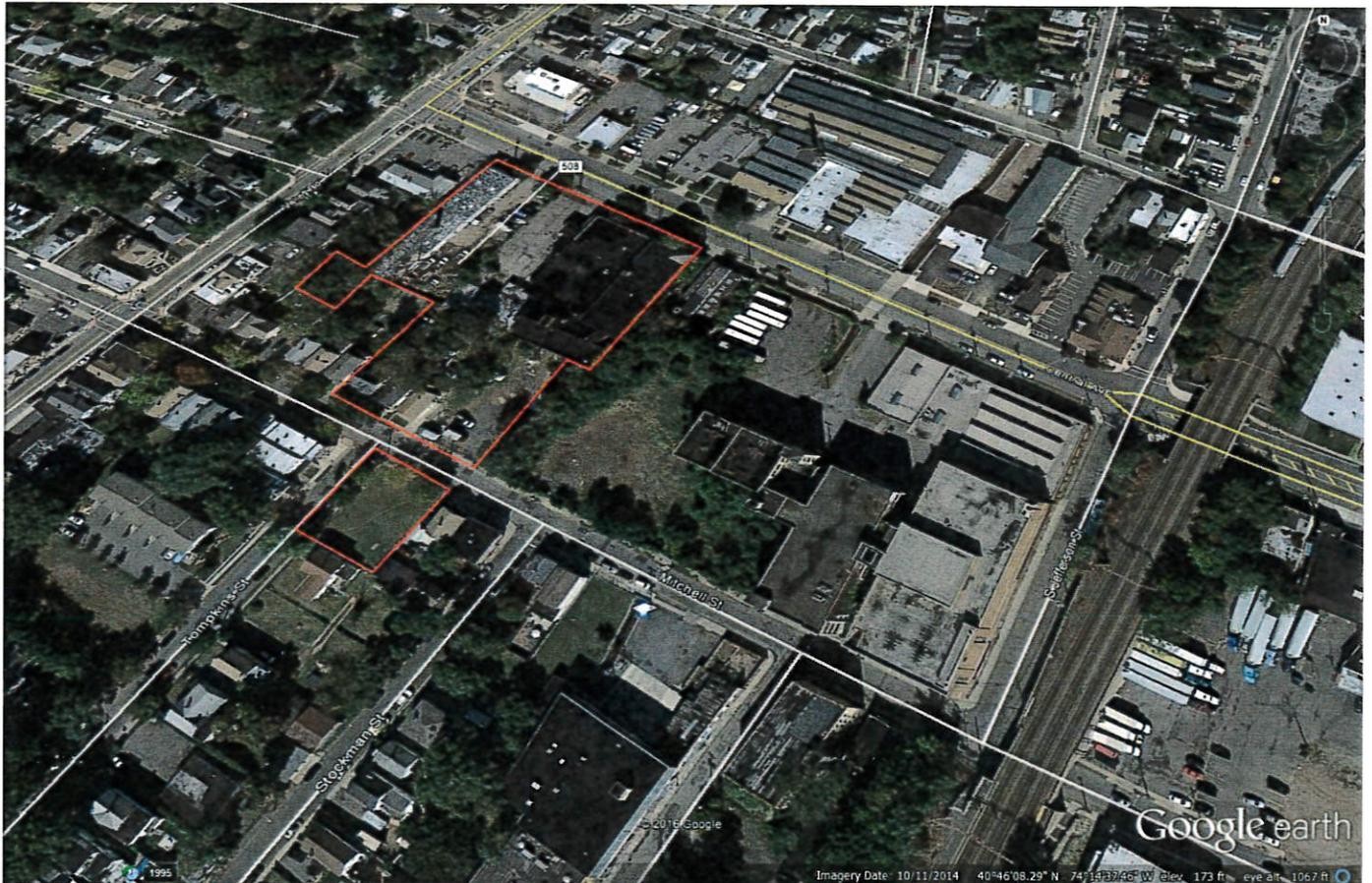


**Area in Need of Redevelopment Study  
Block 9, Lots 11.01, 11.02, 11.03, 32, & 36  
and Block 7, Lot 22  
Township of West Orange, New Jersey**



**Prepared For:**  
Township of West Orange  
66 Main Street  
West Orange, NJ 07052

**RECEIVED**

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**JUL 21 2016**

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July 11, 2016

*The original of this report was signed and sealed in accordance with NJSA 45:14A-12.*

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## ACKNOWLEDGEMENTS

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## 1. INTRODUCTION

This Area in Need of Redevelopment Study (“Study”) has been prepared by the authors on behalf of the Township of West Orange Planning Board to determine whether Block 9, Lots 11.01, 11.02, 11.03, 32, & 36 and Block 7, Lot 22 (“Study Area”) as identified per Township tax records meets the criteria necessary to declare it as “A Condemnation Area in Need of Redevelopment.” This study serves to formally assess the Study Area in regard to its potential to be designated as a Redevelopment Area under Section 40A:12A-5 of the State of New Jersey’s Local Redevelopment and Housing Law (“LRHL”).

Redevelopment, pursuant to N.J.S.A. 40A:12A-1 et. seq., is a planning tool used to fulfill the goals of rebuilding abandoned and/or underutilized properties, increasing tax ratables, improving the local economy, and improving the appearance of the community. A particular parcel or area qualifies for redevelopment if it meets at least one criterion of the eight statutory criteria that are listed in Section 5 of the LRHL. These criteria are outlined within Section 3.0 of this Report.

In preparation of the study, the following records and documents were reviewed:

- Official Tax Maps of the Township of West Orange;
- Tax Records for the properties located within the Study Area;
- Aerial photographs of the Study Area;
- Ownership and sales information for the properties located within the Study Area;
- Township of West Orange Master Plan;
- Zoning Map and Ordinance of the Township of West Orange;
- Prior Area in Need of Redevelopment Designation Studies within the Township of West Orange;
- Other available documentation and mapping pertinent to the Study Area

In addition, an analysis of land use and physical conditions was conducted for each of the properties within the Study Area.

### **Recent Redevelopment Law to Consider: Court Decisions**

In the case of Gallenthin Realty Development, Inc. v. Borough of Paulsboro (the “Gallenthin Decision”), decided June 12, 2007, the Supreme Court of New Jersey limited the application of underutilization and lack of proper utilization under the umbrella of criterion “e”. The Court held that application of the criterion required a finding of stagnation and that the said condition could be aggravated by condition of title, diverse ownership of the real property or the like. Also, the Court held that stagnancy must be interpreted coextensively with blight.

Subsequent to the Gallenthin Decision, an Appellate Division decision was handed down in the case of Mulberry Area Property Owner’s Group v. City of Newark, (the “Newark Decision”). This decision set aside a redevelopment declaration largely based on application of criterion “e” and reaffirmed that there needs to be “substantial evidence that an area has reached a stage of deterioration or stagnation” and that said condition must result from “defects in title, diversity of ownership, or other conditions of the same kind.”

The Newark Decision also articulated the type of evidence that needs to be developed in making the case for “substantial evidence” of stagnation for application of criterion “e”. While the court found there was “no bright line rule” as to what constitutes evidence rising to the level of “substantial,” the court pointed to factors considered by other courts:

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...substantial evidence includes the review or consideration of: (i) application for building permits to determine substandard, unsafe, unsanitary or dilapidated conditions; (ii) occupancy rates and number of employees of existing buildings to determine under-utilization; (iii) usage of public transportation to determine underutilization of parking lots; (iv) physical inspections of structures to determine whether they are substandard; (v) economic activity and productivity; (vi) maps detailing land uses, the extent of blighting factors and tax delinquencies; and (vii) block by block findings.

Prior to the Newark Decision, another Appellate Division decision was handed down in the case of HJB Associates, Inc. v. Council of the Borough of Belmar. This decision invalidated a redevelopment declaration based in part on criterion “d” and reaffirmed that application of said criterion requires demonstration that cited conditions be “detrimental to the safety, health, morals, or welfare of the community.”

A municipality has broad discretion in designating a particular parcel as being “in need of redevelopment” pursuant to the LRHL as stated in Concerned Citizens of Princeton, Inc. v. Mayor and Council of the Borough of Princeton. The recent case law does not disturb the historic and significant deference given to a municipality’s finding that a particular area is in need of redevelopment and underscores that such a finding carries great legal significance. As the Supreme Court confirmed in the Gallenthin Decision : provided that the municipality has put forth substantial evidence that a property in question is in need of redevelopment because it “has become stagnant and unproductive [due to] issues of title, diversity, ownership,” or other similar conditions, the finding that the property is “in need of redevelopment” will not be disturbed.

On September 6, 2013, Chapter 159 was signed into law, deciding that a municipality’s option to reserve the power of eminent domain shall be moved to the very beginning of the redevelopment process. Now, when asking the local planning board to investigate whether an area should be designated as in need of redevelopment, the municipality must indicate whether it is seeking to designate a “Non-Condemnation Redevelopment Area” or a “Condemnation Redevelopment Area”. The criteria for each type of area are the same; the only difference is the power to use eminent domain.

Additionally, Chapter 159 revised the “e” criterion for designating an area in need of redevelopment, and expanded the criterion. The “e” criterion now reads: “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 being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.”

## 1.1 STUDY AUTHORIZATION

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On May 3, 2016, the Township of West Orange Council adopted Resolution # 120-16, which authorized the Planning Board to conduct an investigation to determine whether Block 9, Lots 11.01, 11.02, 11.03, 32, & 36 are in need of redevelopment. This resolution is included herein within **Appendix A**. The Township of West Orange amended the aforementioned resolution to include Block 7, Lot 22 as part of the Study Area. A draft copy is included herein within **Appendix B**. This Study provides the necessary data for the Planning Board to render a determination as to whether the area qualifies as an Area in Need of Redevelopment pursuant to the criteria set forth within the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq. and the existing conditions of the Study Area.

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## 1.2 SCOPE OF STUDY

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This Study is designed to explore the need as well as opportunities to revitalize the properties included within the Study Area through a redevelopment project and involves the following steps:

1. Conduct an inventory of the properties included within the Study Area and physical characteristics of the same.
2. Depict to what extent the existing characteristics and conditions meet the criteria to determine the need for a redevelopment designation, as outlined within the State statutes.
3. Propose findings and recommendations relevant to the determination of the need for a redevelopment designation of the Study Area.

## 1.3 REDEVELOPMENT PROCESS

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The redevelopment statute sets forth a multi-step process that must be observed by the Township Council and Planning Board in order to enable the Township to lawfully exercise the powers which accrue as a result of employment of redevelopment planning. The steps required to declare an area in need of redevelopment must be followed pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq.

It should be noted that only upon completion of this public process is a municipality able to exercise the powers granted pursuant to the redevelopment statute.

## 1.4 REPORT SECTIONS

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Apart from the Introduction, this Report contains four sections, labeled as Sections 2 through 5, as follows:

1. Section 2 describes the Study Area in terms of its location, existing zoning, relevant planning studies, existing land uses, and environmental assessment.
2. Section 3 reviews and applies the statutory criteria, setting forth the findings based upon the observed and analyzed characteristics and conditions.
3. Section 4 provides an overview and evaluation of the properties within the Study Area, based upon the field observations and photographic evidence.
4. Section 5 provides the conclusion and recommendations to the Township Planning Board relative to determining if some or all of the Study Area lots should be designated as an “Area in Need of Redevelopment.”

The New Jersey Redevelopment Statute does not require that all properties in the Study Area be in need of redevelopment; but rather that a majority or generality of properties meet the criteria for determination. A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part. As a result, the area may include individual parcels that do not reflect any of the eligibility criteria listed in the Statute.

## 2. STUDY AREA CHARACTERISTICS

### 2.1 LOCATION

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The Study Area is comprised of six parcels, as shown on **Figures 1A and 1B, Tax Map**, and identified by address and ownership as follows:

1. Block 9, Lot 11.01: 25 Mitchell Street, German & Graciela Montesdeoca
2. Block 9, Lot 11.02: 29, Mitchell Street, Anthony Dennis
3. Block 9, Lot 11.03: 27 Mitchell Street, James Deza
4. Block 9, Lot 32: 8-10 Central Avenue, Morija Seventh Day Adv Church
5. Block 9, Lot 36: 18 Central Avenue, Selecto-Flash Corp
6. Block 7, Lot 22: 4 Tompkins Street, Selecto-Flash Inc

The Study Area is located immediately adjacent to the Valley Road (Harvard Press) Redevelopment Area (the “Harvard Press Redevelopment Area”), which contains the following parcels: Block 9, Lot 1; 9 Mitchell Street; Block 9, Lot 7; 15 Mitchell Street; Block 9, Lot 44; 22-24 Central Avenue; Block 9, Lot 50; 24-26 Central Avenue; and Block 9, Lot 56; Central Avenue (no street frontage and being located between Lot 1 and Lot 56). On March 18, 2008, the Harvard Press site was designated as an Area in Need of Redevelopment because it is an abandoned industrial area subject to a Brownfields remediation program due to environmental contamination on the site.

Further, both a portion of this Study Area (Block 9, Lots 32 and 36) and the Harvard Press Redevelopment Area are part of the Central Valley Brownfield Development Area (the “CVBDA”) from the Office of Brownfield Reuse Brownfield Development Area (the “BDA”) Program. The Central Valley Redevelopment Area was adopted on December 5, 2005. As of September 2015, the area consists of 15 sites comprising 10.5 acres in both the Township of West Orange and the City of Orange, according to the Site Remediation Program of the New Jersey Department of Environmental Protection (the “NJDEP”).

In addition, at a May 16, 2016 meeting of the Central Valley Brownfield Development Area Committee (the “CVBDA Committee”), the Committee voted affirmatively to authorize the submission of a request to NJDEP to include Block 9, Lots 11.01, 11.02 and 11.03 in the Central Valley Brownfield Development Area. Therefore, it is anticipated that Block 9, Lots 11.01, 11.02 and 11.03 may also be included as part of the CVBDA. Although Block 7, Lot 22 was not part of the aforementioned vote, the lot is being included as part of the CVBDA under the direction of the NJDEP Brownfield Project Manager of the CVBDA.

The six parcels of this Study comprise a total area of 2.42 acres as shown on **Figure 2, USGS Topographic Map** and **Figure 3, Aerial Photograph of Project Site**. The Study Area is located within Census Tract #178.

## 2.2 TAX BLOCK AND LOTS

This Study relies upon the Township of West Orange’s Tax Assessor’s data as the basis for identifying the Study Area’s tax blocks and lots as well as ownership information. As mentioned previously, the Study Area is comprised of Block 9, Lots 11.01, 11.02, 11.03, 32, & 36 and Block 7, Lot 22. A review of the Study Area’s tax sewer collection system from the Township of West Orange’s Tax Assessor’s office revealed that Block 9, Lot 11.03 is currently delinquent on their tax payments as included herein within **Appendix C**.

## 2.3 REGIONAL SETTING / TRANSPORTATION

The Township of West Orange is located in the central portion of Essex County, having an area of approximately 12.17 square miles or 8,134 acres of land.

West Orange is well linked to the surrounding areas and a larger region due to major transportation corridors traversing the community. Interstate 280 and Route 10 intersect through the Township. The Garden State Parkway is in close proximity to the Township, providing access to major regional transportation corridors within the State of New Jersey.

The Township of West Orange is served by NJ Transit’s Morristown Line and Gladstone Line via the Highland Avenue station and the Orange station, both located in the City of Orange. Further, the Township is served by Newark Liberty International Airport, located approximately 16 miles to the east of the Township via I-280, the Garden State Parkway, and I-78E and provides complete scheduled airline service to domestic and foreign destinations. Bus service provides access from the Township to Newark Liberty International Airport from Northfield Avenue at Wheeler Street. The Township is also easily accessible from three regional airports, including Morristown Municipal Airport, Essex County/Caldwell Airport and Teterboro Airport.

## 2.4 EXISTING ZONING

The Study Area is located in the I Industry District and the R-M Multi-family Residences District as shown on **Figure 4, Zoning Map**. Block 9, Lots 11.01, 11.02, 11.03, 32 and 36 are located within the I Industry District and Block 7, Lot 22 is located within the R-M Multi-family Residences District. The Township of West Orange’s Chapter 25 Land Use Regulations (Section 25-7.1) for the aforementioned zoning districts are included below.

### I Industry District

Permitted principal uses in the I Industry District include the following:

Light industry, including dry, cleaning plants, machine shops, publishing or printing plants, research laboratories and steam laundries; Office building; Warehouse; Self-storage facility; Storage yard; Wholesale business; Motor vehicle fueling station; Motor vehicle service station; Car wash; Public utility building

Permitted accessory uses in the I Industry District include the following:

(I District is same as OB-1 Office Building District)  
Required accessory parking; Signs

Permitted conditional uses in the I Industry District include the following:

Billiard parlor; Bowling alley; Commercial recreation; Commercial antenna; Motor vehicle sales; establishment

Bulk Requirements in the I Industry District include the following:

I District – Bulk Standard	Requirements
Max Height (ft)	65
Min Lot Area (sf)	10,000
Min Lot Width (ft)	None
Min Front Yard (ft)	None Required
Min Side Front Yard – Corner Yard (ft)	None Required
Min Side Yards (ft)	None required but 6 ft when provided 10 ft adjacent to residence
Min Rear Yard (ft)	30
Max Building Coverage (%)	60
Max Lot Coverage (%)	75
Min Spacing Between Buildings (ft)	25

**R-M Multi-family Residences District**

Permitted principal uses in the R-M Multi-family Residences District include the following:

(R-M District is same as R-T Two-family dwellings on 7,500 square foot lots District) (The R-T District is the same as R-1 AND in addition Two family dwelling) The R-1 District (One-family dwellings on 80,000 square foot lots)

The R-M District includes the following permitted principal uses:

Water reservoir, well tower, filter bed; Federal, state, county or township building; Golf course and golf club house; Farm, nursery, greenhouse and similar uses; Hospital; Two family Dwelling; Multi-family development

Permitted accessory uses in the I Industry District include the following:

(R-M District is same as R-1 District)

Required accessory parking; Private garage; Horticultural or agricultural building; Customary accessory building or structure; Private swimming pool; Private recreation facility; Home occupation; Home professional office; Signs; Fences and dividing walls; Farm produce stand for produce grown on premises; Private storage shed; Greenhouses

Permitted conditional uses in the I Industry District include the following:

(R-M District is SAME AS R-G Garden Apartments District) EXCLUDING

Public school; Private school; Public utility building or structure; Telephone exchange; Library; Museum; Park or playground

Any uses other than those uses mentioned above are prohibited.

Bulk Requirements in the R-M Multi-family Residences District include the following:

<b>R-M District – Bulk Standard</b>	<b>Requirements</b>
<b>Max Height (stories/ft)</b>	2.5 / 35
<b>Min Lot Area (sf)</b>	One Family Res – 5,000; Two Family Res – 7,500; Garden Apt Multi-Family Dev – 11,250
<b>Min Lot Area Per Unit (sf)</b>	One Family Res – 5,000; Two Family Res – 3,750; Garden Apt Multi-Family Dev – 3,750
<b>Min Lot Width (ft)</b>	One Family Res – 50; Two Family Res – 75; Garden Apt Multi-Family Dev – 50
<b>Min Front Yard (ft)</b>	30
<b>Min Side Front Yard – Corner Yard (ft)</b>	15
<b>Min Side Yards (ft)</b>	10 + 8
<b>Min Rear Yard (ft)</b>	30
<b>Max Building Coverage (%)</b>	40
<b>Max Lot Coverage (%)</b>	One Family Res – 50; Two Family Res – 55; Garden Apt Multi-Family Dev – 55

With regard to other Redevelopment Areas in the vicinity of the Study Area, the adjacent subject property as referenced in Section 2.1 of this Study, the Harvard Press Redevelopment Area was previously designated as an area in need of redevelopment and a Redevelopment Plan entitled “Valley Road Area (Harvard Press) Redevelopment Plan” was adopted by the Township Council for that area. Immediately south of the lots within

Block 9 of the Study Area is the R-M Multi-family Residences District, which includes the vacant site of Block 7, Lot 22 located in the Study Area. To the west of the Study Area is the B-1 Retail Business District.

## 2.5 RELEVANT PLANNING STUDIES

### Township of West Orange Master Plan

The 1989 Master Plan sets forth the goals and objectives for land uses within the Township of West Orange. Since then, there have been three Master Plan Reexamination Reports (July 2, 1997; January 26, 2004; and June 2, 2010). The 2010 Master Plan Reexamination Report sets forth the objectives and principles for land uses within the Township of West Orange. Such objectives as found on pages 10-12 within the 2010 Master Plan Reexamination report include:

- Guide appropriate long range development of lands within the Township in a manner which will promote the health, safety, and general welfare of present and future residents.
- Ensure compatibility with the development and general welfare of other jurisdictions.
- Encourage the preservation of neighborhoods and the environment.
- Provide sufficient space for balanced growth and development for residential, recreational, commercial/retail, industrial and open space uses in a manner that would provide balanced growth and development.
- Promote a desirable visual environment through creative development techniques and good civic design and arrangements.
- Provide for the housing needs of senior citizens and low and moderate income households.
- Improve and maintain existing residential neighborhoods by encouraging rehabilitation of existing dwellings and new residential construction at suitable densities.
- Coordinate public and private procedures and activities that influence land development in the Township.
- Encourage economic development and redevelopment that is compatible with the suburban character of the Township with particular sensitivity to existing residential neighborhoods. As commercial and industrial facilities become obsolete and outdated, efforts should be made to rehabilitate and revitalize these areas prior to, or in lieu of, the development of existing open space.
- Utilize available Federal, State and County level funding sources to improve and revitalize the community.

Such principles as found on page 13 within the 2010 Master Plan Reexamination report include:

- Encourage appropriate residential development, whether single family or cluster housing, in locations and densities that are consistent with existing zoning and development patterns and that can be properly served.
- Properly locate public, commercial/retail, industrial, residential and service uses at sites and locations which are suitable for their use environmentally, economically, and geographically, and can be adequately serviced by public infrastructure.
- Protect natural features and environmental resources including, but not limited to, floodplains, wetlands, woodlands, steep slopes, ridgelines, and areas valuable as scenic, historical, cultural, or recreational resources.
- Maintain the existing scale of the community by limiting the intensity of commercial/retail, industrial and residential development to assure compatibility with existing neighborhood character.

Further, on page 35 of the 2010 Master Plan Reexamination report, the Township stated that they should consider expanding the Harvard Press Redevelopment Area to include nearby properties in order “to promote the comprehensive redevelopment for new uses that would contribute to West Orange’s tax base, while taking

advantage of proximity to the Highland Avenue Railroad Station. Provision of additional parking to support development in this area is also encouraged.”

Based upon the findings of the analysis of the Township’s Master Plan provided above, the designation of the Study Area as an Area in Need of Redevelopment is in accordance with the Master Plan of the Township of West Orange.

## 2.6 STATE PLANNING AREA CLASSIFICATION

The New Jersey State Development and Redevelopment Plan (the “SDRP”) classifies the Study Area as Planning Area 1 (“PA-1”) which is known as the Metropolitan Planning Area. The primary objective of the SDRP is to guide development to areas where infrastructure is available or can be readily extended. The State Plan is intended to provide for much of the state’s future development, promote growth in cities, and other compact forms, protect the character of existing stable communities, protect natural resources, redesign areas of sprawl and revitalize cities and towns.

Typically PA-1 Areas are characterized by mature settlement patterns resulting in a diminished supply of vacant land; infrastructure systems that generally are beyond or approaching their reasonable life expectancy; the need to rehabilitate housing to meet ever changing market standards; the recognition that redevelopment is, or will be in the not-too-distant future, the predominant form of growth; and a growing realization of the need to regionalize an increasing number of services and systems in light of growing fiscal constraints. 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 suburbs
- Redesign areas of sprawl
- Protect the character of existing stable communities

Based upon the findings of the analysis of the SDRP set forth above, the designation of the Study Area as an Area in Need of Redevelopment promotes the purpose, goals and objectives of the SDRP.

