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Conclusion:

The conditions of the property / improvements observed during a physical inspection specifically as described and noted in the Property Description and the attached Images and Exhibits, demonstrate a faulty arrangement and design with an obsolete layout (Criterion 'd') that are detrimental to the safety, health and welfare of the community.

The Area of Investigation consists of several of the qualities described in Criterion 'd' which include a faulty arrangement and design (Criterion 'd') evidenced by the design deficiencies for the angle parking, given the location in proximity to vehicles accessing the property off Highway 35 as well as the overall width of the drive aisles in front of and to the north of the property. In addition, the location of the handicap spaces and the lack of lighting in the parking lots represent a faulty arrangement and design that is detrimental to the safety, health and welfare of the community. The roof drains flow directly onto the rear drive aisle creating safety issues during rain and freezing events.

These types of conditions and substandard arrangement and design, if not addressed can lead to further deterioration and neglect of this property which can have a detrimental impact on the adjacent properties within the investigation area. Lastly, even if these conditions were not present, this property should be included within the redevelopment area because without the property the effective redevelopment of the area of which they are part would not be practical.



Image 1: One way angled parking in front of the buildings with limited area for vehicles to maneuver.



Image 2: One way angled parking in front of the buildings with limited area for vehicles to maneuver.



Image 3: One way angled parking and handicap spaces at the one way entrance off Highway 35.



Image 4: One way angled parking in front of the buildings with limited area for vehicles to maneuver.



Image 5: Retaining wall along south side of the property.



Image 6: South side of the building with drive aisle between the handicap parking and building.



Image 7: South wall with water damage.



Image 8: Patch work of exterior wall.



Image 9: Condition of existing drive aisle.



Image 10: Retaining wall damage along the side property.



Image 11: Rear wall with cracking and repairs. Downspouts directly onto the rear drive.

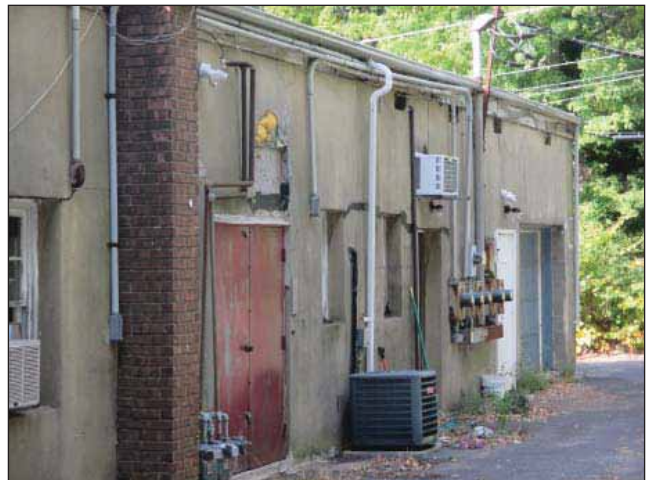


Image 12: Rear of the building with HVAC unit in the drive aisle area.



Image 13: Patch of hole in rear part of the building with wood.



Image 14: Roof drains directly onto the asphalt area.



Image 15: Water damage and rotting along rear roof line.



Image 16: Bordered window at rear of the building.

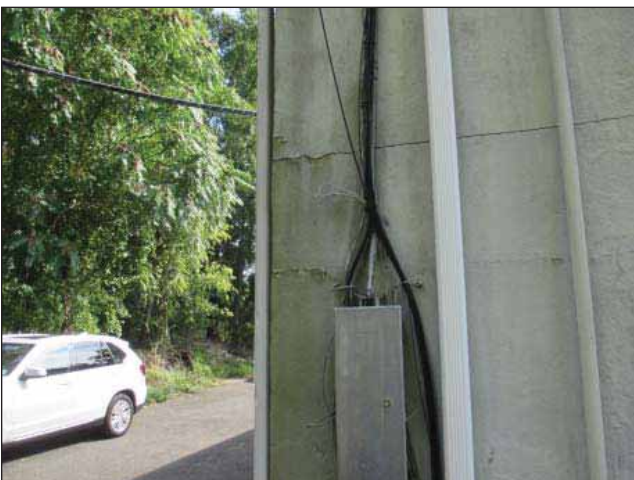


Image 17: Water damage along side of the building.

