

Preliminary Investigation Report
for the
Redevelopment Study of the
Garwood Paperboard Property (Block 211, Lot 6)



Borough of Garwood
Union County, New Jersey

February, 2015

Prepared by

Harbor Consultants, Inc.
320 North Avenue East
Cranford, New Jersey 07016
Project Number 2013006.03

The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12.

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Council of the Borough of Garwood, Union County, NJ, "Resolution No. 13-314"
Adopted September 24, 2013.

Council of the Borough of Garwood, Union County, NJ, "Resolution No. 14-165"
Adopted March 11, 2014.

Exhibits

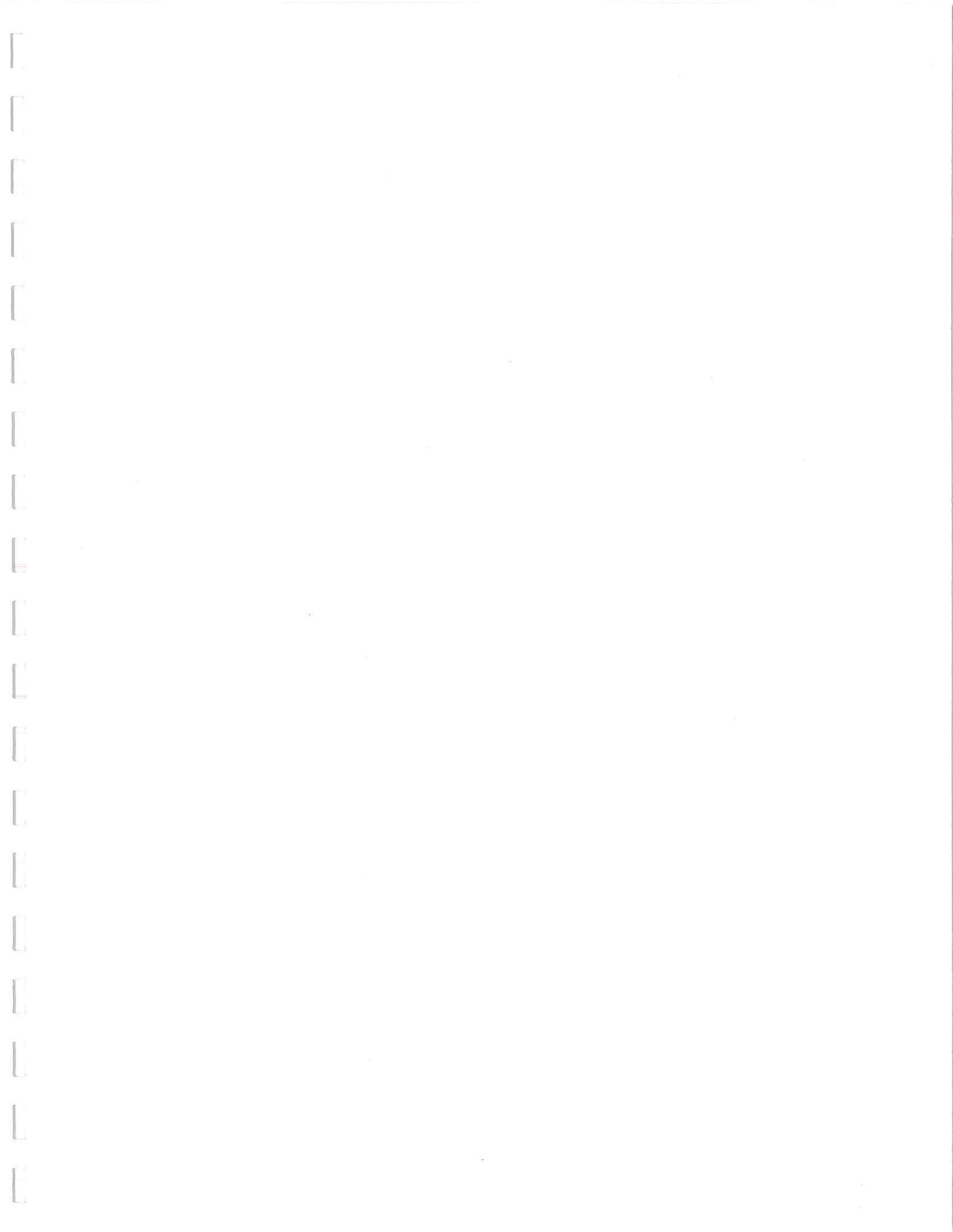
"Garwood, New Jersey Population: Census 2010 and 2000 Interactive Map,
Demographics, Statistics, Quick Facts." Accessed January 14, 2014.
<http://censusviewer.com/city/NJ/Garwood>.

US EPA Envirofacts ICIS Search Results, Data Extracted July 19, 2014.

NJDEP Site Remediation Program: Closed Sites with Remediated Contamination,
Garwood, NJ.

NJDEP Site Remediation Program: Active Sites with Confirmed Contamination,
Garwood, NJ.

US EPA Envirofacts RCRA Search Results, Data Extracted August 14, 2014.



Aerial Photograph of the Study Area

USGS Topographic Map

Borough of Garwood Zone Map

New Jersey State Plan Policy Map

Borough of Garwood Tax Map

Borough of Garwood Tax Records

Government OPRA Response, Township of Cranford RMC, August 11, 2014

Under Separate Cover

Borough of Garwood Master Plan by Kasler Associates, PA, 2009.

Maraziti, Lendor & Slachetka, *Friends of Local Government: Policy Paper Series: New Legal Tools for Redevelopment*. Vol. 6, No. 1 (Education Foundation, Inc.: April 2014) p. 8.

Local Redevelopment and Housing Law, N.J.S.A.40A:12A-1, *et seq.*, as amended.

Gallenthin Realty Development, Inc. v. Borough of Paulson (A-51-2006).

VOCAL v. Board of Trustees of the Township of South Orange Village (A-6425-96T2).

State Development and Redevelopment Plan, New Jersey State Planning Commission, adopted March 1, 2001, page 190.

State Development and Redevelopment, Final Draft, Volume I, New Jersey State Planning Commission, January 13, 2010, Page 31.

Introduction

The Borough of Garwood is evaluating the need for the redevelopment of the Garwood Paperboard Property located at 75 North Avenue and as further identified as Lot 6, Block 211 on the Borough Tax Maps. The Council has authorized a study to be performed to determine whether the area satisfies the statutory criteria pursuant to N.J.S.A. 40A:12A-6(b)(1) of the Local Redevelopment and Housing Law.

On September 24th, 2013 the Borough of Garwood Council adopted Resolution 13-314 which states “the Governing Body of the Borough of Garwood deems it advisable to investigate whether the area fronting on North Avenue known and designated as Block 211, Lot 6 on the tax maps of the Borough of Garwood is an area in need of redevelopment as an NCRA (Non-Condensation Redevelopment Area), in accordance with N.J.S.A. 40A:12A-1.”¹

The Resolution adopted by the Borough of Garwood authorized the Planning Board, “to undertake a preliminary investigation to determine whether the area in the Borough of Garwood, known and designated as Block 211, Lot 6 on the Tax Map of the Borough of Garwood is an Area in Need of Redevelopment to be so delineated according to the criteria set forth in N.J.S.A. 40A-12A-1.”²

The Resolution states that it be further resolved, “that the use of eminent domain is not to be authorized by the municipality and that if so delineated, the delineated area shall be deemed a Non-Condensation Redevelopment Area (NCRA) in accordance with L 2013, c. 159; and that the Planning Board be and is hereby authorized to undertake said investigation in accordance with N.J.S.A. 40A:12A-1, et seq, and is hereby directed that the notice of hearing shall specifically state that a redevelopment area determination shall

¹ Council of the Borough of Garwood, Union County, NJ, “Resolution No. 13-314” Adopted September 24, 2013.

² Council of the Borough of Garwood, Union County, NJ, “Resolution No. 13-314” Adopted September 24, 2013.

not authorize the municipality to exercise the power of eminent domain to acquire any property in the delineated area.”³

On March 11, 2014 the Planning Board adopted a Resolution 14-165 which states, in part, “That the Mayor and Borough Clerk be and hereby authorized and directed to execute an agreement with Harbor Consultants, Inc. 320 North Avenue, Cranford, NJ 07016, for the provision of professional planning services in connection with the study of Block 0211/Lot 0006, 75 North Avenue, Paperboard/Millen Industries as an area in need of redevelopment”⁴

A copy of the Resolutions adopted by the Council and Planning Board of the Borough of Garwood are contained in the Appendix of this report.

Description of Study Area

The Redevelopment Study Area (Study Area) is known locally as the old Garwood Paperboard factory and is located on one (1) parcel containing 197,762.40 square feet of land along the south side of North Avenue (State Highway No. 28) in the northeast section of the Borough of Garwood. The Study Area consists of Lot 6, Block 211, which is 75 North Avenue on the Municipal Tax Maps, but is identified as 93 North Avenue on the front of the building located within the Study Area. The Study Area contains approximately 4.54 +/- acres based on tax map data and is privately owned by Millen Industries.

The entire southern edge of the Study Area is bordered by the Raritan Valley New Jersey Transit Rail Line, which runs on off-peak hours between High Bridge or Raritan and New York Penn Station. During on-peak hours, the Raritan Valley Rail Line runs

³ Council of the Borough of Garwood, Union County, NJ, “Resolution No. 13-314” Adopted September 24, 2013.

⁴ Council of the Borough of Garwood, Union County, NJ, “Resolution No. 14-165” Adopted March 11, 2014.

between High Bridge or Raritan and Newark Penn Station where commuters can make a transfer to two other major rail lines: the Northeast Corridor and North Jersey Coastline, both of which run straight to New York Penn Station. The Garwood train station stop for the Raritan Valley Line is approximately half of a mile west of the Study Area at the corner of North Avenue and Center Street.

North Avenue (New Jersey State Route 28) bounds the northern edge of the Study Area. Across North Avenue there are several businesses including restaurants, services, places of leisure activity and exercise, and a bar/local music venue all of which are part of the commercial districts of the Borough of Garwood.

The limits of the study area are mapped on an aerial photograph, USGS Topographic Map, Township Zone Map, New Jersey State Plan Policy Map, and Township Tax Map. A copy of each of these maps is contained under Exhibits at the rear of this Report.

A field survey of study area property was conducted to determine the existing land use and overall condition of the properties. The photographs contained within this Report were taken during the month of August, 2014.

Lot 6, Block 211, owned by Millen Industries, sits largely unused today. When it was first built in 1900 by the Aelian Company, it was used to build and produce organs and pianos. The property was later owned by the Garwood Paperboard and used for recycling paper and producing paper products. The property's current owner, Millen Industries, is still using the building for paper related production, but the majority of the building sits in disrepair and dereliction. When surveying the Study Area, there were a few cars parked on site and light work was being conducted at the far eastern end of the building. The easternmost end of the building is a tin structure where stacks of tightly bound paper products are being stored. The eastern end is a warehouse-type structure covered in rust from lack of care and lack of restoration. It spans multiple stories, as well. The middle section of 75 North Avenue is only three to four bays long and painted red, which starkly contrasts the grey, tin color of the easternmost section. The westernmost section of the

building is constructed mostly of brick, but severely eroded and degraded. Many windows are now boarded up with painted tin or wood. The windows that do exist are broken and damaged. The only part of the building that seems to have been restored is the small façade, jutting from the western end of the building done in a gothic revival style with castle-like features. This section is only a small portion of the large, crumbling and what can be described as a dilapidated building.

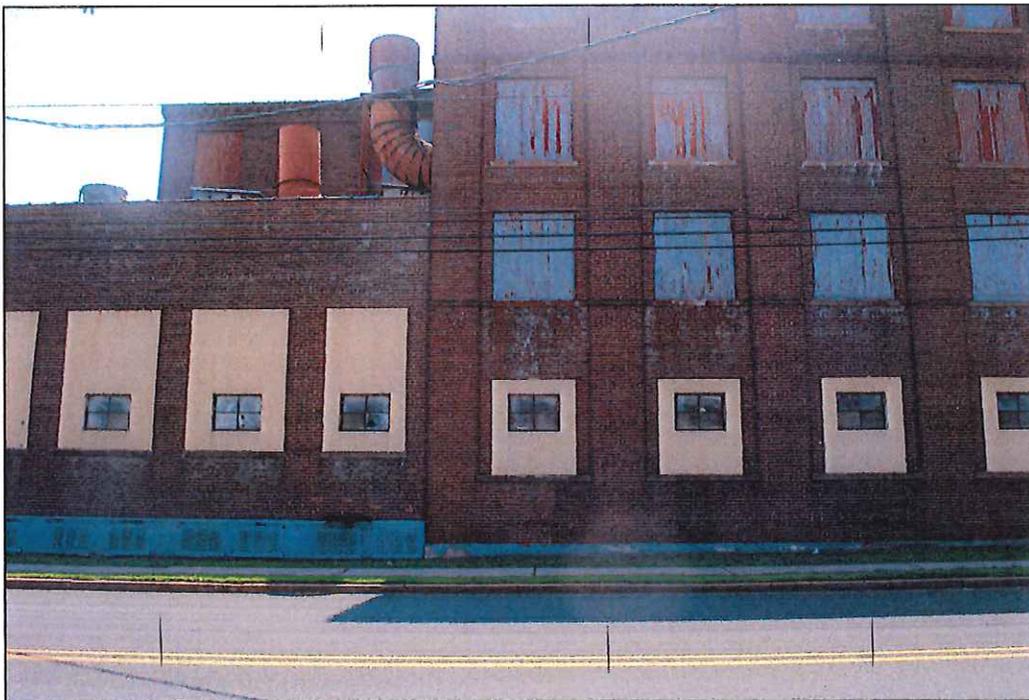
To the west of the main building is what looks like a parking lot. Vegetation has overtaken portions of this eroding parking lot, as well as other areas around the Study Area. There are two, small white sheds that are in disrepair, each in a corner of the parking lot, abutting North Avenue. In the back of the parking lot, bordering the NJ Transit Raritan Valley Line is a smaller brick building, several bays long, attached to another structure, painted red. This detached building is in similar disrepair to the larger one. Stepping behind the large building, there are several smaller building structures attached to the larger one. There are also a few trailers not in use, haphazardly placed around the study area. Litter, debris and unused materials scattered the portion of the Study Area fronting the rail line, as well.

The Garwood Paperboard factory is an imposing, multi-story industrial structure constructed along the property line of North Avenue and as such, dominates and confines the views pedestrian levels views at the street level.

Photographs of Lot 6, Block 211



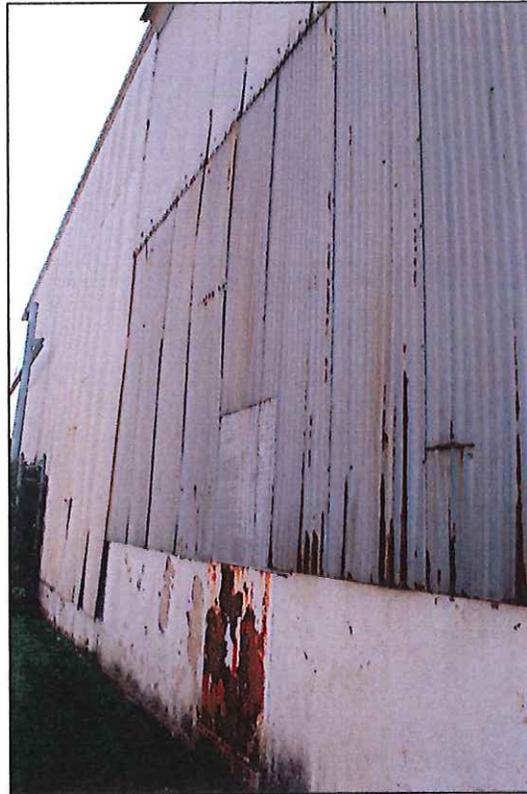
Facing east on North Avenue of the front elevation of the 75 North Avenue.



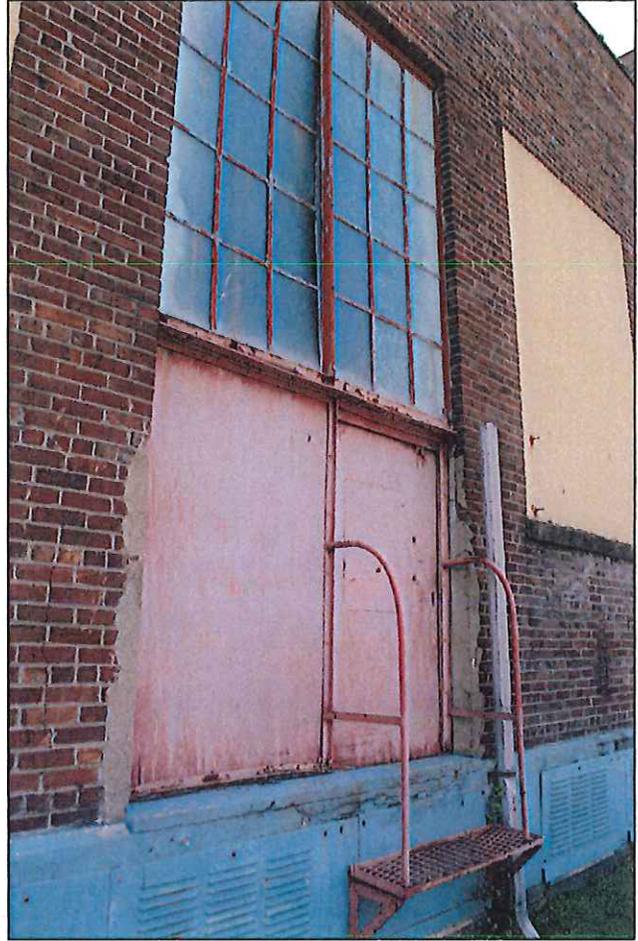
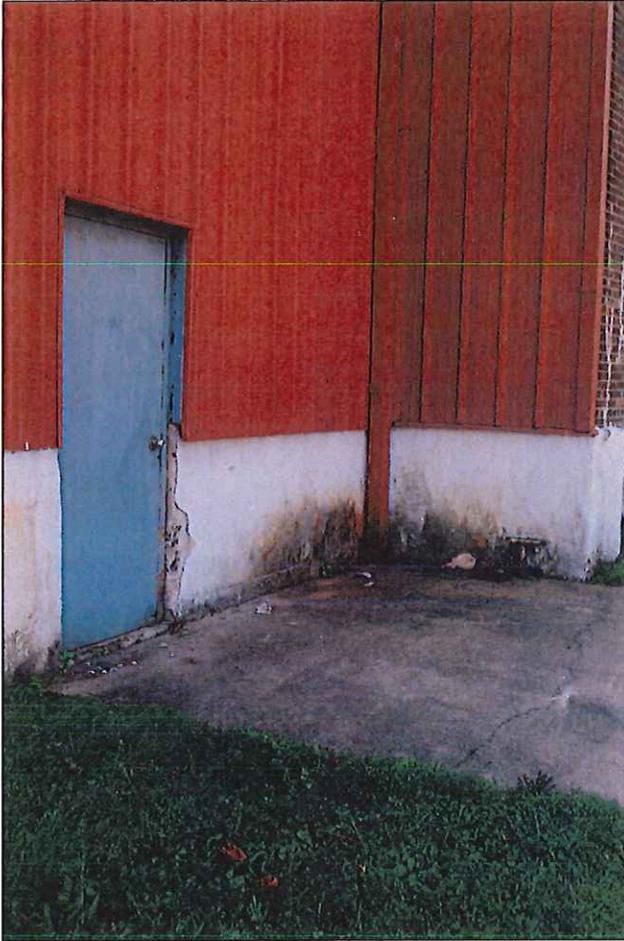
The front elevation taken across the street from 75 North Avenue: All windows have visible wear and damage and many of them are broken.