## 2.7 EXISTING LAND USES

The properties in the Study Area are part of the I Industry District and the R-M Multi-family Residences District. The individual block and lots and the land use occupying the same is depicted within **Table 1**.

<b>Table 1: Existing Land Uses</b>			
<b>Block</b>	<b>Lot</b>	<b>Address</b>	<b>Existing Land Use</b>
9	11.01	25 Mitchell Street	Class: 2 - Residential
9	11.02	29 Mitchell Street	Class: 2 - Residential
9	11.03	27 Mitchell Street	Class: 2 - Residential
9	32	8-10 Central Avenue	Class: 4A - Commercial
9	36	18 Central Avenue	Class: 4B - Industrial
7	22	4 Tompkins Street	Class: 1 - Vacant Land

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## 2.8 ENVIRONMENTAL ASSESSMENT

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A review of NJDEP database reveals that the Selecto-Flash property located at Block 9, Lot 36 is a known contaminated site. Additionally, the Biddleman site was previously subjected to Industrial Site Recovery Act (“ISRA”) until the case was withdrawn on May 15, 2006. An **Environmental Constraints Map** is included as **Figure 5**.

## 3. STATUTORY CRITERIA

The laws governing redevelopment by municipalities in New Jersey are set forth in the Local Redevelopment and Housing Law, which is codified at N.J.S.A. 40A:12A, et seq. This statute grants the governing body of the municipality the power to authorize the Planning Board to conduct a study to determine whether an area is in need of redevelopment; to make such a determination following the completion of the study; and to adopt a redevelopment plan for the designated area. Such area may be determined to be in need of redevelopment only if, after an investigation by the Planning Board and a public hearing for which notice has been given, it is found to meet one or more of the following conditions:

- a. The generality of buildings is 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 working or living 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 being 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 other improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Enterprise Zones Act,” P.L. 1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in

that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c.79 (C. 40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. In evaluating the above-referenced statutory criteria, it should be recognized that a redevelopment area determination cannot be made until all of the properties within a study area are evaluated against all of the conditions cited above, such that an overall conclusion can be made with respect to the area.

In addition to the criteria noted above, Section 3 of P.L.1992, c.79 (C. 40A:12A-3) states:

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

### 3.1 APPLICATION OF STATUTORY CRITERIA

The finding that an area is in need of redevelopment is an area-wide determination. As such, the statutory charge for a positive finding of redevelopment eligibility requires a demonstration that one or more of the statutory criteria are satisfied or that inclusion of certain lots is found necessary, with or without a change in their condition, for the effective redevelopment of an area of which they are a part. In addition, it should be demonstrated that a redevelopment declaration would advance Smart Growth planning through consistency with the intent and policy objectives enumerated under the New Jersey State Development and Redevelopment Plan for the planning area within which the study area is situated.

The conditions evidenced by this Study are measured against the criteria for designation of an “Area in Need of Redevelopment” and summarized in a fashion that enables a determination to be made regarding whether one or more criteria is applicable to the properties within the Study Area.

## 4. STUDY AREA EVALUATION

### 4.1 PROPERTY OVERVIEW

As previously mentioned, the Study Area is comprised of Block 9, Lots 11.01, 11.02, 11.03, 32, & 36 and Block 7, Lot 22, owned by those listed in Section 2.1 of this Study. The properties located at Block 9, Lots 11.01, 11.02, and 11.03 are developed with residential uses. Each of the residential uses on Lots 11.01, 11.02 and 11.03 is an existing non-conforming use since residential uses are not permitted in the I Industry District. According to Township tax records, the residences at Block 11.01 and 11.03 were built in 1882, and the residence at Block 11.02 was built in 1912. In addition, none of the lots meet the minimum lot area required in the I Industry District.

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The properties located at Block 9, Lots 32 and 36 are currently developed with commercial and industrial uses for Biddleman and Selecto-Flash, Inc., respectively. According to an ISRA General Information Notice (“GIN”) dated November 10, 2005, the Biddleman property (Lot 32) sold dry cleaning supplies to cleaners from approximately 1976 to 1985 before ceasing operations. The property was then used as a printing services warehouse by Richard Praitano from 1985 to 2004. A portion of the property was used to assemble plastic forms. In April 2004, all operations ceased at the property when Praitano went bankrupt. The last statement of the GIN noted that the property became vacant; however, the property has operated without Township approvals, most prominently having unregulated outdoor storage and hosting the operations of several contracting businesses.

Block 7, Lot 22, known as 4 Tompkins Street is owned by Selecto-Flash Corp. and is vacant. It is located in the R-M Multi-family Residences District. The Township initiated foreclosure proceedings on this property on April 21, 2016 and the notice was published on May 5, 2016, as the property owner is delinquent on over \$540,000 in tax payment owed to the Township. The verified complaint and published notice are included herein within **Appendix D**.

According to the United States Environmental Protection Agency’s (the “EPA”) Pollution/Situation Report of the Selecto Flash property:

“On March 4, 2012, the Environmental Protection Agency (EPA) received a citizen's complaint of "solvent-like" odors emanating from the building at the Site. The Site was used for graphics design and printing until Selecto Flash, Inc. recently went bankrupt. The business is not currently operating as the property goes through bankruptcy proceedings. The Site is a.k.a. for the Orange Valley Groundwater Contamination Site which is proposed to the National Priority List (NPL) for a September 2012 listing. EPA contacted the bankruptcy trustee to gain access to the two on-Site buildings in May 2012. On June 1, 2012, the EPA On Scene Coordinator (OS C) toured the Site with a former minority owner of Selecto Flash, Inc. and observed approximately thirty, 55-gallon drums and hundreds of containers of ink, ink-related chemicals and waste ink stored in both buildings. It was noted that the drums and small container labels indicated that Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) hazardous substances (including flammable wastes) were present. The Site is now essentially abandoned due to the bankruptcy and security cannot be guaranteed. EPA determined that a CERCLA removal action was warranted to address the orphan containers of hazardous substances. After it became clear to EPA through discussions with the bankruptcy trustee and the bank with a lien against the Site that no other entity was financially able or willing to remove the containers of hazardous substances, the OSC requested and was granted verbal authorization to initiate an emergency removal action on July 12, 2012.”

An Open Public Records Act (OPRA) request was submitted to the Township of West Orange on May 18, 2016 and received a final response on June 2, 2016. A summary of the files received from the OPRA request is included below and herein within **Appendix E**.

#### **Township of West Orange Tax Sheets**

- Block 9, Lot 11.03 is deficient in their taxes from 1<sup>st</sup> quarter of 2015 to present (six quarters totaling \$12,489.79)
- Block 9, Lot 36 may still be deficient in their taxes for second quarter of 2016 only in the amount of \$11,928.00
- Block 7, Lot 22 may still be deficient in their taxes for second quarter of 2016 only in the amount of \$95.00’

#### **Township of West Orange Fire Department**

- No reports/records of any environmental hazards for any of the parcels in the Study Area

### **Township of West Orange Planning & Development Department**

- Block 9, Lot 32 is currently summoned by the Township of West Orange Planning & Development Department for failure to maintain the exterior of the premises (OPRA dated 5/26/16)
- Block 7, Lot 22 is currently in violation by the Township of West Orange Planning & Development Department for failure to maintain the exterior of the premises (OPRA dated 5/26/16)

### **Township of West Orange Health Department**

- Block 9, Lot 36
  - Solvent odors complaint coming from building on property dated 3/5/2012. “Investigation revealed a slight solvent odor emanating from a fan discharging at the lower rear corner of a small building with a No Smoking/Flammable painted on the door. Also observed litter and debris scattered on premises.” WOHD gave notice to property owner to remove chemicals stored in building. Building not secured.
  - Dumping and defecation complaint 5/9/2000. Report that they dumped some building debris (plaster) on their lot.
  - Stagnant water complaint 5/23/2003. Whole area reported to be a mess with concerns of big barrels of stagnant water. One container of stagnant water along with pallet and other items stored on property
  - Mosquito complaint 6/20/2003. Open bins filled with water breeding mosquitos
- Block 7, Lot 22 Vacant property
  - Received violation per Ordinance 12-5.3 – Litter, debris, dog defecation and dumped plaster on the property on 4/17/2000.
- Block 9, Lot 11.01
  - Complaint filed for “huge wet area rug at curb” dated 7/24/2008. The Refuse Collection Notice states that “carpeting and padding must be rolled in 4 ft. lengths and placed at the curb in a neat and orderly manner.”
  - Complaint filed for “three mattresses and other bulk items” dated 7/2/2012.
  - Complaint filed for uncovered garbage “attracts rats, rats also noted on adjoining industrial property” dated 9/25/2008.
  - Complaint filed for “problem with bed bugs” dated 4/20/2012.
- Block 9, Lot 11.02
  - Received violation per Ordinance 12-5.4(b) – Must provide potable water via plumbing system to the premises and obtain all necessary permits

### **Township of West Orange List of Applications**

- Block 9, Lot 11.01
  - Roof repair permitted on 6/15/2007
- Block 9, Lot 11.02
  - Water service connection permitted on 12/19/2002
  - Porch repair permitted on 5/14/2003
  - Renovate kitchen and bathroom, roof, and siding permitted on 4/28/2008
  - Sewer connection permitted on 12/30/2015
- Block 9, Lot 11.03
  - Vinyl siding permitted on 5/30/1991
  - Sale of two-family dwelling permitted on 11/17/2005
  - Demolish garage permitted on 3/10/2006; however, work performed was not confirmed
  - Change in tenant and/or occupancy rental of 2<sup>nd</sup> floor permitted on 8/17/2009
- Block 9, Lot 32

- Remodel office permitted on 1/4/1989
- Unknown permit permitted on 1/13/1989
- Unknown permit permitted on 1/23/1989
- Block 9, Lot 36
  - Elevator permitted on 7/6/1994
  - Retrofit fixture permitted on 8/1/1994

#### **Township of West Orange Police Department**

- Block 9, Lot 36
  - Incident # 15025171 – Robbery occurred 7/6/2015; \$28 was taken from victim.
  - Incident # 15013776 – Suspicious person 4/15/2015. “Officers conducted an exterior check on the building and discovered an open door on the east side.” An interior check of the building was performed but did not find suspicious person.
  - Incident # 14005534 – Motor vehicle crash investigation 2/17/2014.
  - Incident # 13041274 – Burglary occurred 12/5/2013; Patrols conducted interior and exterior searches but did not find suspicious person. The West Orange Building Department was notified.
  - Incident # 13035838 – Open door security check 10/18/2013; Alleged burglary in progress. Building and neighborhood searches did not find suspicious persons. Many exterior doors of the building were noted as unlocked.
  - Incident # 12029887 – Warrant arrest 8/3/2012; suspect wanted in connection with burglary/attempt theft of motor vehicles on Tompkins Street. Suspect taken into custody without incident.
  - Incident # 12028200 – Alleged burglary/security 7/22/2012; a suspect was reported inside the main entrance of the vacant building. The building search did not find the suspicious person.
  - Incident # 11026262 – Burglary occurred 7/18/2011; the burglar removed a hand pallet jack valued at \$600.00 and an unknown value amount of copper pipe. The reporting person stated that his company is in the process of moving to another location. A water pipe was damaged by the suspicious person during the scene of the crime, causing parts of the scene to be covered in water and mud.
  - Incident # 9038979 – Police information 9/22/2009; burglary reported by victim based on suspicious activity.
  - Incident # 9020314 – Burglary alarm/unlocked 5/16/2009; burglary alarm called in by alarm system. The front door was closed but unlocked. A key holder to respond with a key to secure the front door. Interior check did not find any suspicious activity.
  - Incident # 9012510 – Theft 3/25/2009; Vehicle parked outside of property and returned to it finding that the catalytic converter and the piece of exhaust pipe that runs from the converter to the muffler were removed. The victim is a worker of Selecto-Flash.
  - Incident # 7028469 – Harassment 8/31/2007; Victim reported harassment via phone message of former employee.

## **4.2 PROPERTY EVALUATION**

The following section sets forth an evaluation of the Study Area in order to determine whether it meets the statutory criteria to be designated as an “Area in Need of Redevelopment.” The analysis is based upon surveys of use, analysis of available documentation regarding the Subject Properties as identified within Section 1 of this Plan, and a site visit to document the conditions and use of each property in the Study Area. A full report of photographs taken of the redevelopment Study Area is included herein within **Appendix F**.

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The *Summary of Local Redevelopment & Housing Law Criteria Applicability*, **Table 2** on the following pages, summarizes the applicable criteria observed for each parcel in the Study Area:

**Table 2: Summary of Local Redevelopment & Housing Law Criteria Applicability**

**Site Description Key: OS- Outdated & Obsolete Structure Design; S- Substandard Structure; V- Vacant Lot; VS- Vacant Structure; D- Dilapidated; P- Excessive Surface Parking Pavement; OL- Obsolete Site Layout**

Site Details		Criteria											Photo	
Block	Lot	Site Issues/Description	Acreage	A	B	C	D	E	F	G	H	Sec 3		
9	11.01	Residential  Non-Conforming Use  Undersized Lot for I District	0.11									X	X	
9	11.02	Residential  Non-Conforming Use  Undersized Lot for I District	0.13									X	X	
9	11.03	Residential  Non-Conforming Use  Undersized Lot for I District	0.11									X	X	

Table 2: Summary of Local Redevelopment & Housing Law Criteria Applicability													
Site Description Key: OS- Outdated & Obsolete Structure Design; S- Substandard Structure; V- Vacant Lot; VS- Vacant Structure; D- Dilapidated; P- Excessive Surface Parking Pavement; OL- Obsolete Site Layout													
Site Details				Criteria									Photo
Block	Lot	Site Issues/Description	Acreage	A	B	C	D	E	F	G	H	Sec 3	
9	32	OS, S, D, OL Commercial	0.58*	X			X	X					
9	36	OS, S, D, OL Industrial	1.33*	X			X	X					
7	22	V Vacant	0.16			X		X					

\*Estimate lot sizes from the West Orange Tax Assessor's office.

### 4.3 FINDINGS

Based upon our analysis of existing conditions within the Study Area, it is evident that the Study Area meets one or more of the "area in need of redevelopment" criteria as described in Section 3 of this Study. It is recommended that the Township of West Orange Planning Board and Township Council determine the entirety of the Study Area as an area in need of redevelopment based upon the following findings. **Table 2 above provides** the criteria matrix that identifies the criteria for which each property is eligible.

#### "a" Criterion Assessment

The following properties meet the standards required for the 'a' criterion:

1. Block 9, Lot 32: 8-10 Central Avenue
2. Block 9, Lot 36: 18 Central Avenue

Each property and the structures situated on the lots are in substandard and dilapidated condition. They are located within the CVBDA and do not follow characteristics that are consistent with current architectural design.

#### "b" Criterion Assessment

Block 9, Lot 36 meets the "b" criterion as the use of the property previously used for manufacturing purposes has ceased operations and is currently vacant.

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### **“c” Criterion Assessment**

Block 7, Lot 22 (4 Tompkins Street) meets the standards of the “c” criterion since it has been vacant for 10 years or more, based on confirmation from the Township and from available historical aerial imagery. When a tract has remained vacant for 10 or more years, it is usually due to conditions that make the property unmarketable such as location, topography, size and shape of the parcel and access issues. Additionally, the site may exhibit external or onsite conditions such as environmental contamination, environmental constraints such as wetlands, steep slopes, floodplains, soil conditions, topography, etc. In this case, Block 7, Lot 22 is owned by Selecto-Flash, the same owner as Block 9, Lot 36.

Additionally, the Study Area is in close proximity to environmental contamination originating from the Biddleman site (Block 9, Lot 32). The presence of environmental violations and the proximate industrial use of the Biddleman site may deter potential development of this tract for residential development, which is a permitted use at this lot since it is located in the R-M Multi-family Residences District. Based on our findings, Block 7, Lot 22 is not likely to be redeveloped through the instrumentality of private capital and satisfies the “c” criterion.

### **“d” Criterion Assessment**

The following properties meet the standards required for the ‘d’ criterion:

1. Block 9, Lot 32: 8-10 Central Avenue
2. Block 9, Lot 36: 18 Central Avenue

The “d” criterion focuses on site layout and design. Properties that meet the “d” criterion are being used in a manner inconsistent with modern land use planning standards and practices. Typically, exhibition of one or more conditions such as undefined or poorly defined parking area, limited vehicular access or available on-site loading areas, inadequate onsite parking, uncontrolled or lack of defined ingress and egress points, outdoor storage of materials, land uses that may have an adverse impact on surrounding areas such as industrial uses, junkyards, within predominantly residential areas could lead to a conclusion that a property exhibits obsolete design and layout. The greater the presence of these conditions on site or the greater the nonconformities the more definitive will be the finding that it meets the “d” criterion.

Block 9, Lots 32 and 36 within the Study Area meet the “d” criterion as each lot is characterized by undefined or poorly defined paved parking area and each lacks defined on-site circulation routes. In addition, the ingress and egress points are one in the same. An exterior inspection of the buildings on Block 9, Lots 32 and 36 indicates that the building façade materials on all buildings are deteriorating and in substandard condition. The buildings are therefore characterized as in a dilapidated condition.

The outdoor storage that is currently taking place is in an unorganized fashion, with no defined areas for storage of equipment or materials. The Study Area includes several flat surface parking lots, storage lots, underutilized properties, and entirely vacant properties which interrupt the continuity of the CVBDA. The cumulative impact of these attributes results in a faulty arrangement and design, dilapidated building conditions and an obsolete layout that is detrimental to the safety, health, morals and welfare of the community, which indicates that these lots meet the standards for the “d” criterion.

### **“e” Criterion Assessment**

Block 9, Lot 32 meets the “e” criterion as the current outdoor storage of commercial vehicles is not a permitted accessory use in the I Industry District. The Township is currently in the process of issuing summons and notices to the property owner for violating Township zoning regulations, indicating a total lack of proper utilization, therefore satisfying the “e” criterion. In addition, the property owner’s reluctance to move forward with the remediation of this property has discouraged the undertaking of improvements, which has resulted in a stagnant

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and unproductive condition of land. The lack of proper utilization and environmental remediation is detrimental to the safety, health, morals, or welfare of the surrounding area and the community in general, which further demonstrates that this property satisfies the “e” criterion.

#### **“h” Criterion Assessment**

This criterion can be applied to the entire Redevelopment Area as a whole. Criterion “h” states, “The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.” The New Jersey Office of Smart Growth website lists the following as smart growth principles:

1. Mixed land uses
2. Compact, clustered community design
3. Range of housing choices and opportunity
4. Walkable neighborhoods
5. Distinctive, attractive communities offering a sense of place
6. Open space, farmland and scenic resource preservation
7. Future development strengthened and directed to existing communities using existing infrastructure
8. Transportation option variety

The State has developed the definition of Smart Growth Area to include classified areas such as Metropolitan Planning Area (PA1), Suburban Planning Area (PA2), a designated Center, an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the State Planning Commission, a smart growth area designated by the New Jersey Meadowlands Commission, and a Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission.

The Study Area is located within the PA-1 Area, which comprises areas that are fully developed, or almost fully developed, with little vacant land available for new development. Any land use changes will most likely occur through redevelopment.

#### **Section 3**

Section 3 of the Local Redevelopment and Housing Law, P.L.1992, c.79 (C. 40A:12A-3) states:

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

Properties may be included within an area in need of redevelopment, regardless of whether they meet the redevelopment criteria noted above. This would occur if the study finds the inclusion of said properties is necessary for the effective redevelopment of the Study Area. The following properties should be included based on Section 3 of the Local Redevelopment and Housing Law.

1. Block 9, Lot 11.01: 25 Mitchell Street
2. Block 9, Lot 11.02: 29 Mitchell Street
3. Block 9, Lot 11.03: 27 Mitchell Street

Each of these parcels is developed with residential dwellings, which are not a permitted use in the underlying I Industry District. In addition to the existing non-conforming use, each separately owned property does not meet the minimum lot area or the I Industry District. Inclusion of the aforementioned lots would facilitate an effective

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development regarding access, specifically having the Study Area potentially align with Tompkins Street, and provide additional street frontage along Mitchell Street.

Based on the existing conditions within the Study Area, the conditions observed at the three industrial/commercial/vacant lots satisfy criteria “a”, “c”, “d”, and “e”. We also find that Lots 11.01, 11.02, and 11.03 of Block 9 should be included within the Study Area based on Section 3 of the Redevelopment Law to encourage the effective redevelopment of the lots within the Study Area.

With regard to the “h” criterion, the Study Area provides an opportunity to implement the kind of smart growth development advocated by the State and has access to infrastructure for future development. Declaring the study area to be in need of redevelopment would advance the objectives set forth within the SDRP. Therefore the principles of smart growth are advanced such that the threshold for satisfaction of the “h” criterion is reached for the entirety of the study area.

## 5. CONCLUSION

For the reasons articulated in **Section 4.0** of this Report, it is recommended that the Township Council and Planning Board of the Township of West Orange take the action necessary as prescribed by the LRHL to declare the parcels noted within the Study Area as a Condemnation Area in Need of Redevelopment. Once declared as a Condemnation Area in Need of Redevelopment, a Redevelopment Plan can be prepared and implemented to ensure proper utilization and development of property within the Study Area.

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**APPENDIX A**  
**TOWNSHIP OF WEST ORANGE COUNCIL RESOLUTION NO. 120-16**

**RESOLUTION**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

**WHEREAS**, the Township of West Orange (the "Township") desires to explore whether the real properties located between Central Avenue and Mitchell Street and more commonly known as Block 9, Lots 11.01, 11.02, 11.03, 32, and 36 on the Township of West Orange Tax Map, inclusive of any and all streets, "paper" streets, private drives and right of ways (the "Study Area") may be an appropriate area for consideration for the program of redevelopment; and

**WHEREAS**, the Study Area currently has a high vacancy rate for retail stores located thereon and that has remained as such for an extended period of time; and

**WHEREAS**, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

**WHEREAS**, pursuant to *N.J.S.A. 40A:12A-6*, prior to the Township making a determination as to whether the Study Area qualifies as an area in need of redevelopment, the Township Council must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria of an area in need of redevelopment set forth in *N.J.S.A. 40A:12A-5*; and

**WHEREAS**, the Township Council wishes to direct the Township of West Orange Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the criteria for designation as an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-5* and in accordance with the investigation and hearing process set forth at *N.J.S.A. 40A:12A-6*

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council hereby directs the West Orange Township Planning Board to conduct the necessary investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies for designation as an area in need of redevelopment under the criteria and pursuant to the public hearing process set forth in *N.J.S.A. 40A:12A-1, et seq.*; and

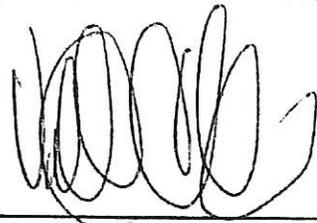
**BE IT FURTHER RESOLVED** that the redevelopment area determination shall further authorize the municipality to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as "Condemnation Redevelopment Area").

**BE IT FURTHER RESOLVED** that the Planning Board shall submit its findings and recommendations to the Township Council in the form of a Resolution with supportive documentation.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution be forwarded to the Township Clerk, Chief Financial Officer and Township Planning Board and Planning Board Secretary.

**RESOLVED**, that a copy of this Resolution shall be made available in the Clerk's office in accordance with applicable law.