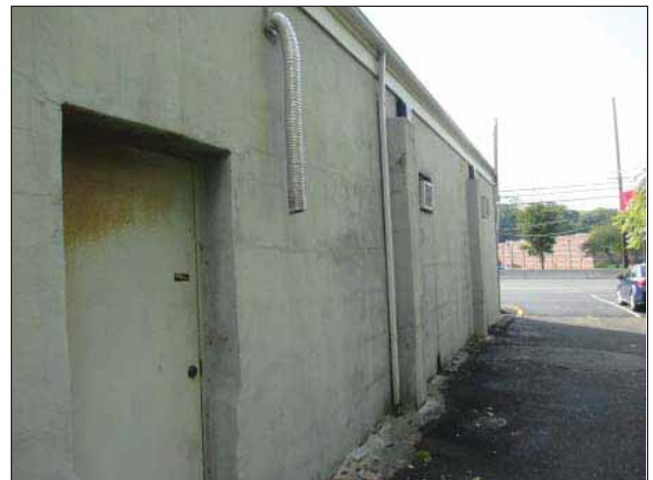


Image 18: Duct work hanging off the side of the building.



Image 19: Cracking and peeling of facade along rear wall of building.



Image 20: Cracking and peeling of facade along rear wall of building.



Image 21: HVAC unit has been installed where it appears a previous window was located.



Image 22: Water damage at the rear base of the building.



Image 23: Overhang of bumpers and potted plants diminish the sidewalk width along the front of the building.

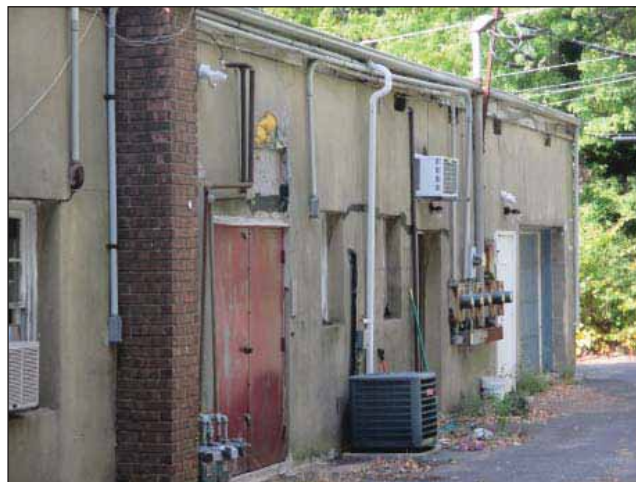


Image 24: Roof drains directly onto the rear drive aisle, HVAC units on the ground. Doors open directly onto the drive aisle.

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Term #: 0005 Date/Time: 10/3/2017 2:08:38 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000106 DIST-04 - UtI= - Map= - 07-21-13 02:56:43
747 N RT 35 HY MD : WOODLAND JUG/TWINBROOKS J
Incident Type : 27 Priority : 5, Emergency Agcys : P
Name, Address : SEYMOUR Phone Number : 0000000
License Numbr : Entered By : DP001,D193
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D193
Dispo: 1 : ACTIVE Report No: 130721-000018 : 13-00023008
-Unit--I-Disptch-Enroute-Arv-Scn-Transp-Arv-Trn-In-Srv-
43A W 02:5643 00:0000 02:5643 00:0000 03:0250-281 , ,A
36A W 02:5701 00:0000 02:5703 00:0000 03:0251-258 , ,A,Pmy
----- (Full Equipment Window) -----
I, >CP< ALL PAGE WIRELESS
P, >IC< P.CODE 1 RESPONSE/SUSPICIOUS PERSON N 025643
----- End Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