Taken facing west on North Avenue of the front elevation: The building is rusted, with paint chipping and materials corroding. Each section of the building is a different color and material, designed in a mismatching way, which makes it severely unappealing to any onlookers.

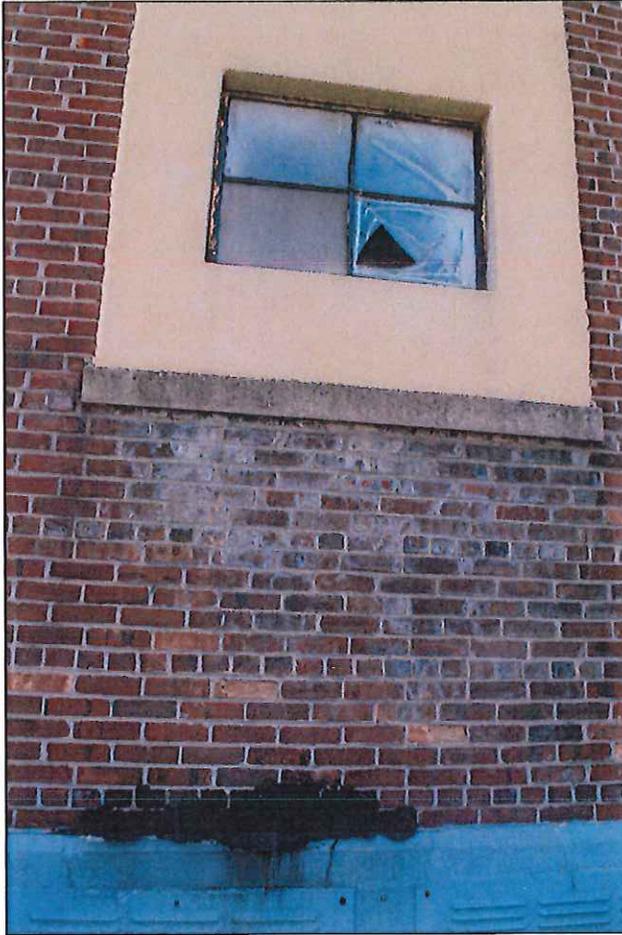


The front elevation on the far east section of 75 North Avenue: The metal is rusted and uneven. The paint on the bottom section of the façade is chipping with rust stains, as well.



Left: The center section of the front elevation: The bottom portion of the façade is chipped and worn away. A soot-like substance dirties the wall while litter and debris sit untouched on the ground.

Right: Taken from the westernmost section of the front elevation: The red paint has worn away to a washed-out pink color. All materials are corroding and weathered by age. The window pain is cracked and foggy. Part of the window is actually bowing inwards.



Left: The front elevation: It is a close up of a broken, fogged-up window. The bricks have worn away and a black substance has formed above corroding metal vents at the bottom.

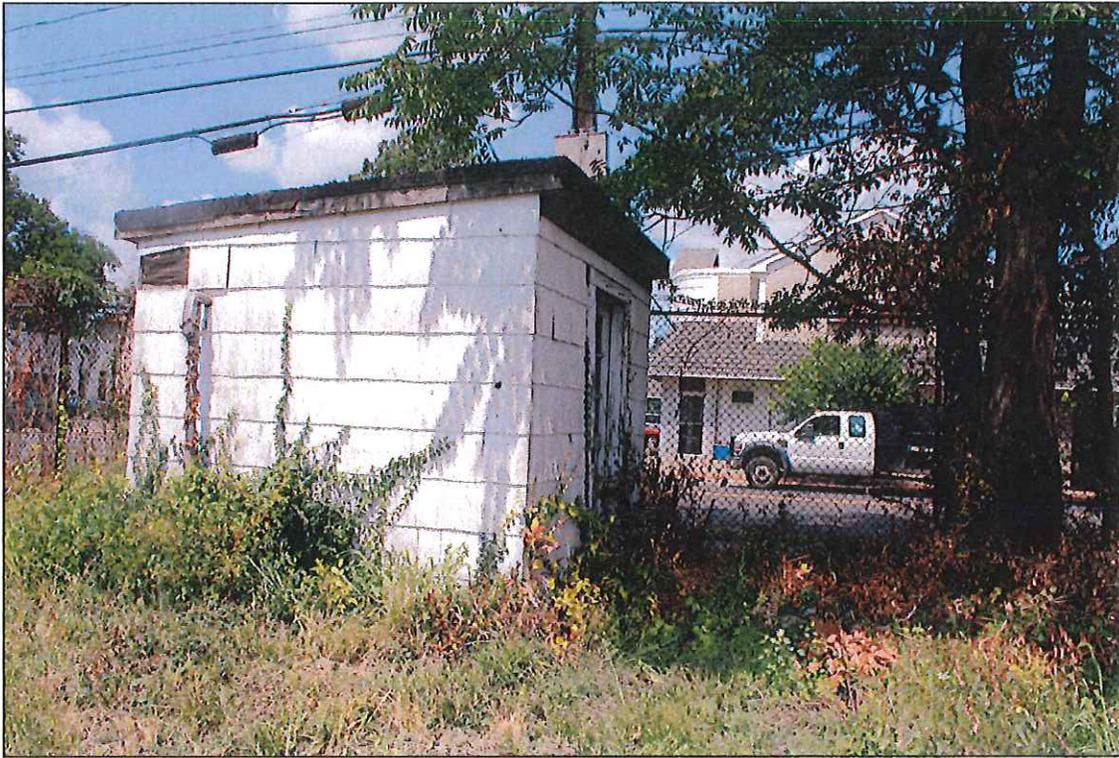
Right: The front elevation: This rusted metal door, hinges and fencing is "protecting" a high voltage area.



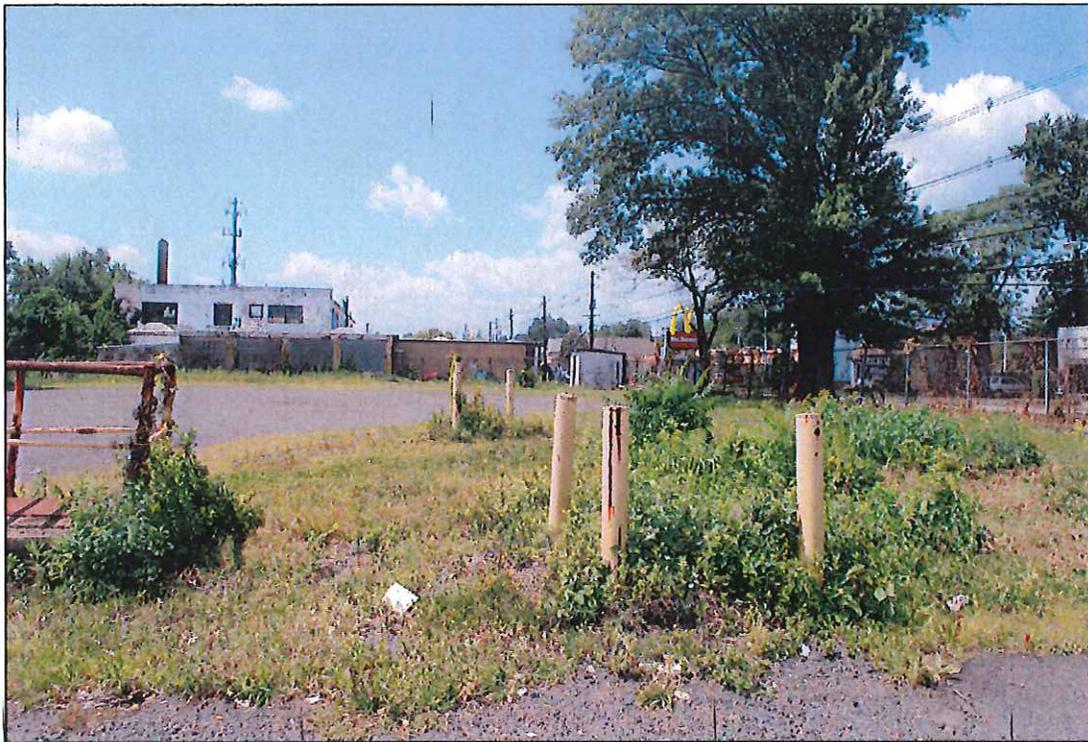
Taken from North Avenue facing southeast: This eroding, and weed-encased parking lot abuts the western end of 75 North Avenue. The fence is overrun with vegetation while it bends and rusts. Behind the fence is a detached, smaller building on the property of 75 North Avenue.



The front and side elevation facing eastwards on North Avenue: The red paint has chipped off of the boarded up windows along the upper stories of the building. A green window on the side elevation has boarded up window panes.



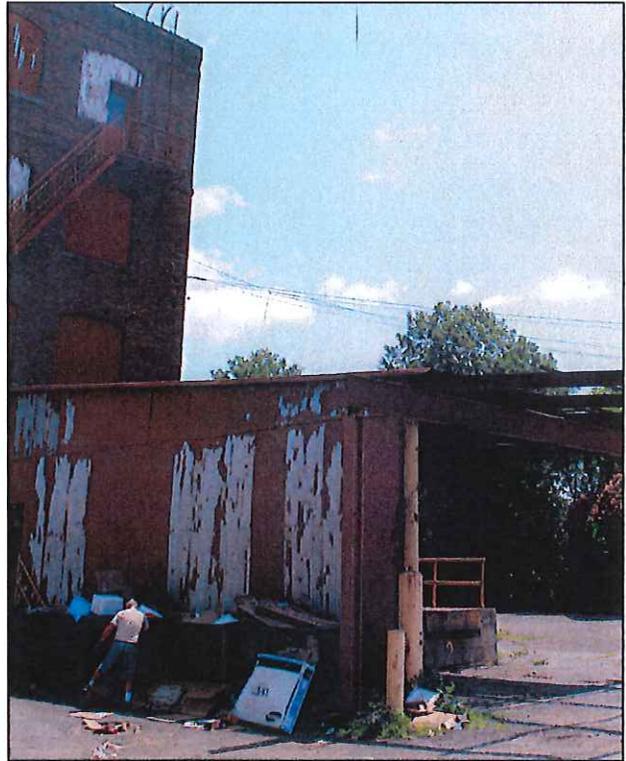
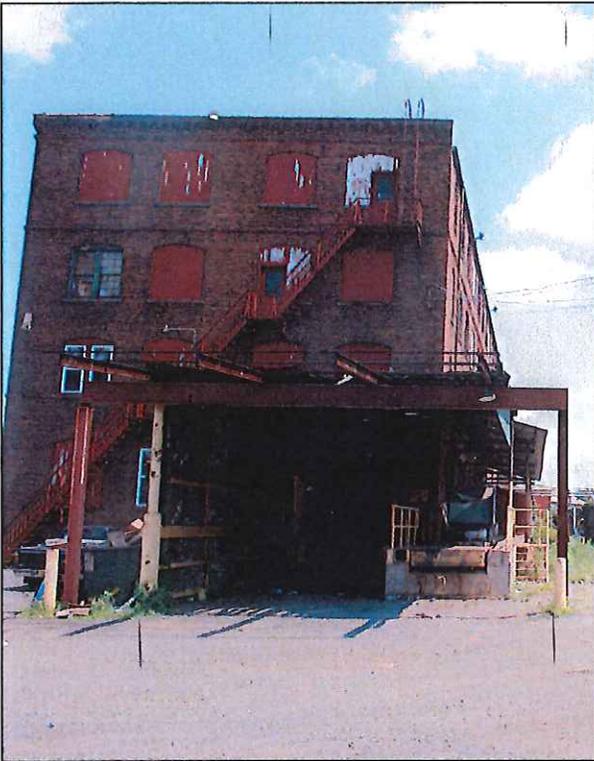
Taken facing north towards North Avenue within the parking area: Photographed here is a detached shed with chipping paint and a missing panel on the upper left corner. The roof is corroding and the door frame is broken and degraded. This area is overrun with vegetation and looks completely abandoned.



The parking lot facing westwards down North Avenue: There is another dilapidated shed in the far corner of the lot.



The front elevation taken from the parking lot of 75 North Avenue: The building in the picture is a detached building on the west side of the main building on the lot. There are missing and broken windows. The westernmost section is rundown with layers of pain flaking away.



Above are two detail photographs of the side elevation facing eastwards. The left exposes the worn-out façade of the side elevation. The right shows overloaded dumpsters.



The back elevation facing eastwards: Many windows are boarded up or broken. The abutting, roofed storage area is rusted and worn down, as well. Vegetation is growing through the pavement and encroaching upon the building.



Above is the side elevation of the smaller, detached building facing westwards. This side of the building has broken windows, as well. There is also an extraneous trailer on a weed-ridden section of the pavement.



The back elevation of the main building facing north showing more damaged windows.



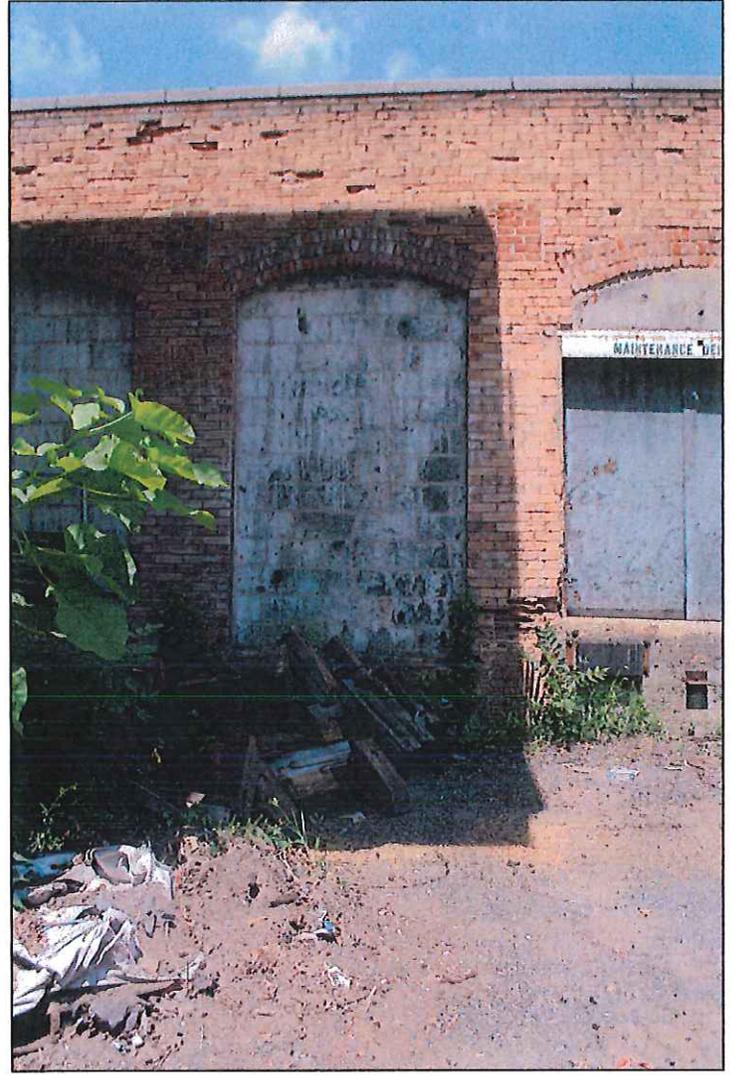
Above is the back elevation facing north showing an abutting tin structure with a damaged roof, rusted walls, and broken windows. There is another extraneous trailer lying in overgrowing vegetation.



The back elevation facing north: It shows damaged windows, a rusted staircase and a roof that is caving in. Where the roof ends, along the brick façade, it looks as if there was some sort of structure attached to the side, but it has since fallen off or has been taken down. All that remains on this section of the façade are old remnants of a missing structure.