  
\_\_\_\_\_  
**Karen J. Carnevale, R.M.C.**  
**Municipal Clerk**

  
\_\_\_\_\_  
**Victor Cirilo**  
**Council President**

**Adopted: May 3, 2016**

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**APPENDIX B  
RESOLUTION SUPPLEMENTING STUDY AREA**

**RESOLUTION**

*A Resolution Supplementing the Study Area Referred to the Planning Board for Determination as to Whether the Study Area Qualifies for Designation as an Area in Need of Redevelopment Pursuant to N.J.S.A. 40A:12A-1 et. seq.*

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

**WHEREAS**, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

**WHEREAS**, pursuant to *N.J.S.A. 40A:12A-6*, prior to the Township making a determination as to whether a particular area qualifies as an area in need of redevelopment, the Township Council must authorize the Planning Board for the Township of West Orange, by resolution, to undertake a preliminary investigation to determine whether a particular area meets the criteria of an area in need of redevelopment set forth in *N.J.S.A. 40A:12A-5*; and

**WHEREAS**, on May 3, 2016, the Township Council for the Township of West Orange pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* passed resolution 120-16, annexed hereto as Exhibit "A," which authorized the Planning Board for the Township of West Orange to explore whether the real properties located between Central Avenue and Mitchell Street and more commonly known as Block 9, Lots 11.01, 11.02, 11.03, 32, and 36 on the Township of West Orange Tax Map, inclusive of any and all streets, "paper" streets, private drives and right of ways (the "Study Area") may be an appropriate area for consideration for the program of redevelopment; and

**WHEREAS**, a vacant lot located at Block 7, Lot 22 on the Township of West Orange Tax Map ("4 Tompkins Street"), on the corner of Mitchell Street and Tompkins Street is adjacent to the Study Area and is also currently the subject of an In Rem Tax Foreclosure currently pending

in the Superior Court of New Jersey wherein the Township is seeking title to 4 Tompkins Street;  
and

**WHEREAS**, the Township of West Orange (the "Township") desires to expand the Study Area to also include 4 Tompkins Street; and

**WHEREAS**, the Township Council wishes to direct the Township of West Orange Planning Board to add 4 Tompkins Street to its Study Area as part of its preliminary investigation to determine whether the Study Area meets the criteria for designation as an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-5* and in accordance with the investigation and hearing process set forth at *N.J.S.A. 40A:12A-6*

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council hereby directs the West Orange Township Planning Board to add 4 Tompkins Street to the Study Area as part of the necessary investigation to be conducted and to hold a public hearing to determine whether the entire Study Area defined, to now also include 4 Tompkins Street, qualifies for designation as an area in need of redevelopment under the criteria and pursuant to the public hearing process set forth in *N.J.S.A. 40A:12A-1, et seq.*; and

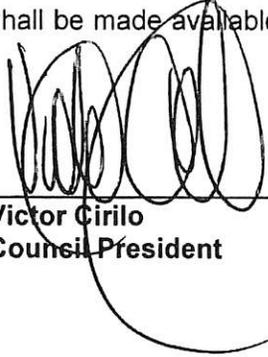
**BE IT FURTHER RESOLVED** that the redevelopment area determination shall further authorize the municipality to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as "Condemnation Redevelopment Area").

**BE IT FURTHER RESOLVED** that the Planning Board shall submit its findings and recommendations to the Township Council in the form of a Resolution with supportive documentation.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution be forwarded to the Township Clerk, Chief Financial Officer and Township Planning Board and Planning Board Secretary.

**RESOLVED**, that a copy of this Resolution shall be made available in the Clerk's office  
in accordance with applicable law.

  
\_\_\_\_\_  
**Karen J. Carnevale, R.M.C.,  
Municipal Clerk**

  
\_\_\_\_\_  
**Victor Cirilo  
Council President**

**Adopted: June 14, 2016**

4819-2968-8882, v. 1

# Exhibit "A"

**RESOLUTION**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

**WHEREAS**, the Township of West Orange (the "Township") desires to explore whether the real properties located between Central Avenue and Mitchell Street and more commonly known as Block 9, Lots 11.01, 11.02, 11.03, 32, and 36 on the Township of West Orange Tax Map, inclusive of any and all streets, "paper" streets, private drives and right of ways (the "Study Area") may be an appropriate area for consideration for the program of redevelopment; and

**WHEREAS**, the Study Area currently has a high vacancy rate for retail stores located thereon and that has remained as such for an extended period of time; and

**WHEREAS**, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

**WHEREAS**, pursuant to *N.J.S.A. 40A:12A-6*, prior to the Township making a determination as to whether the Study Area qualifies as an area in need of redevelopment, the Township Council must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria of an area in need of redevelopment set forth in *N.J.S.A. 40A:12A-5*; and

**WHEREAS**, the Township Council wishes to direct the Township of West Orange Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the criteria for designation as an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-5* and in accordance with the investigation and hearing process set forth at *N.J.S.A. 40A:12A-6*

120-16  
May 3, 2016

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council hereby directs the West Orange Township Planning Board to conduct the necessary investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies for designation as an area in need of redevelopment under the criteria and pursuant to the public hearing process set forth in *N.J.S.A. 40A:12A-1, et seq.*; and

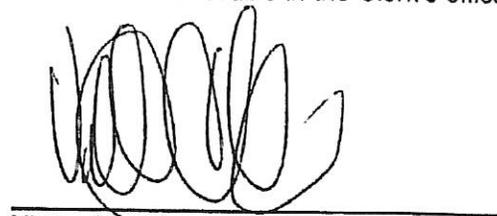
**BE IT FURTHER RESOLVED** that the redevelopment area determination shall further authorize the municipality to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as "Condemnation Redevelopment Area").

**BE IT FURTHER RESOLVED** that the Planning Board shall submit its findings and recommendations to the Township Council in the form of a Resolution with supportive documentation.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution be forwarded to the Township Clerk, Chief Financial Officer and Township Planning Board and Planning Board Secretary.

**RESOLVED**, that a copy of this Resolution shall be made available in the Clerk's office in accordance with applicable law.

  
Karen J. Carnevale, R.M.C.  
Municipal Clerk

  
Victor Cirilo  
Council President

Adopted: May 3, 2016

4829-7360-1329, v. 1

---

**APPENDIX C**  
**TAX SEWER COLLECTIONS SYSTEM**

Posting Screen

Acct 00252000  
 BLQ 00009 00011 01  
 Name MONTESEDOCA,GERMAN & GRAC 00660  
 Location 25 MITCHELL STREET  
 Ck 2,203.00 Int Due 0.00  
 Cash 0.00 Int Date 04/21/2016  
 Credit 0.00 818  
 Cmt

Land 90100 Land Adj 0  
 Improve 140800 Imp Adj 0  
 Tax Val 230900 Adj 0  
 Adr 174 MT. PLEASANT AVENUE Sr/Vet Allow 0 0  
 WEST ORANGE NJ Ded Amt  
 07052 8/18 1500.00  
 Open O  Q 1 2015 1 2016 3  
 973-669-1447  3rd  BC  EC  Sbsq In Hc  All  PTR

Bill or Adju Pay  
 Map

Year	Pe	Bal This Q	Pmt	Activity	Charges	Adj	Paid	Int	Running Bal	Running Bal w Int	Date Paid	Date Billed	Memo	T	Trans
2014	4	0.00	0.00	1B.1P	39061.68	0.00	-39061.68	0.00	0.00	0.00	11/07/14	11/01/14	2	0	
2015	1	0.00	0.00	1B.1P	2160.07	0.00	-2160.07	0.00	0.00	0.00	02/05/15	02/01/15	2	0	
2015	2	0.00	0.00	1B.1P	2160.07	0.00	-2160.07	0.00	0.00	0.00	05/06/15	05/01/15	2	0	
2015	3	0.00	0.00	1B.1P	2246.31	0.00	-2246.31	0.00	0.00	0.00	08/24/15	08/01/15	2	0	
2015	4	0.00	0.00	1B.1P	2247.00	0.00	-2247.00	0.00	0.00	0.00	11/05/15	11/01/15	2	0	
2016	1	0.00	0.00	1B.1P	2203.00	0.00	-2203.00	0.00	0.00	0.00	02/08/16	02/01/16	2	0	
2016	2	2203.00	0.00	1B	2203.00	0.00	0.00	0.00	2203.00	2203.00	05/01/16	05/01/16	1	0	

Posting Screen

Acct: 00253000  
 BLQ: 00009 00011 02  
 Name: DENNIS, ANTHONY 00860  
 Location: 29 MITCHELL STREET  
 Ck: 2,070.00 Int Due 0.00  
 Cash: 0.00 Int Date 04/21/2016  
 Credit: 0.00 818  
 Cmt: 973-325-0687

Land: 90500 Land Adj: 0  
 Improve: 126400 Imp Adj: 0  
 Tax Val: 216900 Adj: 0  
 Adr: 29 MITCHELL ST. Sr/Vet Allow: 0 0  
 WEST ORANGE NJ Ded Amt:  
 07052 8/18 1500.00  
 Open O  Q 1 2015 1 2016 3  
 3rd  BC  EC  Sbsq In Hc  All  PTR

Bill or Adju Pay  
 Map

Year	Pe	Bal This Q	Pmt	Activity	Charges	Adj	Paid	Int	Running Bal	Running Bal w Int	Date Paid	Date Billed	Memo	T	Trans
2014	4	0.00	0.00	1B.1P	35589.48	0.00	-35589.48	0.00	0.00	0.00	11/07/14	11/01/14		2	0
2015	1	0.00	0.00	1B.1P	2029.10	0.00	-2029.10	0.00	0.00	0.00	02/05/15	02/01/15		2	0
2015	2	0.00	0.00	1B.1P	2029.10	0.00	-2029.10	0.00	0.00	0.00	05/06/15	05/01/15		2	0
2015	3	0.00	0.00	1B.1P	2110.87	0.00	-2110.87	0.00	0.00	0.00	08/24/15	08/01/15		2	0
2015	4	0.00	0.00	1B.1P	2110.00	0.00	-2110.00	0.00	0.00	0.00	11/05/15	11/01/15		2	0
2016	1	0.00	0.00	1B.1P	2070.00	0.00	-2070.00	0.00	0.00	0.00	02/08/16	02/01/16		2	0
2016	2	2070.00	0.00	1B	2070.00	0.00	0.00	0.00	2070.00	2070.00	11	05/01/16		1	0

Posting Screen

Acct 00254000  
 BLQ 00009 00011 03  
 Name DEZAO, JAMES  
 Location 27 MITCHELL STREET  
 Ck 13,760.35 Int Due 1,270.56 Q  
 Cash 0.00 Int Date 04/21/2016 U  
 Credit 0.00 818 Print East MY Post  
 Cmt

Land 90100 Land Adj 0  
 Improve 128400 Imp Adj 0  
 Tax Val 218500 Adj 0  
 Adr 14 COUNTRY BROOK ROAD Sr/Vet Allow 0 0  
 MONTVILLE, NJ Ded Amt  
 07045 8/18 0.00  
 Open O  Q 1 2015 1 2016 3  
 4/2/14- SEWE  3rd  BC  EC  Sbsq  In Hc  All  PTR

Bill or Adju Pay  
 Map

Year	Pe	Bal This Q	Pmt	Activity	Charges	Adj	Paid	Int	Running Bal	Running Bal w Int	Date Paid	Date Billed	Memo	T	Trans
2014	4	0.00	0.00	1B.11.2P	36741.91	0.00	-36741.91	454.13	0.00	0.00	04/13/15	11/01/14	4	0	
2015	1	2023.71	0.00	1B.1P	2044.07	0.00	-20.36	0.00	2023.71	3294.27	04/13/15	02/01/15	2	0	
2015	2	2044.07	0.00	1B	2044.07	0.00	0.00	0.00	4067.78	5338.34	/ /	05/01/15	1	0	
2015	3	2126.01	0.00	1B	2126.01	0.00	0.00	0.00	6193.79	7464.35	/ /	08/01/15	1	0	
2015	4	2126.00	0.00	1B	2126.00	0.00	0.00	0.00	8319.79	9590.35	/ /	11/01/15	1	0	
2016	1	2085.00	0.00	1B	2085.00	0.00	0.00	0.00	10404.79	11675.35	/ /	02/01/16	1	0	
2016	2	2085.00	0.00	1B	2085.00	0.00	0.00	0.00	12489.79	13760.35	/ /	05/01/16	1	0	

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**APPENDIX D  
VERIFIED COMPLAINT – FILED 4-21-2016  
AND PUBLISHED NOTICE OF IN REM TAX FORECLOSURE**

Appendix XII-B2

<b>FORECLOSURE CASE INFORMATION STATEMENT (FCIS)</b>		<b>FOR USE BY CLERK'S OFFICE ONLY</b>
 <p><b>Use for Initial Chancery Division — General Equity foreclosure pleadings (not motions) under Rule 4:5-1. Pleading will be rejected for filing, under Rule 1:5-6(c), if information is not furnished or if attorney's signature is not affixed.</b></p>		PAYMENT TYPE: <input type="checkbox"/> CK <input type="checkbox"/> CG <input type="checkbox"/> CA <input type="checkbox"/> MO
		RECEIPT NO.
		AMOUNT:
		OVERPAYMENT:
		BATCH NUMBER:
		BATCH DATE:
<b>SECTION A: TO BE COMPLETED BY ALL PARTIES</b>		
CAPTION Township of West Orange v. 4 Tompkins Street; 18 Central Avenue		COUNTY OF VENUE Essex
		DOCKET NUMBER (when available) <b>F -011876-16</b>
NAME(S) OF FILING PARTY(IES) (e.g. John Doe, Plaintiff) Township of West Orange		DOCUMENT TYPE <input checked="" type="checkbox"/> COMPLAINT <input type="checkbox"/> ANSWER <input type="checkbox"/> OTHER
ATTORNEY NAME (IF APPLICABLE) Richard D. Trenk, Esq.	FIRM NAME (IF APPLICABLE) Trenk, DiPasquale, Della Fera and Sodono, P.C.	
MAILING ADDRESS 347 Mt. Pleasant Avenue, Suite 300, West Orange, NJ 07052		DAYTIME TELEPHONE NUMBER (973) 243-8600
<b>SECTION B: TO BE COMPLETED BY PLAINTIFF TO INITIAL COMPLAINT</b>		
FORECLOSURE CASE TYPE NUMBER		
<input type="checkbox"/> 088 IN PERSONAM TAX FORECLOSURE	IS THIS A HIGH RISK MORTGAGE PURSUANT TO P.L.2009,C.84 AND P.L.2008,C.127	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/> 089 IN REM TAX FORECLOSURE		
<input type="checkbox"/> 0RF RESIDENTIAL MORTGAGE FORECLOSURE	PURCHASE MONEY MORTGAGE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> 0CF COMMERCIAL MORTGAGE FORECLOSURE	RELATED PENDING CASE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> 0CD CONDOMINIUM OR HOMEOWNER'S ASSOCIATION LIEN FORECLOSURE	IF YES, LIST DOCKET NUMBERS:	
<input type="checkbox"/> 091 STRICT FORECLOSURE		
<input type="checkbox"/> 0FP OPTIONAL FORECLOSURE PROCEDURE (NO SALE)		
<input type="checkbox"/> 0TS TIME SHARE FORECLOSURE		
FULL PHYSICAL STREET ADDRESS OF PROPERTY: 4 Tompkins Street, West Orange, NJ 18 Central Avenue, West Orange, NJ		MUNICIPALITY CODE (*0722
ZIP CODE 07052	COUNTY: Essex	MUNICIPAL BLOCK: 7 and 9 (Lots) 22 and 36
<b>ALL FILING PARTIES MUST SIGN AND PRINT NAMES(S) AND DATE THE FORM BELOW</b>		
I certify that confidential personal identifiers have been redacted from documents now submitted to the court, and will be redacted from all documents submitted in the future in accordance with Rule 1:38-7(b).		
ATTORNEY / SELF REPRESENTED SIGNATURE 	PRINT ATTORNEY / SELF REPRESENTED NAME Richard D. Trenk, Esq.	DATE 4/20/16

\*The Municipality Codes can be found at [http://www.judiciary.state.nj.us/forms/11343\\_municodes.pdf](http://www.judiciary.state.nj.us/forms/11343_municodes.pdf)

**TRENK, DiPASQUALE, DELLA FERA  
& SODONO, P.C.**

347 Mt. Pleasant Avenue, Suite 300  
West Orange, NJ 07052  
(973) 243-8600  
Richard D. Trenk, Esq. (016951982)  
Attorneys for Plaintiff Township of West Orange

TOWNSHIP OF WEST ORANGE, a Municipal  
Corporation of the State of New Jersey,

Plaintiff,

v.

4 TOMPKINS STREET,  
Block 7, Lot 22 assessed to  
SELECTO-FLASH, CORP

18 CENTRAL AVENUE,  
Block 9, Lot 36 assessed to  
SELECTO-FLASH, CORP.

Defendant(s).

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION: ESSEX COUNTY

Civil Action

DOCKET NO.: ESX-F- F -011876-16

**VERIFIED COMPLAINT**

**RECEIVED**

**APR 21 2016**

**SUPERIOR COURT  
CLERK'S OFFICE**

Plaintiffs Township of West Orange, a municipal corporation of the State of New Jersey,  
in the County of Essex hereby states and alleges as follows:

**COUNT ONE**  
**(In Rem Tax Foreclosure)**

1. By Resolution adopted by the Township Council of the Township of West Orange on April 19, 2016 pursuant to N.J.S.A. 54:5-104.29 to N.J.S.A. 54:5-104.71 as amended, and the rules of this Court governing such practice and procedure, the Township of West Orange plaintiff determined to foreclose, In Rem, the Tax Sale Certificates particularly mentioned and described in the tax foreclosure list annexed to said Resolution, a copy of which tax foreclosure list is attached hereto as Exhibit "A."

2. More than two (2) years (6 months, if tax certificate issued in accordance with C. 91, P.L.1974) have expired from the date of the sale out of which each of the above mentioned

certificates arose.

3. All or any portion of the general land taxes levied and assessed against the land covered by each of the above mentioned certificates for the 48 months (21 months, if tax certificate issued in accordance with C. 91, P.L.1974) next preceding the commencement of the action, other than those subject to payment by installments authorized by a Resolution adopted pursuant to N.J.S.A. 54:5-65, remains unpaid.

4. Each of the Tax Sale Certificates and the land therein described which are the subject matter of this foreclosure are listed in the tax foreclosure list annexed hereto and made a part hereof and are there designated as Schedules #1 and #2 inclusive, in numerical sequence.

5. The name of the person or persons who, by the public records, appear to be the owners of the land to be affected by this tax foreclosure proceeding, more particularly set forth in the attached tax foreclosure list, and the book and page or date and instrument number of the instrument by which such persons acquired title is set forth hereunder, opposite the respective Schedule number referred to in paragraph 4 above. There is also set forth opposite each Schedule number, the identifying serial number of the certificate of the tax sale, the date of recording of the same in the office of the Essex County Clerk and the instrument number or book and page number where same is recorded, and each certificate set forth herein shall be deemed a separate cause of action.

<b>Schedule Number</b>	<b>Tax Sale Certificate Number</b>	<b>Date Recorded</b>	<b>Instrument No. (or Book &amp; Page reference)</b>
1	12-003	1/9/2013	13002177 Book: 12410 Page: 1195
2	12-005	1/9/2013	13002115 Book: 12410 Page: 1190

Schedule and Number	Transferee or Purchaser of Title	Dated	Date Recorded	Book Page
1	Selecto-Flash, Inc.	8/10/1979	8/13/1979	Book: 4651 Page: 229-230
2	Selecto-Flash, Inc.	7/6/1979	7/10/1979	Book: 4647 Page: 394-396

**WHEREFORE**, the plaintiff demands judgment as follows: (1) that any person desiring to protect a right, title or interest in the above described lands or any parcel thereof, by redemption, or to contest plaintiff's right to foreclosure, must do so by paying the amount required to redeem, plus interest to the date of redemption, and such costs, as the court may allow prior to the entry of a judgment herein, or by filing and serving an answer to this complaint setting forth defendants' defense within 45 days after the date of publication; (2) that in the event of failure to redeem or answer by any person having the right to redeem or answer, such person shall be forever barred and foreclosed of all his right, title and interest and equity of redemption in the lands and premises hereinabove described; and (3) that a judgment may be rendered by this court giving full and complete relief in accordance with the purposes and provisions of the aforesaid act, and in accordance with any other statutory authority and with the practice of the court, to bar the right of redemption and to foreclose all prior or subsequent alienations and descents of the lands aforesaid and encumbrances thereon, and to order and adjudge an absolute and indefeasible estate of inheritance in fee simple in the lands hereinabove described, to be vested in the plaintiff.

**TRENK, DiPASQUALE, DELLA FERA  
& SODONO, P.C.**  
Attorneys for Plaintiff Township of West Orange

DATED: April 20, 2016

By:   
RICHARD D. TRENK

**VERIFICATION**

**JOANNE GAGLIARDO**, being of full age, hereby certifies as follows:

1. I am the Tax Collector of the Township of West Orange, the plaintiff herein.
2. I have read the foregoing Complaint and know the contents thereof.
3. The tax foreclosure list contained in the Complaint was prepared by me or under my supervision.
4. The matters and things stated in the Complaint that were taken from the records of my office, are true, and the other matters therein stated, are true to the best of my knowledge, information and belief.

DATED: April 20<sup>th</sup>, 2016

  
\_\_\_\_\_  
JOANNE GAGLIARDO

**RESOLUTION**

**RESOLUTION OF THE TOWNSHIP OF WEST ORANGE AUTHORIZING  
FORECLOSURE UNDER THE IN REM TAX FORECLOSURE ACT OF 1948 AS  
AMENDED, AND ESTABLISHING THE TAX FORECLOSURE LIST OF LIENS TO BE  
FORECLOSED**

WHEREAS, the Township of West Orange has determined that it is necessary and proper to foreclose certain Tax Sale Certificates held by the Township of West Orange, County of Essex, State of New Jersey, by summary proceedings pursuant to the authority granted by the In Rem Tax Foreclosure Act of 1948, as amended; and

NOW THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY AND STATE OF NEW JERSEY that the governing body of the Township of West Orange, that the Tax Sale Certificates as shown on the foreclosure list, annexed hereto as Exhibit "A," now held by the Township of West Orange be foreclosed by the summary proceedings IN REM, and as described by N.J.S.A. 54:5-104.29 to 54:5-104.71 as amended, and pursuant to the rules of the Civil Practice of the Superior Court of New Jersey.

  
Karen J. Carnevale, R.M.C.  
Township Clerk

  
Victor Cirilo  
Council President

Adopted: April 19, 2016

105-16

**Exhibit "A" to Resolution of the Township of West Orange Authorizing Foreclosure Under the In Rem Tax Foreclosure Act of 1948 as Amended, and Establishing the Tax Foreclosure List of Liens to be Foreclosed**

Foreclosure List (Updated March 28, 2016)

Schedule Number	Tax Sale Certificate Number	Date Sold	BLK/LOT	Book/Pg. Recording	Amount of Sale	Subsequent Liens	Amount To Redeem	Name of Owner
1	12-003	10/25/2012	Block No. 7 Lot No. 22	Book: 12410 Page: 1195	\$335.49	\$5,555.80	\$5,891.29	Selecto-Flash, Corp. 4 Tompkins Street West Orange, NJ 07052
2	12-005	10/25/2012	Block No. 9 Lot No. 36	Book: 12410 Page: 1190	\$36,678.80	\$503,561.64	\$540,240.44	Selecto-Flash, Corp. 18 Central Avenue West Orange, NJ 07052



TRENK • DiPASQUALE  
DELLA FERA • SODONO

Mark Y. Moon  
Partner  
Direct: 973-323-8663  
mmoon@trenklawfirm.com

347 Mt. Pleasant Avenue, Suite 300  
West Orange, New Jersey 07052

P: 973-243-8600  
F: 973-243-8677

April 20, 2016

Client No. 27-0368

**Via Overnight Delivery**

Foreclosure Processing Services  
Superior Court Clerk's Office  
25 W. Market Street, 6th Floor, North Wing  
Trenton, NJ 08611

**RECEIVED**

**APR 21 2016**

Re: Township of West Orange v. 4 Tompkins Street; 18 Central Avenue  
Docket No. ESX-F-  
Verified Complaint and Case Information Statement

SUPERIOR COURT  
CLERK'S OFFICE

Dear Clerk:

This office represents the Plaintiff Township of West Orange (the "Township") in the above captioned matter for in rem tax foreclosure. Enclosed please find an original and two (2) copies of the the following:

1. Verified Complaint;
2. Case Information Statement

Kindly have one copy stamped "filed" and return to our office in the self addressed overnight delivery envelope enclosed herein. Please charge this firm's Superior Court account number **140535** for any filing fees associated with this filing.