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Term #: 0005 Date/Time: 10/3/2017 2:08:50 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000009 DIST-04 - UtI= - Map= - 11-09-13 08:11:44
747 N RT 35 HY MD : WOODLAND JUG/TWINBROOKS J
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP001,D149
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D149
Dispo: 1 : ACTIVE Report No: 131109-000013 : 13-00035282
-Unit--I-Disptch-Enroute-Arv-Scn-Transp-Arv-Trn-In-Srv-
40B W 08:1634 00:0000 00:0000 00:0000 08:2018-334 , ,B
50B W 08:1634 00:0000 08:1641 00:0000 08:2020-249 , ,B,Pmy
----- (Full Equipment Window) -----
I, >CP< ALL PAGE WIRELESS
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 081144
----- End Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

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Term #: 0005 Date/Time: 10/3/2017 2:09:05 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000005 DIST-04 - UtI= - Map= - 11-15-13 05:09:21
747 N RT 35 HY MD : WOODLAND JUG/TWINBROOKS J
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP001,D197
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D197
Dispo: 1 : ACTIVE Report No: 131115-000017 : 13-00035973
-Unit--I-Disptch-Enroute-Arv-Scn-Transp-Arv-Trn-In-Srv-
31A W 05:1015 05:1023 05:1249 00:0000 05:1541-281 , ,A
44A W 05:1150 05:1152 05:1250 00:0000 05:1542-303 , ,A,Pmy
----- (Full Equipment Window) -----
P, FRONT MOTION 0509,001
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 050921
----- End Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:09:16 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000006 DIST-04 - UtI= - Map= - 11-01-15 05:09:59
747 N RT 35 HY MD : WOODLAND JUG/TWINBROOKS J
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : OP# 104 Phone Number : 8558978828
License Numbr : Entered By : DP002,D203
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D203
Dispo: 1 : ACTIVE Report No: 151101-000026 : 15-00041473
-Unit--I-Disptch-Enroute-Arv-Scn-Transp-Arv-Trn-In-Srv-
35A W 05:1019 05:1052 05:1558 00:0000 05:2230-345 , ,A,Pmy
31A W 05:1019 05:1052 00:0000 00:0000 05:1134-252 , ,A
50A W 05:1134 05:1137 05:1247 00:0000 00:0000 05:2228-328 , ,A
----- (Full Equipment Window) -----
P, ALL PAGE. BACK DOOR ALARM. ALAN REQUEST TO SEND PD - NOT ON
P, SITE. 0509,002
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 050959
----- End Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:09:32 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000002 DIST-04 - UtI= - Map= - 05-04-16 03:21:17
747 N RT 35 HY MD : WOODLAND JUG/TWINBROOKS J
Incident Type : 25A Priority : 5, Emergency Agcys : P
Name, Address : M54FYM Phone Number : 0000000
License Numbr : Entered By : DP004,D195
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP004,D195
Dispo: 1 : ACTIVE Report No: 160504-000014 : 16-00017714
-Unit--I-Disptch-Enroute-Arv-Scn-Transp-Arv-Trn-In-Srv-
40A W 03:2117 00:0000 03:2117 00:0000 03:2818-281 , ,A,Pmy
43A W 03:2253 00:0000 03:2312 00:0000 03:2816-334 , ,A
----- (Full Equipment Window) -----
I, >CP< ALL PAGE WIRELESS
P, >IC< P.CODE 1 RESPONSE/SUSPICIOUS VEHICLE N 032117
----- End Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

Printed By: D106 >>> ADSi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:09:47 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000002 DIST-04 - UtI= - Map= - 05-04-16 03:21:17
747 N RT 35 HY MD : WOODLAND JUG/TWINBROOKS J
Incident Type : 25A Priority : 5, Emergency Agcys : P
Name, Address : M54FYM Phone Number : 0000000
License Numbr : Entered By : DP004,D195
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP004,D195
Dispo: 1 : ACTIVE Report No: 160504-000014 : 16-00017714
-Unit--I-Disptch-Enroute-Arv-Scn-Transp-Arv-Trn-In-Srv-
40A W 03:2117 00:0000 03:2117 00:0000 03:2818-281 , ,A,Pmy
43A W 03:2253 00:0000 03:2312 00:0000 03:2816-334 , ,A
----- (Full Equipment Window) -----
I, >CP< ALL PAGE WIRELESS
P, >IC< P.CODE 1 RESPONSE/SUSPICIOUS VEHICLE N 032117
----- End Remarks --- (Full Remark Window) -----
----- (Full Comment Window) -----