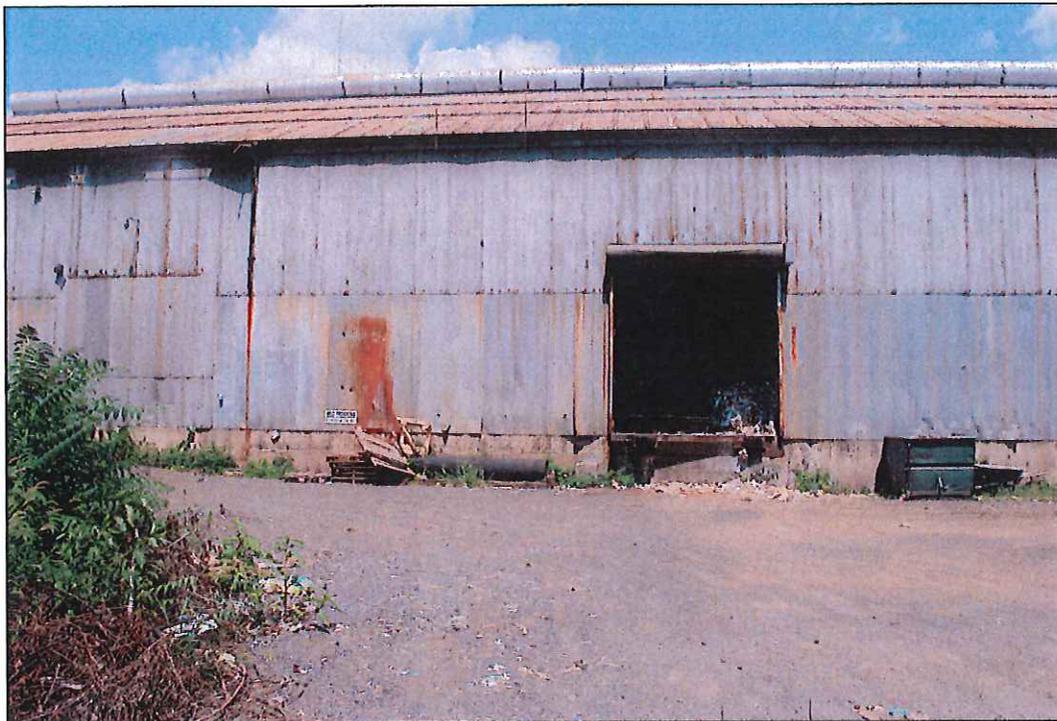
The back elevation facing northeast: The windows are unappealing and degraded. Vegetation has overrun the ramp up to the green door. Remnants of a missing structure appear on the first level of fenestration.



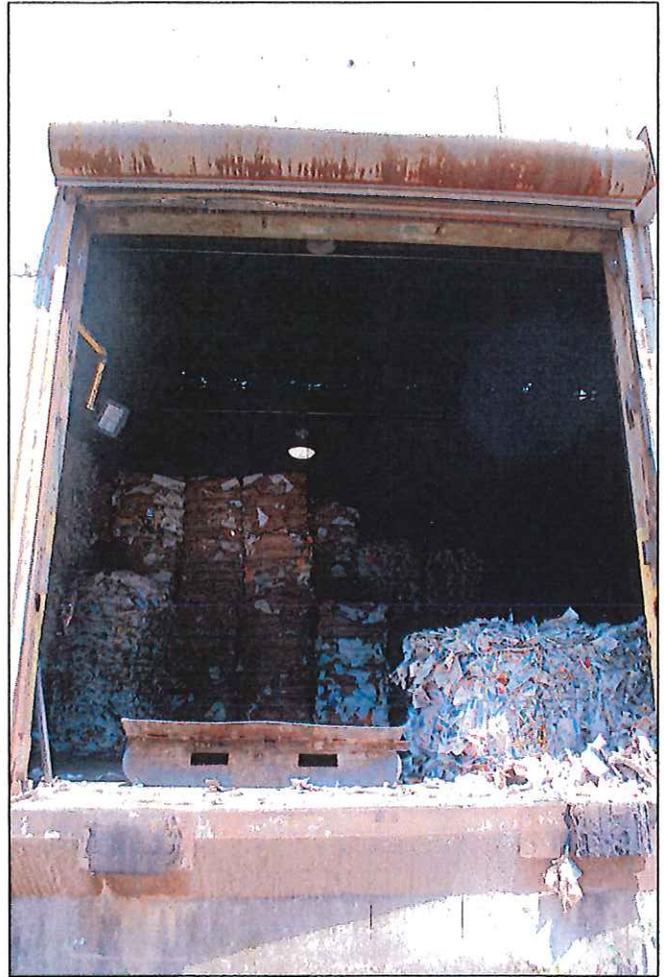
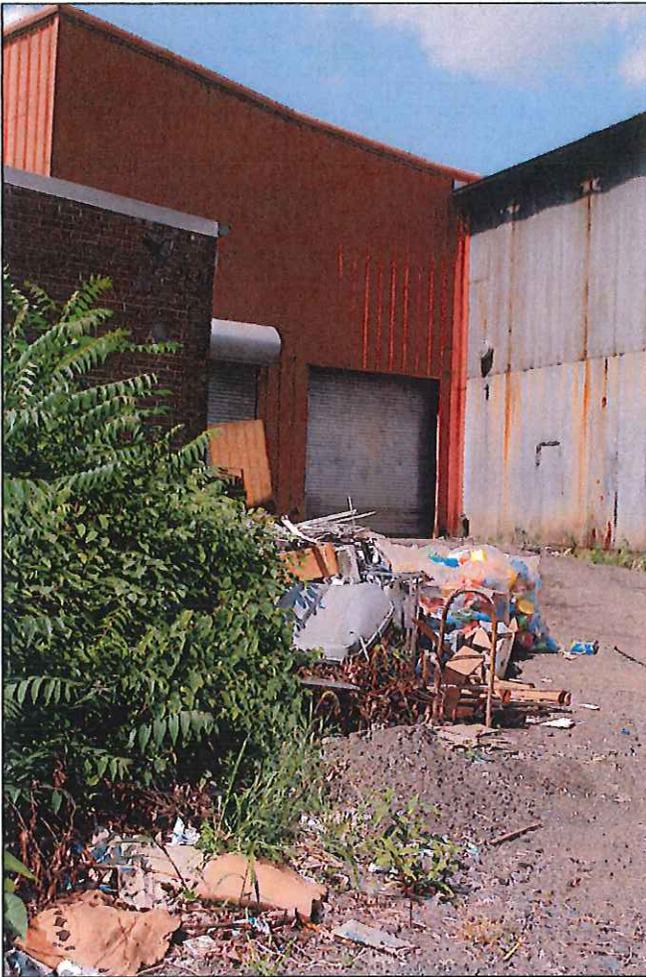
The back elevation of structures attached to the main building: To the left are two rusted structures not in use, overrun with vegetation. To the right is an attached brick structure with litter and debris and an unused maintenance delivery dock. There are missing, or eroded bricks on the façade, as well.



The back elevation facing eastwards: It shows the easternmost portion of 75 North Avenue and a section of an abutting brick structure. Behind the brick structure is an unused ramp with rusted rails. The tin structure in the distance has a rusting roof and rusting walls.



The back elevation of the large tin structure: The panels are uneven and rusting. There is litter and large, unused pipes, and wooden bulk items. Inside the tin structure are many stacks of papers.



Left: The back elevation where the red structure and the tin structure join: Litter, trash, debris and overgrowth of vegetation are pictured encroaching upon the structure.

Right: The back elevation: Looks into tin structure which houses the paper stacks. The building was formerly used as the Garwood Paperboard, but today it has fallen into disrepair. A once thriving structure known as the Aeolia Building used to produce organs and pianos when it was first built. The building has been neglected and remains an appealing, hulking, dilapidated building haunting North Avenue.

Tax Information of Study Area*

Owners	Block	Lot	Lot Area
Millen Industries	211	6	4.54 +/- acres

*Information Shown in Table is from the municipal tax records.

Review of Municipal and Construction Records

A review of the Borough of Garwood municipal and construction records was undertaken in order to gain a better understanding of the history and physical conditions of the building and structures in the Study Area. The records reviewed include Police, Fire, and Construction records and any violations on file for the Study Area.

On January 9th, 2015, Harbor Consultants, Inc. received Construction records from Ms. Tara Rowley, the Township Clerk of the Township of Cranford. The Borough of Garwood utilizes the services of the Township of Cranford's Construction Department via a shared services agreement.

Below is a chart indicating the records Harbor Consultants, Inc. received from the Township of Cranford for the Borough of Garwood pertaining to the Study Area. A copy of these records are on file with the Borough of Garwood Clerk's Office.

Construction Records of the Borough of Garwood up to August 11, 2014				
Address	Block	Lot	Date of Record	Description
75 North Avenue	211	6	March 31, 1994	Construction Permit Application and Building Subcode Permit No. 94-029
75 North Avenue	211	6	1994	Construction Permit Application No. 94-114
75 North Avenue	211	6	May 23, 1995	Construction Permit Application and Building Subcode Permit No. 95-168
75 North Avenue	211	6	August 25, 1995	Construction Permit Application and Building Subcode Permit No. 95-213
75 North Avenue	211	6	1995	Construction Permit Application Permit No. 95-262
75 North Avenue	211	6	October 27, 1998	Construction Permit Application and Building Subcode Permit No. 98-210
75 North Avenue	211	6	November 5, 2010	Proposal from Contractor

Neighborhood

As stated earlier in the report, the southern edge of the Study Area is bordered by the Raritan Valley New Jersey Transit Rail Line, which runs on off-peak hours between High Bridge or Raritan and New York Penn Station. During on-peak hours, the Raritan Valley Rail Line runs between High Bridge or Raritan and Newark Penn Station where commuters can make a transfer to two other major rail lines: the Northeast Corridor and North Jersey Coastline, both of which run straight to New York Penn Station. The Garwood train station stop for the Raritan Valley Line is approximately half of a mile west of the Study Area at the corner of North Avenue and Center Street.

North Avenue (New Jersey State Route 28) bounds the northern edge of the Study Area. To the west of the Study Area is an old antique warehouse and to the east are a couple of furniture and household supply stores. Across North Avenue from the Study Area are several stores and businesses including a plaza of restaurants and service-based businesses, a couple automobile supply stores, a music center, and a restaurant/bar/music venue.

The Study Area is located within the Light Industrial Zone (LI), while the businesses to the north and south of the area are in the General Business Zone (G-B). To the west of the study area are businesses located within the Community Commercial Zone (CC). The Light Industrial Zone in which the study area is located, abuts the border of Cranford Township.

Existing Zoning & Land Use Regulations

The following are the Light Industrial Zone District Regulations as contained under Chapter 106. Article VIII. § 106-98. [Amended 7-12-1994 by Ord. No. 94-14; 2-25-1997 by Ord. No. 97-03] of the Borough of Garwood Municipal Land Use Procedures Ordinances:⁵

- A. Purpose. This zone is designed to protect and concentrate those commercial and industrial/manufacturing uses that are currently viable and those sites for which industrial/commercial reuse is feasible and probable. It is also designed for those industrial and heavy commercial uses which have a minimum of environmental impacts but have vehicular traffic, or utilitarian or operational requirements that make them more appropriately located adjacent to major arterials and these compatible land uses, rather than residential uses.
- B. Permitted uses. The Borough has utilized the Standard Industrial Code (SIC) to develop categories of uses which are permitted in the LI Zone. The codes used are contained in the 1987 Edition of the Executive Office of the President-Office of Management and Budget's Standard Industrial Classification Manual, a copy of which is available in the Construction Office for review. All uses within these categories are permitted unless specifically excluded. These uses are only permitted when located inside permitted structures.
 - (1) Industrial/heavy commercial uses as follows: Major Group 50, wholesale trade-durable goods, including 5091, sporting and recreational goods and supplies, except ammunition and firearms; Major Group 51, wholesale trade-non-durable goods, except 516 (chemical and allied products), Group Number 517 (petroleum and petroleum products), 5198 (paints, varnishes and supplies); Major Group 75, automotive repair, services and garages, including Group Number 753 (automotive repair shops) only.

⁵ "Chapter 106. Article VIII. § 106-98. [Amended 7-12-1994 by Ord. No. 94-14; 2-25-1997 by Ord. No. 97-03] of the Borough of Garwood Municipal Land Use Procedures Ordinances," ECode360. <http://ecode360.com/10089973>

(2) Light industrial and manufacturing uses as follows: Major Group 25, furniture and fixtures; Major Group 26, paper and related products; Major Group 27, printing and publishing; Major Group 34, fabricated metals, except machinery; Major Group 35, machinery and computers; Major Group 36, electronic and electrical, except computers; Major Group 38, measuring, analyzing and controlling instruments, photogenic, medical and optical, and watches and clocks.

(3) Major Group 54, food stores of not more than 60,000 square feet.

(4) Child care centers.

C. Use limitations:

(1) Warehouse establishments that are designed for selling merchandise in the above group categories, rather than storing such merchandise are not permitted in this zone. Such establishments are considered retail trade uses.

(2) The above permitted uses are only permitted when located inside permitted structures. Outdoor storage is only permitted as an accessory use in accordance with § 106-111 of this chapter.

D. Bulk regulations:

(1) Lot area: 30,000 square feet minimum.

(2) Yards:

(a) Front: 10 feet minimum.

(b) Rear: 10 feet minimum.

(c) Side: 10 feet minimum.

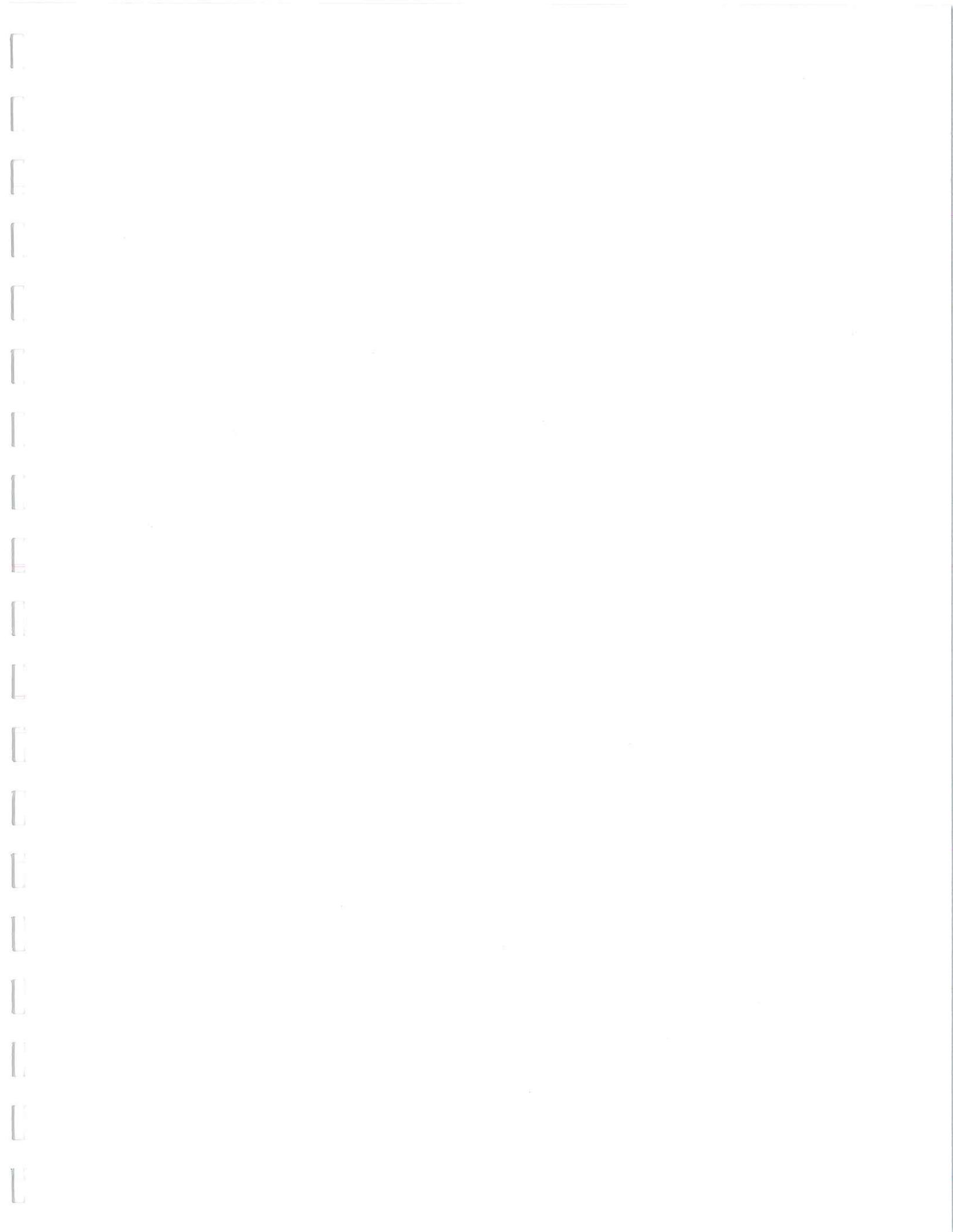
(3) Lot depth: 200 feet minimum.

(4) Lot width: 100 feet minimum.

(5) Height: 40 feet maximum.

(6) Building coverage: 40% minimum.

(7) Open space: 15% of total lot area minimum.



E. Adjustment to bulk regulations. Where a shared parking arrangement with an adjacent property owner has been presented for approval to the approving authority pursuant to § 106-114E of this chapter, the lot area, lot width, building coverage, and open space requirements set forth in § 106-98, Subsection D (Bulk regulations) shall be calculated as though the subject property and the adjacent property with which a shared parking arrangement has been proposed are combined to form one unified parcel of land.

The bulk requirements for the LI Light Industrial Zone District are as follows:

Bulk Requirements for LI Zone		
Regulations	LI Zone	Block 211 Lot 6
Minimum Lot Area	30,000 square feet	197,762.40 square feet
Front Yard Setback	10 feet	
Side Yard Setback	10 feet	
Rear Yard Setback	10 feet	
Minimum Lot Depth	200 feet	
Minimum Lot Width	100 feet	
Maximum Building Height	40 feet	
Minimum Building Coverage	40 percent	
Minimum Open Space	15 percent	

Review of Environmental Documents

After having researched various sources of environmental information for all property within the Redevelopment Investigation Report Area, the following chart has been composed for 75 North Avenue (referred to as 93 North Avenue within databases).