Very truly yours,

Mark Y. Moon

Enclosures

4829-5749-5344, v. 1

By virtue of the above stated Writ of Execution, to me directed, I shall expose for sale by Public Auction in SHERIFF'S OFFICE, Essex County Courts Building in Newark, on Tuesday, May 17, 2016, at one-thirty P.M. (prevailing time) Commonly known as: 168 GREENWOOD AVENUE EAST ORANGE, NJ 07017

LOT: 32 BLOCK: 60  
DIMENSIONS: 28' X 100'  
NEAREST CROSS STREET: PARK AVENUE  
\*SUBJECT TO ANY UNPAID TAXES, MUNICIPAL LIENS OR OTHER CHARGES, AND ANY SUCH TAXES, CHARGES, AND ANY SUCH TAXES, CHARGES, LIENS, INSURANCE PREMIUMS OR OTHER ADVANCES MADE BY PLAINTIFF PRIOR TO THIS SALE. ALL INTERESTED PARTIES ARE TO CONDUCT AND RELY UPON THEIR OWN INDEPENDENT INVESTIGATION TO ASCERTAIN WHETHER OR NOT ANY OUTSTANDING INTERESTS REMAIN OF RECORD AND/OR HAVE PRIORITY OVER THE LIEN BEING FORECLOSED AND, IF SO, THE CURRENT AMOUNT DUE THEREON.

A full legal description of the premises can be found in the Office of the Register of Essex County.

A DEPOSIT OF 20% OF THE BID PRICE IN CERTIFIED FUNDS IS REQUIRED AT THE TIME OF SALE.

SURPLUS MONEY: IF AFTER THE SALE AND SATISFACTION OF THE MORTGAGE DEBT, INCLUDING COSTS AND EXPENSES, THERE REMAINS ANY SURPLUS MONEY, THE MONEY WILL BE DEPOSITED INTO THE SUPERIOR COURT TRUST FUND AND ANY PERSON CLAIMING THE SURPLUS, OR ANY PART THEREOF, MAY FILE A MOTION PURSUANT TO COURT RULES 4:64-3 AND 4:57-2 STATING THE NATURE AND EXTENT OF THAT PERSON'S CLAIM AND ASKING FOR AN ORDER DIRECTING PAYMENT OF THE SURPLUS MONEY. THE SHERIFF OR OTHER PERSON CONDUCTING THE SALE WILL HAVE INFORMATION REGARDING THE SURPLUS, IF ANY.

The approximate amount of the Judgment to be satisfied by said sale is the sum of \$492,196.88 together with the costs of this sale.

The Sheriff reserves the right to adjourn the sale from time to time as provided by Law Newark, NJ February 16, 2016

ARMANDO B. FONTOURA, Sheriff  
RAS CITRON, LLC, ATTORNEY(S)  
April 21, 28, May 5, 12, 2016  
E38620 WOC (\$100.00)

**ESSEX COUNTY**

**SHERIFF'S SALE**  
SHERIFF'S FILE NO. 16001329  
SUPERIOR COURT OF NEW JERSEY,  
CHANCERY DIVISION,  
ESSEX COUNTY,  
DOCKET NO. F2312210  
FEDERAL NATIONAL MORTGAGE ASSOCIA-

SUCH TAXES, CHARGERS, LIENS, INSUR- SUPERIOR COURT TRUST FUND AND ANY E39141 WOC (\$97.00)

CONTINUED ON NEXT PAGE

**PUBLIC NOTICE**

**PUBLIC NOTICE**

**PUBLIC NOTICE**

**PUBLIC NOTICE**

**WEST ORANGE**

TOWNSHIP OF WEST ORANGE, a Municipal Corporation  
of the State of New Jersey,

Plaintiff,

v.

4 TOMPKINS STREET,  
Block 7, Lot 22 assessed to  
SELECTO-FLASH, CORP

18 CENTRAL AVENUE,  
Block 9, Lot 36 assessed to  
SELECTO-FLASH, CORP.

Defendant(s).

Take notice that an action, In Rem, has been commenced in the Superior Court of New Jersey by the filing of a Complaint on April 21, 2016 to foreclose and forever bar any and all rights of redemption of the parcels of land described in the tax foreclosure list below, from plaintiff's tax lien title.

The action is brought against the land only, and no personal judgment may be entered therein.  
Any person desiring to protect a right, title or interest in the described land or any parcel thereof, by redemption, or to contest plaintiff's right to foreclose, must do so by paying the amount required to redeem as set forth below, plus interest to the date of redemption, and such costs as the court may allow, prior to the entry of judgment therein, or by filing and serving an answer to the complaint setting forth defendant's defense within 45 days after date of the publication of this notice.

In the event of failure to redeem or answer by any person having the right to redeem or answer, such person shall be forever barred and foreclosed of all his right, title and interest and equity of redemption in and to the parcels of land described in the following tax foreclosure list:

The following is a copy of the tax foreclosure list showing the lands against which this action is brought.

Schedule Number	Tax Sale Certificate Number	Date Sold	Name of Owner	BLK/LOT	Book/Pg. Recording	Amount of Sale	Subsequent Liens	Amount To Redeem
1	12-003	10/25/2012	Selecto-Flash, Corp. 4 Tompkins Street West Orange, NJ 07052	Block No. 7 Book: 12410 Page: 1195	Book: 12410 Page: 1195	\$335.49	\$5,555.80	\$5,891.29
2	12-005	10/25/2012	Selecto-Flash, Corp. 18 Central Avenue West Orange, NJ 07052	Block No. 9 Book: 12410 Page: 1190	Book: 12410 Page: 1190	\$36,678.80	\$503,561.64	\$540,240.44

And take further notice that the following own or are reputed to own an interest in, or have a lien or encumbrance upon the lands and premises which are the subject matter of this action, as follows:

As to Schedule 1:

Valley National Bank

As to Schedule 2:

Valley National Bank

RICHARD D. TRENK, ESQ.  
TRENK, DIPASQUALE, DELLA FERA & SODONO, P.C.  
347 Mt. Pleasant Avenue, Suite 300  
West Orange, NJ 07052  
(973) 243-8600  
Attorneys for Plaintiff Township of West Orange  
Publication Date: May 5, 2016  
4841-6925-5216, v. 1  
E39411 WOC May 5, 2016 (\$87.84)

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**APPENDIX E**  
**TOWNSHIP OF WEST ORANGE OPEN PUBLIC RECORDS ACT # 2016-481**

Police Dept ✓ Building Dept ✓  
 ✓ Prop. Maintenance

Health Dept ✓  
 Fire Dept ✓  
 Planning Dept ✓

TOWNSHIP OF WEST ORANGE  
 OPEN PUBLIC RECORDS ACT REQUEST FORM  
 66 Main Street  
 973-325-4155/Fax 973-731-1196  
 clerk@westorange.org

OPRA  
 Log # 2016-481  
 due 5/30/16

Karen J. Carnevale, R.M.C./Maddy Longo, OPRA Coordinator

Important Notice

The last page of this form contains important information related to your rights concerning government records. Please read it carefully.

Requestor Information - Please Print

Payment Information

First Name Leah MI \_\_\_\_\_ Last Name Thiel  
 E-mail Address lthiel@matrixnewworld.com  
 Mailing Address 442 State Route 35, 2nd Floor  
 City Eatontown State NJ Zip 07724  
 Telephone (973) 845-1943 FAX (973) 240-1818  
 Preferred Delivery: Pick Up \_\_\_\_\_ US Mail \_\_\_\_\_ On-Site Inspect \_\_\_\_\_ Fax \_\_\_\_\_ E-mail

If you are requesting records containing personal information, please circle one: Under penalty of N.J.S.A. 2C:28-3, I certify that I HAVE ~~HAVE NOT~~ been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

Signature Leah Thiel Date 5/16/2016

Maximum Authorization Cost \$25  
 Select Payment Method  
 Cash \_\_\_\_\_ Check  Money Order \_\_\_\_\_  
 Fees: Letter size pages - \$0.05 per page  
 Legal size pages - \$0.07 per page  
 Other materials (CD, DVD, etc) - actual cost of material  
 Delivery: Delivery / postage fees additional depending upon delivery type.  
 Extras: Special service charge dependent upon request.

Record Request Information: Please be as specific as possible in describing the records being requested. Also, please note that your preferred method of delivery will only be accommodated if the custodian has the technological means and the integrity of the records will not be jeopardized by such method of delivery.

For professional planning and environmental due diligence purposes, I am looking for any and all information maintained for Block 9, Lots 11.01, 11.02, 11.03, 32, and 36 and Block 7, Lot 22 in the Township of West Orange including but not limited to: historic data regarding building, police, fire and zoning violations. Please also provide all available documentation pertaining to environmental aspects of the properties, including any available information regarding Underground Storage Tanks (USTs), Above-ground Storage Tanks (ASTs), environmental permits, NJDEP correspondence, hazardous materials, spills, wetlands, historic property ownership, existing and former tenant history, inspection/investigation notes, health issues, on-site potable wells, monitoring wells and self-reporting/any other records previously submitted by the existing and/or former property owners.

BLOCK: 9 LOT: 11.01, 11.02, 11.03, 32, and 36  
 Block: 7, Lot 22

} See addresses  
 Below

AGENCY USE ONLY

AGENCY USE ONLY

AGENCY USE ONLY

- Block 9, LOT 11.01 - 25 Mitchell ST.
- LOT 11.02 - 29 Mitchell ST.
- LOT 11.03 - 27 Mitchell ST.
- LOT 32 - 8-10 Central Ave.
- LOT 36 - 18 Central Ave.
- Block 7, LOT 22 - 4 Tompkins ST.

RECEIVED  
 MUNICIPAL CLERK  
 WEST ORANGE, NJ  
 2016 MAY 24 AM 11:50

Emailed 5/31/16  
 Tax sheets, Fire Report  
 Emailed 5/31/16

5/26/16 Health Dept. + Prop. Maintenance Reports - Emailed 5/31/16  
 5/31/16 Building Dept Permit Lists - Emailed 5/31/16 (27 pages)

## Maddy Longo

---

**From:** Leah Thiel <lthiel@matrixnewworld.com>  
**Sent:** Wednesday, May 18, 2016 3:24 PM  
**To:** Township Clerks Office  
**Cc:** Peter Van den Kooy; Robert Gascoyne  
**Subject:** Area in Need of Redevelopment OPRA Request  
**Attachments:** West Orange OPRA Request Form\_Signed.pdf

Good afternoon,

Matrix New World Engineering is retained by the Township of West Orange for Licensed Site Remediation Professional (LSRP) and Professional Planning Services. We are working on a preliminary investigation to determine whether or not Block 9, Lots 11.01, 11.02, 11.03, 32, and 36 and Block 7, Lot 22 (Subject Property) would qualify as an Area in Need of Redevelopment. Please see the attached OPRA request.

Thank you,

**Leah Thiel**  
Planning Technical Specialist

Matrix New World Engineering  
442 State Route 35, 2<sup>nd</sup> Floor  
Eatontown, NJ 07724  
C: 732.814.9519  
P: 732.588.2999  
D: 973.845.1943  
F: 973.240.1818

**MATRIX****NEWORLD**  
Engineering Progress

[www.matrixnewworld.com](http://www.matrixnewworld.com)

Certified WBE, DBE, SBE Business



## West Orange Property Tax Site - Item Display

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[Back to Main Page \(Start a New Search\)](#)

[Back to Search Results](#)

Interest Thru 05/30/16

**Block** 00009  
**Lot** 00011 01  
**Qualifier**  
**Account** 00252000  
**Name** MONTESDEOCA GERMAN & GRAC  
**Location** 25 MITCHELL STREET  
**Address** 25 MITCHELL STREET  
**Address** 174 MT. PLEASANT AVENUE  
**City/State** WEST ORANGE NJ  
**Zip** 07052  
**Class** 2

### Additional Lots

**Building Description**

**Land Size**

**Zoning**

**Map Page**

**Bank Code** 00660

**Current Amount Due:** \$0.00

The amount below is the original dollar amount billed, the amount does not reflect any adjustments made to your account such as interest, tax appeal credits, homestead rebate and or any other credits applied.

Year	Due Date	Amount	Period	Paid Date	Balance
2015	02/01/2015	\$2160.07	1	02/05/2015	\$0.00
2015	05/01/2015	\$2160.07	2	05/06/2015	\$0.00
2015	08/01/2015	\$2246.31	3	08/24/2015	\$0.00
2015	11/01/2015	\$2247.00	4	11/05/2015	\$0.00
2016	02/01/2016	\$2203.00	1	02/08/2016	\$0.00
2016	05/01/2016	\$2203.00	2	05/04/2016	\$0.00
<b>Total</b>		\$			\$0.00



**West Orange Property Tax Site - Item Display**

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Interest Thru 05/30/16

**Block** 00009  
**Lot** 00011 02  
**Qualifier**  
**Account** 00253000  
**Name** DENNIS ANTHONY  
**Location** 29 MITCHELL STREET  
**Address** 29 MITCHELL STREET  
**Address** 29 MITCHELL ST.  
**City/State** WEST ORANGE NJ  
**Zip** 07052  
**Class** 2

**Additional Lots**  
**Building Description**  
**Land Size**  
**Zoning**  
**Map Page**

**Bank Code** 00660  
**Current Amount Due:** \$0.00

The amount below is the original dollar amount billed, the amount does not reflect any adjustments made to your account such as interest, tax appeal credits, homestead rebate and or any other credits applied.

Year	Due Date	Amount	Period	Paid Date	Balance
2015	02/01/2015	\$2029.10	1	02/05/2015	\$0.00
2015	05/01/2015	\$2029.10	2	05/06/2015	\$0.00
2015	08/01/2015	\$2110.87	3	08/24/2015	\$0.00
2015	11/01/2015	\$2110.00	4	11/05/2015	\$0.00
2016	02/01/2016	\$2070.00	1	02/08/2016	\$0.00
2016	05/01/2016	\$2070.00	2	05/04/2016	\$0.00
<b>Total</b>		<b>\$</b>			<b>\$0.00</b>



**West Orange Property Tax Site - Item Display**

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Interest Thru 05/30/16

**Block** 00009  
**Lot** 00011 03  
**Qualifier**  
**Account** 00254000  
**Name** DEZAO JAMES  
**Location** 27 MITCHELL STREET  
**Address** 27 MITCHELL STREET  
**Address** 14 COUNTRY BROOK ROAD  
**City/State** MONTVILLE NJ  
**Zip** 07045  
**Class** 2

**Additional Lots**  
**Building Description**  
**Land Size**  
**Zoning**  
**Map Page**  
**Bank Code**

**Current Amount Due:** \$13,993.48

The amount below is the original dollar amount billed, the amount does not reflect any adjustments made to your account such as interest, tax appeal credits, homestead rebate and or any other credits applied.

Year	Due Date	Amount	Period	Paid Date	Balance
2015	02/01/2015	\$2044.07	1	04/13/2015	\$2023.71
2015	05/01/2015	\$2044.07	2	//	\$2044.07
2015	08/01/2015	\$2126.01	3	//	\$2126.01
2015	11/01/2015	\$2126.00	4	//	\$2126.00
2016	02/01/2016	\$2085.00	1	//	\$2085.00
2016	05/01/2016	\$2085.00	2	//	\$2085.00
<b>Total</b>		<b>\$</b>			<b>\$12489.79</b>



**West Orange Property Tax Site - Item Display**

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Interest Thru 05/30/16

**Block** 00009  
**Lot** 00032  
**Qualifier**  
**Account** 00268000  
**Name** EMPIRE TF4 JERSEY/ 8 CENTRAL AVE PR  
**Location** 8-10 CENTRAL AVENUE  
**Address** 8-10 CENTRAL AVENUE  
**Address** 3 CANDACE WAY  
**City/State** EAST HANOVER NJ  
**Zip** 07936  
**Class** 4A  
**Additional Lots** 18.02  
**Building Description**  
**Land Size**  
**Zoning**  
**Map Page**  
**Bank Code**

**Current Amount Due:** -\$115.76

The amount below is the original dollar amount billed, the amount does not reflect any adjustments made to your account such as interest, tax appeal credits, homestead rebate and or any other credits applied.

Year	Due Date	Amount	Period	Paid Date	Balance
2015	02/01/2015	\$4436.14	1	10/22/2015	\$0.00
2015	05/01/2015	\$4436.14	2	05/17/2016	\$0.00
2015	08/01/2015	\$4613.93	3	05/17/2016	\$0.00
2015	11/01/2015	\$5829.51	4	05/17/2016	\$0.00
2016	02/01/2016	\$4525.00	1	05/17/2016	\$0.00
2016	05/01/2016	\$4525.00	2	05/17/2016	\$0.00
<b>Total</b>		<b>\$</b>			<b>\$0.00</b>



**West Orange Property Tax Site - Item Display**

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Interest Thru 05/30/16

**THIS ACCOUNT CURRENTLY HAS AN OPEN LIEN**

**Block** 00009  
**Lot** 00036  
**Qualifier**  
**Account** 00269000  
**Name** SELECTO-FLASH CORP  
**Location** 18 CENTRAL AVENUE  
**Address** 18 CENTRAL AVENUE  
**Address** 18 CENTRAL AVENUE  
**City/State** WEST ORANGE NJ  
**Zip** 07052  
**Class** 4B  
**Additional Lots** 40 8 AND 9  
**Building Description**  
**Land Size**  
**Zoning**  
**Map Page**  
**Bank Code**

**Current Amount Due:** \$12,100.96

The amount below is the original dollar amount billed, the amount does not reflect any adjustments made to your account such as interest, tax appeal credits, homestead rebate and or any other credits applied.

Year	Due Date	Amount	Period	Paid Date	Balance
2015	02/01/2015	\$11693.75	1	01/08/2016	\$0.00
2015	05/01/2015	\$11693.75	2	01/08/2016	\$0.00
2015	08/01/2015	\$12162.00	3	01/08/2016	\$0.00
2015	11/01/2015	\$19741.50	4	01/08/2016	\$0.00
2016	02/01/2016	\$11928.00	1	04/18/2016	\$0.00
2016	05/01/2016	\$11928.00	2	//	\$11928.00
<b>Total</b>		<b>\$</b>			<b>\$11928.00</b>



**West Orange Property Tax Site - Item Display**

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Interest Thru 05/30/16

**THIS ACCOUNT CURRENTLY HAS AN OPEN LIEN**

**Block** 00007  
**Lot** 00022  
**Qualifier**  
**Account** 00226000  
**Name** SELECTO-FLASH INC  
**Location** 4 TOMPKINS STREET  
**Address** 4 TOMPKINS STREET  
**Address** 18 CENTRAL AVE  
**City/State** WEST ORANGE NJ  
**Zip** 07052  
**Class** 1

**Additional Lots**  
**Building Description**  
**Land Size**  
**Zoning**  
**Map Page**  
**Bank Code**

**Current Amount Due:** \$95.61

The amount below is the original dollar amount billed, the amount does not reflect any adjustments made to your account such as interest, tax appeal credits, homestead rebate and or any other credits applied.

Year	Due Date	Amount	Period	Paid Date	Balance
2015	02/01/2015	\$93.55	1	01/08/2016	\$0.00
2015	05/01/2015	\$93.55	2	01/08/2016	\$0.00
2015	08/01/2015	\$97.60	3	01/08/2016	\$0.00
2015	11/01/2015	\$97.00	4	01/08/2016	\$0.00
2016	02/01/2016	\$95.00	1	04/18/2016	\$0.00
2016	05/01/2016	\$95.00	2	//	\$95.00
<b>Total</b>		<b>\$</b>			<b>\$95.00</b>



# West Orange Fire Department

415 Valley Road, West Orange, New Jersey 07052

Phone: (973) 325-4175 Fax: (973) 669-1080

E-mail: FireDept@westorange.org

*Robert D. Parisi*  
Mayor

*Peter F. Smeraldo Jr*  
Fire Chief

## MEMORANDUM

**To:** Karen Carnevale  
Municipal Clerk

**From:** Cathy Wysocki  
Fire Prevention

**Date:** May 24, 2016

**Subject:** OPRA – 2016-481  
Block 9 Lots: 11.01, 11.02, 11.03, 32 & 36  
Block 7 Lot 22

---

There are no reports/records of any environmental hazards for the above referenced properties.

RECEIVED  
MUNICIPAL CLERK  
2016 MAY 24 PM 12:44  
WEST ORANGE N.J.



# TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

## PLANNING & DEVELOPMENT

**ROBERT D. PARISI**  
*Mayor*

Tel: (973) 325-4115  
Fax: (973) 325-3959  
Email: [pjambor@westorange.org](mailto:pjambor@westorange.org)

### Memorandum

**TO: Ms. Madeline Longo, OPRA Coordinator, Municipal Clerk's Office**

**FROM: Perry Jambor, Code Enforcement Officer**

**DATE: May 26, 2016**

**1 Page**

**SUBJECT: OPRA # 2016-481**

**Multiple Locations**

Dear Maddy:

In response to the above-referenced OPRA request, please be advised that there are no violations against the properties in question, with the following exceptions:

- 1- 8-10 Central Avenue: Current Summons for failure to maintain the exterior of the premises.
- 2- 4 Tompkins Street: Current Violation Notice for failure to maintain the exterior of the premises.

Thank you.

Perry Jambor  
Code Enforcement Officer  
Township of West Orange

RECEIVED  
MUNICIPAL CLERK  
2016 MAY 26 AM 10:29  
WEST ORANGE N.J.



# TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

## DEPARTMENT OF HEALTH & WELFARE

**ROBERT D. PARISI**  
*Mayor*

Tel: (973) 325-4120  
Fax: (973) 325-4005

**THERESA M. DE NOVA**  
*Health Officer*

Email: [healthdept@westorange.org](mailto:healthdept@westorange.org)

### Memorandum

**TO:** Karen Carnevale, Municipal Clerk  
**FROM:** Kimberly Orlando, REHS **KO**  
**DATE:** May 26, 2016

**SUBJECT:** OPRA Request – 2016-481

As requested by Leah Thiel from 442 State Route 35, 2<sup>nd</sup> Floor, Eatontown, NJ 07724. I have reviewed the Health Department files for the information requested. Attached are copies of relevant information from our file consisting of 16 pages.

RECEIVED  
MUNICIPAL CLERK  
2016 MAY 26 AM 10:44  
WEST ORANGE NJ



AN EQUAL OPPORTUNITY EMPLOYER  
[www.westorange.org](http://www.westorange.org)

5/26/2016

TOWNSHIP OF WEST ORANGE  
DEPARTMENT OF HEALTH  
WEST ORANGE NJ 07052  
973-325-4120

*Redactions Made  
per NISSA 47: 1A-1.1  
Privacy Interest +  
Refer To : MAF Personal  
Identifying  
Information*

**Complaint Notice:**

**Complaint # : 893**

**Type: DUMPING**

**Details:** EXCESSIVE DEBRIS AND GARBAGE ALL OVER STREET AT WHAT COMPLAINANT BELIEVES IS ORIGINATING AT HARVARD PRESS.

**Received By :** RM      **Date :** 04/21/09 02:29 PM      **Source:** Verbal      **Total Time: Hours :** 176,505,59 Mins.      176,505,596

**Complainant Name:**

**Complaint Location:**

**Last Name:** [REDACTED]  
**# & Street :** [REDACTED]      **Apt #:**  
**City :** WEST ORANGE      **State :** NJ 07052  
**Phone :** [REDACTED]      **Cell:**

**Location Street :** MITCHELL & STOCKMAN      **Apt #:**  
**City :** WEST ORANGE  
**Owner Occupied:** 0

<b>Owner Name :</b>	<b>Block :</b>	<b>Lot :</b>
<b>Street :</b>	<b>Structure Type :</b>	
<b>City :</b>	<b>State :</b>	<b>Apt #:</b>
<b>Phone :</b>	<b>Cell:</b>	<b>E-Mail:</b>

**Closed :**      **Closed Date :**

**Action Taken:**

4/21/09

Observed empty bags of rock salt, a black plastic bag and cardboard boxed filled with fertilizer, one small bag of recyclable containers and other debris that appeared to be dumped by a landscaper on the sidewalk at the corner of Mitchell and Stockman Street.