Township of Middletown
Investigation Report

741-757 Hwy 35
Block 825 Lot 70

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:05:40 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000057 DIST-04 - UtI= - Map= - 09-21-12 18:01:20
741 N RT 35 HY MD : WOODLAND JUG/TWINBROOKS J
Incident Type : 27 Priority : 5, Emergency Agcys : P
Name, Address : CLEVELAND Phone Number : 7327067322
License Numbr : Entered By : DP002,D195
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D195
Dispo: 1 : ACTIVE Report No: 120921-000056 : 12-00032151
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
46C W 18:0203 18:0206 18:0600 00:0000 00:0000 18:1011-325 ,C,Pmy

(Full Equipment Window) ---
P, MALE SUBJ - REBA'S ONE STOP SHOP - URINATING BEHIND BUILDING
P, >IC< P.CODE 1 RESPONSE/SUSPICIOUS PERSON N 180120

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:06:12 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000102 DIST-04 - UtI= - Map= - 01-04-15 01:39:43
741 N RT 35 HY MD : WOODLAND JUG/TWINBROOKS J
Incident Type : 49 Priority : 5, Emergency Agcys : P
Name, Address : 281 Phone Number : 00000000
License Numbr : Entered By : DP001,D203
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D203
Dispo: 1 : ACTIVE Report No: 150104-000006 : 15-00000343
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
40A W 01:3943 00:0000 01:3943 00:0000 00:0000 03:0440-281 ,A,Pmy
24A W 01:3947 01:3949 01:4208 00:0000 00:0000 01:4622-321 ,A

(Full Equipment Window) ---
P, OPEN REAR DOOR 0139,001
P, >IC< P.CODE 1/OPEN WINDOWS OR OPEN DOORS N 013943

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:06:39 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000132 DIST-04 - UtI= - Map= - 02-28-15 00:25:26
741 N RT 35 HY MD : WOODLAND JUG/TWINBROOKS J
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : 281 Phone Number : 00000000
License Numbr : SNX65T Entered By : DP003,D160
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP003,D160
Dispo: 1 : ACTIVE Report No: 150228-000009 : 15-00007179
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
31A W 00:2526 00:0000 00:2526 00:0000 00:0000 00:2814-281 ,A,Pmy

(Full Equipment Window) ---
I, >CP< DISCOUNT CLEANERS
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 002526

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:05:56 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000051 DIST-04 - UtI= - Map= - 12-24-12 17:53:24
741 N RT 35 HY MD : WOODLAND JUG/TWINBROOKS J
Incident Type : 32 Priority : 5, Emergency Agcys : P
Name, Address : ROSEANN Phone Number : 7326879777
License Numbr : Entered By : DP002,D183
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D183
Dispo: 1 : Canceled Incident. Report No: 121224-000058 : 12-00043023
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-

(Full Equipment Window) ---
I, >CP< VETERINARY CLINIC
P, 2 CARS, NO INJ, Emergency Agcys : 1753,002
P, >IC< P.CODE 2/MVA-PROPERTY DAMAGE N 175324

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:06:25 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000109 DIST-04 - UtI= - Map= - 01-10-15 23:26:37
741 N RT 35 HY MD : WOODLAND JUG/TWINBROOKS J
Incident Type : 25A Priority : 5, Emergency Agcys : P
Name, Address : 257 Phone Number : 00000000
License Numbr : PS2DGG Entered By : DP003,D160
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP003,D160
Dispo: 1 : ACTIVE Report No: 150110-000134 : 15-00001232
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
36C W 23:2637 00:0000 23:2637 00:0000 00:0000 23:3441-257 ,C,Pmy
45C W 23:2640 23:2642 23:2651 00:0000 00:0000 23:3440-342 ,C