Analysis of Environmental Information*					
Street Address	Lot	Block	Source/List	What Information Was Found	Relevant Dates
93 North Avenue (75 North Avenue on Tax Maps)	6	211	NJDEP Site Remediation Program: Closed Sites with Remediated Contamination	Garwood Paperboard had contamination remediated	Prepared: April 12, 2012
93 North Avenue (75 North Avenue on Tax Maps)	6	211	PCS-ICIS - The Permit Compliance System and Integrated Compliance Information System databases provide info on companies which have been issued permits to discharge wastewater into rivers	Permit for Discharging Wastewater	Permit Issued: May 23, 2007 Permit Expired: May 31, 2012
93 North Avenue (75 North Avenue on Tax Maps)	6	211	RCRAInfo - Resource Conservation and Recovery Act Information is a national management and inventory system about hazardous waste handlers	Permit for Handling Hazardous Waste	

*More information can be found in the appendix of this report

When researching the sources of environmental information for 93 North Avenue, information appeared on the following websites/search engines:

EnviroMapper/EnviroFacts located at <http://www.epa.gov/emefdata/em4ef.home>, and
Known Contaminated Site List located at <http://www.nj.gov/dep/srp/kcsnj/>.

EnviroMapper is a search engine that requires the search of a general municipality or specific address. Once the municipality or address is entered, the researcher sees a map with small icon indicating compliance, restrictions, requirements, health and permit data for the following: air pollution, discharge of wastewater, toxic substances, hazardous waste, greenhouse gases, radiation, and land remediation. As the table indicates, 93 North

Avenue had a permit to discharge wastewater into rivers that was issued May 23, 2007 and expired May 31, 2012. The table also indicates that 93 North Avenue was issued a permit for handling hazardous waste, but no dates were shown within the search.

The Known Contaminated Site List is found under the NJDEP's Data Miner Electronic Report Finder. The Known Contaminated Site List identifies any New Jersey municipalities that would fall under the following categories: *Active Sites with Confirmed Contamination*, *Pending Sites with Confirmed Contamination*, and *Closed Sites with Remediated Contamination*. 93 North Avenue fell under *Closed Sites with Remediated Contamination* therefore there is no current contamination of the site.

Other websites were used within the search process, but no information appeared. All of the websites used and their corresponding titles appear below.

New Jersey Department of Environmental Information: <http://www.state.nj.us/dep/>

- Open Public Records Act Request: <http://www.nj.gov/dep/opra/>
- Data Miner: <http://www.nj.gov/dep/opra/online.html>
- Data Miner Electronic Report Finder:
http://www.nj.gov/dep/opra/report_finder.html
 - Known Contaminated Site List: <http://www.nj.gov/dep/srp/kcsnj/>
 - Active Site Remediation Cases
 - Compliance and Enforcement
 - Violations
 - Engineering and Institutional Controls: Deed Notices, Classification Exception
 - Areas
 - Landfills
 - Active UST Remediation Cases

United States Environmental Protection Agency: <http://www.epa.gov/>

- Freedom of Information Act Request: <http://www.epa.gov/foia/submission.html>
- Superfund / RCRA Sites:
http://www.epa.gov/region02/cleanup/sites/njtoc_name.htm
- EnviroMapper/ EnviroFacts: <http://www.epa.gov/emefdata/em4ef.home>

Miscellaneous:

- Sanborn Maps/Aerials (Historic Uses): Environmental Data Resources, Inc.
- <http://www.edrnet.com/>⁶

⁶ Maraziti, Lendor & Slachetka, *Friends of Local Government: Policy Paper Series: New Legal Tools for Redevelopment*. Vol. 6, No. 1 (Education Foundation, Inc.: April 2014) p. 8.

Review of the Borough Master Plan

The Borough of Garwood Planning Board adopted the Borough of Garwood Master Plan and Re-Examination Report in 2009, which was prepared by Kasler Associates, PA. The Study Area is located within the Light Industrial (LI) Zone of Garwood and a review of the Master Plan and Re-Examination Report provided information on the zone's land use.

Under Industrial Land Use specifications the Master Plan states, "This land use classification provides the foundation for the creation and continuance of the Light Industrial (LI) zone in the Borough zoning ordinance. The Borough recognizes the importance of industrial land uses. Many of New Jersey's municipalities have eliminated all industrial land uses citing incompatibility with surrounding land uses. The purpose of the district is to protect and concentrate commercial and light industrial land uses that have minimal environmental impacts but require larger lots or access to arterial rights-of-way."⁷

The Master Plan states under the section, Land Use consistency of lots in the LI zone that, "The LI zoning district is the Light Industrial district in the municipality. The LI zone permits industrial and heavy commercial uses, light industrial and light manufacturing uses, food stores, and child care centers."⁸

The Borough of Garwood is no longer a municipality that relies much on industrial companies to support its economy. Additionally, the Light Industrial (LI) Zone in which the Study Area is located is neither consistent with the surrounding zones nor aesthetically appealing to residents and visitors of the Borough. The surrounding zones include Community Commercial (CC) and General Business (GB). The Community Commercial (CC) zone's purpose is to, "encourage and promote the conversion of underutilized industrial properties to active, mixed use areas consisting of retail, professional office and service businesses. The larger lot sizes in this zone also

⁷ Borough of Garwood Master Plan by Kasler Associates, PA, 2009. Section 8 – Page 12.

⁸ Borough of Garwood Master Plan by Kasler Associates, PA, 2009. Section 10 – Page 20.

encourages multiple uses on site and larger size developments.”⁹ The Study Area is a prime example of an, “underutilized industrial propert[y]”.

The General Business (GB) zone permits, “retail uses, professional offices, business services, and child care facilities. The zone is designed for retail trade, business services, professional, business and administrative offices and commercial uses that require larger lots and are more dependent upon automobiles.”¹⁰

Redeveloping the study area into a development much more consistent with the surrounding zones will be much more beneficial and useful to current and future residents of the Borough of Garwood.

The population of Garwood has remained fairly stagnant, varying between 4,200 and 4,300 for the past twenty years.¹¹ The majority of households/family units make between \$100,000 and \$149,000 annually in addition to \$200,000 plus annually.¹² It must be noted that further research needed to be done to obtain up-to-date demographics since the current Master Plan of the Borough of Garwood is only current through to the 2000 Census and the 2010 census has since been released. The majority of the population is single or unknown with married residents following behind. The town is mostly female and white with those of Hispanic or Latino origin being the next highest demographic.¹³

Within the Master Plan of the Borough of Garwood there is a Housing Element, which discusses all housing characteristics of the Borough. About 63% of housing in Garwood is owner occupied while about 37% is renter occupied and about 3% are vacant.¹⁴ The median sales value of owner-occupied units is \$181,500 and the median sales value of

⁹ Borough of Garwood Master Plan by Kasler Associates, PA, 2009. Section 8 – Page 7.

¹⁰ Borough of Garwood Master Plan by Kasler Associates, PA, 2009. Section 10 – Page 18.

¹¹ Borough of Garwood Master Plan by Kasler Associates, PA, 2009. Section 2 – Page 4.

¹² “Garwood, New Jersey Population: Census 2010 and 200 Interactive Map, Demographics, Statistics, Quick Facts.” Accessed January 14, 2014. <http://censusviewer.com/city/NJ/Garwood>.

¹³ “Garwood, New Jersey Population: Census 2010 and 200 Interactive Map, Demographics, Statistics, Quick Facts.” Accessed January 14, 2014. <http://censusviewer.com/city/NJ/Garwood>.

¹⁴ Borough of Garwood Master Plan by Kasler Associates, PA, 2009. Section 13 – Page 3.

renter-occupied units is \$867.¹⁵ The majority of households are two-person households indicating a majority of younger or older couples living in Garwood as opposed to families.¹⁶ The demographics of the Borough of Garwood lend themselves to an apartment or townhouse housing redevelopment for smaller households of younger couples of older couples with adult children living outside of their domains. Within the Borough of Garwood Master Plan there is a section entitled, “Community Facilities Plan Element” which discuss the needs of the Borough and how they change with the age and size of the population. The section explains the concerns of a growing student population, which can be stifled by an age-restricted development, which would again attract couples. When redeveloping the Study Area, the Borough should keep in mind the age and size of the population in addition to how the redevelopment can aid the entire community environment.¹⁷

Within the Housing Element, the Master Plan discusses COAH regulations from the First, Second, and Third Rounds which must all be taken into account when constructing a redevelopment within the Study Area.

Further through the Master Plan of the Borough of Garwood an image of the old Aeolian Factory and current Study Area appears within the Historic Preservation Plan. As the Historic Preservation Plan states, “The aesthetic, cultural and social benefits of historic preservation are well-documented. They include an enhanced visual environment, reinforcement of local character and creation of a sense of place.”¹⁸ Additionally, the Aeolian Factory is listed as one of the, “Potential Historic Sites/Structures” within the Borough of Garwood since, “Although the buildings of Garwood’s industrial beginnings have been mostly demolished or significantly altered, the office of the former Aeolian Company, manufacturers of musical instruments, remains. It is notable for its castellated

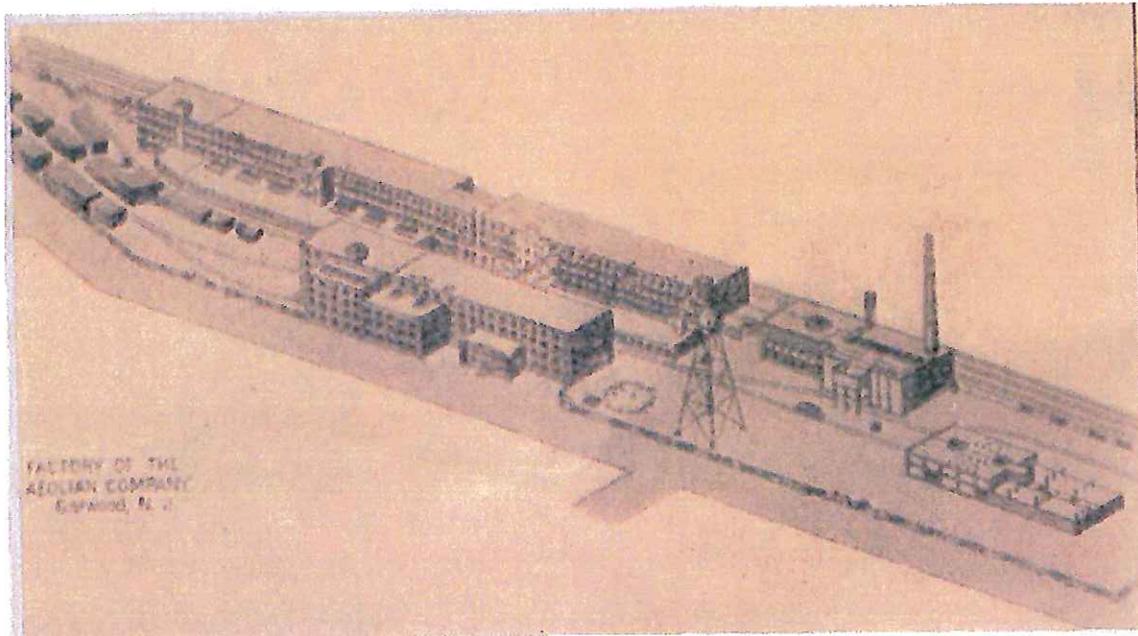
¹⁵ Borough of Garwood Master Plan by Kasler Associates, PA, 2009. Section 13 – Page 7.

¹⁶ Borough of Garwood Master Plan by Kasler Associates, PA, 2009. Section 13 – Page 22.

¹⁷ Borough of Garwood Master Plan by Kasler Associates, PA, 2009. Section 11 – Page 1.

¹⁸ Borough of Garwood Master Plan by Kasler Associates, PA, 2009. Section 12 – Page 1.

Gothic façade on North Avenue.”¹⁹ The section includes this historical image of the location of the previously mentioned façade, which is shown below:



The issue with trying to keep the façade for historic preservation reasons is that most of the original factory architecture is demolished and the remaining architecture has not been preserved showing that the Borough has not shown interest in preserving this architecture. The façade is a small portion of the remaining hulking, derelict, unused factory and if the New Jersey Historic Trust takes interest in preserving it they can arrange for notable portions of the façade to be saved and preserved under their auspices.

The Master Plan of the Borough of Garwood states within its Circulation Plan Element that, “The number of train stops should be increased.” The increase in frequency for train stops at the Garwood Train station would greatly benefit commuters from the Borough. By constructing a housing development in the Study Area, the Borough of Garwood would give New Jersey Transit more of a reason to increase the frequency of train stops at the Garwood train station with an increase in commuters. Additionally, the Circulation Plan Element mentions the ability to develop parts of Garwood Transit Oriented

¹⁹ Borough of Garwood Master Plan by Kasler Associates, PA, 2009. Section 12 – Page 5.

Development, which would greatly benefit the Borough of Garwood and NJ Transit. Furthermore, updates and restoration can be made to the sidewalks and pedestrian facilities within the Study Area to suit the future and current residents of the Borough of Garwood.

Criteria for Redevelopment Area Determination

A delineated study area may be determined to be in need of redevelopment if, after investigation, notice and hearing as provided in Section 6 of P.L. 1992, c.79 (C.40A:12A-6), the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions is found:

- 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 properties therein or other similar conditions, which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land

potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise bring detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

- f. Areas, in excess of five contiguous acres, whereon buildings or 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 area has been materially depreciated.

- g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban 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.40:12A-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 designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.”²⁰

²⁰ Local Redevelopment and Housing Law, N.J.S.A.40A:12A-1, *et seq.*, as amended

In addition to the above conditions, the Local Redevelopment and Housing Law defines “Redevelopment area” or “area in need of redevelopment” to mean “an area determined to be in need of redevelopment pursuant to section 5 and 6 of P.L. 1992, c. 79 (C.40A:12A-5 and 40A:12A-6) or determined heretofore to be a blighted area pursuant to P.L. 1949, c.187 (C.40:55-21.1 et seq.) repealed by this act, both determinations as made pursuant to the authority of Article VIII, Section III, paragraph 1 of the Constitution. A redevelopment area may include land, 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 in which they are part.”²¹

²¹ Local Redevelopment and Housing Law, N.J.S.A.40A:12A-1, et seq., as amended

Evaluation of the Study Area

This Preliminary Investigation Report of the Garwood Paperboard Redevelopment Area finds that the entire Study Area consisting of 75 North Avenue and as further identified as Lot 6, Block 211 on the Borough Tax Maps satisfies the statutory criteria for declaring these lands as being an area in “Need of Redevelopment” in accordance with the Local Redevelopment and Housing Law. Furthermore, this finding supports both the Borough Council Resolution and the Planning Board Resolution that the project shall be considered a non-condemnation redevelopment area.

Our planning analysis of the redevelopment study area concludes that the study area satisfies the following three (3) requirements of the Local Redevelopment and Housing Law:

Criteria “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.*

Criteria “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.”²²*

And

Criteria “h” – *“The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.”²³*

²² Local Redevelopment and Housing Law, N.J.S.A.40A:12A-1, *et seq.*, as amended

²³ Local Redevelopment and Housing Law, N.J.S.A.40A:12A-1, *et seq.*, as amended

Our findings of this preliminary investigation report are based on the evidence presented throughout this report and as summarized below:

Our review of the Study Area is based on a site investigation of the property, a review of the environmental data base which outlines the level of site remediation and contamination on the property and an analysis of available mapping as referenced in this report and concludes that “the level of deterioration and stagnation of the properties has a significant negative impact on the surrounding properties and neighborhood.”²⁴

The Garwood Paperboard property contains numerous industrial buildings and structures which are collectively obsolete in their building layout, are dilapidated beyond repair and which have been allowed to fall into such a state that it is reasonable to conclude that no public or private investment would reasonably revitalize or rehabilitate the buildings and structures as they are currently situated on the site. In addition, it is our opinion that these dilapidated buildings and structures create a significant negative impact on the immediate neighborhood by way of creating an abandoned, neglected sense of environment along this long stretch of North Avenue.

The buildings and structures within the Study Area are unproductive, “and the adverse physical conditions of the buildings and structures, individually or collectively, impede any reasonable productivity in the future, which in turn has and will continue to create a negative impact upon the general welfare and economic well being of the community.”²⁵

The Borough of Garwood has been very progressive in their planning efforts over the years to actively facilitate the redevelopment of older, obsolete, contaminated industrial buildings. These planning efforts have lead to the redevelopment of the Garwood Mews and Garwood Plaza projects along South Avenue which have removed blighted properties from the Borough which negatively impacted the surrounding neighborhoods and created new commercial and residential developments that have proven to be a strong contributor to the revitalization of the community. The Garwood Paperboard factory was once was a thriving industrial complex. However the buildings and structures on this

²⁴ Gallenthin Realty Development, Inc. v. Borough of Paulson (A-51-2006)

²⁵ VOCAL v. Board of Trustees of the Township of South Orange Village (A-6425-96T2)

property have fallen into such a state of disrepair and influences and dominates the appearance of the Borough as one travels along North Avenue that the property creates a negative visual impact on the immediate neighborhood. The decadent impacts on the surrounding community are not limited to just the environmental, safety and welfare conditions of the property imposed on the local residents. This property negatively impedes the ongoing planning and redevelopment of the main corridors, North and South Avenues, which are the heart of the Borough of Garwood.

Furthermore, all lands in the study area are mapped within the Metropolitan Planning Area PA I as depicted on the New Jersey State Development and Redevelopment Plan. “In the Metropolitan Planning Area, the State Plan’s intention is to provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older communities; redesign areas of sprawl; protect the character of existing stable communities.”²⁶

“In the Metropolitan Planning Area, the State Plan’s intent is to do the following:

- Provide for much of the State’s future development and redevelopment
- Revitalize Cities and Towns
- Take advantage of increased densities and compact building design
- Encourage distinctive, attractive neighborhoods with a strong sense of place
- Provide for mixed-use concentrations of residential and commercial activity
- Create a wide range of residential housing opportunities and choices with income mix
- Provide for a variety of multi-modal transportation alternatives
- Prioritize clean-up and redevelopment of brownfields and greyfields sites
- Create cultural centers of state-wide significance
- Re-design any existing areas of low-density sprawl”²⁷

²⁶ State Development and Redevelopment Plan, New Jersey State Planning Commission, adopted March 1, 2001, page 190.

²⁷ State Development and Redevelopment, Final Draft, Volume I, New Jersey State Planning Commission, January 13, 2010, Page 31.

Summary & Conclusion

In summary, this Preliminary Investigation Report concludes that the property located in the Study Area satisfy the statutory criteria for an area in need of redevelopment in accordance with the Local Redevelopment and Housing Law.