Noted Roseland Landscaping vehicles were parked in the lot adjacent to where the above trash items were dumped. Took the phone number off the sign and will contact them regarding this matter.

Referred to Glenn McCarthy from DPW for removal.  
MAF - 4/22/2009 09:36 AM

Insp Date	Summons Date	Notice Date	Fee	Investigation By	# Hours	# Mins	Violation Identified	# Inspections
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TOWNSHIP OF WEST ORANGE  
DEPARTMENT OF HEALTH  
WEST ORANGE NJ 07052  
973-325-4120

Complaint Notice:

Refer To : JM

Complaint # : 573

Type:

Details: 25 MITCHELL STREET HAS HUGE WET AREA RUG AT CURB. (JACK CHECKED AND SAID IT WILL NOT BE PICKED UP AS IS. IT IS NOT CUT DOWN OR TIED TOGETHER.)

Received By :RM Date : 07/24/08 11:52 AM Source: Phone Total Time: Hours : 175,521,9( Mins. 175,521,900

Complainant Name:

Complaint Location:

Last Name: [REDACTED] Location Street : 25 MITCHELL STREET Apt #:  
# & Street : MITCHELL STREET Apt #:  
City : WEST ORANGE State : NJ 07052 Owner Occupied: 1  
Phone : Cell:

Owner Name : Block : Lot :  
Street : Apt #: Structure Type :  
City : WEST ORANGE State :NJ 07052  
Phone : Cell: E-Mail:

Closed : Closed Date : 3/14/2014

Action Taken:

As noted. Spoke to property owner via telephone (tenants did not speak english) who agreed to remove carpet from curb, cut, and place out next week.  
JM - 7/25/2008 09:28 AM

Insp Date	Summons Date	Notice Date	Fee	Investigation By	# Hours	# Mins	Violation Identified	# Inspections
-----------	--------------	-------------	-----	------------------	---------	--------	----------------------	---------------

TOWNSHIP OF WEST ORANGE  
DEPARTMENT OF HEALTH  
WEST ORANGE NJ 07052  
973-325-4120

Complaint Notice:

Refer To : JM

Complaint # : 2152

Type:

Details: RESIDENT SAID THAT 25 MITCHELL HAS OUT THREE MATTRESSES AND OTHER BULK ITEMS NOW FOR THURSDAYS PICK UP.

Received By :MS Date : 07/02/12 01:39 PM Source: Phone Total Time: Hours : 175,600,4 Mins. 175,600,452

Complainent Name:

Complaint Location:

Last Name:  
# & Street : Apt #:  
City : WEST ORANGE State : NJ 07052  
Phone : Cell:

Location Street : 25 MITCHELL STREET Apt #:  
City : WEST ORANGE  
Owner Occupied: 0

Owner Name : Block : Lot :  
Street : Apt #: Structure Type :  
City : WEST ORANGE State :NJ 07052  
Phone : Cell: E-Mail:

Closed : Closed Date :

Action Taken:

As noted. Residents not at home. Left RCN in mailboxes for 1st and 2nd floor.  
JM - 7/3/2012 01:19 PM

Insp Date Summons Date Notice Date Fee Investigation By # Hours # Mins Violation Identified # Inspections

TOWNSHIP OF WEST ORANGE  
DEPARTMENT OF HEALTH  
WEST ORANGE NJ 07052  
973-325-4120

Complaint Notice:

Refer To : JM

Complaint # : 684

Type:

Details: UNCOVERED GARBAGE AT ABOVE ADDRESSES ATTRACTS RATS, RATS ALSO NOTED ON ADJOINING INDUSTRIAL PROPERTY

Received By :JM      Date : 09/25/08 03:36 PM      Source: Verbal      Total Time: Hours : 176,591,1( Mins. 176,591,108

**Complainant Name:**

**Complaint Location:**

Last Name: [REDACTED]

# & Street : [REDACTED]

City : WEST ORANGE State : NJ 07052

Phone :

Apt #:

Location Street : 25, 39 MITCHELL ST

City : WEST ORANGE

Apt #:

Owner Occupied: 0

Cell:

Owner Name :	Block :	Lot :
Street :	Apt #:	Structure Type :
City : WEST ORANGE State :NJ 07052		
Phone :	Cell:	E-Mail:

Closed :

Closed Date :

**Action Taken:**

Garbage cans at both addresses either partially filled or empty (collection yesterday.) Accum litter on ground in vicinity of cans, but no visible food waste. Will monitor.  
JM - 9/26/2008 03:46 PM

Insp Date	Summons Date	Notice Date	Fee	Investigation By	# Hours	# Mins	Violation Identified	# Inspections
-----------	--------------	-------------	-----	------------------	---------	--------	----------------------	---------------

TOWNSHIP OF WEST ORANGE  
DEPARTMENT OF HEALTH  
WEST ORANGE NJ 07052  
973-325-4120

Complaint Notice:

Refer To : JM

Complaint # : 2063

Type: BED BUGS

Details: HAS BEEN EXPERIENCING PROBLEM WITH BED BUGS AT HER APT SINCE HER FAMILY MOVED IN 3 YEARS AGO; LANDLORD IS NOT HELPING

Received By :JAM      Date : 04/20/12 10:39 AM      Source: Phone      Total Time: Hours : 175,167,2; Mins. 175,167,228

**Complainant Name:**

**Complaint Location:**

Last Name: [REDACTED]

Location Street : 25 MITCHELL ST

Apt #: APT 2

# & Street : [REDACTED]

Apt #: [REDACTED]

City : WEST ORANGE

City : WEST ORANGE State : NJ 07052

Owner Occupied: 0

Phone : [REDACTED]

Cell:

Owner Name : MONTESDIOCA GRACIELA	Block :	Lot :
Street :	Apt #:	Structure Type :
City : WEST ORANGE State :NJ 07052		
Phone : [REDACTED]	Cell:	E-Mail:

Closed :

Closed Date :

**Action Taken:**

Attempted to contact property owner. Left message for her to call me.  
JM - 4/23/2012 01:54 PM

Called Ms. Montesdiocas residence. Left message. Spoke to complainant and informed her I will await return phone call. If no call will inspect her apt. for evidence of bedbugs.  
JM - 5/1/2012 03:49 PM  
JM - 5/1/2012 03:52 PM

Insp Date	Summons Date	Notice Date	Fee	Investigation By	# Hours	# Mins	Violation Identified	# Inspections
-----------	--------------	-------------	-----	------------------	---------	--------	----------------------	---------------

TOWNSHIP OF WEST ORANGE  
DEPARTMENT OF HEALTH  
WEST ORANGE NJ 07052  
973-325-4120

Complaint Notice:

Refer To : JM

Complaint # : 2025

Type: ODOR

Details: SOLVENT ODOR COMING FROM BUILDING ON PROPERTY, PROPERTY IS NOT SECURED. SUBMITTED PHOTOS OF SUSPECTED SOURCE OF ODORS.

Received By :JM      Date : 03/05/12 09:36 AM      Source: Email      Total Time: Hours : 176,161,8( Mins. 176,161,804

Complainant Name:

Complaint Location:

Last Name: [REDACTED]

# & Street :

City : WEST ORANGE State : NJ 07052

Phone :

Apt #:

Cell:

Location Street : 18 CENTRAL AVENUE

City : WEST ORANGE

Apt #:

Owner Occupied: 0

Owner Name :

Street :

City : WEST ORANGE State :NJ 07052

Phone :

Apt #:

Cell:

Block :

Structure Type :

E-Mail:

Lot :

Closed :

Closed Date :

Action Taken:

Investigation revealed a slight solvent odor emanating from a fan discharging at the lower rear corner of a small building with a No Smoking/Flammable painted on the door. Also observed litter and debris scattered on premises.

Notified Ted Pilas of the ERHC and forwarded email to him. Also notified property maintenance.

Responded to complainant via email.

JM - 3/5/2012 03:31 PM

3/7 Mike Grandusky reports that WOFD has put property owners on notice to remove chemicals stored in building.

JM - 3/7/2012 09:19 AM

Insp Date    Summons Date    Notice Date    Fee    Investigation By    # Hours    # Mins    Violation Identified    # Inspections



# TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, NJ 07052

## HEALTH DEPARTMENT

JOHN F. McKEON  
Mayor

JOSEPH A. FONZINO  
Director of Health & Welfare  
Health Officer

Tel: (973) 325-4120  
Fax: (973) 325-4005

April 17, 2000

Select-o-Flash  
18 Central Avenue  
West Orange, NJ 07052

Dear Property Owner:

An inspection made by this department of your property designated as Block 7, Lot 22 the tax map in the Township of West Orange and located at the corner of Mitchell and Tompkins Street (Vacant Lot) revealed the following violation(s):

- a. *West Orange Ordinance 12-5.3 - Litter, debris, dog defecation and dumped plaster on the property.*

You are hereby directed to immediately correct said violations. Failure to do so will necessitate legal action.

A re-inspection will be made of the premises within 5 days and your cooperation in this matter will be appreciated. Spot inspections by you must be made to insure continued compliance.

Yours truly,

  
Mark Caputo  
Sr. Sanitary Inspector

Slav COMPLAINT

COMPLAINANT: NAME [REDACTED] PHONE [REDACTED]

ADDRESS: \_\_\_\_\_

NATURE OF COMPLAINT View of an area of track - 1 + 2 + 3 + 4 + 5 + 6 + 7 + 8 + 9 + 10 + 11 + 12 + 13 + 14 + 15 + 16 + 17 + 18 + 19 + 20 + 21 + 22 + 23 + 24 + 25 + 26 + 27 + 28 + 29 + 30 + 31 + 32 + 33 + 34 + 35 + 36 + 37 + 38 + 39 + 40 + 41 + 42 + 43 + 44 + 45 + 46 + 47 + 48 + 49 + 50 + 51 + 52 + 53 + 54 + 55 + 56 + 57 + 58 + 59 + 60 + 61 + 62 + 63 + 64 + 65 + 66 + 67 + 68 + 69 + 70 + 71 + 72 + 73 + 74 + 75 + 76 + 77 + 78 + 79 + 80 + 81 + 82 + 83 + 84 + 85 + 86 + 87 + 88 + 89 + 90 + 91 + 92 + 93 + 94 + 95 + 96 + 97 + 98 + 99 + 100

Received BY Mr. K. Rosen LETTER IN PERSON TELEPHONE DATE 4/17/00  
REPORTED TO MAC DATE 4/17/00 TIME AM  
INSPECTOR MAC INSPECTION DATE 4/17/00 TIME AM FROM \_\_\_\_\_ TO \_\_\_\_\_

PREVIOUS COMPLAINT DATE \_\_\_\_\_

REPORT OF CONDITIONS As reported seen at NOV 17/00

INSPECTOR \_\_\_\_\_ RE-INSPECTION DATE \_\_\_\_\_ TIME \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_

REPORT OF CONDITIONS \_\_\_\_\_

FINAL ACTION TAKEN \_\_\_\_\_

PROPERTY OWNER \_\_\_\_\_

FURTHER REMARKS 5/15/00 - let owner up

# Dumping & Defecation Complaint

Urgent

TO: Mark A. Caputo, Sr. Environmental Health Specialist, Karen Reed & Patrica Kelso, Animal Control Officers  
FROM: Denise M. Urso, Administrative Secretary  
Date: May 09, 2000  
Subject: Dumping Complaint & Dog Defecation Complaint  
Lot on the corner of Tompkins and Mitchell Street

Route to: Special instructions:

- Reviewer 1 Mark  
 Reviewer 2 Pat/Karen  
 Reviewer 3 \_\_\_\_\_  
 Reviewer 4 \_\_\_\_\_  
 Reviewer 5 \_\_\_\_\_

Next step:

- For your file

Notes: [REDACTED], who resides at [REDACTED] has stated that Selecto Flash on Central Avenue has dumped some building debris (plaster) in their lot which is located on the corner of Tompkins and Mitchell Street. Please check this out. He also called the Mayor. So please let Theresa know after you have inspected so she can get back to the Mayor.

Denise

# COMPLAINT FORM

COMPLAINT CATEGORY: Stagnant Water LOCATION: Behind 18-20 Central Place

## COMPLAINANT'S INFORMATION

NAME: Would not give PHONE (H): \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE (W): \_\_\_\_\_

## NATURE OF COMPLAINT

Behind 18 & 20 Central Place ~~he~~ complainant reported that the whole area is a mess. The one thing that concerns him the most is that there's big barrels of stagnant water.

## REPORT/FINDINGS

1/2 CONTAINER OF STAGNANT WATER ALONG WITH PALLETS AND OTHER ITEMS STORED ON PROPERTY OWNED

By NICK VILLAS. PROPERTY MAINTENANCE IS AWARE OF COMPLAINTS REGARDING THIS PROPERTY

FINAL ACTION TAKEN: WILL BE CHECK IN 10 DAYS

PROPERTY OWNER: \_\_\_\_\_

RECEIVED BY: Denise VIA: LETTER IN PERSON TELEPHONE DATE: 5/23/03

REPORTED TO: Jim DATE: 5/23/03 TIME: 12:05 p.m.

INSPECTOR: JM INSPECTION DATE: 5-27-03 TIME: \_\_\_\_\_

COMPLAINT FORM

COMPLAINT CATEGORY: Mosquito LOCATION: 18-20 Central Place

COMPLAINANT'S INFORMATION

NAME: Wouldn't Give PHONE (H): —

ADDRESS: — PHONE (W): —

NATURE OF COMPLAINT

open bins behind 18-20 Central Place - filled w/ water - breeding mosquitoes. he called several times

REPORT/FINDINGS

Previous complaints 6/13/6/16. N.V. Given to [redacted]

7/11/03 CAROL ANN - ALLIGATOR WATER STILL IN CONTAINER. FOR R. CAROL

7/14/03 CONTAINER EMPTY

7/25/03 COMPLAINTS CALLED - TACKS WASHED INTO BINS BY RAIN. CONTACTED J. L. V.

FINAL ACTION TAKEN: —

PROPERTY OWNER: —

RECEIVED BY: DMU VIA: LETTER IN PERSON TELEPHONE DATE: 6/20/03

REPORTED TO: gm DATE: — TIME: NOON

INSPECTOR: — INSPECTION DATE: — TIME: —

COMPLAINT FORM

COMPLAINT CATEGORY: [REDACTED] LOCATION: [REDACTED]

COMPLAINANT'S INFORMATION

NAME: JAN - MAYORS OFFICE PHONE (H): \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE (W): \_\_\_\_\_

NATURE OF COMPLAINT

RESIDENT OF [REDACTED] CALLED, STATED  
WATER TO BLDG. WAS SHUT OFF BY NTAWC  
DUE TO LEAK IN SERVICE LINE UNDER DRIVEWAY. COMPLAINANT ([REDACTED]  
[REDACTED]) LIVES IN HOUSE OWNED BY [REDACTED]  
COMPLAINANT'S PHONE # [REDACTED]

REPORT/FINDINGS:

NTAWC CONFIRMS SINK OFF DUE  
TO LEAK IN MAIN BETWEEN  
STREET AND METEL. NTAWC ADVISED HOMEOWNER  
IS RESPONSIBLE FOR REPAIR. EXCAVATION NOTES IN GENERAL  
VICINITY OF WHERE MAIN LEFT RUCR INDOOR TO TURN UNDER  
1/9/03. EXCAVATION REUSED AT THIS TIME.

FINAL ACTION TAKEN: 12-5.4(B)

PROPERTY OWNER: DAVID JENNIS

CHASE  
[REDACTED]  
[REDACTED] 322.6  
LEGAL # 150033  
1209  
[REDACTED]

RECEIVED BY: JAN VIA: LETTER IN PERSON TELEPHONE DATE: 12-17-02

REPORTED TO: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

INSPECTOR: MRC INSPECTION DATE: 12/17/02 TIME: 1:00 PM



# TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, NJ 07052

## HEALTH DEPARTMENT

JOHN F. McKEON  
Mayor

Tel: (973) 325-4120  
Fax: (973) 325-4005

JOSEPH A. FONZINO  
Director of Health & Welfare  
Health Officer

12/17/02

SAMUEL DENNIS  
29 MITCHELL ST.  
W ORANGE, NJ 07052

Dear Property Owner/Occupant:

An inspection made by this Department of your property located at 29 MITCHELL ST. revealed the following violation(s) of the Ordinances of the Township of West Orange:

W. ORANGE ORD 12-54(B) - You must provide POTABLE WATER VIA PLUMBING SYSTEM TO THE ABOVE PREMISES AND OBTAIN ALL NECESSARY PERMITS.

You are hereby directed to immediately correct said violation(s). Failure to do so will necessitate legal action.

A re-inspection of the above condition(s) will be made within 24 hours days. Your cooperation in this matter will be appreciated. Spot inspections by you must be made to insure continued compliance.

Yours truly,

Mark A. Caputo  
Sr. Sanitary Inspector

NOTICE LEFT IN  
Box

1/2/2009

TOWNSHIP OF WEST ORANGE  
MUNICIPAL BUILDING  
WEST ORANGE NJ 07052  
973-325-4120  
DEPARTMENT OF HEALTH

Complaint Notice

Complaint # : 573

Last Name: [REDACTED]

# & Street : [REDACTED]

City : WEST ORANGE State : NJ 07052

Phone :

Apt #:

Date : 07/24/08 11:52 AM  
Location Street : 25 MITCHELL STREET

Apt #:

City : WEST ORANGE

Owner Name :

Street :

City : WEST ORANGE State : NJ 07052

Phone :

Block :

Structure Type :

Lot :

Nature of Complaint :

25 MITCHELL STREET HAS HUGE WET AREA RUG AT CURB. (JACK CHECKED AND SAID IT WILL NOT BE PICKED UP AS IS. IT IS NOT CUT DOWN OR TIED TOGETHER.)

Received By : RM

Refer To : JM

Closed :

Abatement Date :

Action Taken:

As noted. Spoke to property owner via telephone (tenants did not speak english) who agreed to remove carpet from curb, cut, and place out next week.  
JM - 7/25/2008 09:28 AM

TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, NJ 07052

HEALTH DEPARTMENT

JOHN F. McKEON, Mayor
JOSEPH A. FONZINO, Director of Health & Welfare

Tel: (973) 325-4120
Fax: (973) 325-4005

REFUSE COLLECTION NOTICE

Date: 7.24.08

Address: 25 MITCHELL ST

Dear Owner/Occupant:

Garbage collection days are TUE and THURS in your neighborhood.
Bulk Refuse collection is on THUR.

Please take note that you have committed the following violation(s) of the Municipal Solid Waste Management and/or Nuisance Ordinances:

- Refuse placed at curb earlier than 7:00pm or dusk the day preceding collection OR after 6:00am on day of collection.
Excessive amount of Bulk Refuse or individual Bulk item(s) weighing more than 300 lbs. placed at curb.
Carpeting and padding must be rolled in 4 ft. lengths and placed at the curb in a neat and orderly manner.
Garbage not stored in 35 GALLON cans with tight fitting lids (weighing less than 65 lbs.) or HEAVY DUTY trash bags.
Receptacles and/or any spilled trash were not removed from curb area the same day as collection.
Appliances containing refrigerant not placed at curb properly.
Excessive or improperly contained waste building materials are placed at curb.
Branches are not placed at curb properly.
There is a litter and debris accumulation on the premises in the following area(s):
Commercial trash pick-up is limited to three 35 gallon containers per collection. NO BULK REFUSE.
Recyclables were not placed at curb at appropriate time or were not properly sorted.
Leaves are not placed in recyclable leaf bags.

Name Title

1/2/2009

TOWNSHIP OF WEST ORANGE  
MUNICIPAL BUILDING  
WEST ORANGE NJ 07052  
973-325-4120  
DEPARTMENT OF HEALTH

Complaint Notice

Complaint # : 684

Last Name: [REDACTED]

# & Street : [REDACTED]

City : WEST ORANGE State : NJ 07052

Phone :

Apt #:

Date : 09/25/08 03:36 PM  
Location Street : 25, 39 MITCHELL ST.

Apt #:

City : WEST ORANGE

Owner Name :

Street :

City : WEST ORANGE State : NJ 07052

Phone :

Block :  
Structure Type :

Lot :

Nature of Complaint :

UNCOVERED GARBAGE AT ABOVE ADDRESSES ATTRACTS RATS, RATS ALSO NOTED ON ADJOINING INDUSTRIAL PROPERTY

Received By : JM

Refer To : JM

Closed :

Abatement Date :

Action Taken:

Garbage cans at both addresses either partially filled or empty (collection yesterday.) Accum litter on ground in vicinity of cans, but no visible food waste. Will monitor.  
JM - 9/26/2008 03:46 PM

## LIST OF APPLICATIONS

Block 9 and Lot 11.01

May , 26 2016

4:12:18PM

Control No	App Date	Perno	Per dt	UpdateNo	CCO No	CCO Dt	Close Dt	Block	Lot	Qual	Description	CCO Fee			
Owner name	Site Address	Owner Address	MunWvd	All Wvd	Use Grp	Mfee	Tr Fee	CCO Fee							
CUFT	SQFT	Bldg	Elec	Fire	Plumb	Elev	Mech	BFee	EFee	FFee	Pfee	Elev Fee	Mfee	Tr Fee	CCO Fee
Cost Const	Alt Const	Cost Demol	CO Date	CA Date	Cfee	Badm	EAdm	FAdm	PADM	VAdm	MAdm	Alt Fee	CO Fee		
App Type	Hfee	Gfee	TFee	Sfee	DCA Min.	Tot Fee									
40579	06/14/2007	20071049	06/15/2007	0			8/20/2008	9	11.01		ROOF				
										R-5					
MONTESDEOCA, GERMAN & GR. 25 MITCHELL STREET										25 MITCHELL STREET					
0.00	0.00	Yes					\$81.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
\$ 0.00	\$ 4500.00	\$ 0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6.00	\$0.00		
P						\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$87.00		

## LIST OF APPLICATIONS

May , 26 2016

4:12:24PM

Block 9 and Lot 11.02

Control No	App Date	Perno	Per dt	UpdateNo	CCO No	CCO Dt	Close Dt	Block	Lot	Qual	Description	CCO Fee		
Owner name	Site Address	Owner Address	Fire	Plumb	Elev	Mech	BFee	EFee	FFee	Pfee	Elev Fee	Mfee	Tr Fee	CCO Fee
CUFT	SQFT	Bldg	Elec	CO Date	CA Date	Cfee	Badm	EAdm	FAdm	PADM	VAdm	MAdm	Alt Fee	CO Fee
Cost Const	Alt Const	Cost Demol					Hfee		Gfee		TFee	Sfee	DCA Min.	Tot Fee
App Type														
21869	12/19/2002	20022072	12/19/2002	0			12/26/2002	9	11.02		WATER SERVICE CONNECTION			
DENNIS/WATER SERVICE CONNI	29 MITCHELL STREET													
0.00	0.00			Yes			\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00
\$ 0.00	\$ 500.00	\$ 0.00		12/26/2002		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
P								9	11.02		PORCH REPAIR			
22763	05/14/2003	20030709	05/14/2003	0										
DENNIS/PORCH REPAIR	29 MITCHELL STREET													
0.00	0.00	Yes					\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$ 0.00	\$ 500.00	\$ 0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
P								9	11.02		RENOVATE KITCHEN & BATHROOM ROOF & SIDING			
42958	04/08/2008	20080619	04/28/2008	0										
DENNIS, ANTHONY	29 MITCHELL STREET	29 MITCHELL STREET												
0.00	0.00	Yes	Yes	Yes		Yes	\$1478.00	\$108.00	\$0.00	\$75.00	\$0.00	\$50.00	\$0.00	\$0.00
\$ 0.00	\$ 101000.00	\$ 0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$136.00	\$0.00
P														\$1,847.00
70006	12/29/2015	20152799	12/30/2015	0										
DENNIS, ANTHONY	29 MITCHELL STREET	29 MITCHELL ST.												
0.00	0.00			Yes			\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00
\$ 0.00	\$ 1000.00	\$ 0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.00	\$0.00
P														\$52.00