(Full Equipment Window) ---
I, >CP< VETERINARY CLINIC
P, >IC< P.CODE 1 RESPONSE/SUSPICIOUS VEHICLE N 232637

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:06:56 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000043 DIST-04 - UtI= - Map= - 04-15-14 14:46:55
745 N RT 35 HY MD : WOODLAND JUG/TWINBROOKS J
Incident Type : 25B Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 00000000
License Numbr : NJ RLC17L Entered By : DP002,D124
Reqt (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D124
Dispo: 1 : ACTIVE Report No: 140415-000053 : 14-00012125
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
40B W 14:4655 00:0000 14:4655 00:0000 00:0000 14:5727-333 ,B
42B W 14:5209 00:0000 14:5212 00:0000 00:0000 15:0121-335 ,B,Pmy

(Full Equipment Window) ---
I, >CP< ALL-SEW VAC SHOPPES
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 144655

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

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Term #: 0005 Date/Time: 10/3/2017 2:07:08 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic#- 000095 DIST-04 - Utl- - Map- - 05-14-14 16:45:27
745 N RT 35 HY MD : WOODLAND JUC/TWINBROOKS J
Incident Type : 258 Priority : 7, Emergency Agcys : P
Name, Address : HAINES Phone Number : 0000000
License Numbr : SP583G Entered By : DP001,D149
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP001,D149
Dispo: 1 : ACTIVE Report No: 140514-000106 : 14-00015925
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
50C W 16:4527 00:0000 16:4527 00:0000 00:0000 17:0042>340 , ,C,Pmy

(Full Equipment Window) ---
I, >CP< ALL SEW VACUUM
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 164527

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

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Term #: 0005 Date/Time: 10/3/2017 2:07:36 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic#- 000077 DIST-04 - Utl- - Map- - 06-16-06 15:20:49
747 N RT 35 HY MD : WOODLAND JUC/TWINBROOKS J
Incident Type : 26 Priority : 8, Emergency Agcys : P
Name, Address : ALL PAGE WIRELESS Phone Number : 7329570828
License Numbr : Entered By : DP002,D174
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D174
Dispo: 1 : ACTIVE Report No: 060616-000089 : 06-00018019
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
75C W 15:2123 00:0000 15:2146 00:0000 00:0000 15:5746>289 , ,C,Pmy

(Full Equipment Window) ---
P, DISPUTE OVER VIEW OBSTRUCTION, VERIZON WIRELESS 1520,002
P, >IC< P. CODE 1 RESPONSE/OTHER OFFENSE N152049

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

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Term #: 0005 Date/Time: 10/3/2017 2:08:15 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic#- 000093 DIST-04 - Utl- - Map- - 05-19-12 23:45:48
747 N RT 35 HY MD : WOODLAND JUC/TWINBROOKS J
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : OPER 122 Phone Number : 8003643616
License Numbr : Entered By : DP002,D195
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D195
Dispo: 1 : ACTIVE Report No: 120520-000001 : 12-00017221
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
40A W 23:4617 23:4717 23:5023 00:0000 00:0000 00:0102>328 , ,A
35A W 23:4617 23:4718 00:0557 00:0000 00:0000 00:0620>273 , ,A
39A W 23:4712 23:4715 23:4903 00:0000 00:0000 00:0622>279 , ,A,Pmy
(Full Equipment Window) ---
P, ALL-PAGE - BACK DOOR 2345,002
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 234548
P, NY REG BPT2209 2350,002

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

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Term #: 0005 Date/Time: 10/3/2017 2:07:21 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic#- 000059 DIST-04 - Utl- - Map- - 11-27-16 20:18:46
745 N RT 35 HY MD : WOODLAND JUC/TWINBROOKS J
Incident Type : 258 Priority : 7, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : NJ L85GEW Entered By : DP002,D124
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP002,D124
Dispo: 1 : ACTIVE Report No: 161127-000086 : 16-00045392
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
35C W 20:1846 00:0000 20:1846 00:0000 00:0000 20:2919>257 , ,C,Pmy
31C W 20:2015 00:0000 20:2019 00:0000 00:0000 20:2917>342 , ,C