It is recommended that the Borough Planning Board and the Borough Council take those actions as prescribed by law to declare the entire study area to be in need of redevelopment based on criteria (b), (d) and (h) of section 40A:12A-5 of the Local Redevelopment and Housing Law.

In order for Borough of Garwood to exercise the powers prescribed within the Local Redevelopment and Housing Law, the Borough's next step in the planning process is to adopt a Redevelopment Plan. The LRHL defines a Redevelopment Plan as:

*"A plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both."*²⁸

²⁸ Local Redevelopment and Housing Law, N.J.S.A.40A:12A-1, *et seq.*, as amended

Appendix

Council of the Borough of Garwood, Union County, NJ, "Resolution No. 13-314" Adopted September 24, 2013.

Council of the Borough of Garwood, Union County, NJ, "Resolution No. 14-165" Adopted March 11, 2014.

BOROUGH OF GARWOOD

UNION COUNTY, NEW JERSEY

MUNICIPAL BUILDING

403 SOUTH AVENUE

GARWOOD, NJ 07027

RESOLUTION NO. 13-314

WHEREAS, N.J.S.A. 40A:12A-1, et seq., the Local Redevelopment and Housing Law (LRHL), sets forth the criteria for a determination of whether a delineated area may be designated as an area in need of redevelopment; and

WHEREAS, by L.2013, c. 159, the LRHL was amended to provide for an Area in Need of Redevelopment ("Redevelopment Area") to be delineated as a Non-Condemnation Redevelopment Area (NCRA) where the use of eminent domain is not to be authorized by the municipality; and

WHEREAS, the LRHL provides a procedure for the investigation of whether a delineated area is an area in need of redevelopment; and

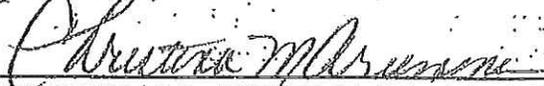
WHEREAS, the Governing Body of the Borough of Garwood deems it advisable to investigate whether the area fronting on North Avenue known and designated as Block 211, Lot 6 on the tax maps of the Borough of Garwood is an area in need of redevelopment as an NCRA, in accordance with N.J.S.A. 40A:12A-1, et seq.;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Garwood that the Planning Board of the Borough of Garwood be and is hereby authorized to undertake a preliminary investigation to determine whether the area in the Borough of Garwood, known and designated as Block 211, Lot 6 on the Tax Map of the Borough of Garwood is an Area in Need of Redevelopment to be so delineated according to the criteria set forth in N.J.S.A. 40A:12A-1, et seq., as amended; and

BE IT FURTHER RESOLVED that use of eminent domain is not to be authorized by the municipality and that if so delineated, the delineated area shall be deemed a Non-Condemnation Redevelopment Area (NCRA) in accordance with L. 2013, c. 159; and

BE IT FURTHER RESOLVED that the Planning Board be and is hereby authorized to undertake said investigation in accordance with N.J.S.A. 40A:12A-1, et seq, and is hereby directed that the notice of hearing shall specifically state that a redevelopment area determination shall not authorize the municipality to exercise the power of eminent domain to acquire any property in the delineated area.

I, Christina M Ariemma, Municipal Clerk of the Borough of Garwood hereby attest that this Resolution was adopted by the Council of the Borough of Garwood on September 24, 2013.



CHRISTINA M. ARIEMMA, Municipal Clerk

BOROUGH OF GARWOOD

UNION COUNTY, NEW JERSEY

MUNICIPAL BUILDING

403 SOUTH AVENUE

GARWOOD, NJ 07027

RESOLUTION NO. 14-165

WHEREAS, the Mayor and Council of the Borough of Garwood determined that there exists a need for professional planning services for the purpose of conducting a study of Block 0211/Lot 0006, 75 North Avenue, Paperboard/Millen Industries as an area in need of redevelopment; and

WHEREAS, the council adopted on September 24, 2013, Resolution No. 13-314 directing the planning board to perform a study of Block 0211/Lot 0006, 75 North Avenue, Paperboard/Millen Industries as an area in need of redevelopment; and

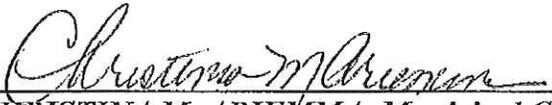
WHEREAS, the Borough Clerk has determined that such services to perform this study are professional services as defined in the Local Public Contracts Law of the State of New Jersey; and

WHEREAS, the Local Public Contracts Law requires that a notice stating the nature, duration, services and amount of each contract awarded as a professional services contract be printed once in the official newspaper of the municipality;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Garwood:

1. That the Mayor and Borough Clerk be and are hereby authorized and directed to execute an agreement with Harbor Consultants, Inc., 320 North Avenue, Cranford, NJ 07016, for the provision of professional planning services in connection with the study of Block 0211/Lot 0006, 75 North Avenue, Paperboard/Millen Industries as an area in need of redevelopment; and
2. That said Contractor shall receive fees not to exceed \$6,000.00 in accordance with the proposal dated February 14, 2014; and
3. That this contract is awarded without competitive bidding as professional services pursuant to the Local Public Contracts Law; and
4. That the Borough Clerk be and is hereby authorized and directed to maintain this resolution and the professional services contract on file and available for public inspection in the Office of the Borough Clerk; and
5. That the Borough Clerk is hereby authorized and directed to publish a copy of this notice as required by law.

I, Christina M Ariemma, Municipal Clerk of the Borough of Garwood hereby attest that this Resolution was adopted by the Council of the Borough of Garwood on March 11, 2014.



CHRISTINA M. ARIEMMA, Municipal Clerk

Exhibits

“Garwood, New Jersey Population: Census 2010 and 2000 Interactive Map, Demographics, Statistics, Quick Facts.” Accessed January 14, 2014. <http://censusviewer.com/city/NJ/Garwood>.

US EPA Envirofacts ICIS Search Results, Data Extracted July 19, 2014.

NJDEP Site Remediation Program: Closed Sites with Remediated Contamination, Garwood, NJ.

NJDEP Site Remediation Program: Active Sites with Confirmed Contamination, Garwood, NJ.

US EPA Envirofacts RCRA Search Results, Data Extracted August 14, 2014.

Aerial Photograph of the Study Area

USGS Topographic Map

Borough of Garwood Zone Map

New Jersey State Plan Policy Map

Borough of Garwood Tax Map

Borough of Garwood Tax Records

Government OPRA Response, Township of Cranford RMC, August 11, 2014

Garwood, New Jersey Population: Census 2010 and 2000 Interactive Map, Demographics, Statistics, Quick Facts

Compare population statistics about Garwood, NJ by race, age, gender, Latino/Hispanic origin etc. [CensusViewer](#) delivers detailed demographics and population statistics from the 2010 Census, 2000 Census, American Community Survey (ACS), registered voter files, commercial data sources and more.

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Garwood, New Jersey - Overview

	2010 Census		2000 Census		2000-2010 Change	
	Counts	Percentages	Counts	Percentages	Change	Percentages
Total Population	4,226	100.00%	4,153	100.00%	73	1.76%
Population by Race						
American Indian and Alaska native alone	1	0.02%		0%	0	0%
Asian alone	86	2.04%	55	1.32%	31	56.36%
Black or African American alone	45	1.06%	15	0.36%	30	200.00%
Some other race alone	76	1.80%	64	1.54%	12	18.75%
Two or more races	78	1.85%	36	0.87%	42	116.67%
White alone	3,940	93.23%	3,983	95.91%	-43	-1.08%
Population by Hispanic or Latino Origin (of any race)						
Persons Not of Hispanic or Latino Origin	3,853	91.17%	3,946	95.02%	-93	-2.36%
Persons of Hispanic or Latino Origin	373	8.83%	207	4.98%	166	80.19%
Population by Gender						
Female	2,179	51.56%	2,148	51.72%	31	1.44%
Male	2,047	48.44%	2,005	48.28%	42	2.09%
Population by Age						
Persons 0 to 4 years	219	5.18%	231	5.56%	-12	-5.19%
Persons 5 to 17 years	595	14.08%	600	14.45%	-5	-0.83%
Persons 18 to 64 years	2,770	65.55%	2,606	62.75%	164	6.29%
Persons 65 years and over	642	15.19%	716	17.24%	-74	-10.34%

Garwood, New Jersey Registered Voters - Overview Statistics and Quick Facts



Envirofacts

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Consolidated facility information (from multiple EPA systems) was searched to select facilities

[Return](#)

EPA Facility ID: Beginning With: 110001540280

Results are based on data extracted on JUL-19-2014

Note: You are viewing results from the modernized data system, Integrated Compliance Information System (ICIS). The state reporting this data to EPA previously reported the data to a historic data system, Permit Compliance System (PCS). Use the following button to view the historic data from PCS.

[View PCS Search](#)

Note: Click on the MAPPING INFO value to obtain mapping information for the facility.

Click on the NPDES ID to view detailed reports on the facility.

The data within the table below can be downloaded in a comma-separated value file for use in Excel by clicking here:

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Facility Information

NPDES ID	Facility Information	FACILITY NAME	ADDRESS	COUNTY NAME	LATITUDE/LONGITUDE	PERMIT ISSUED DATE	PERMIT EXPIRED DATE	SIC CODE/SIC DESC	MAPPING INFO	USGS HUC
NJ0123447	View Facility Information	MILLEN INDUSTRIES INC GARWOOD PAPERBOARD DIV	93 NORTH AVENUE GARWOOD, NJ 07027-1116	UNION	Latitude: 40.654015 Longitude: -74.319663	MAY-23-2007	MAY-31-2012	2631 = Paperboard Mills	MAP	

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Total Number of Facilities Retrieved: 1

Site ID	PI Number	PI Name	Address	Home Owner
193262	253817	35 RAINIER ROAD	35 RAINIER RD	Yes
78814	G000033776	43 SOUTH AVENUE	43 SOUTH AVE	No
176067	230729	440 SOUTH AVENUE	440 SOUTH AVE	Yes
342653	423762	44 GLENWOOD ROAD	44 GLENWOOD RD	Yes
148481	196130	473 TERRILL ROAD	473 TERRILL RD	No
436432	548425	55 4TH STREET	55 4TH ST	Yes
434061	545227	5 TIMBERLINE DRIVE	5 TIMBERLINE DR	Yes
78236	G000026852	65 SOUTH AVENUE	65 SOUTH AVE	No
393776	492616	66 OAKWOOD COURT	66 OAKWOOD CT	Yes
356402	440043	67 FARLEY AVENUE	67 FARLEY AVE	Yes
188858	248156	67 TILLOTSON ROAD	67 TILLOTSON RD	Yes
397036	496773	75 PLEASANT AVENUE	75 PLEASANT AVE	Yes
77057	G000010902	85 SHADY LANE	85 SHADY LN	No
78133	G000025779	8 TIMBERLINE DRIVE	8 TIMBERLINE DR	No
80616	G000044565	97 N GLENWOOD RD	97 N GLENWOOD RD	No
200688	264011	99 NORTH MARTINE AVENUE	99 N MARTINE AVE	Yes
179308	234927	CORNER STORE	34 S MARTINE AVE	No
31968	033835	GRAPHIC RESEARCH UNLIMITED INC	24 SOUTH AVE	No
259032	422824	THE STATION MEWS	234 SOUTH AVE	No
55				

Garwood Boro

Site ID	PI Number	PI Name	Address	Home Owner
1105	001913	100 NORTH AVE	100 NORTH AVE	No
146999	194332	107 WILLOW AVENUE	107 WILLOW AVE	Yes
178635	234116	115 MYRTLE	115 MYRTLE AVE	Yes
367925	455117	131 WINSLOW PLACE	131 WINSLOW PL	Yes
69377	G000029675	139 SOUTH AVENUE	139 SOUTH AVE	No
166838	G000022658	150 SOUTH AVENUE	150 SOUTH AVE	No

Site ID	PI Number	PI Name	Address	Home Owner
78597	G000030540	156 WILLOW AVENUE	156 WILLOW AVE	No
231580	302914	18 3RD AVENUE	18 3RD AVE	Yes
393557	492357	205 WILLOW AVENUE	205 WILLOW AVE	Yes
196447	257904	212 NORTH AVENUE	212 NORTH AVE	Yes
426503	533848	217 HEMLOCK AVENUE	217 HEMLOCK AVE	No
187044	245848	226 230 THIRD AVENUE	226 230 3RD AVE	Yes
410065	513490	229 3RD AVENUE	229 3RD AVE	Yes
355974	439469	230 THIRD AVENUE	230 3RD AVE	Yes
223259	291543	248 BEECH AVENUE	248 BEECH AVE	Yes
88619	G000062534	249 4TH AVE	249 4TH AVE	Yes
190159	249848	252 BEECH AVENUE	252 BEECH AVE	Yes
385691	481673	252 HICKORY AVENUE	252 HICKORY AVE	Yes
163196	213872	255 HICKORY AVENUE	255 HICKORY AVE	Yes
214215	279701	256 HICKORY AVENUE	256 HICKORY AVE	Yes
165155	217012	258 2ND AVENUE	258 2ND AVE	Yes
225691	294570	260 NORTH AVENUE	260 NORTH AVE	Yes
87643	G000061315	262 BEECH AVE	262 BEECH AVE	No
179606	235320	290 HEMLOCK AVENUE	290 HEMLOCK AVE	Yes
377782	468255	298 HEMLOCK AVENUE	298 HEMLOCK AVE	Yes
398041	498036	309 WALNUT STREET	309 WALNUT ST	Yes
382462	477131	309 WILLOW AVENUE	309 WILLOW AVE	Yes
192266	252516	311 SPRUCE AVENUE	311 SPRUCE AVE	Yes
87368	G000061025	313 SPRUCE AVENUE	313 SPRUCE AVE	No
200009	263151	320 WILLOW AVENUE	320 WILLOW AVE	Yes
165848	217941	330 LOCUST AVENUE	330 LOCUST AVE	Yes
191592	251698	332 SPRUCE AVENUE	332 SPRUCE AVE	Yes
78699	G000032247	333 MYRTLE AVENUE	333 MYRTLE AVE	No
365459	451738	334 HEMLOCK AVENUE	334 HEMLOCK AVE	Yes
143400	190083	337 WILLOW AVE	337 WILLOW AVE	No
424814	531740	350 HAZEL AVENUE	350 HAZEL AVE	Yes
228184	298563	352 HEMLOCK AVENUE	352 HEMLOCK AVE	Yes

Site ID	PI Number	PI Name	Address	Home Owner
221850	289748	352 SECOND AVENUE	352 2ND AVE	Yes
80514	G000044069	401 NORTH AVE	401 NORTH AVE	No
342673	423787	403 HAZEL AVENUE	403 HAZEL AVE	Yes
118424	156039	403 LOCUST AVENUE	403 LOCUST AVE	Yes
165635	217606	408 HAZEL AVENUE	408 HAZEL AVE	Yes
220128	287324	410 SPRUCE AVENUE	410 SPRUCE AVE	Yes
226000	294985	414 WILLOW AVENUE	414 WILLOW AVE	Yes
156714	172048	416 HAZEL AVENUE	416 HAZEL AVE	Yes
186810	245569	422 HAZEL AVENUE	422 HAZEL AVE	Yes
170737	224400	425 SPRUCE AVENUE	425 SPRUCE AVE	Yes
197176	258853	427 FOURTH AVENUE	427 4TH AVE	Yes
187333	246230	432 2ND AVENUE	432 2ND AVE	No
98050	135050	435 PINE AVENUE	435 PINE AVE	Yes
396505	496056	436 SPRUCE AVENUE	436 SPRUCE AVE	No
167368	220033	440 BEECH AVENUE	440 BEECH AVE	Yes
199292	262294	444 LOCUST AVENUE	444 LOCUST AVE	Yes
80154	G000041752	455 3RD AVE	455 3RD AVE	No
176273	230973	456 2ND AVENUE	456 2ND AVE	Yes
355500	438883	458 460 SECOND AVENUE	458 460 2ND AVE	Yes
372604	461580	458 THIRD AVENUE	458 3RD AVE	Yes
180631	236556	506 BEECH AVENUE	506 BEECH AVE	Yes
78882	G000034209	509 EAST STREET	509 EAST ST	No
363326	448927	516 4TH AVENUE	516 4TH AVE	Yes
215717	281846	518 WILLOW AVENUE	518 WILLOW AVE	Yes
441310	554786	52 4TH AVENUE	52 4TH AVE	Yes
363154	448666	539 LOCUST AVENUE	539 LOCUST AVE	Yes
410074	513501	540 SPRUCE AVENUE	540 SPRUCE AVE	No
342660	423773	546 SPRUCE AVENUE	546 SPRUCE AVE	Yes
439014	551937	602 CENTER STREET	602 CENTER ST	Yes
444878	559310	67 4TH AVENUE	67 4TH AVE	Yes
257819	330252	675 WILLOW AVENUE	675 WILLOW AVE	Yes

Site ID	PI Number	PI Name	Address	Home Owner
369769	457560	69 23RD AVENUE	69 3RD AVE	No
144746	191644	693 WILLOW AVENUE	693 WILLOW AVE	Yes
80569	G000044363	80 2ND AVENUE	80 2ND AVE	No
452126	568688	812 CENTER STREET	812 CENTER ST	Yes
199774	262869	92 3RD AVENUE	92 3RD AVE	Yes
1098	009713	ACCURATE BUSHING CO	443 NORTH AVE	No
1096	027389	BECKLEY PERFORATING CO	315 NORTH AVE	No
56598	031411	BOB MILLER TIRE CO INC	651 SOUTH AVE	No
76017	G000001180	COLOR CHIP CORPORATION	124 SOUTH AVE	No
14455	019344	GARWOOD PAPER CO	93 NORTH AVE	No
145421	192442	GRAPHIC MATERIAL SYSTEMS INC	200 SOUTH AVE	No
19489	164575	SEVERAGES AMOCO SERVICE STATION	161 165 SOUTH AVE	No
77532	G000014553	SPECTRUM FABRICATORS INCORPORATED	237 SOUTH AVE	No
50848	014686	STEPHANIE GARDENS	54 72 3RD AVE	No
1085	012491	WADDINGTON JAYCARE	520 SOUTH AVE	No
83				