## LIST OF APPLICATIONS

May , 26 2016

4:12:31PM

Block 9 and Lot 11.03

Control No	App Date	Perno	Per dt	UpdateNo	CCO No	CCO Dt	Close Dt	Block	Lot	Qual	Description			
Owner name	Site Address	Owner Address	MunWvd	All Wvd	Pfee	Elev Fee	Mfee	Tr Fee	CCO Fee					
CUFT	SQFT	Bldg Elec	Fire	Plumb	Elev	Mech	BFee	EFee	FFee	PADM	VAdm	MAdm	Alt Fee	CO Fee
Cost Const	Alt Const	Cost Demol	CO Date	CA Date	Cfee	Badm	EAdm	FAdm	Gfee	TFee	Sfee	DCA Min.	Tot Fee	
App Type														
32513	05/30/1991	19910462	05/30/1991	0			11/17/2005	9	11.03		VINYL SIDING			
PARMA/VINLY SIDING	27 MITCHELL STREET	27 MITCHELL STREET							R-3					
0.00	0.00	Yes				\$64.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$ 0.00	\$ 7800.00	\$ 0.00		11/17/2005	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$64.00
P														
35822	11/17/2005	0		0	2005218	11/17/2005	11/17/2005	9	11.03		SALE OF TWO FAMILY DWELLING			
PARMA, AMERICO & GRACIELA	27 MITCHELL STREET	27 MITCHELL ST							R-5					\$150.00
0.00	0.00					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			11/17/2005			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
C														
36676	03/10/2006	20060348	03/10/2006	0			11/18/2015	9	11.03		DEMOLISH GARAGE work never done according to owner 3/18/14. will confirm			
PARMA, AMERICO & GRACIELA	27 MITCHELL STREET	27 MITCHELL ST							U					\$0.00
0.00	0.00	Yes				\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$ 0.00	\$ 0.00	\$ 1100.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
P														
46952	08/17/2009	0		0	2009173	8/17/2009	8/17/2009	9	11.03		CHANGE IN TENANT AND/OR OCCUPANCY RENTAL OF 2ND FLOOR			
URBAY, OWEN & KOO, SOFIA	27 MITCHELL STREET	27 MITCHELL STREET							R-5					\$100.00
0.00	0.00					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			08/17/2009			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
C														

## LIST OF APPLICATIONS

May , 26 2016

4:12:39PM

Block 9 and Lot 32

Control No	App Date	Perno	Per dt	UpdateNo	CCO No	CCO Dt	Close Dt	Block	Lot	Qual	Description			
Owner name	Site Address	Owner Address	Fire	Plumb	Elev	Mech	BFee	EFee	FFee	Pfee	Use Grp	Mfee	Tr Fee	CCO Fee
CUFT	SQFT	Bldg Elec	CO Date	CA Date	Cfee	Badm	EAdm	FAdm	PADM	VAdm	MAdm	Alt Fee	CO Fee	CO Fee
Cost Const	Alt Const	Cost Demol				Hfee		Gfee		TFee	Sfee	DCA Min.	Tot Fee	
App Type														
28629	01/04/1989	19881208	01/04/1989	0			11/22/2005	9	32		REMODEL OFFICE			
DAJENA DEV.	4-10 CENTRAL AVENUE								B			\$0.00	\$0.00	\$0.00
0.00	0.00	Yes				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$ 0.00	\$ 2000.00	\$ 0.00	11/22/2005			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00
P								9	32					
28674	01/13/1989	19891208	01/13/1989	1			3/5/1990	9	32					
DAJENA DEV.	4-10 CENTRAL AVENUE								B			\$0.00	\$0.00	\$0.00
0.00	0.00					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$ 0.00	\$ 2500.00	\$ 0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00
U								9	32					
28701	01/23/1989	19891208	01/23/1989	2			3/5/1990	9	32					
DAJENA DEV.	4-10 CENTRAL AVENUE								B			\$0.00	\$0.00	\$0.00
0.00	0.00					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$ 0.00	\$ 3500.00	\$ 0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00
U														

## LIST OF APPLICATIONS

May . 26 2016

4:12:45PM

Block 9 and Lot 36

Control No	App Date	Perno	Per dt	UpdateNo	CCO No	CCO Dt	Close Dt	Block	Lot	Qual	Description	CCO Fee			
Owner name	App Type	Site Address	Owner Address	MunWvd	All Wvd	Pfee	Elev Fee	Mfee	Tr Fee	CCO Fee					
CUFT	SQFT	Bldg	Elec	Fire	Plumb	Elev	Mech	BFee	EFee	FFee	PADM	VAdm	MAdm	Alt Fee	CO Fee
Cost Const	Alt Const	Cost Demol	CO Date	CA Date	Cfee	Badm	EAdm	FAdm	Gfee	TFee	Sfee	DCA Min.	Tot Fee		
4845	07/06/1994	19940838	07/06/1994	0			7/6/1994	9	36		ELEVATOR				
SELECTO FLASH/ELEVATOR		18 CENTRAL AVENUE	18 CENTRAL AVENUE					\$0.00	\$0.00	\$0.00	\$0.00	\$70.00	\$0.00	\$0.00	\$0.00
0.00	0.00				Yes			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$ 0.00	\$ 10000.00	\$ 0.00				\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$70.00
P							8/1/1994	9	36						
5011	08/01/1994	19940966	08/01/1994	0					B						
SELECTO FLASH/RETROFIT FIXT		18 CENTRAL AVENUE	18 CENTRAL AVENUE					\$0.00	\$118.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0.00	0.00		Yes					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$ 0.00	\$ 10000.00	\$ 0.00				\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$118.00
P															

Police Dept ✓ Building Dept ✓  
 Prop. Maintenance ✓

Health Dept ✓  
 Fire Dept ✓  
 Planning Dept ✓

TOWNSHIP OF WEST ORANGE  
 OPEN PUBLIC RECORDS ACT REQUEST FORM

66 Main Street  
 973-325-4155/Fax 973-731-1196

clerk@westorange.org  
 Karen J. Carnevale, R.M.C./Maddy Longo, OPRA Coordinator

OPRA  
 Log # 2016-481

due 5/30/16

Important Notice

The last page of this form contains important information related to your rights concerning government records. Please read it carefully.

Requestor Information - Please Print

First Name Leah MI \_\_\_\_\_ Last Name Thiel  
 E-mail Address lthiel@matrixnewworld.com  
 Mailing Address 442 State Route 35, 2nd Floor  
 City Eatontown State NJ Zip 07724  
 Telephone (973) 845-1943 FAX (973) 240-1818  
 Preferred Delivery: Pick Up \_\_\_\_\_ US Mail \_\_\_\_\_ On-Site Inspect \_\_\_\_\_ Fax \_\_\_\_\_ E-mail X  
 If you are requesting records containing personal information, please circle one: Under penalty of N.J.S.A. 2C:28-3, I certify that I HAVE ~~HAVE NOT~~ been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.  
 Signature Leah Thiel Date 5/16/2016

Payment Information

Maximum Authorization Cost \$25  
 Select Payment Method  
 Cash \_\_\_\_\_ Check X Money Order \_\_\_\_\_  
 Fees: Letter size pages - \$0.05 per page  
 Legal size pages - \$0.07 per page  
 Other materials (CD, DVD, etc) - actual cost of material  
 Delivery: Delivery / postage fees additional depending upon delivery type.  
 Extras: Special service charge dependent upon request.

Record Request Information: Please be as specific as possible in describing the records being requested. Also, please note that your preferred method of delivery will only be accommodated if the custodian has the technological means and the integrity of the records will not be jeopardized by such method of delivery.

For professional planning and environmental due diligence purposes, I am looking for any and all information maintained for Block 9, Lots 11.01, 11.02, 11.03, 32, and 36 and Block 7, Lot 22 in the Township of West Orange including but not limited to: historic data regarding building, police, fire and zoning violations. Please also provide all available documentation pertaining to environmental aspects of the properties, including any available information regarding Underground Storage Tanks (USTs), Above-ground Storage Tanks (ASTs), environmental permits, NJDEP correspondence, hazardous materials, spills, wetlands, historic property ownership, existing and former tenant history, inspection/investigation notes, health issues, on-site potable wells, monitoring wells and self-reporting/any other records previously submitted by the existing and/or former property owners.

BLOCK: 9 LOT: 11.01, 11.02, 11.03, 32, and 36  
 Block: 7, Lot 22

} See addresses  
 Below

AGENCY USE ONLY

AGENCY USE ONLY

AGENCY USE ONLY

- Block 9, LOT 11.01 - 25 Mitchell ST.
- LOT 11.02 - 29 Mitchell ST.
- LOT 11.03 - 27 Mitchell ST.
- LOT 32 - 8-10 Central Ave.
- LOT 36 - 18 Central Ave.
- Block 7, LOT 22 - 4 Tompkins ST.

11 Pages  
 Police Report  
 E-mailed 6/2/16

E-mailed  
 5/31/16

Tax sheets, Fire Report

5/26/16 Health Dept. + Prop. Maintenance Reports - E-mailed 5/31/16

5/31/16 Building Dept Permit Lists - E-mailed 5/31/16

(32 pages) + 11 = 43

RECEIVED  
 MUNICIPAL CLERK

2016 MAY 24 AM 11:50

WEST ORANGE N.J.

	<h1 style="margin: 0;">CAD Incident Search Results</h1>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <b>CAD/Partner™</b>  <small>Queues, Enforce Development, Inc.</small> </div> <p>v7.03.0015</p> <div style="display: flex; justify-content: space-around;"> <span>Home</span> <span>Help</span> </div>
---	---	--

[Search Again](#)

[Go To Sql Statement](#)

<b>CAD Search Results</b>
---------------------------

Incident#	Date/Time	Location	Incident Type
<a href="#">14034394</a>	09/18/2014 18:46:57	25 MITCHELL ST	SEARCH
<a href="#">14028917</a>	08/09/2014 14:08:04	25 MITCHELL ST	TRASHFIR
<a href="#">14017739</a>	05/22/2014 22:13:27	25 MITCHELL ST	WIREDOWN
<a href="#">14001928</a>	01/16/2014 19:34:17	25 MITCHELL ST	BURGRESI
<a href="#">12006131</a>	02/13/2012 19:16:01	25 MITCHELL ST	MSS PRSN
<a href="#">12006130</a>	02/13/2012 19:14:26	25 MITCHELL ST	MSS PRSN
<a href="#">10047079</a>	12/17/2010 21:15:47	25 MITCHELL ST	SICKCALL
<a href="#">10046231</a>	12/11/2010 01:56:03	25 MITCHELL ST	AFFRAY
<a href="#">10043794</a>	11/22/2010 04:44:34	25 MITCHELL ST	SICKCALL
<a href="#">10012980</a>	04/18/2010 08:15:57	25 MITCHELL ST	SICKCALL
<a href="#">9046893</a>	11/20/2009 23:13:58	25 MITCHELL ST	AFFRAY
<a href="#">8033269</a>	07/30/2008 12:51:15	25 MITCHELL ST	BURGRESI
<a href="#">8021370</a>	05/21/2008 19:46:16	25 MITCHELL ST	NON-CRIM
<a href="#">7017755</a>	06/22/2007 11:19:07	25 MITCHELL ST	AFFRAY
<a href="#">7006713</a>	03/09/2007 22:59:22	25 MITCHELL ST	HAZCOND
<a href="#">7004969</a>	02/20/2007 10:25:03	25 MITCHELL ST	NOTIFICA
<a href="#">7002224</a>	01/23/2007 11:26:13	25 MITCHELL ST	SUS VEH

<b>SQL Statement Used in Search</b>
<pre>select distinct cadinclg.inclnum, cadinclg.dtreceived, cadinclg.stnum, cadinclg.stname1, cadinclg.incltype, nbrincidents.inclnum pincnum, nf5incidents.inclnum finclnum from cadinclg, outer nbrincidents, outer nf5incidents where (cadinclg.stnum like "25%") and (cadinclg.stname1 like "MITCHELL%") and nbrincidents.cadinclnum = cadinclg.inclnum and nf5incidents.cadinclnum = cadinclg.inclnum order by cadinclg.inclnum desc;</pre>

[Search Again](#)

**Number of Incidents Listed 17**

	CAD Incident Search Results	<div style="border: 1px solid black; padding: 2px; font-size: 10px;"> <b>CAD/Partner™</b>  <small>Quinn Enoch Development, Inc.</small>                  v7.03.0015  <a href="#">Home</a>   <a href="#">Help</a> </div>
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 [Search Again](#)

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<b>CAD Search Results</b>
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Incident#	Date/Time	Location	Incident Type
<a href="#">15034366</a>	09/09/2015 23:06:17	29 MITCHELL ST	CRIMINAL INTEL
<a href="#">15023075</a>	06/20/2015 17:27:45	29 MITCHELL ST	BURGRESI
<a href="#">15023071</a>	06/20/2015 17:09:17	29 MITCHELL ST	BURGRESI
<a href="#">15014074</a>	04/17/2015 21:17:28	29 MITCHELL ST	NOTIFICA
<a href="#">14001554</a>	01/13/2014 20:36:54	29 MITCHELL ST	NON-CRIM
<a href="#">13029229</a>	08/27/2013 16:34:48	29 MITCHELL ST	ABNDN MV
<a href="#">13023477</a>	07/12/2013 16:29:47	29 MITCHELL ST	AFFRAY
<a href="#">12009255</a>	03/04/2012 19:23:05	29 MITCHELL ST	NON-CRIM
<a href="#">12009175</a>	03/04/2012 02:42:44	29 MITCHELL ST	NOISECPL
<a href="#">12008905</a>	03/02/2012 06:56:17	29 MITCHELL ST	AFFRAY
<a href="#">11003079</a>	01/26/2011 13:07:44	29 MITCHELL ST	ALM OTHE
<a href="#">10031086</a>	08/26/2010 03:42:02	29 MITCHELL ST	TOWN ORD
<a href="#">10006329</a>	02/24/2010 15:49:02	29 MITCHELL ST	SICKCALL
<a href="#">9024302</a>	06/12/2009 09:29:06	29 MITCHELL ST	WIREDOWN
<a href="#">8025817</a>	06/18/2008 00:20:16	29 MITCHELL ST	MSS PRSN
<a href="#">7022148</a>	07/19/2007 21:47:00	29 MITCHELL ST	AFFRAY
<a href="#">7013525</a>	05/11/2007 22:48:50	29 MITCHELL ST	MSS PRSN
<a href="#">7007620</a>	03/18/2007 21:01:11	29 MITCHELL ST	HAZCOND

<b>SQL Statment Used in Search</b>
<pre>select distinct cadinclog.incnnum, cadinclog.dtreceived, cadinclog.stnum, cadinclog.stname1, cadinclog.inctype, nbrincidents.incnnum pincnnum, nf5incidents.incnnum fincnnum from cadinclog, outer nbrincidents, outer nf5incidents where (cadinclog.stnum like "29%") and (cadinclog.stname1 like "MITCHELL%") and nbrincidents.cadincnum = cadinclog.incnnum and nf5incidents.cadincnum = cadinclog.incnnum order by cadinclog.incnnum desc;</pre>

 [Search Again](#)

**Number of Incidents Listed 18**

	<h1 style="margin: 0;">CAD Incident Search Results</h1>	<div style="border: 1px solid black; padding: 2px; font-size: small;"> <b>CAD/Partner</b>  <small>Queues Enforth Development, Inc.</small> </div> <p style="font-size: x-small; margin: 2px 0;">v7.03.0015</p> <div style="display: flex; justify-content: space-around; font-size: x-small;"> <span style="border: 1px solid black; padding: 2px;">Home</span> <span style="border: 1px solid black; padding: 2px;">Help</span> </div>
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<b>CAD Search Results</b>
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Incident#	Date/Time	Location	Incident Type
<a href="#">15042632</a>	11/05/2015 11:02:48	27 MITCHELL ST	HARASS
<a href="#">15015720</a>	04/29/2015 16:37:09	27 MITCHELL ST	AFFRAY
<a href="#">15004239</a>	02/01/2015 21:47:20	27 MITCHELL ST	UNKNOWN
<a href="#">13006799</a>	02/25/2013 19:36:57	27 MITCHELL ST	NON-CRIM
<a href="#">11000370</a>	01/04/2011 11:34:30	27 MITCHELL ST	UNKNOWN
<a href="#">10012716</a>	04/15/2010 20:53:20	27 MITCHELL ST	JUV COMP
<a href="#">10012425</a>	04/13/2010 10:47:48	27 MITCHELL ST	INCORRIG
<a href="#">10012420</a>	04/13/2010 09:59:27	27 MITCHELL ST	NOISECPL
<a href="#">10005806</a>	02/19/2010 18:03:49	27 MITCHELL ST	INCORRIG
<a href="#">9035398</a>	08/27/2009 16:06:16	27 MITCHELL ST	BURGRESI
<a href="#">9035397</a>	08/27/2009 15:52:43	27 MITCHELL ST	SUS PERS
<a href="#">8057855</a>	12/31/2008 10:56:04	27 MITCHELL	MV STOP
<a href="#">7023636</a>	07/29/2007 07:26:53	27 MITCHELL ST	THEFTPRO
<a href="#">7017736</a>	06/22/2007 09:10:58	27 MITCHELL ST	THEFTPRO
<a href="#">7013480</a>	05/11/2007 14:28:58	27 MITCHELL ST	INJPERS
<a href="#">6041028</a>	12/27/2006 15:05:01	27 MITCHELL ST	SUS PERS

<b>SQL Statment Used in Search</b>
<pre>select distinct cadinclog.incnum, cadinclog.dtreceived, cadinclog.stnum, cadinclog.stname1, cadinclog.inctype, nbrincidents.incnum pincnum, nf5incidents.incnum fincnum from cadinclog, outer nbrincidents, outer nf5incidents where (cadinclog.stnum like "27%") and (cadinclog.stname1 like "MITCHELL%") and nbrincidents.cadincnum = cadinclog.incnum and nf5incidents.cadincnum = cadinclog.incnum order by cadinclog.incnum desc;</pre>

[Search Again](#)

**Number of Incidents Listed 16**



WEST ORANGE POLICE DEPARTMENT  
WEST ORANGE, NJ

## CAD Incident Report #15030909

Incident Information				
Incident #		Incident Date		Call Taker
15030909		08/16/2015 17:17:40		vmmonica
Incident Type		Description		Priority
403 JUV COMP				4
Ems Level	Alarm Level	Modified By	Modified Date	
	1		08/16/2015 17:18:02	
Event Information				
Municipality			Business Name	
1 W ORANGE				
Fire Box			RA	
101			101	
Correct Location				
4 TOMPKINS ST				
Street #	Street Name	Apartment #	Cross Street	
4	TOMPKINS ST			
Near		Landmarks	Additional	
MITCHELL ST & FREEMAN ST			SEGMENT ADDRESSES RANGE FROM 1 TO 56	
Reporting Person				
RP Name		RP Phone	How Received	
			RADIO	
RP Address		Closed By	Date Closed	
		vmmonica	08/16/2015 17:28:36	

## Incidents

Agency Name	Incident Number
WOR-PD	<u>15030909</u>

## Incident Types

Dispatch Class	Incident Type
AMBULANCE	
FIRE/RESCUE	
POLICE	JUV COMP

**Note(s)**

Note Type	Entered By	User ID
INFO	08/16/2015 17:29:14	vmmonica
Narrative Description		
HOUSE CHECKS OUT, SPOKE TO THE CALLER- NO COMPLAINTS		

**Officers and Units**

CAD Units			
Agency Name	Unit ID	Personnel Id	Officer Name
WOR-PD	1B3	353	DELPLATO, MICHAEL
WOR-PD	2B3	341	VALLE, DANIEL
WOR-PD	6	333	DELEON, SEBASTIAN

**Unit Statuses**

CAD Units					
Unit ID	Status	Date/Time	Avail?	Location	Disp ID
2B3	ONLOC	17:18:02	N		vmmonica
2B3	RESP	17:18:02	N		vmmonica
1B3	RESP	17:18:58	N		vmmonica
1B3	ONLOC	17:19:29	N		vmmonica
6	RESP	17:21:52	N		vmmonica
6	ONLOC	17:21:56	N		vmmonica
6	CLEAR	17:28:33	Y		vmmonica
1B3	CLEAR	17:28:34	Y		vmmonica
2B3	CLEAR	17:28:36	Y		vmmonica

**Dispositions**

Dispositions				
Type	Disposition	Incident Report?	Accident Report?	Due By
POLICE	(COM) COMPLETED			VALLE, DANIEL

	CAD Incident Search Results	<div style="border: 1px solid black; padding: 2px; font-size: 8px;"> <b>CAD/Partner™</b>                  Queens Enforth                  Development, Inc.                  v7.03.0015  <a href="#">Home</a>   <a href="#">Help</a> </div>
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<b>CAD Search Results</b>
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Incident#	Date/Time	Location	Incident Type
<a href="#">7040245</a>	12/10/2007 10:30:37	8 CENTRAL AV	PARKVIOL
<a href="#">7011456</a>	04/22/2007 15:38:42	8 CENTRAL AV	AC/MVREP

SQL Statment Used in Search
<pre>select distinct cadinclog.incnun, cadinclog.dtreceived, cadinclog.stnum, cadinclog.stname1, cadinclog.inctype, nbrincidents.incnun pincnum, nf5incidents.incnun fincnun from cadinclog, outer nbrincidents, outer nf5incidents where (cadinclog.stnum like "8%") and (cadinclog.stname1 like "CENTRAL AV%") and nbrincidents.cadincnum = cadinclog.incnun and nf5incidents.cadincnum = cadinclog.incnun order by cadinclog.incnun desc;</pre>

 [Search Again](#)

**Number of Incidents Listed 2**

	<h1>CAD Incident Search Results</h1>	<p><b>CAD/Partner™</b>  <small>Queues Enforth  Development, Inc.</small></p> <p>v7.03.0015</p> <p><a href="#">Home</a>   <a href="#">Help</a></p>
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 Search Again

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**CAD Search Results**

<b>Incident#</b>	<b>Date/Time</b>	<b>Location</b>	<b>Incident Type</b>
<a href="#">7017012</a>	06/16/2007 01:46:09	10 CENTRAL AV	MV STOP
<a href="#">7013094</a>	05/07/2007 18:58:52	10 CENTRAL AV	MV STOP
<a href="#">7013079</a>	05/07/2007 16:42:32	10 CENTRAL AV	MV STOP

**SQL Statment Used in Search**

```
select distinct cadinclog.incnum, cadinclog.dtreceived, cadinclog.stnum, cadinclog.stname1,
cadinclog.inctype, nbrincidents.incnum pinnum, nf5incidents.incnum finnum from cadinclog,
outer nbrincidents, outer nf5incidents where (cadinclog.stnum like "10%") and
(cadinclog.stname1 like "CENTRAL AV%") and nbrincidents.cadincnum = cadinclog.incnum
and nf5incidents.cadincnum = cadinclog.incnum order by cadinclog.incnum desc;
```

 Search Again

**Number of Incidents Listed 3**

	<h2>CAD Incident Search Results</h2>	<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;"><b>CAD/Partner™</b> Quevas Enforth Development, Inc.</p> <p style="text-align: center;">v7.03.0015</p> <p style="text-align: center;"> <a href="#">Home</a>    <a href="#">Help</a> </p> </div>
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[Search Again](#)
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### CAD Search Results