(Full Equipment Window) ---
I, >CP< ALL SEW VACUUM
P, >IC< P.CODE 1 RESPONSE/MV CHECK, TRAFFIC STOP N 201846

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:08:02 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic#- 000073 DIST-04 - Utl- - Map- - 01-14-12 18:15:00
747 N RT 35 HY MD : WOODLAND JUC/TWINBROOKS J
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : GUARDIAN Phone Number : 7247413600
License Numbr : Entered By : DP001,D149
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP004,D195
Dispo: 1 : Canceled Incident. Report No: 120114-000110 : 12-00001685
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
45C W 18:1536 18:1643 18:2500 00:0000 00:0000 18:3149>310 , ,C
34C W 18:1536 00:0000 18:1640 00:0000 00:0000 18:3149>314 , ,C
34C X 22:5752 00:0000 00:0000 00:0000 00:0000 22:5758>314 , ,C

(Full Equipment Window) ---
I, >CP< ALL PAGE WIRELESS 1815,001
P, BACK ROOM MOTION. 1815,001
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 181500
P, <R1> DISPO=45C ,1,ACTIVE OPN T#T=004/225749
More Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADi CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:08:26 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic#- 000001 DIST-04 - Utl- - Map- - 09-23-12 05:17:45
747 N RT 35 HY MD : WOODLAND JUC/TWINBROOKS J
Incident Type : 48 Priority : 4, Emergency Agcys : P
Name, Address : OPER 101 Phone Number : 8003643616
License Numbr : Entered By : DP004,D184
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dspchd By : DP004,D184
Dispo: 1 : ACTIVE Report No: 120923-000026 : 12-00032319
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
47A W 05:1846 05:1853 05:2413 00:0000 00:0000 05:2415>283 , ,A,Pmy
46A X 05:1846 05:1853 00:0000 00:0000 00:0000 05:1939>324 , ,A
34A W 05:1928 00:0000 05:1933 00:0000 00:0000 05:2411>301 , ,A
(Full Equipment Window) ---
P, ALL PAGE, BACK DOOR ALARM 0517,004
P, >IC< P.CODE 2/ALARMS/THREAT OF HARM UPGRADE TO CODE 3 N 051745
P, 46A <- Police Unit eXtracted from Incident. 0519 DP002

End Remarks --- (Full Remark Window) ---

(Full Comment Window) ---

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:10:04 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000106 DIST=04 - Ut1= - Map= - 04-24-15 15:42:32
749 N RT 35 HY MD : WOODLAND JUG/TWINBROOKS J
Incident Type : 24 Priority : 4, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP003,D127
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dsptchd By : DP003,D127
Dispo: 1 : ACTIVE Report No: 150424-000114 : 15-00014367
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
31B W 15:4324 15:4406 15:4728 00:0000 00:0000 16:0524>343 , ,B
35B W 15:4401 15:4404 15:5325 00:0000 00:0000 16:0916>259 , ,B,Pmy
----- (Full Equipment Window) -----
P, FEMALE AND STORE CASHIER ARGUING 1542,003
P, >IC< P.CODE 2 RESPONSE/DISORDERLY CONDUCT N 154232

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:11:47 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000103 DIST=04 - Ut1= - Map= - 06-23-11 18:09:22
757 N RT 35 HY MD : WOODLAND JUG/TWINBROOKS J
Incident Type : 911F Priority : 2, Emergency Agcys : P
Name, Address : Phone Number : 0000000
License Numbr : Entered By : DP002,D195
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dsptchd By : DP002,D195
Dispo: 1 : ACTIVE Report No: 110623-000110 : 11-00020793
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
48C X 18:0955 00:0000 00:0000 00:0000 18:1003>313 , ,C
351 W 18:0955 00:0000 00:0000 00:0000 19:0647>FA351 , ,E
210 W 18:0955 00:0000 00:0000 00:0000 18:5951>FD210 , ,E
----- More Units --- (Full Equipment Window) -----
I, >CP< VERIZON 1809,002
P, TRANSFORMER
P, >IC< P.ACTUAL FIRE CALL(S) RECEIVED VIA 9-1-1 N 180922
I, >UG< Previous Address = 01009 N RT 35 HY MD
----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