Hillside Twp

Site ID	PI Number	PI Name	Address	Home Owner
444694	559087	1009 SALEM AVENUE	1009 SALEM AVE	Yes
196729	258265	1021 PROSPECT STREET	1021 PROSPECT ST	Yes
196441	257896	1025 PROSPECT STREET	1025 PROSPECT ST	Yes
427118	535052	1045 FAIRVIEW PLACE	1045 FAIRVIEW PL	Yes
94981	133876	1048 PROSPECT STREET	1048 PROSEPT ST	No
383670	478708	1081 CHESTER STREET	1081 CHESTER ST	Yes
444426	558765	1128 1130 NORTH BROAD STREET	1128 1130 N BROAD ST	Yes
426659	534498	1130 WOODRUFF AVENUE	1130 WOODRUFF AVE	Yes
186835	245597	113 COE AVENUE	113 COE AVE	Yes
226692	299252	1179 SAINT LOUIS AVENUE	1179 ST LOUIS AVE	Yes

New Jersey Department of Environmental Protection Site Remediation Program

Active Sites With Confirmed Contamination Prepared: 4/12/2012

Atlantic

Absecon City

Site ID	PI Number	PI Name	Address	Home Owner
356524	440201	144 BAYVIEW DRIVE	144 BAYVIEW DR	Yes
393698	492523	335 EAST WYOMING AVENUE	335 E WYOMING AVE	Yes
15567	007457	ABSECON GULF	802 ABSECON BLVD	No
15585	014046	ABSECON PETRO	128 ABSECON BLVD	No
43562	006137	ATLANTIC CNTY UHAUL (ABSECON)	1 ABSECON BLVD	No
12828	014577	BINDRA INVESTMENTS LLC	2 ABSECON BLVD	No
15564	014550	BINDRA INVESTMENTS LLC	471 WHITEHORSE PK	No
15584	008679	EXXON STORE 3-6351	RT 9 & ABSECON BLVD	No
55951	030180	MIKES ABSECON AUTO REPAIR	180 ABSECON BLVD	No
64102	G000008936	NEW YORK AVENUE GRD WTR CONTAMINATION	NEW YORK AVE	No
15586	010406	NISHAN INVESTMENT LLC	ABSECON BLVD & SHORE RD	No
149866	253103	NJ DOT DELILAH ROAD BRIDGE PROJECT	ABSECON BLVD & DELILAH RD	No
15587	020382	SAFETY BUS SERVICE	235 ABSECON BLVD	No
424103	530670	T&R LEASING LLC	500 ABSECON BLVD	No
14	Site Count			

Atlantic City

Site ID	PI Number	PI Name	Address	Home Owner
359096	444039	1007 NORTH OHIO AVENUE	1007 N OHIO AVE	Yes
83564	G000035415	105 MASSACHUSETTS AVENUE	105 MASSACHUSETTS AVE	Yes

357779	453950	WAKEFERN FOOD CORP	740 YORK ST	No
43194	004898	WARINANCO PARK	114 ACME ST	No
79698	G000039016	WATERFRONT HOMES SITES	100 114 FRONT ST	No
46541	010553	WAYNE STEEL CO INC	589 DIVISION ST	No
80151	G000041744	WEST HOMES 11	201 263 PORT AVE	No
80150	G000041743	WESTPORT HOMES 1	233 247 3RD ST	No
58152	G000041745	WESTPORT HOMES 111	242 264 3RD ST	No
397158	496932	WEST PORTION OF SULLIVAN ROAD	DOWD AVE	No
178164	233469	WHY NOT INVESTMENTS	328 338 E JERSEY ST	No
27893	013315	WILLIAM HALSEY SERVICE AREA 11 N	NEW JERSEY TPKE MM 101.7 N	No
190188	249895	WINE CELLAR LIQUOR STORE	1001 NORTH AVE	No
33077	033153	ZGODNY AUTOMOTIVE CORP	130 RAHWAY AVE	No
236 Site Count				

Fanwood Boro

Site ID	PI Number	PI Name	Address	Home Owner
451860	568324	108 NORTH GLENWOOD ROAD	108 N GLENWOOD RD	Yes
428422	537202	246 SOUTH AVENUE	246 SOUTH AVE	No
12931	003317	DIVAKI LLC	185 SOUTH AVE	No
12929	010886	DOMS FANWOOD GULF	56 MARTINE AVE	No
28021	018508	ECONOCAR INCORPORATED	233 SOUTH AVE	No
12930	008981	EXXON R/S 36516	2 SOUTH AVE	No
46772	009911	FANWOOD BORO PUBLIC WORKS YARD	1 FANWOOD AVE	No
1107	007919	FANWOOD EXXON 3-4185	59 S MARTINE AVE	No
14975	001686	GETTY 56138	104 SOUTH AVE	No
20977	476663	LIVINGSTON WILBOR CORP	238 SOUTH AVE	No
20292	G000043482	NYCOIL CO	35 37 SOUTH AVE	No
12932	191689	ROBERTS CLEANERS	209 SOUTH AVE	No
1115	018136	SAVERS' SHARES INC	225 LAGRANDE AVE	No
27458	005213	SHELL SERVICE STATION 138352	339 SOUTH AVE	No
14 Site Count				

Garwood Boro

Continued on Page 2

Site ID	PI Number	PI Name	Address	Home Owner
408946	511898	201 SOUTH AVENUE	201 SOUTH AVE	No
392307	490721	451 4TH AVENUE	451 4TH AVE	Yes
425399	532456	511 EAST STREET	511 EAST ST	Yes
56150	030562	710 NORTH AVENUE PLAZA	710 NORTH AVE	No
119088	008525	BELL FACTORY TERMINAL	502 570 SOUTH AVE	No
46567	030261	BORO OF GARWOOD PUBLIC WORKS	15 SOUTH AVE	No
1099	015556	DIAMOND COMMUNICATION PRODUCTS	500 NORTH AVE	No
79943	G000040657	FIRST UNION BANK	100 CENTER ST	No
414360	519326	GARWOOD ATHLETIC FIELD COMPLEX	137 140 MYRTLE AVE	No
1097	008419	HESS STATION 30230	431 NORTH AVE	No
66539	G000006775	HOMAC MANUFACTURING CO	141 145 SOUTH AVE	No
31273	000145	LA BELLE SAM CLEANER INC	518 NORTH AVE	No
451943	569344	PATRICIAN CREATIVE FLOORS INC	155 SOUTH AVE	No
20165	032470	PETRO PLASTICS CO	450 SOUTH AVE	No
14		Site Count		

Hillside Twp

Site ID	PI Number	PI Name	Address	Home Owner
227337	297397	1108 ST LOUIS AVENUE	1108 ST LOUIS AVE	Yes
362178	447282	1215 STONE STREET	1215 STONE ST	Yes
190120	249792	133 BAILEY AVENUE	133 BAILEY AVE	Yes
415841	521248	1576 MAPLE AVE OIL SPILL	1576 MAPLE AVE	No
455083	573065	28 BAILEY AVENUE	28 BAILEY AVE	Yes
454554	572227	32 BAILEY AVENUE	32 BAILEY AVE	Yes
259759	332773	367 YALE AVENUE	367 YALE AVE	Yes
170629	224267	402 YALE AVENUE	402 YALE AVE	Yes
55020	024926	425 RT 22	439 RT 22	No
416215	521691	558 RIVERSIDE DRIVE	558 RIVERSIDE DR	Yes
407320	509829	561 ROUTE 22 WEST	561 RT 22 W	No

Envirofacts

Contact Us

You are here: EPA Home Envirofacts RCRAInfo Search Results

Search Results

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- Topic Searches
- System Data Searches
- About the Data
- Data Downloads
- Widgets
- Services
- Mobile
- Other Datasets



Data Disclaimer

Consolidated facility information (from multiple EPA systems) was searched to select facilities

[Return](#)

EPA Facility ID: Beginning With: 110001540280

RCRAInfo Links

- Overview
- Search
- Model
- Law
- RCRAInfo Search User Guide
- Contact Us
- Office of Resource Conservation and Recovery Home

Report an Error

Results are based on data extracted on AUG-14-2014

Note: Click on the CORPORATE LINK value for links to that company's environmental web pages.

Click on the MAPPING INFO value to obtain mapping information for the facility.

The facility information data within the output below can be downloaded in a comma-separated value file for use in Excel by clicking here:

[Download Table as CSV File](#)

[Go To Bottom Of The Page](#)

HANDLER NAME: MILLEN INDUSTRIES INC GARWOOD PAPERBOARD DIV	HANDLER ID: NJD060800638
STREET: 93 NORTH AVENUE	FACILITY INFORMATION: View Facility Information
CITY: GARWOOD	CORPORATE LINK: No
STATE: NJ	COUNTY: UNION
ZIP CODE: 07027-1116	MAPPING INFO: MAP
EPA REGION:	
LATITUDE: 40.654015	LONGITUDE: -74.319663

CONTACT INFORMATION

NAME	STREET	CITY	STATE	ZIP CODE	PHONE	TYPE OF CONTACT
	NORTH AVE	GARWOOD	NJ	07027		Public
JAMES BROWN JR					2017892424	Permit
JAMES W BROWN					9087892424	Permit
GERY CLARSON	93 NORTH AVE	GARWOOD	NJ	07027	9087892424	Permit

LIST OF NAICS CODES AND DESCRIPTIONS

NAICS CODE	NAICS DESCRIPTION
32213	PAPERBOARD MILLS

AERIAL MAP
75 NORTH AVENUE
BLOCK 211 LOT 6
BOROUGH OF GARWOOD
UNION COUNTY, NEW JERSEY



AUGUST 2014

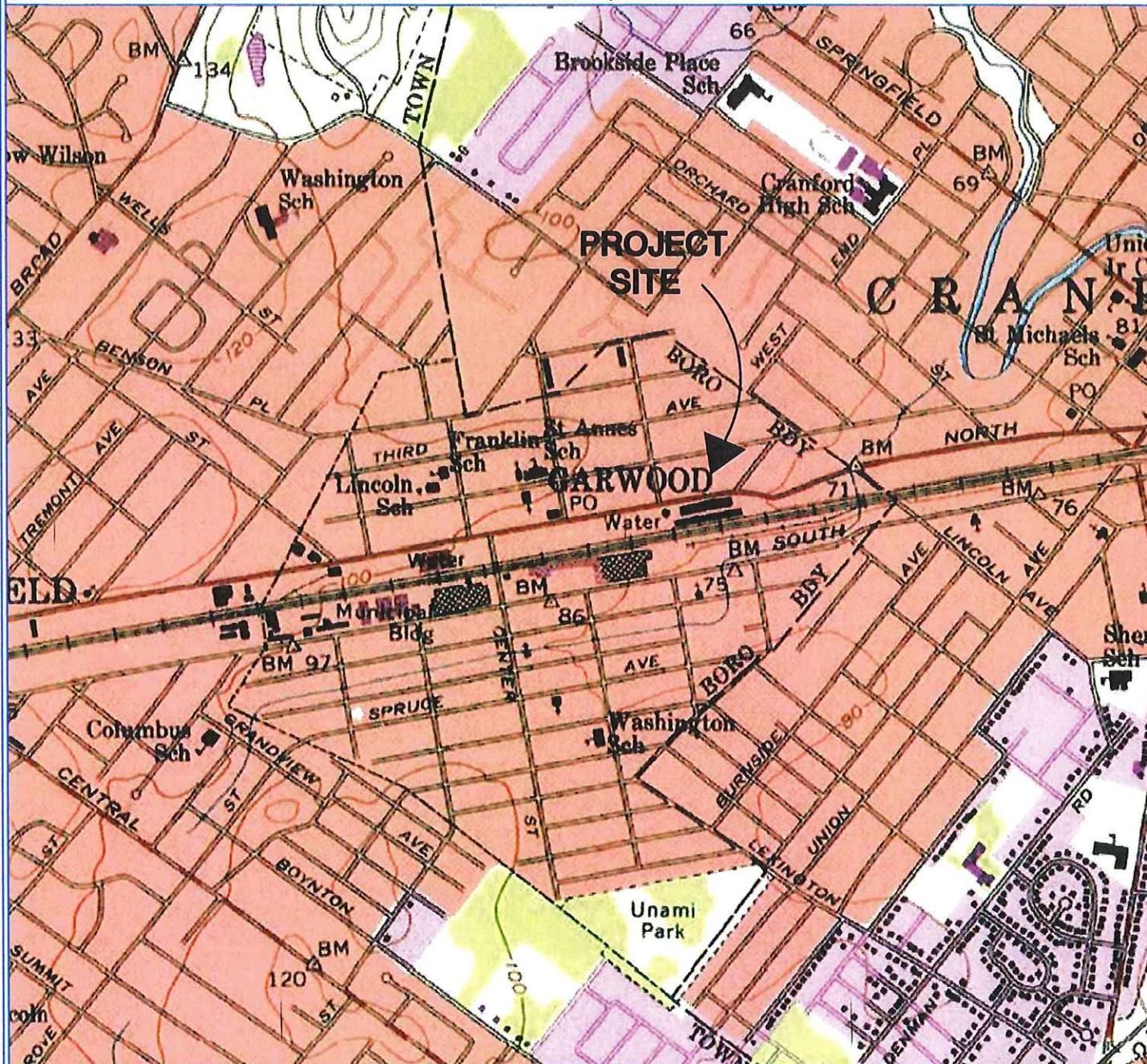
HARBOR CONSULTANTS
ENGINEERS, PLANNERS & SURVEYORS

320 NORTH AVENUE EAST
CRANFORD, N.J. 07016

Tel (908) 276-2715 Fax (908) 709-1738



USGS TOPOGRAPHIC MAP
ROSELLE QUADRANGLE
75 NORTH AVENUE
BOROUGH OF GARWOOD
UNION COUNTY, NEW JERSEY



AUGUST 2014

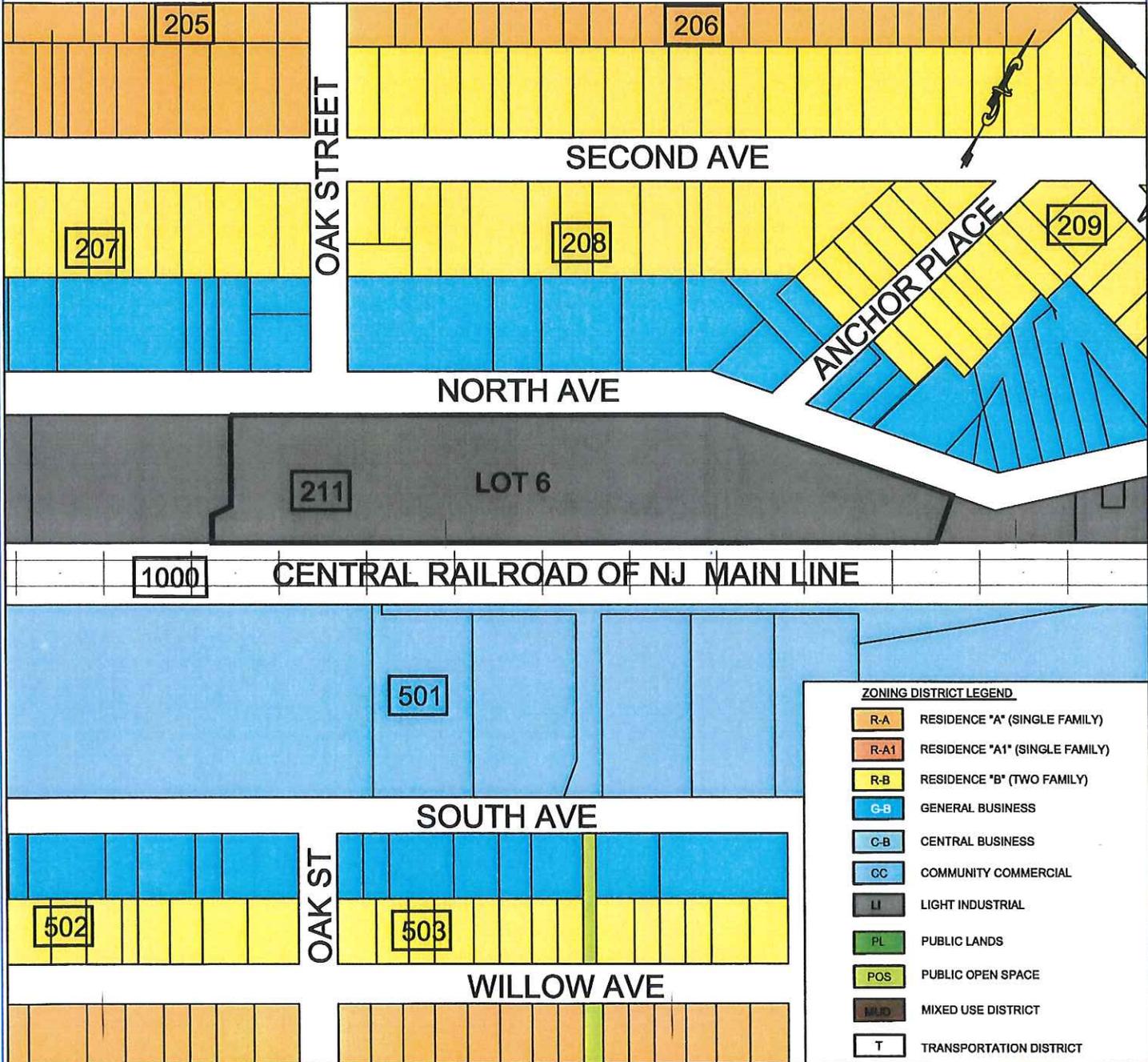
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CRANFORD, N.J. 07016

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ZONE MAP
75 NORTH AVENUE
BLOCK 211 LOT 6
BOROUGH OF GARWOOD
UNION COUNTY, NEW JERSEY