<b>Incident#</b>	<b>Date/Time</b>	<b>Location</b>	<b>Incident Type</b>
<a href="#">16014334</a>	04/12/2016 23:38:19	18 CENTRAL AV	MV STOP
<a href="#">16007041</a>	02/21/2016 21:28:55	18 CENTRAL AV	MV STOP
<a href="#">15048217</a>	12/12/2015 00:40:44	18 CENTRAL AV	MV STOP
<a href="#">15042766</a>	11/06/2015 03:37:19	18 CENTRAL AV	MV STOP
<a href="#">15038837</a>	10/11/2015 10:08:05	18 CENTRAL AV	MV STOP
<a href="#">15035037</a>	09/15/2015 02:46:51	18 CENTRAL AV	FLDINTVW
<a href="#">15033514</a>	09/03/2015 18:11:13	18 CENTRAL AV	SUS PERS
<a href="#">15025171</a>	07/06/2015 18:27:58	18 CENTRAL AV	STRG/ARM
<a href="#">15024053</a>	06/28/2015 08:37:32	18 CENTRAL AV	MV STOP
<a href="#">15022794</a>	06/18/2015 14:29:28	18 CENTRAL AV	MV STOP
<a href="#">15016060</a>	05/01/2015 23:10:23	18 CENTRAL AV	FLDINTVW
<a href="#">15013776</a>	04/15/2015 19:38:49	18 CENTRAL AV	SUS PERS
<a href="#">15013613</a>	04/14/2015 18:11:19	18 CENTRAL AV	MV STOP
<a href="#">15009466</a>	03/13/2015 18:54:05	18 CENTRAL AV	FLDINTVW
<a href="#">14016990</a>	05/17/2014 20:20:00	18 CENTRAL AV	MV STOP
<a href="#">14016989</a>	05/17/2014 20:19:33	18 CENTRAL AV	MV STOP
<a href="#">14005534</a>	02/17/2014 10:58:27	18 CENTRAL AV	AC/MVREP
<a href="#">13041274</a>	12/05/2013 15:04:56	18 CENTRAL AV	BURGBLDG
<a href="#">13039208</a>	11/17/2013 09:27:53	18 CENTRAL AV	MV STOP
<a href="#">13037591</a>	11/02/2013 16:49:02	18 CENTRAL AV	TRAFFIC DETAIL
<a href="#">13035838</a>	10/18/2013 10:44:46	18 CENTRAL AVE	NON-CRIM
<a href="#">13034802</a>	10/11/2013 00:30:57	18 CENTRAL AV	MV STOP
<a href="#">13007102</a>	02/28/2013 01:55:45	18 CENTRAL AV	MV STOP
<a href="#">13003259</a>	01/28/2013 08:39:44	18 CENTRAL AV	ALRMFIRE
<a href="#">13002148</a>	01/18/2013 17:06:11	18 CENTRAL AV	MV STOP
<a href="#">12045650</a>	11/29/2012 10:24:54	18 CENTRAL AV	MV STOP
<a href="#">12044495</a>	11/18/2012 00:23:29	18 CENTRAL AV	MV STOP
<a href="#">12042185</a>	10/30/2012 23:08:33	18 CENTRAL AV	FLDINTVW
<a href="#">12029887</a>	08/03/2012 03:59:35	18 CENTRAL AV	WARRANTC
<a href="#">12028429</a>	07/24/2012 01:28:10	18 CENTRAL AV	MV STOP
<a href="#">12028200</a>	07/22/2012 07:45:56	18 CENTRAL AV	BURGBLDG
<a href="#">12026108</a>	07/07/2012 16:45:29	18 CENTRAL AV	MV STOP
<a href="#">12019700</a>	05/18/2012 18:41:50	18 CENTRAL AV	MV STOP

<u>11049303</u>	12/27/2011 16:11:47	18 CENTRAL AV	MV STOP
<u>11026262</u>	07/18/2011 11:32:27	18 CENTRAL AV	BURGBLDG
<u>11025387</u>	07/11/2011 13:59:54	18 CENTRAL AV	HAZCOND
<u>11019379</u>	05/27/2011 17:36:24	18 CENTRAL AV	MV STOP
<u>11019194</u>	05/26/2011 16:37:27	18 CENTRAL AV	HAZCOND
<u>11009736</u>	03/19/2011 01:41:24	18 CENTRAL AV	MV STOP
<u>11007477</u>	02/28/2011 09:31:46	18 CENTRAL AV	SICKCALL
<u>10040867</u>	11/01/2010 10:08:35	18 CENTRAL AV	THEFTPRO
<u>10037990</u>	10/13/2010 17:34:49	18 CENTRAL AV	MV STOP
<u>10021734</u>	06/25/2010 01:13:49	18 CENTRAL AV	MV STOP
<u>10013925</u>	04/26/2010 09:43:41	18 CENTRAL AV	SICKCALL
<u>10012918</u>	04/17/2010 19:33:53	18 CENTRAL AV	MV STOP
<u>10009262</u>	03/19/2010 19:23:26	18 CENTRAL AVE	MV STOP
<u>9047394</u>	11/24/2009 17:46:37	18 CENTRAL AV	MV STOP
<u>9046861</u>	11/20/2009 17:32:12	18 CENTRAL AV	MV STOP
<u>9040320</u>	10/02/2009 16:59:07	18 CENTRAL AV	MV STOP
<u>9039131</u>	09/23/2009 18:16:15	18 CENTRAL AV	ALRMFIRE
<u>9039077</u>	09/23/2009 11:35:29	18 CENTRAL AV	ALRMFIRE
<u>9038979</u>	09/22/2009 16:10:22	18 CENTRAL AV	BURGBLDG
<u>9037091</u>	09/08/2009 20:22:15	18 CENTRAL AV	MV STOP
<u>9034680</u>	08/21/2009 18:01:25	18 CENTRAL AV	DIRECTED PATROL
<u>9033068</u>	08/10/2009 21:21:44	18 CENTRAL AV	ALM BURG
<u>9030319</u>	07/23/2009 19:06:11	18 CENTRAL AV	ALM BURG
<u>9029647</u>	07/19/2009 03:47:04	18 CENTRAL AV	SICKCALL
<u>9029022</u>	07/15/2009 07:31:47	18 CENTRAL AV	ALM BURG
<u>9028212</u>	07/09/2009 12:39:51	18 CENTRAL AV	MV STOP
<u>9027917</u>	07/07/2009 07:25:48	18 CENTRAL AV	ALM BURG
<u>9024255</u>	06/12/2009 03:16:27	18 CENTRAL AV	MV STOP
<u>9022796</u>	06/02/2009 07:40:25	18 CENTRAL AV	ALRMFIRE
<u>9021843</u>	05/26/2009 10:35:35	18 CENTRAL AV	MV STOP
<u>9020314</u>	05/16/2009 13:18:26	18 CENTRAL AV	ALM BURG
<u>9020215</u>	05/16/2009 00:16:28	18 CENTRAL AV	MV STOP
<u>9019920</u>	05/14/2009 04:38:25	18 CENTRAL AV	ALM BURG
<u>9017846</u>	04/30/2009 21:13:56	18 CENTRAL AV	MV STOP
<u>9017809</u>	04/30/2009 17:23:48	18 CENTRAL AV	AC/MVREP
<u>9017806</u>	04/30/2009 17:10:09	18 CENTRAL AV	AC/MVREP
<u>9016784</u>	04/24/2009 08:41:53	18 CENTRAL AV	ALM BURG
<u>9016777</u>	04/24/2009 08:19:14	18 CENTRAL AV	ALM BURG
<u>9016769</u>	04/24/2009 07:36:53	18 CENTRAL AV	ALM BURG
<u>9012937</u>	03/28/2009 07:47:20	18 CENTRAL AV	ALM BURG
<u>9012510</u>	03/25/2009 16:44:10	18 CENTRAL AV	THEFTPRO
<u>9009160</u>	03/03/2009 10:56:50	18 CENTRAL AV	ALRMFIRE
<u>9008578</u>	02/26/2009 16:37:28	18 CENTRAL AV	INJPERS
<u>9007213</u>	02/17/2009 09:16:40	18 CENTRAL AV	INJPERS

<u>9006705</u>	02/13/2009 17:18:19	18 CENTRAL AV	ALM BURG
<u>9006567</u>	02/12/2009 18:00:21	18 CENTRAL AV	ALM BURG
<u>9004691</u>	01/31/2009 13:05:43	18 CENTRAL AV	ALM BURG
<u>9004609</u>	01/30/2009 18:08:52	18 CENTRAL AV	ALM BURG
<u>9002342</u>	01/15/2009 07:34:27	18 CENTRAL AV	ALM BURG
<u>9000694</u>	01/05/2009 07:23:20	18 CENTRAL AV	ALM BURG
<u>8057200</u>	12/27/2008 17:14:25	18 CENTRAL AV	MV STOP
<u>8056119</u>	12/19/2008 17:56:51	18 CENTRAL AV	ALM BURG
<u>8051667</u>	11/21/2008 07:33:36	18 CENTRAL AV	ALM BURG
<u>8050855</u>	11/17/2008 00:56:13	18 CENTRAL AV	MV STOP
<u>8050644</u>	11/15/2008 10:35:23	18 CENTRAL AV	ALM BURG
<u>8048259</u>	11/01/2008 08:57:10	18 CENTRAL AV	ALM BURG
<u>8039698</u>	09/08/2008 07:38:47	18 CENTRAL AV	ALM BURG
<u>8039448</u>	09/06/2008 20:59:22	18 CENTRAL AV	ALM BURG
<u>8036473</u>	08/19/2008 16:35:39	18 CENTRAL AV	PARKVIOL
<u>8027291</u>	06/26/2008 06:27:14	18 CENTRAL AV	ALM BURG
<u>8027290</u>	06/26/2008 05:47:01	18 CENTRAL AV	ALM BURG
<u>8023038</u>	05/31/2008 15:12:33	18 CENTRAL AV	ALM BURG
<u>8021218</u>	05/20/2008 19:57:39	18 CENTRAL AV	ALM BURG
<u>8020704</u>	05/16/2008 18:41:51	18 CENTRAL AV	ALM BURG
<u>8020667</u>	05/16/2008 11:34:08	18 CENTRAL AV	911HNGUP
<u>8020577</u>	05/15/2008 21:14:07	18 CENTRAL AV	ALM BURG
<u>8020568</u>	05/15/2008 20:00:57	18 CENTRAL AV	ALM BURG
<u>8016780</u>	04/21/2008 21:18:12	18 CENTRAL AV	MV STOP
<u>8015335</u>	04/12/2008 15:47:33	18 CENTRAL AV	ALM BURG
<u>8011878</u>	03/22/2008 06:38:38	18 CENTRAL AV	ALM BURG
<u>8009790</u>	03/09/2008 03:59:59	18 CENTRAL AV	ALM BURG
<u>8005524</u>	02/10/2008 18:26:54	18 CENTRAL AV	ALM BURG
<u>8005511</u>	02/10/2008 16:26:55	18 CENTRAL AV	ALM BURG
<u>8003731</u>	01/29/2008 01:11:24	18 CENTRAL AV	ALM BURG
<u>8003340</u>	01/26/2008 00:44:21	18 CENTRAL AV	ALM BURG
<u>8002393</u>	01/19/2008 15:18:14	18 CENTRAL AV	ALM BURG
<u>8002307</u>	01/19/2008 00:41:55	18 CENTRAL AV	ALM BURG
<u>8001176</u>	01/10/2008 09:35:28	18 CENTRAL AV	NON-CRIM
<u>8001175</u>	01/10/2008 09:32:24	18 CENTRAL AV	INJPERS
<u>8000499</u>	01/05/2008 08:32:27	18 CENTRAL AV	ALM BURG
<u>8000492</u>	01/05/2008 06:15:30	18 CENTRAL AV	ALM BURG
<u>8000463</u>	01/05/2008 00:44:13	18 CENTRAL AV	ALM BURG
<u>7042132</u>	12/23/2007 23:41:59	18 CENTRAL AV	ALM BURG
<u>7041264</u>	12/17/2007 03:58:04	18 CENTRAL AV	ALM BURG
<u>7041234</u>	12/16/2007 23:23:17	18 CENTRAL AV	ALM BURG
<u>7033971</u>	10/18/2007 12:19:44	18 CENTRAL AV	AC/MVREP
<u>7032975</u>	10/10/2007 03:17:38	18 CENTRAL AV	ALM BURG
<u>7032134</u>	10/02/2007 14:41:46	18 CENTRAL AV	LOCKOUT

<u>7031533</u>	09/27/2007 03:53:46	18 CENTRAL AV	MV STOP
<u>7030399</u>	09/17/2007 01:52:44	18 CENTRAL AV	FLDINTVW
<u>7028896</u>	09/04/2007 02:56:45	18 CENTRAL AV	ALM BURG
<u>7028469</u>	08/31/2007 10:49:40	18 CENTRAL AV	HARASS
<u>7027489</u>	08/24/2007 07:26:28	18 CENTRAL AV	ALM BURG
<u>7026899</u>	08/20/2007 07:29:38	18 CENTRAL AV	ALM BURG
<u>7025754</u>	08/12/2007 13:49:54	18 CENTRAL AV	ALM BURG
<u>7025540</u>	08/11/2007 00:28:14	18 CENTRAL AV	WARRANTC
<u>7023674</u>	07/29/2007 15:11:31	18 CENTRAL AV	ALM BURG
<u>7021508</u>	07/16/2007 07:10:32	18 CENTRAL AV	ALM BURG
<u>7016943</u>	06/15/2007 14:58:52	18 CENTRAL AV	SUS PERS
<u>7015067</u>	05/27/2007 21:47:27	18 CENTRAL AV	ALM BURG
<u>7011449</u>	04/22/2007 13:34:58	18 CENTRAL AV	ASSISTPD
<u>7010875</u>	04/17/2007 00:47:44	18 CENTRAL AV	ALM BURG
<u>7007714</u>	03/19/2007 18:12:47	18 CENTRAL AV	HAZCOND
<u>7005215</u>	02/22/2007 20:58:43	18 CENTRAL AV	INCORRIG
<u>7004675</u>	02/17/2007 00:44:30	18 CENTRAL AV	ALM BURG
<u>7004483</u>	02/14/2007 23:01:51	18 CENTRAL AV	ALM BURG
<u>7001953</u>	01/20/2007 19:30:34	18 CENTRAL AV	ALM BURG
<u>7001920</u>	01/20/2007 13:43:00	18 CENTRAL AV	ALM BURG
<u>7000811</u>	01/09/2007 20:41:22	18 CENTRAL AV	ALM BURG
<u>6040935</u>	12/26/2006 16:20:55	18 CENTRAL AV	ALM BURG
<u>6039245</u>	12/08/2006 03:29:04	18 CENTRAL AV	ALM BURG

**SQL Statment Used in Search**

```
select distinct cadinclg.inclnum, cadinclg.dtreceived, cadinclg.stnum, cadinclg.stname1,
cadinclg.incltype, nbrincidents.inclnum pincnum, nf5incidents.inclnum finclnum from cadinclg,
outer nbrincidents, outer nf5incidents where (cadinclg.stnum like "18%") and
(cadinclg.stname1 like "CENTRAL AV%") and nbrincidents.cadinclnum = cadinclg.inclnum
and nf5incidents.cadinclnum = cadinclg.inclnum order by cadinclg.inclnum desc;
```

 **Search Again**

**Number of Incidents Listed 144**

Police Dept ✓ Building Dept ✓  
 Prop. Maintenance ✓

Health Dept ✓  
 Fire Dept ✓  
 Planning Dept ✓

TOWNSHIP OF WEST ORANGE  
 OPEN PUBLIC RECORDS ACT REQUEST FORM

66 Main Street  
 973-325-4155/Fax 973-731-1196

OPRA  
 Log # 2016-481

clerk@westorange.org  
 Karen J. Carnevale, R.M.C./Maddy Longo, OPRA Coordinator

due 5/30/16

Important Notice

The last page of this form contains important information related to your rights concerning government records. Please read it carefully.

Requestor Information - Please Print

First Name Leah MI \_\_\_\_\_ Last Name Thiel  
 E-mail Address lthiel@matrixnewworld.com  
 Mailing Address 442 State Route 35, 2nd Floor  
 City Eatontown State NJ Zip 07724  
 Telephone (973) 845-1943 FAX (973) 240-1818  
 Preferred Delivery: Pick Up \_\_\_\_\_ US Mail \_\_\_\_\_ On-Site Inspect \_\_\_\_\_ Fax \_\_\_\_\_ E-mail   
 If you are requesting records containing personal information, please circle one: Under penalty of N.J.S.A. 2C:28-3, I certify that I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.  
 Signature Leah Thiel Date 5/16/2016

Payment Information

Maximum Authorization Cost \$25  
 Select Payment Method  
 Cash \_\_\_\_\_ Check  Money Order \_\_\_\_\_  
 Fees: Letter size pages - \$0.05 per page  
 Legal size pages - \$0.07 per page  
 Other materials (CD, DVD, etc) - actual cost of material  
 Delivery: Delivery / postage fees additional depending upon delivery type.  
 Extras: Special service charge dependent upon request.

Record Request Information: Please be as specific as possible in describing the records being requested. Also, please note that your preferred method of delivery will only be accommodated if the custodian has the technological means and the integrity of the records will not be jeopardized by such method of delivery.

For professional planning and environmental due diligence purposes, I am looking for any and all information maintained for Block 9, Lots 11.01, 11.02, 11.03, 32, and 36 and Block 7, Lot 22 in the Township of West Orange including but not limited to: historic data regarding building, police, fire and zoning violations. Please also provide all available documentation pertaining to environmental aspects of the properties, including any available information regarding Underground Storage Tanks (USTs), Above-ground Storage Tanks (ASTs), environmental permits, NJDEP correspondence, hazardous materials, spills, wetlands, historic property ownership, existing and former tenant history, inspection/investigation notes, health issues, on-site potable wells, monitoring wells and self-reporting/any other records previously submitted by the existing and/or former property owners.

BLOCK: 9 LOT: 11.01, 11.02, 11.03, 32, and 36  
 Block: 7, Lot 22

} See addresses Below

AGENCY USE ONLY

AGENCY USE ONLY

AGENCY USE ONLY

- Block 9, LOT 11.01 - 25 Mitchell ST.
- LOT 11.02 - 29 Mitchell ST.
- LOT 11.03 - 27 Mitchell ST.
- LOT 32 - 8-10 Central Ave.
- LOT 36 - 18 Central Ave.
- Block 7, LOT 22 - 4 Tompkins ST.

11 Pages  
 Police Report  
 E-mailed 6/2/16  
 E-mailed 5/31/16

2016 MAY 24 AM 11:50

RECEIVED  
 MUNICIPAL CLERK  
 WEST ORANGE NJ

Tax sheets, Fire Reports  
 E-mailed 5/31/16

5/26/16 Health Dept. + Prop. Maintenance Reports  
 5/31/16 Building Dept Permit Lists - E-mailed 5/31/16

(32 pages) + 11 (43)



Approving Officer:

DALGAUER,KEVIN

100



**WEST ORANGE POLICE DEPARTMENT  
WEST ORANGE, NJ**

INCIDENT # / REPORT #  
15013776 / 1

OFFICER  
PAYE, NEUMEN

RANK  
OFFICER

REVIEW STATUS  
APPROVED

**INCIDENT #15013776 DATA**

As Of 04/15/2015 21:44:09

**BASIC INFORMATION**

CASE TITLE  
SUSPICIOUS PERSON

LOCATION  
18 CENTRAL AVE

APT/UNIT #

DATE/TIME REPORTED  
04/15/2015 19:38:49

DATE/TIME OCCURRED  
On or about 04/15/2015 19:38

INCIDENT TYPE(S)/OFFENSE(S)  
(1)NON-CRIMINAL

**PERSONS**

ROLE  
REPORTING PERSON

NAME  
DIAZ, ALEXANDRA

SEX  
FEMALE

RACE  
WHITE

INVOLVED PARTY

NEGRIN, KATERINE

FEMALE

WHITE

**OFFENDERS**

STATUS  
SUSPECT UNKNOWN

NAME

SEX  
MALE

RACE  
BLACK

[ NO VEHICLES ]

[ NO PROPERTY ]

**OFFICER REPORT: 15013776 - 1 / PAYE, NEUMEN (317)**

DATE/TIME OF REPORT  
04/15/2015 20:34:48

TYPE OF REPORT  
INCIDENT

REVIEW STATUS  
APPROVED

**NARRATIVE**

On 04/15/15 at approximately 1938 hours, Lt. Mulvihill, and patrol units responded to 18 Central Ave (abandoned Building) and immediately setup security perimeter. Subsequently, Sgt Cassidy responded to 27 Mitchell St and spoke to the reporting person Ms. Alexandra Diaz. Ms. Diaz stated that when

she went outside on the back porch she observed a black male about 6 ft tall wearing a black jacket, navy blue backpack on his back and a baby blue bennie hat on his head looking at her from an open window located at the rear of 18 Central Ave. She further stated that she went inside the house and told her cousin ( Katerine Negrin) to go outside to check. Ms. Negrin stated that she also observed the same male from the window at the abandoned building.

Officers conducted an exterior check on the building and discovered an open door on the east side. An interior check was conducted and proved negative for any suspect in the area that were possible to be checked. It should be noted that the door cannot be secured at this time. An admin entry was made for the building department.

Ms. Diaz and Negrin was advised to contact the police whenever they observe future suspicious activities.