Printed By: D106 >>> ADsI CAD System Print <<<
Term #: 0005 Date/Time: 10/3/2017 2:10:59 PM

POLICE - CLOSED INCIDENT DISPLAY

Ic# 000553 DIST=04 - Ut1= - Map= - 11-01-12 20:45:32
751 N RT 35 HY MD : WOODLAND JUG/TWINBROOKS J
Incident Type : SA Priority : 2, Emergency Agcys : P
Name, Address : HANSEN Phone Number : 0000000
License Numbr : Entered By : DP001,D149
Reqst (PA,RC,RS,AR,RO,IR,CA,U,R,Q): (AI)<-Crt Dsptchd By : DP001,D149
Dispo: 1 : ACTIVE Report No: 121101-000143 : 12-00037119
-Unit--I-Disptch-Enroute-Arv-Scn-Transpr-Arv-Trn-In-Srv-
27B W 20:4544 00:0000 00:0000 00:0000 20:5850>274 , ,B
63 W 20:4544 00:0000 20:4604 00:0000 00:0000 20:5855>309 , ,E,Pmy
----- (Full Equipment Window) -----
P, POSS BURGL IN PROGRESS TO CARS IN LOT. LT HANSEN SEES SUBJ5
P, WITH FLASHLIGHTS 2045,001
P, >IC< P.CODE 2 RESPONSE/BURGLARY IN PROGRESS N 204532

----- End Remarks --- (Full Remark Window) -----

----- (Full Comment Window) -----

7. Summary of Findings and Recommendations:

Based on the information obtained through the investigation of each property within the investigation area the following properties meet the statutory criteria and should be designated as an area in need of redevelopment for non-condemnation purposes. Information contained in this report was conducted using Geographic Information System (GIS) data, information provided by the Township, including but not limited to Police, Fire and Building Department records as well as field and site inspections.

The following properties meet the characteristics for the “a” criterion of the LRHL under N.J.S.A 40A:12A-5 as indicated for each property conclusion and evidenced by the fact the generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome living or working conditions: (Block 825 - Lots 53, 64, 73, 74, 76, 77, 81)

The following properties meet the characteristics for the “d” criterion of the LRHL under N.J.S.A 40A:12A-5 as indicated for each property conclusion and evidenced by the fact areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community. (Block 825 - Lots 53, 54, 55, 56, 57, 58, 60, 61, 64, 65, 66, 67, 68, 70, 73, 74, 76, 77, 79, 80, 81, and Block 870 Lots 1, 2 and Block 871 Lot 7.02)

Although the following properties do not meet the redevelopment criteria, the LRHL permits the inclusion of land which may not meet the above criteria, but which otherwise is necessary for redevelopment. Under Section 3 of the LRHL, “redevelopment area” is defined as follows: A redevelopment area may include lands, buildings, or improvements, which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part” (N.J.S.A. 40A:12-3). Considering these properties are included in the PD Zone of the 2009 Amended Master Plan Land Use Element its inclusion in the redevelopment area is necessary for the effective redevelopment of those properties in the Study Area which do meet the criteria. The following properties should be included in redevelopment designation. (Block 825 - Lots 59, 62, 69.01, 72, 75 and 78.

The following properties do not meet the redevelopment criteria and therefore should not be designated as an area in need of redevelopment. (Block 638, Lot 31.01 and Block 871, Lot 3)

The Investigation Report demonstrates that the cumulative effects of the negative conditions existing upon the properties located within the Area of Investigation are having a decadent effect on the surrounding properties, which is demonstrated through the pictures, narrative, Township records showing that many of the properties in the immediate vicinity are in visual need of repair and vacant.