ZONING DISTRICT LEGEND

	R-A RESIDENCE "A" (SINGLE FAMILY)
	R-A1 RESIDENCE "A1" (SINGLE FAMILY)
	R-B RESIDENCE "B" (TWO FAMILY)
	G-B GENERAL BUSINESS
	C-B CENTRAL BUSINESS
	CC COMMUNITY COMMERCIAL
	LI LIGHT INDUSTRIAL
	PL PUBLIC LANDS
	POS PUBLIC OPEN SPACE
	MUD MIXED USE DISTRICT
	T TRANSPORTATION DISTRICT

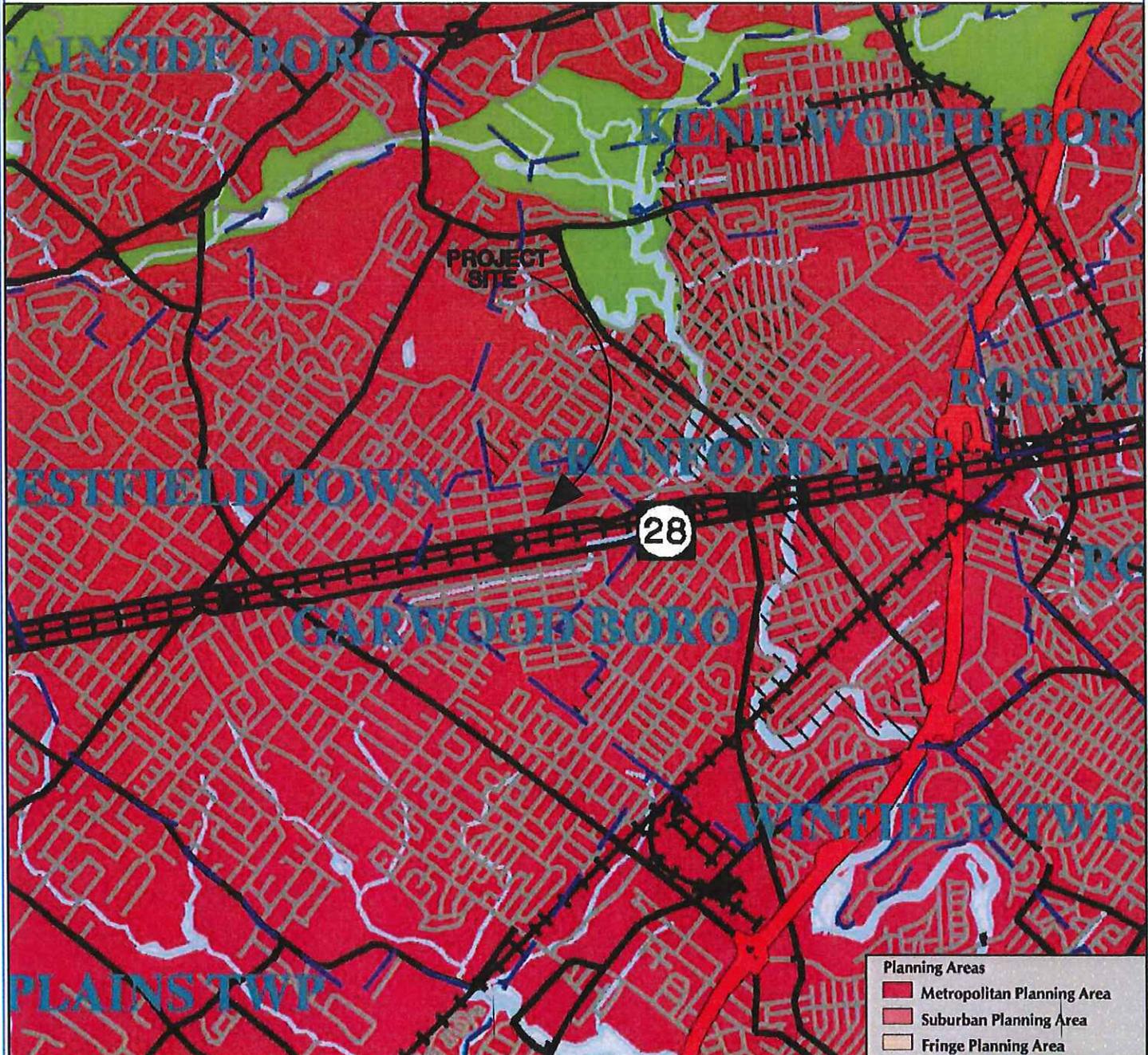
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HARBOR CONSULTANTS
ENGINEERS, PLANNERS & SURVEYORS

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 CRANFORD, N.J. 07016
 Tel (908) 276-2715 Fax (908) 709-1738



STATE PLAN POLICY MAP
NORTHEAST COUNTIES
75 NORTH AVE
BOROUGH OF GARWOOD
UNION COUNTY, NEW JERSEY



AUGUST 2014

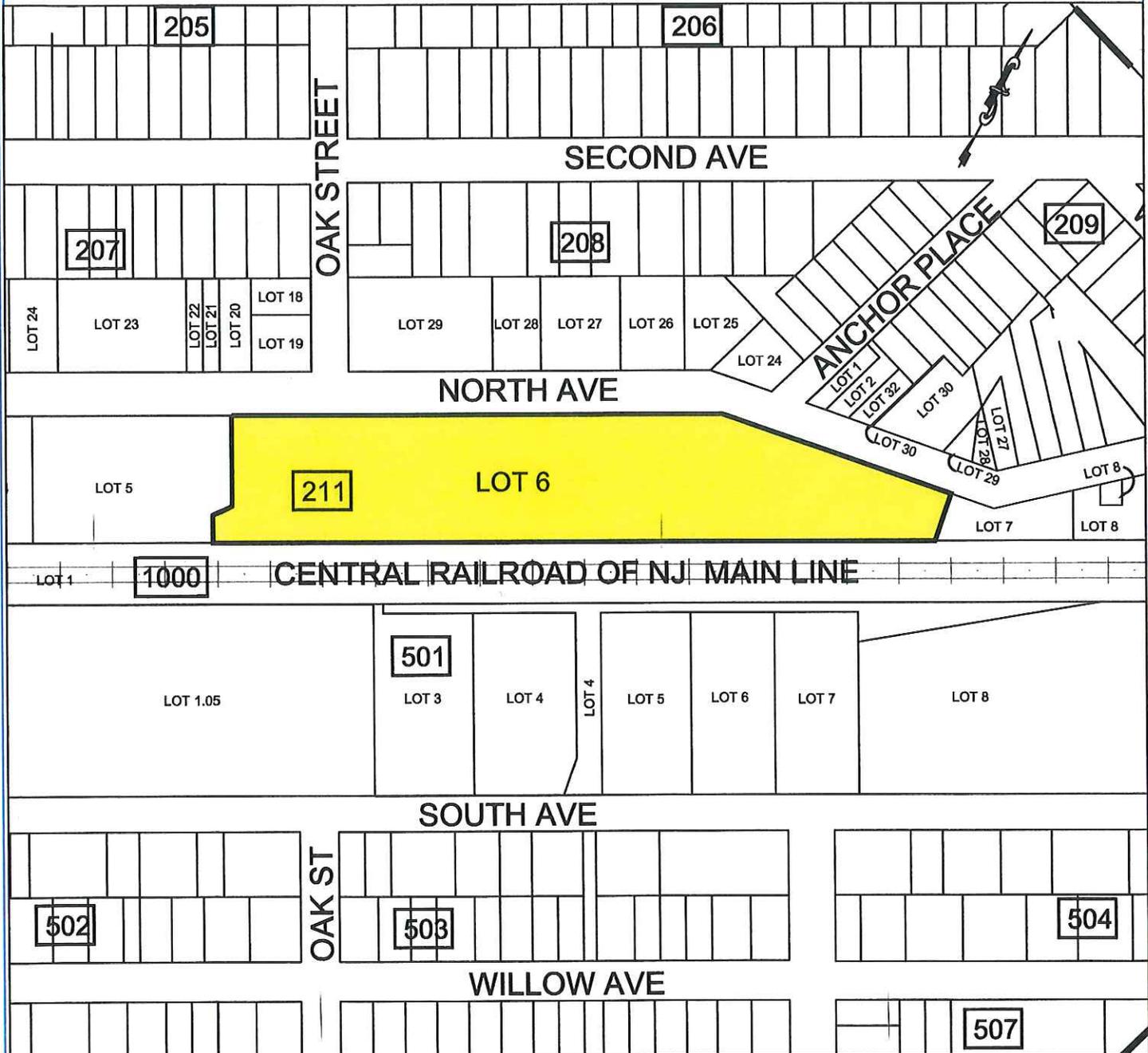
HARBOR CONSULTANTS
ENGINEERS, PLANNERS & SURVEYORS

320 NORTH AVENUE EAST
CRANFORD, N.J. 07016

Tel. (908) 276-2715 Fax (908) 709-1738



TAX MAP
75 NORTH AVENUE
BLOCK 211 LOT 6
BOROUGH OF GARWOOD
UNION COUNTY, NEW JERSEY



AUGUST 2014

HARBOR CONSULTANTS
ENGINEERS, PLANNERS & SURVEYORS

320 NORTH AVENUE EAST
CRANFORD, N.J. 07016
Tel. (908) 276-2715 Fax (908) 709-1738



Township of Cranford

8 Springfield Avenue • Cranford, New Jersey 07016-2199
(908) 709-7200 @ Fax (908) 276-7664
www.cranford.com/township

GOVERNMENT RECORDS REQUEST RESPONSE

VIA EMAIL

TO: Juliet Vinegra
320 North Ave. East
Cranford, NJ 07016

CC: Richard Belluscio
Construction Code Official

Leonard Dolan, III
Fire Chief

Robert Hudak
Director of Planning and Zoning

FROM: Tara Rowley, RMC
Township Municipal Clerk

DATE: August 11, 2014

The Township of Cranford received your Open Public Records Act (OPRA) request on August 6, 2014. The official Records Custodian, Tara Rowley, received your OPRA request on the same day. As such, the seven (7) business day deadline to respond to your request is August 15, 2014. This response to your request is being provided to you on the fourth business day after the custodian's receipt of said request.

Your OPRA request sought access to the following:

1. "All Township of Cranford records relating to the property at 75 North Avenue in Garwood, NJ (Block 211, Lot 6) which is the old Garwood Paperboard. We are specifically looking for records relating to construction, zoning and fire inspection for this specific property.

The following records are being provided in their entirety and are responsive to your request:

1. Construction Permit Application and Building Subcode Permit No. 94-029 issued 3/31/94 (2 pages);
2. Construction Permit Application No. 94-114 (1 page);
3. Construction Permit Application and Building Subcode No 95-168 (2 pages);
4. Construction Permit Application and Building Subcode No 95-213 (2 pages);
5. Construction Permit Application Permit No 95-262 (1 pages);
6. Construction Permit Application and Building Subcode Permit No 98-210 (2 pages);
7. Proposal from Contractor (1 page);

As to your request for Fire Department records related to 75 North Avenue, the Fire Department has indicated that it has no records responsive to your request.

In addition, the Township of Cranford no longer provides zoning services to the Borough of Garwood, and, as such, no longer maintains zoning records for that municipality. It is suggested that you contact the Borough of Garwood for zoning records.

The table below identifies the records that are being denied in whole or in part as well as the legal basis for each denial, as is required by N.J.S.A. 47:1A-6.

List of all records responsive to OPRA request	List of all records provided, <u>with redactions</u> , or denied in their entirety.	If records are disclosed with redactions, give a general nature description of the redactions.	If records were denied in their entirety, give a general nature description of the record.	List the legal explanation and statutory citation for the denial of access to records in their <u>entirety</u> or <u>with redactions</u> .
Construction Permit Application including UCCNJ Construction Permit & Building Subcode Permits No. 10-228 issued 12/20/10 (3 pages)		Redactions were made to delete unlisted telephone numbers	N/A	N.J.S.A. 47:1A-1 (Legislative Findings) Exemption No.16c Personal identifying information [is exempt]. Specifically: c. Unlisted telephone numbers

If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law, you have a right to challenge the decision by the Township of Cranford to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council (GRC) by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at P.O. Box 819, Trenton, NJ, 08625, by e-mail at grc@dca.state.nj.us, or at their web site at www.state.nj.us/grc. The GRC can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County.

8/11/14
Date

Tara Rowley
Tara Rowley
Township Municipal Clerk



CONSTRUCTION PERMIT APPLICATION

Applicant Completes: Sections I, II, III (optional), IV, VI and VII

I. IDENTIFICATION

1. Proposed Work Site at: 75 NORTH AVENUE NJ

2. Name of Owner in Fee: MILLAN INDUSTRIAL INC Tel. _____

Address: NJ

3. Ownership in Fee: Public Private Email _____ Tel. _____

4. Principal Contractor: _____ Address: NJ Tel. _____

Email: _____

License No. OR, if new home, Builder Reg. No. _____ Exp. Date _____

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____

Federal Em. ID No. _____ Contact: _____ Fax: _____

5. Architect or Engineer _____ Address: _____ e-mail: _____

Tel. _____ Fax: _____

6. Responsible Person in Charge once Work has Begun _____ Tel. _____ Fax: _____

V. FEE SUMMARY (for office use only)

1. Building	49	Update	Update
2. Electrical			
3. Plumbing			
4. Fire Protection			
5. Elevator Devices			
6. Subtotal	49		
7. Less 20% for State Plan Review			
8. Subtotal	49		
9. State Permit Surcharge Fee			
10. Subtotal	53		
11. Cert of Occupancy			
12. Other			
13. TOTAL	53		

VI. BUILDING/SITE CHARACTERISTICS

1. Number of Stories	_____	(office use only)
2. Height of Structure	_____ ft	
3. Area - Largest Floor	_____ sq. ft.	
4. New Building Area	_____ sq. ft.	
5. Volume of New Structure	_____ cu. ft.	
6. Max. Live Load	_____ psf	
7. Max. Occupancy Load	_____ psf	
8. If Industrialized Building: State Approved	_____ HUD	
9. Total Land Area Disturbed	_____ sq. ft.	
10. Flood Hazard Zone	_____	
11. Base Flood Elevation	_____ ft	
12. Wetlands	yes _____ no _____	

VII. DESCRIPTION OF BUILDING USE

A. RESIDENTIAL (primary use)

1. State Specific Use: B

2. Use Group: B

3. Change in Use Group. Indicate Former: _____

4. No. of dwelling units: _____ *All Units restricted*

Income-
Before Construction _____
After Construction _____
Net Gain or Loss _____

B. NON-RESIDENTIAL (primary use)

1. State Specific Use: B

2. Use Group: B

3. Change in Use Group. Indicate Former: _____

C. MIXED USE -List secondary use(s): _____

D. Construction Classification: _____

IIa. PROPOSED WORK

- Minor Work
- Repair
- Asbestos Abat. Subch. 8
- New Building
- Alteration
- Lead Hazard Abatement
- Addition
- Renovation
- Radon Remediation
- Demolition
- Reconstruction
- Annual Permit

IIb. SUBCODES
(Check all that apply)

Subcode	Est. Cost	Plans Rec'd by	Date Rec'd	Rejection Date	Approval Date	Reviewer	Approval	Rejection	Reviewer
<input checked="" type="checkbox"/> Building	6950								
<input type="checkbox"/> Electrical									
<input type="checkbox"/> Plumbing									
<input type="checkbox"/> Fire Protection									
<input type="checkbox"/> Elevator									
TOTAL COST									

III. PLAN REVIEW (optional)

DO YOU WANT:

1. Partial Releases

2. Prototype Processing

IV. DOES OR WILL YOUR BUILDING CONTAIN ANY OF THE FOLLOWING?

Elevators/Escalators/Lifts/ Dumbwaiters/Moving Walks

High Pressure Boiler

Pressure Vessel

Refrigeration Systems

Cross-Connections/ Backflow Preventers

Hazradous Uses/Places of Assembly

Sprinklers

Smoke Control Systems in Open Wells

Fire Alarm

Underground Storage Tanks

Swimming Pools, Spas and Hot Tubs

LPGas Tanks



CONSTRUCTION PERMIT APPLICATION

Applicant Completes: Sections I, II, III (optional), IV, VI and VII

I. IDENTIFICATION

1. Proposed Work Site at: 93 NORTH AVENUE NJ

2. Name of Owner in Fee: GARWOOD PAPER BOARD Tel. _____

Address NJ

3. Ownership in Fee: Public Private Email _____ Tel. _____

4. Principal Contractor: _____ Address NJ Email _____ Tel. _____

Email _____

License No. OR, if new home, Builder Reg. No. _____ Exp. Date _____

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____

Federal Em. ID No. _____ Contact _____ Fax _____

5. Architect or Engineer _____ Address _____ e-mail _____

Tel. _____ Fax _____

6. Responsible Person in Charge once Work has Begun _____ Tel. _____ Fax _____

IIa. PROPOSED WORK

- Minor Work
- Repair
- Asbestos Abat. Subch. 8
- New Building
- Alteration
- Lead Hazard Abatement
- Addition
- Renovation
- Radon Remediation
- Demolition
- Reconstruction
- Annual Permit

IIb. SUBCODES

(Check all that apply)

<input type="checkbox"/> Building	<input type="checkbox"/> Electrical	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Fire Protection	<input type="checkbox"/> Elevator					
Est. Cost	Plans Recd by	Date Recd	Rejection Date	Approval Date	Reviewer	Resubmission Dates	Approval	Rejection	Reviewer
FOR OFFICE USE ONLY (Optional)									
TOTAL COST									

III. PLAN REVIEW (optional)

DO YOU WANT:

1. Partial Releases

2. Prototype Processing

IV. DOES OR WILL YOUR BUILDING CONTAIN ANY OF THE FOLLOWING?

- Elevators/Escalators/lifts/Dumbwaiters/Moving Walks
- Refrigeration Systems
- Smoke Control Systems in Open Wells
- Fire Alarm
- High Pressure Boiler
- Cross-Connections/Backflow Preventers
- Underground Storage Tanks
- Pressure Vessel
- Hazardous Uses/Places of Assembly
- Sprinklers
- Swimming Pools, Spas and Hot Tubs
- LP Gas Tanks

V. FEE SUMMARY (for office use only)

1. Building		Update	Update
2. Electrical			
3. Plumbing			
4. Fire Protection			
5. Elevator Devices			
6. Subtotal			
7. Less 20% for State Plan Review			
8. Subtotal			
9. State Permit Surcharge Fee			
10. Subtotal			
11. Cert of Occupancy			
12. Other			
13. TOTAL			

VI. BUILDING/SITE CHARACTERISTICS

1. Number of Stories _____ (office use only)

2. Height of Structure _____ ft

3. Area - Largest Floor _____ sq. ft.

4. New Building Area _____ sq. ft.

5. Volume of New Structure _____ cu. ft.

6. Max. Live Load _____

7. Max. Occupancy Load _____

8. If Industrialized Building: State Approved _____ HUD _____

9. Total Land Area Disturbed _____ sq. ft.

10. Flood Hazard Zone _____

11. Base Flood Elevation _____ ft

12. Wetlands _____

yes _____ no _____

VII. DESCRIPTION OF BUILDING USE

A. RESIDENTIAL (primary use)

1. State Specific Use: B

2. Use Group: B

3. Change in Use Group, Indicate Former: _____

4. No. of dwelling units: _____ All Units Income-restricted

Before Construction _____

After Construction _____

Net Gain or Loss _____

B. NON-RESIDENTIAL (primary use)

1. State Specific Use: B

2. Use Group: B

3. Change in Use Group, Indicate Former: _____

C. MIXED USE -List secondary use(s): _____

D. Construction Classification: _____



BUILDING SUBCODE TECHNICAL SECTION



A. IDENTIFICATION - APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000
 Block 211 Lot 5 Qualification Code _____
 Work Site Location: 93 NORTH AVENUE NJ _____

Owner in Fee: GARWOOD PAPER-MILLEN INDUSTS

Address NJ _____ Email _____

Tel. _____

Contractor: _____ Email _____

Address NJ _____

Tel. _____ Fax _____

Contractor License No. or, if new home, Bldgs Reg. No. _____ Exp. _____

Home Improvement Contractor Registration No. or Exemption Reason(s) applicable): _____

Federal Emp. ID No. _____

JOB SUMMARY (Office Use Only)

PLAN REVIEW Date Initial

No Plan Required _____

All _____

Footing/Foundation _____

Struct/Framework _____

Exterior _____

Interior _____

Joint Plan Review Required _____

Elec. Plumb. Fire Elevator _____

SUBCODE APPROVAL for PERMIT _____

SUBCODE APPROVAL for CERTIFICATE _____

CCO CCCO CA

Date: _____

Approved by: _____

INSPECTIONS

Type:	Failure	Failure	Approval	Initial
Footing	_____	_____	_____	_____
Footing Bonding	_____	_____	_____	_____
Foundation	_____	_____	_____	_____
Slab	_____	_____	_____	_____
Frame	_____	_____	_____	_____
Truss Sys./Bracing	_____	_____	_____	_____
Barrier-Free	_____	_____	_____	_____
Insulation	_____	_____	_____	_____
Finishes-Base Layer	_____	_____	_____	_____
Finishes-Final	_____	_____	_____	_____
Energy	_____	_____	_____	_____
Mechanical	_____	_____	_____	_____
TCO	_____	_____	_____	_____
Other	_____	_____	_____	_____
Final	_____	_____	_____	_____
Barrier-Free	_____	_____	_____	_____

B. BUILDING CHARACTERISTICS

Use Group Present _____ Proposed _____

Constr. Class Present _____ Proposed _____

Number of Stories _____

Height of Structure _____ Ft.

Area - Largest Floor _____ Sq. Ft.

New Bldg. Area / All Floors _____ Sq. Ft.

Volume of New Structure _____ Cu. Ft.

Total Land Area Disturbed _____ Sq. Ft.

If Industrial Building: _____

State Approved _____

HUD _____

Est. Cost of Bldg. Work:

1. New Bldg. \$8,500

2. Rehabilitation \$8,500

3. Total (1+2) \$8,500

U.C.C F110 (rev. 11/09)

Date Received 5/23/1995
 Control # _____
 Date Issued 5/23/1995
 Permit # 95-168

C. CERTIFICATION IN LIEU OF OATH
 I hereby certify that I am the (agent of) owner of the record and am authorized to make this application.

Signature _____

Print Name Here _____

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

- TYPE OF WORK**
- New Building
 - Addition
 - Rehabilitation
 - Roofing
 - Siding
 - Fence _____ Height (exceeds 6') _____ Sq. Ft.
 - Sign _____ Sq. Ft.
 - Pool
 - Retaining Wall _____ Sq. Ft.
 - Asbestos Abatement Subchapter 8
 - Lead Haz Abatement NJAC 5:17
 - Other _____
 - Demolition

FEE (Office Use Only)

Administrative Surcharge _____

Minimum Fee _____

State Permit Surcharge Fee \$7

TOTAL FEE \$42

Applicant: When submitting this form to your Local Construction Code Enforcement Office, please provide one original plus three photocopies.



CONSTRUCTION PERMIT APPLICATION

Applicant Completes: Sections I, II, III (optional), IV, VI and VII

I. IDENTIFICATION

1. Proposed Work Site at: 93 NORTH AVENUE, NJ
 2. Name of Owner in Fee: MILLEN IND. INC. Tel. _____
 Address: NJ
 3. Ownership in Fee: Public Private Email _____ Tel. _____
 4. Principal Contractor: _____ Address: NJ Email _____ Tel. _____
 Email: _____
 License No. OR, if new home, Builder Reg. No. _____ Exp. Date _____
 Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____
 Federal Em. ID No. _____ Contact: _____ Fax: _____
 5. Architect or Engineer _____ Address: _____ e-mail: _____
 Tel. _____ Fax: _____
 6. Responsible Person in Charge once Work has Begun _____
 Tel. _____ Fax: _____

IIa. PROPOSED WORK

Minor Work New Building Addition Demolition
 Repair Alteration Renovation Reconstruction
 Asbestos Abat. Subch. 8 Lead Hazard Abatement Radon Remediation Annual Permit

IIb. SUBCODES

(Check all that apply)

<input checked="" type="checkbox"/> Building	Est. Cost	Plans Recd by	Date Recd	Rejection Date	Approval Date	Reviewer	Approval	Rejection	Reviewer
<input type="checkbox"/> Electrical	180000								
<input type="checkbox"/> Plumbing									
<input type="checkbox"/> Fire Protection									
<input type="checkbox"/> Elevator									
TOTAL COST									

FOR OFFICE USE ONLY (Optional)

III. PLAN REVIEW (optional)

DO YOU WANT:
 1. Partial Releases
 2. Prototype Processing

IV. DOES OR WILL YOUR BUILDING CONTAIN ANY OF THE FOLLOWING?

Elevators/Escalators/Lifts/
Dumbwaiters/Moving Walks
 Refrigeration Systems
 Cross-Connections/ Backflow Preventers
 High Pressure Boiler
 Hazardous Uses/Places of Assembly
 Sprinklers
 Smoke Control Systems in Open Wells
 Fire Alarm
 Underground Storage Tanks
 Swimming Pools, Spas and Hot Tubs
 LP Gas Tanks

V. FEE SUMMARY (for office use only)

1. Building	2050	Update	Update
2. Electrical			
3. Plumbing			
4. Fire Protection			
5. Elevator Devices			
6. Subtotal	2050		
7. Less 20% for State Plan Review			
8. Subtotal	2050		
9. State Permit Surcharge Fee	150		
10. Subtotal	2220		
11. Cert of Occupancy			
12. Other			
13. TOTAL	2220		

VI. BUILDING/SITE CHARACTERISTICS

1. Number of Stories _____ ft
 2. Height of Structure _____ sq. ft
 3. Area - Largest Floor _____ sq. ft
 4. New Building Area _____ cu. ft
 5. Volume of New Structure _____
 6. Max. Live Load _____
 7. Max. Occupancy Load _____
 8. If Industrialized Building: State Approved _____ HUD _____ sq. ft
 9. Total Land Area Disturbed _____ sq. ft
 10. Flood Hazard Zone _____ ft
 11. Base Flood Elevation _____
 12. Wetlands _____
 yes _____ no _____

VII. DESCRIPTION OF BUILDING USE

A. RESIDENTIAL (primary use)
 1. State Specific Use: E-2
 2. Use Group: E-2
 3. Change in Use Group, Indicate Former: _____
 4. No. of dwelling units: _____
 Before Construction: _____ All Units restricted
 After Construction: _____
 Net Gain or Loss: _____
 B. NON-RESIDENTIAL (primary use)
 1. State Specific Use: E-2
 2. Use Group: E-2
 3. Change in Use Group, Indicate Former: _____
 C. MIXED USE - List secondary use(s): _____
 D. Construction Classification: _____



BUILDING SUBCODE TECHNICAL SECTION



Date Received 10/27/1998
 Control # 10/27/1998
 Date Issued 98-210
 Permit # _____

A. IDENTIFICATION - APPLICANT: COMPLETE ALL APPLICABLE INFORMATION, WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000
 Block 211 Lot 6 Qualification Code _____
 Work Site Location: 93 NORTH AVENUE NJ

Owner in Fee: MILLAN INDUSTRIAL INC

Address 93 NORTH AVE GARWOOD NJ 07027

Tel. 908/7892424

Email _____

Contractor: I SLACK ENVIRONMENTAL SVC INC

Address 180 MARKET STREET KENILWORTH NJ 07033

Email _____

Tel. 908/9842717

Fax 1

Contractor License No. or, if new home, Bldg Reg. No. _____ Exp. _____

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____

Federal Emp. ID No. 22-2291151

JOB SUMMARY (Office Use Only)

PLAN REVIEW Date _____ Initial _____

No Plan Required _____

All _____

Footing/Foundation _____

Struct./Framework _____

Exterior _____

Interior _____

Joint Plan Review Required _____

Elec. Plumb. Fire Elevator _____

SUBCODE APPROVAL FOR PERMIT _____

Date: _____

Approved by: _____

SUBCODE APPROVAL for CERTIFICATE
 CO CCC CA
 Date: _____

INSPECTIONS	Type:	Failure	Dates (Month/Day)		Initial
			Failure	Approval	
	Footing				
	Footing Bonding				
	Foundation				
	Slab				
	Frame				
	Truss Sys./Bracing				
	Barrier-Free				
	Insulation				
	Finishes-Base Layer				
	Finishes-Final				
	Energy				
	Mechanical				
	TCO				
	Other				
	Final				
	Barrier-Free				

B. BUILDING CHARACTERISTICS

Use Group Present _____ Proposed _____ If Industrial Building: _____

Constr. Class Present _____ Proposed _____ State Approved _____

Number of Stories _____

Height of Structure _____ Ft.

Area - Largest Floor _____ Sq. Ft.

New Bldg. Area / All Floors _____ Sq. Ft.

Volume of New Structure _____ Cu. Ft.

Total Land Area Disturbed _____ Sq. Ft.

HUD _____

Est. Cost of Bldg. Work:

1. New Bldg. _____

2. Rehabilitation \$18,900

3. Total (1+2) \$18,900

U.C.C.F.10 (rev. 1/79)

C. CERTIFICATION IN LIEU OF OATH
 I hereby certify that I am the (agent of) owner of the record and am authorized to make this application.

Signature _____

Print Name Here: _____

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK
 INSTALL CONCRETE PAD

TYPE OF WORK

New Building

Addition

Rehabilitation

Roofing

Siding

Fence _____ Height (exceeds 6') _____ Sq. Ft.

Sign _____ Sq. Ft.

Pool

Retaining Wall _____ Sq. Ft.

Asbestos Abatement Subchapter 8

Lead Haz Abatement NJAC 5:17

Other CONCRETE PAD _____ \$75

Demolition

FEE (Office Use Only)

Administrative Surcharge _____

Minimum Fee _____

State Permit Surcharge Fee \$15

TOTAL FEE \$90

Applicant: When submitting this form to your Local Construction Code Enforcement Office, please provide one original plus three photocopies

Brothers Construction Inc.
Professional Roofing Contractors
 41 Algonquin Ave. Lincoln Park N.J 07035
 Phone: (973) 706-5905 Fax: (973) 706-5906
 (800) 764-7598

RECEIVED
 DEC 02 2010

Division of Millen Industries, Inc. DBA Garwood Paperboard	November 5, 2010
Proposal Submitted	Date
93 North Ave.	
Street	Job Name
Garwood, NJ 07027	
City, State and Zip Code	Job Location
Owner	
Millen Industries Inc. 108 Main St. Norwalk, Connecticut	

Proposal (Contract)

1. Supply building permit.
2. In the section by the skylight because of the bad leakage remove the roof approximately 600 sq. feet.
3. Fix all necessary wood if there is damaged (plywood).
4. Supply 2 inch ISO Insulation and install it with plates and screws.
5. Supply base sheet and install it on the top of insulation.
6. Supply GAF Modified Rubber and install it. Cold System.
7. Clean up all the debris around.

Notes

1. All work to be done in a workman fashion.
2. Brothers Construction Inc. carries all necessary and vehicle insurance.
3. Labor guaranteed ten (10) years.

We propose herby to finish material and labor- Complete in accordance with above specifications, for the sum of: \$ 6,500.00

Payment to be made as follows:

At completion: \$ 6,500.00

Note: This proposal may be withdrawn by if not accepted within 5 days.

Acceptance of proposal: The above prices, specifications, And conditions are satisfactory are herby accepted. You are authorized. To do the work as specified. Payment will be made as outlined above.

Sign: Richard A. Sign: Mr. J. H. D.

If there are any questions regarding this proposal please contact Richard at (201) 650-3321.

BOBO OF GARROD
8 SPRINGFIELD AVE
908-709-7213

**UCC NEW JERSEY
CONSTRUCTION
PERMIT**

Date Issued 12/20/10
Control #
Permit # 10-228

IDENTIFICATION Block 211

Lot 6

Qual

Work Site Location 93 NORTH AVENUE

Contractor BROTHERS CONSTR. INC

Owner in Fee MILLAN INDUSTRIAL INC.
Address 108 MAIN STREET
NORWALK, CT 06851-

Address 41 ALGONQUIN AVE
LINCOLN PARK, XX
Telephone (973) 706-5905

Telephone [REDACTED]

Lic. No. or Bids. Reg. No.
Federal Emp. No. 22-3778058

Is hereby granted permission to perform the following work:
 BUILDING PLUMBING LEAD HAZARD ABATEMENT
 ELECTRICAL FIRE PROTECTION DEMOLITION
 ELEVATOR DEVICES ASBESTOS ABATEMENT OTHER
DESCRIPTION OF WORK: (Subchapter 8 only)
ROOF

NOTE: If construction does not commence within one (1) year of date of issuance,
or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$ 6,300

Construction Official

12/20/10
Date

D.C.C. 2170 (Rev. 3/98)

PAYMENTS (Office Use Only)
Building 169
Electrical 0
Plumbing 0
Fire Protection 0
Elevator Devices 0
Other
DCA State Permit Fee 11
Cert. of Occupancy 0
Other
Total 180
Check No. 1003
Cash
Collected By MM



BUILDING SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT COMPLETE ALL APPLICABLE INFORMATION, WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 211 Lot 93 WORTH AVE Qualification Code _____
Work Site Location CHARWOOD

Owner In Fee: HILLEN INDUSTRIES INC
Tel. _____ e-mail _____
Address 109 HAIN ST POKUNK CONTRACTOR 06851

Contractor: BROTHERS CONST. INC Municipality _____
Address 41 ALGOUAUVIN AVE LUDLOW MAINE Tel. (973) 7065905

Contractor License No. or Builder Registration No. 12VH01014700 Exp. Date 12/31/10
Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____
Federal Emp. ID No. 22-3778058 FAX: (973) 7065906

JOB SUMMARY (Offices Only)
PLAN REVIEW Date Initial INSPECTIONS Type: Failure Failure Approval Initial

PLAN REVIEW	Date	Initial	INSPECTIONS	Type:	Failure	Failure	Approval	Initial
<input type="checkbox"/> No Plans Required			Footing					
<input type="checkbox"/> All			Footing Bonding					
<input type="checkbox"/> Footing			Foundation					
<input type="checkbox"/> Foundation			Slab					
<input type="checkbox"/> Frame			Frame					
<input type="checkbox"/> Other			Truss Sys./Bracing					
Joint Plan Review Required:			Barrier-Free					
<input type="checkbox"/> Elec. <input type="checkbox"/> Plumb. <input type="checkbox"/> Fire <input type="checkbox"/> Elevator			Insulation					
SUBCODE APPROVAL			Finishes - Base Layer					
<input type="checkbox"/> CO <input type="checkbox"/> CGO <input type="checkbox"/> CA			Finishes - Final					
Date:			Energy					
Approved by:			Mechanical					
			TCO					
			Other					
			Final					
			Barrier-Free					

B. BUILDING CHARACTERISTICS
Use Group Present _____ Proposed D
No. of Stories _____
Height of Structure _____ ft.
Area — Largest Floor _____ sq. ft.
New Bldg. Area/All Floors _____ sq. ft.
Volume of New Structure _____ cu. ft.
Max. Live Load _____
Max. Occupancy Load _____

C. CERTIFICATION IN LIEU OF OATH
I hereby certify that I am the (agent or) owner of record and am authorized to make this application.
Signature [Signature]

D. TECHNICAL SITE DATA
DESCRIPTION OF WORK
Roofing. remove 600 SK.FEET
INSTALL INSULATION 150,
INSTALL ROOFKED BITUMEN cold
roofing system GAF

TYPE OF WORK:
 New Building
 Addition
 Rehabilitation
 Roofing
 Sliding
 Fence
 Sign
 Pool
 Retaining Wall
 Asbestos Abatement Subchapter 8
 Lead Haz Abatement NJAC 5:17
 Radon Remediation
 Other
 Demolition

Const. Class Present _____ Proposed 2B
If Industrialized Building: _____
State Approved _____ HUD _____
Est. Cost of Bldg. Work:
1. New Bldg. \$ _____
2. Rehabilitation \$ _____
3. Total (1+2) \$ 6500

Date Received 12/2/10
Control # 12/10/10
Date Issued 10-28
Permit # _____

Administrative Surcharge \$	
Minimum Fee \$	
State Permit Surcharge Fee \$	
TOTAL FEE \$	<u>1851</u>

FEE (Office Use Only)
\$ 1851