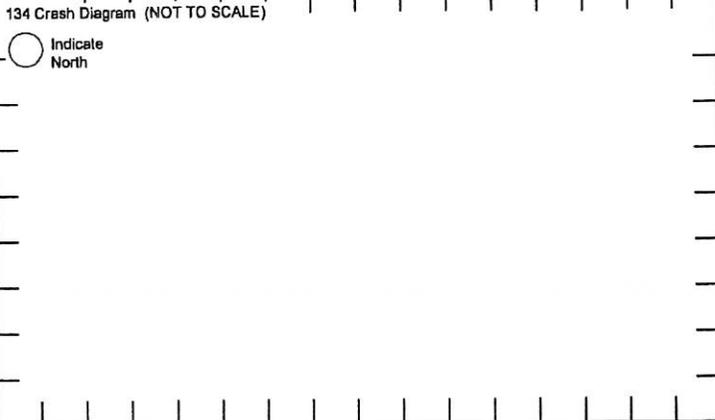
**REPORT OFFICERS**

Reporting Officer:	PAYE,NEUMEN	317
Reviewing Officer:	CASSIDY, MICHAEL P	186
Approving Officer:	PALARDY,MATTHEW	110

96 05 1 Case Number **14005534** 10 Crash Occurred On: **CENTRAL AV** 11 Speed Limit **- - - -** 118a **02**  
 97 01 2 Police Dept of **WEST ORANGE** Code **99** 200  Feet  Miles  N  S  E  W of: **VALLEY RD** 12 Route No. Suffix 13 Milepost **- - -** 118b **-**  
 98 01 3 Station/Precinct **-** 14 **15** 16 **17** 17 Cross Road Name **-** 18 Speed Limit **-** 119a **25**  
 99 05 4 Date of Crash **02/17/14** 5 Day of Week **Th** (Su M Tu W Th F Sa) 6 Time (use 2400 hrs) **1058** 7 Municipality Code **0722** 8 Total Killed **-** 9 Total Injured **-** 19  To: **-** 20 Route/Name **-** 21 Latitude **- - - - -** 22 Longitude **- - - - -** 119b **-**

100 01 23 Veh No 24 Policy No. **PAA00002021469** 25 Ins Code **10791** 53 Veh No 54 Policy No. **02372125-0** 55 Ins Code **135** 120 **01**  
 101 02  Parked  Ped  Pedalcyclist  Resp to Emergency  Hit & Run  Parked  Ped  Pedalcyclist  Resp to Emergency  Hit & Run 121 **01**  
 102 02 26 Driver's First Name Initial Last Name **APOSTOLOS - VOULGARIS** 29 Sex **M** 56 Driver's First Name Initial Last Name **MANUEL - ERAZO-RIVERA** 58 Sex **M** 122 **-**  
 103 01 27 Number and Street **153 CHESTNUT STREET** 30 Eyes **2** 57 Number and Street **864 N. 7TH STREET** 60 Eyes **2** 123 **-**  
 104 02 28 City **NEWARK** State **NJ** Zip **07105** 58 City **NEWARK** State **NJ** Zip **07107** 124 **07**

105 01 31 State **NJ** 32 Drivers License No **-** 33 DOB **- - -** 34 Expires **- - -** 61 State **NJ** 62 Drivers License No **-** 63 DOB **- - -** 64 Expires **- - -** 125 **07**  
 106 02 35 Owner's First Name Initial Last Name **SAME** 65 Owner's First Name Initial Last Name **SAME** 126 **04**  
 107 02 36 Number and Street **SAME** 66 Number and Street **SAME** 127 **04**  
 108 04 37 City **SAME** State **-** Zip **-** 67 City **SAME** State **-** Zip **-** 128a **26**  
 109 05 38 Make **HONDA** 39 Model **CRV** 40 Color **WHT** 41 Year **09** 42 Plate No. **YYL59Y** 43 State **NJ** 68 Make **FORD** 69 Model **450** 70 Color **BLK** 71 Year **08** 72 Plate No. **L99DLZ** 73 State **NJ** 128b **-**  
 110 01 44 VIN **5J6RE48769L003024** 45 Expires **06/14** 74 VIN **1FTXW43R68EB42737** 75 Expires **08/14** 128c **-**  
 111 01 46 Vehicle Removed To  Driven  Left at Scene  Towed  Impound  Disabled 47 Authority  Owner Driver  Police 76 Vehicle Removed To  Driven  Left at Scene  Towed  Impound  Disabled 77 Authority  Owner Driver  Police 128d **-**

112 - 48 Alcohol/Drug Test Given:  No  Yes  Refused Type:  Breath  Blood  Urine Results: 0. - - %  Pending 134 Crash Diagram (NOT TO SCALE) Indicate North  78 Alcohol/Drug Test Given:  No  Yes  Refused Type:  Breath  Blood  Urine Results: 0. - - %  Pending 129a **26**  
 113 - 49 Hazardous Material On Board  Spill  Name or Placard No. **-** 79 Hazardous Material On Board  Spill  Name or Placard No. **-** 129b **-**  
 114 - 50 Carrier No.  USDOT  Other \* **-** 80 Carrier No.  USDOT  Other \* **-** 129c **-**  
 115 - 51 Commercial Vehicle Weight  ≤ 10,000 lbs  10,001 - 26,000 lbs  ≥ 26,001 lbs 81 Commercial Vehicle Weight  ≤ 10,000 lbs  10,001 - 26,000 lbs  ≥ 26,001 lbs 129d **-**  
 116 02 52 Carrier name **-** 82 Carrier name **-** 129e **-**  
 117 02 135 Crash Description **V1 was traveling east on Central Avenue. V2 was pulling to the side of the road and was impacted by V1.** 130 **12**

131 **12**  
 132 **06**  
 133 **06**

136 Damage To Other Property **NONE**  
 Oper. **01** 137 Charge  Multiple Charges **-** 138 Summons No. **-** Oper. **02** 139 Charge  Multiple Charges **-** 140 Summons No. **-**  
 141 Officer's Signature **CULLEN, JAMES E.** 142 Badge No. **171** 143 Reviewed By **JACKSIC,** Badge No. **137** 144 Case Status  Pending  Complete

	83	84	85	86	87	88	89	90	91	92	93	94	95	Names & Addresses of Occupants - If Deceased, Date & Time of Death
A	01	01	01	-	70	M	-	-	1	09	04	-	-	APOSTOLOS VOULGARIS 153 CHESTNUT STREET NEWARK NJ 07105
B	02	01	01	-	36	M	-	-	1	04	09	-	-	MANUEL ERAZO-RIVERA 864 N. 7TH STREET NEWARK NJ 07107
C														
D														
E														

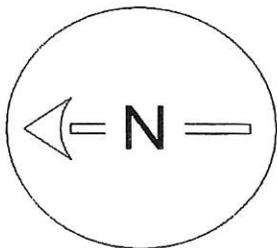
New Jersey Police Crash Investigation Report

Police Dept: WEST ORANGE Code: 99

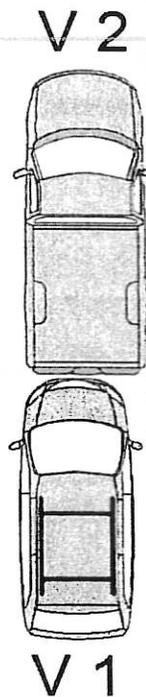
Motor Vehicle Crash Diagram

Station: - Case No: 14005534

*NOT TO SCALE*



Central Ave



CULLEN, JAMES E.

171



WEST ORANGE POLICE DEPARTMENT  
WEST ORANGE, NJ

<u>INCIDENT # / REPORT #</u>	<u>OFFICER</u>	<u>RANK</u>	<u>REVIEW STATUS</u>
13041274 / 1	ROACH,KAREN	OFFICER	APPROVED

INCIDENT #13041274 DATA

As Of 12/05/2013 16:23:39

BASIC INFORMATION

<u>CASE TITLE</u>	<u>LOCATION</u>	<u>APT/UNIT #</u>
BURGLARY	18 CENTRAL AV	
<u>DATE/TIME REPORTED</u>	<u>DATE/TIME OCCURRED</u>	
12/05/2013 15:04:56	12/05/2013 14:55 to 12/05/2013 15:04	
<u>INCIDENT TYPE(S)/OFFENSE(S)</u>		
(2C:18-2)BURGLARY		

PERSONS

<u>ROLE</u>	<u>NAME</u>	<u>SEX</u>	<u>RACE</u>
REPORTING PERSON	CRUZ, LUIS B	FEMALE	

VICTIM FLASH, SELECT-O

OFFENDERS

<u>STATUS</u>	<u>NAME</u>	<u>SEX</u>	<u>RACE</u>
SUSPECT	00, 00 00	MALE	BLACK

[ NO VEHICLES ]

PROPERTY

<u>CLASS</u>	<u>DESCRIPTION</u>	<u>MAKE</u>	<u>MODEL</u>	<u>SERIAL #</u>	<u>VALUE</u>
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OFFICER REPORT: 13041274 - 1 / ROACH,KAREN (224)

<u>DATE/TIME OF REPORT</u>	<u>TYPE OF REPORT</u>	<u>REVIEW STATUS</u>
12/05/2013 16:23:30	INCIDENT	APPROVED

NARRATIVE

Lt. Mulvahill, Sgt. Bolen and Patrols responded to the above location on a report of a Burglary in progress. Upon arrival we were met by reporting person Mr. Lou

Cruz who stated that while he was standing in the rear lot of 540 Central Ave in Orange he observed a black male wearing a black hooded sweatshirt (NFD) standing on the roof of the above mentioned location. Mr. Cruz further states that he observed the suspect enter an orange door, and lost sight of him. Patrols conducted and interior and exterior check of the building with negative results for any actor(s). It should be noted building is abandoned and accessible and does not have a surveillance camera. West Orange Building dept was notified. Det. Carosia on scene.

**REPORT OFFICERS**

Reporting Officer:	ROACH,KAREN	224
Reviewing Officer:	BOLEN,KEVIN	115
Approving Officer:	MULVIHILL,JOSEPH	156



**WEST ORANGE POLICE DEPARTMENT  
WEST ORANGE, NJ**

<u>INCIDENT # / REPORT #</u>	<u>OFFICER</u>	<u>RANK</u>	<u>REVIEW STATUS</u>
13035838 / 1	DELEON, SEBASTIAN	OFFICER	APPROVED

**INCIDENT #13035838 DATA**

As Of 10/18/2013 14:12:43

**BASIC INFORMATION**

<u>CASE TITLE</u>	<u>LOCATION</u>	<u>APT/UNIT #</u>
OPEN DOOR SECURITY CHECK	18 CENTRAL AVE	
<u>DATE/TIME REPORTED</u>	<u>DATE/TIME OCCURRED</u>	
10/18/2013 10:44:46	On or about 10/18/2013 10:44	

INCIDENT TYPE(S)/OFFENSE(S)

()  
(1)NON-CRIMINAL

**PERSONS**

<u>ROLE</u>	<u>NAME</u>	<u>SEX</u>	<u>RACE</u>
REPORTING PERSON	UNKNOWN, UNKNOWN	UNKNOWN	UNKNOWN

[ NO OFFENDERS ]

[ NO VEHICLES ]

[ NO PROPERTY ]

**OFFICER REPORT: 13035838 - 1 / DELEON, SEBASTIAN (333)**

<u>DATE/TIME OF REPORT</u>	<u>TYPE OF REPORT</u>	<u>REVIEW STATUS</u>
10/18/2013 12:04:15	INCIDENT	APPROVED

**NARRATIVE**

Patrols responded to a report of an alleged burglary in progress at Selecto-Flash. The caller stated that two older looking black males, one bald with a salt and pepper beard and the other wearing a camouflage hat were entering the abandoned building from the fire escape on the left side of the building. Upon arrival we conducted a building search that came up negative for the alleged burglars. A search of the neighboring properties was conducted with negative results as

well. It is not known if anything was taken because the key holder of the property and the caller were not located. It is to note that many exterior doors into the building were unlocked.

**REPORT OFFICERS**

Reporting Officer:	DELEON, SEBASTIAN	333
Reviewing Officer:	BOLEN, KEVIN	115
Approving Officer:	CALI, MICHAEL	80



**WEST ORANGE POLICE DEPARTMENT  
WEST ORANGE, NJ**

<u>INCIDENT # / REPORT #</u>	<u>OFFICER</u>	<u>RANK</u>	<u>REVIEW STATUS</u>
12029887 / 0	PALMERE, DAVID J	SERGEANT	APPROVED

**INCIDENT #12029887 DATA**

As Of 08/07/2012 11:16:59

**BASIC INFORMATION**

<u>CASE TITLE</u>	<u>LOCATION</u>	<u>APT/UNIT #</u>
WARRANT ARREST	18 CENTRAL AVENUE	
<u>DATE/TIME REPORTED</u>	<u>DATE/TIME OCCURRED</u>	
08/03/2012 03:59:00	[ UNSPECIFIED ]	

INCIDENT TYPE(S)/OFFENSE(S)  
(1-2)WARRANT

[ NO PERSONS ]

**OFFENDERS**

<u>STATUS</u>	<u>NAME</u>	<u>SEX</u>	<u>RACE</u>
DEFENDANT	GRIFFIN, MICHAEL WILLIAM	MALE	BLACK

[ NO VEHICLES ]

[ NO PROPERTY ]

**OFFICER REPORT: 12029887 - 0 / PALMERE, DAVID J (129)**

<u>DATE/TIME OF REPORT</u>	<u>TYPE OF REPORT</u>	<u>REVIEW STATUS</u>
08/03/2012 04:35:45	INCIDENT	APPROVED

**NARRATIVE**

While checking the area of Central Avenue for a suspected wanted in connection with burglary/attempt theft of motor vehicles on Tompkins Street, (WOPD File #12-29884), I observed a black male, with long dreadlocks, wearing long grey shorts and a grey sleeveless tee shirt. The male fit the description of the suspect that fled the scene on foot. I advised headquarters that I was conducting a field interview with the suspect in the area of 18 Central Avenue. The

above arrestee, GRIFFIN provided a NJ driver's license, ID only and stated he was coming from the Hat City Kitchen on Valley Street, Orange. GRIFFIN was intoxicated and could not explain why he was in the area at 0400 hours, when the bar closed at 0200 hours. Orange Police units responded in an attempt to identify the suspect as the person who fled the area on Tompkins Street, but this was unsuccessful. GRIFFIN was checked in NCIC for warrants. East Orange Warrant #W-2011-003813-0706, for 2C:29-2A(1), bail \$364.00 was located. GRIFFIN was taken into custody without incident. P/O Romayo fingerprinted & photographed GRIFFIN. GRIFFIN had \$392.28 cash on his person at the time of arrest. GRIFFIN's brother, Ryan was contacted and arrived at headquarters to bail GRIFFIN out. \$2.00 cash was provided by Ryan, along with the \$392.00 cash from his property was used as bail (\$364.00 plus \$30.00 fee, total \$396.00). Sgt. Martin completed the bail forms. GRIFFIN was given a court date for East Orange of 08/03/12 at 1300 hours. GRIFFIN was released.

**REPORT OFFICERS**

Reporting Officer:	PALMERE,DAVID J	129
Reviewing Officer:	MANGO, WILLIAM	138
Approving Officer:	BRENNAN,TIMOTHY	107



**WEST ORANGE POLICE DEPARTMENT  
WEST ORANGE, NJ**

INCIDENT # / REPORT #  
12028200 / 0

OFFICER  
MCCOLE, DENNIS P

RANK  
SERGEANT

REVIEW STATUS  
APPROVED

**INCIDENT #12028200 DATA**

As Of 07/31/2012 12:47:51

**BASIC INFORMATION**

CASE TITLE  
ALLEGED BURGLARY/ SECURIT

LOCATION  
18 CENTRAL AV

APT/UNIT #

DATE/TIME REPORTED  
07/22/2012 07:45:00

DATE/TIME OCCURRED  
On or about 07/22/2012 07:45

INCIDENT TYPE(S)/OFFENSE(S)  
(2C:18-2)BURGLARY

**PERSONS**

ROLE  
REPORTING PERSON

NAME  
BEHAR, RICHARD

SEX  
MALE

RACE  
WHITE

INVOLVED PARTY

TUTALO, DOMINIC

MALE

WHITE

VICTIM

SCHONDEL, JOE

MALE

WHITE

[ NO OFFENDERS ]

[ NO VEHICLES ]

**PROPERTY**

<u>CLASS</u>	<u>DESCRIPTION</u>	<u>MAKE</u>	<u>MODEL</u>	<u>SERIAL #</u>	<u>VALUE</u>
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**OFFICER REPORT: 12028200 - 0 / MCCOLE, DENNIS P (177)**

DATE/TIME OF REPORT  
07/22/2012 09:06:19

TYPE OF REPORT  
INCIDENT

REVIEW STATUS  
APPROVED

**NARRATIVE**

Patrols responded to 18 Central Avenue on a report of a burglar inside the building. Upon arrival we were met by Rick Behar. He stated that as he drove by the building he saw a black male wearing a white tee

shirt , blue jeans, with a "small afro" standing just inside the main entry door which was closed (The main entry door is a full view glass door). He then drove up to South Jefferson St, made a u turn, and called this agency. Mr. Behar states that the building is vacant.

Under the command of Sgt. J Palardy the perimeter was secured. A unlocked door was located off the fire escape located on the east side of the building. A thorough interior search was conducted. Orange PD also responded under the command of Lt. Lovato and assisted this agency. The search was negative.

It should be noted that 18 Central Ave has many entry /exit doors located on all four sides. If there was an actor inside he may have been able to flee prior to units securing the perimeter. A key holder for the building arrived on scene (Dominic Tutalo). He states that the owner is Joe Schondel of Smoke Rise NJ (201) 417-7460. All attempts to contact Mr. Shondel were met with negative results. Mr. Tutalo states that nothing appears to be missing at this time.

**REPORT OFFICERS**

Reporting Officer:	MCCOLE, DENNIS P	177
Reviewing Officer:	PALARDY,JOHN	95
Approving Officer:	BOGDAN,DENNIS	155



**WEST ORANGE POLICE DEPARTMENT  
WEST ORANGE, NJ**

<u>INCIDENT # / REPORT #</u>	<u>OFFICER</u>	<u>RANK</u>	<u>REVIEW STATUS</u>
11026262 / 0	SHLUKER, JONATHON H	LIEUTENANT	APPROVED

**INCIDENT #11026262 DATA**  
As Of 08/09/2011 10:10:26

**BASIC INFORMATION**

<u>CASE TITLE</u>	<u>LOCATION</u>	<u>APT/UNIT #</u>
BURGLARY	18 CENTRAL AV	
<u>DATE/TIME REPORTED</u>	<u>DATE/TIME OCCURRED</u>	
07/18/2011 11:32:00	07/16/2011 23:00 to 07/18/2011 11:32	

INCIDENT TYPE(S)/OFFENSE(S)  
(2C:18-2)BURGLARY  
(2C:20-3)THEFT BY UNLAWFUL TAKING OR DISPOSITION

**PERSONS**

<u>ROLE</u>	<u>NAME</u>	<u>SEX</u>	<u>RACE</u>
REPORTING PERSON	TORLUCCI, FRANK	MALE	WHITE
INVOLVED PARTY	WATTS, TIM	MALE	
WITNESS	UNKNOWN, RICKY		

**OFFENDERS**

<u>STATUS</u>	<u>NAME</u>	<u>SEX</u>	<u>RACE</u>
DEFENDANT	SMILEY, CEDRIC Q	MALE	BLACK

[ NO VEHICLES ]

**PROPERTY**

<u>CLASS</u>	<u>DESCRIPTION</u>	<u>MAKE</u>	<u>MODEL</u>	<u>SERIAL #</u>	<u>VALUE</u>
	HAND PALLET JACK				600

**OFFICER REPORT: 11026262 - 0 / SHLUKER, JONATHON H (185)**

<u>DATE/TIME OF REPORT</u>	<u>TYPE OF REPORT</u>	<u>REVIEW STATUS</u>
07/18/2011 12:38:19	INCIDENT	APPROVED

**NARRATIVE**

The reporting person stated that some unknown actor(s) unlawfully entered 18 Central Avenue, Selecto Flash Inc., between 2300hrs On 7/16/2011 and 1132hrs this date. The actor(s) entered a door located on the east side of the building, once entry was made the actor(s) removed a hand pallet jack valued at about \$600.00 (NFI) and an unknown amount of copper pipe (value unknown).

Mr. Torlucci continued that his company is in the process of moving and has hired P&W Industries to remove items from the building. Several workers from P&W Industries have been working inside the building for the last two weeks including the owner Tim Watts (973-897-3388). Torlucci continued that the door which was used as the entry point had been tampered with from the inside so as to allow the actor(s) to simply pull it open with limited difficulty. It should also be noted that several (3-4) of the workers were observed in the building during hours that they should not have been present. Mr. Torlucci confronted the unknown workers as they were in the building during the unauthorized times, at which time he attempted to call Watts to confirm the workers scheduled hours. It was at this time the workers fled the building in an unknown direction. Watts confirmed that the individuals were not hired to work at the date and time in question. This incident occurred prior to the burglary/theft, but Torlucci could not provide an exact date and time. This incident was not reported.

Torlucci described one of the suspects as a tall, dark skinned black male with shoulder length dreads. A phone number for the suspect was obtained from Watts, 1-862-438-6803. Torlucci and Watts can identify the suspects.

A witness advised Torlucci that he observed a thin build black male scaling the east gate of the complex and then flee the area on foot going east on Central Avenue. The suspect was carrying a bag over his shoulder at the time he was fleeing from the business.

This incident occurred on 7/16/2011 at an unknown time. Witness info: "Ricky" the owner of Roseland Landscape Construction 973-342-6627.

The crime scene had been contaminated prior to my arrival, to include being dust and dirt covered. A water pipe had been damaged, in an attempt by the actor (s) to remove the copper, which caused parts of the scene to be covered in water and mud.

**REPORT OFFICERS**

Reporting Officer:	SHLUKER, JONATHON H	185
Reviewing Officer:	HARTMAN, ROBERT	144
Approving Officer:	BOGDAN, DENNIS	155



WEST ORANGE POLICE DEPARTMENT  
WEST ORANGE, NJ

INCIDENT # / REPORT #      OFFICER      RANK      REVIEW STATUS  
9038979 / 0      PAYE,NEUMEN      OFFICER      APPROVED

INCIDENT #9038979 DATA

As Of 12/03/2009 12:47:15

BASIC INFORMATION

CASE TITLE      LOCATION      APT/UNIT #  
POLICE INFORMATION      18 CENTRAL AVE

DATE/TIME REPORTED      DATE/TIME OCCURRED  
09/22/2009 16:10:00      On or after 09/22/2009 16:10

INCIDENT TYPE(S)/OFFENSE(S)  
(2C:18-2)BURGLARY

PERSONS

<u>ROLE</u>	<u>NAME</u>	<u>SEX</u>	<u>RACE</u>
VICTIM	BEHAR, RICHARD	MALE	WHITE
WITNESS	YEPEZ, GERARDO	MALE	WHITE

OFFENDERS

<u>STATUS</u>	<u>NAME</u>	<u>SEX</u>	<u>RACE</u>
SUSPECT	UNKNOWN,	MALE	WHITE
SUSPECT	UNKNOWN,	MALE	WHITE

[ NO VEHICLES ]

PROPERTY

<u>CLASS</u>	<u>DESCRIPTION</u>	<u>MAKE</u>	<u>MODEL</u>	<u>SERIAL #</u>	<u>VALUE</u>
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OFFICER REPORT: 9038979 - 0 / PAYE,NEUMEN (317)

<u>DATE/TIME OF REPORT</u>	<u>TYPE OF REPORT</u>	<u>REVIEW STATUS</u>
09/22/2009 17:02:26	INCIDENT	APPROVED

NARRATIVE

On the above date and time, P/O Diaz and I responded to a report of a burglary at 18 Central Ave. Upon our

arrival, we were met by the victim/reporting person Mr. Richard Behar. Mr. Behar stated while he was arriving at his work site at approximately 0800hrs , he noticed that a ladder, which was secured on top of a storage trailer, was standing up against the fence. Mr. Behar stated he noticed two of his crowbars on the ground in front of a locked storage room, which is connected by separate unsecured storage room. Mr. Behar stated when he entered the secured storage room, he noticed that a ladder was on the floor, and he saw a one inch hole on the wall where ladder used to hang. The hole appeared to have been caused by the ladder being knocked down off the wall. Mr. Behar contacted this agency at approximately 1600hrs. Investigation revealed that the unknown suspects attempted to gain entry into the storage room through the unsecured room, but was unsuccessful. Mr. Behar cleaned the room prior to our arrival, which contaminated the scene . A canvass of the area revealed the following:

1. Alexandra Correa, 12 Mitchell St, (973-876-7168), she did not see or hear anything.
2. Gerardo Yepez, 25 Mitchell St, (973-669-8729), stated he saw two older white males at approximately 2000hrs on 09/21/09 parked in a black pick up truck (NFI) in front of 25 Mitchell St. The driver of the pick up truck was described as a bald and heavy set white male(NFI).The passenger of the truck was described as a medium set male with hair (NFI), who jumped the fence and went into the unsecured room. Mr. Yepez stated he did not call the police because he has previously seen the vehicle there in the past and assumed that they were regular employees. As Mr. Yepez was explaining what he witnessed, Mr. Behar stated he knows someone matching that description, but refused to provide any information regarding the suspects. Mr. Behar is not reporting anything missing at this time.

**REPORT OFFICERS**

Reporting Officer:	PAYE, NEUMEN	317
Reviewing Officer:	BOLEN, KEVIN	115

Approving Officer:

YORKE,PATRICK

87



**WEST ORANGE POLICE DEPARTMENT  
WEST ORANGE, NJ**

<u>INCIDENT # / REPORT #</u>	<u>OFFICER</u>	<u>RANK</u>	<u>REVIEW STATUS</u>
9020314 / 0	SQUITIERI,WARREN	OFFICER	APPROVED

**INCIDENT #9020314 DATA**

As Of 06/15/2009 15:19:58

**BASIC INFORMATION**

<u>CASE TITLE</u>	<u>LOCATION</u>	<u>APT/UNIT #</u>
BURGLARY ALARM / UNLOCKED	18 CENTRAL AV	
<u>DATE/TIME REPORTED</u>	<u>DATE/TIME OCCURRED</u>	
05/16/2009 13:18:00	[ UNSPECIFIED ]	
<u>INCIDENT TYPE(S)/OFFENSE(S)</u>		
(1)NON-CRIMINAL		

**PERSONS**

<u>ROLE</u>	<u>NAME</u>	<u>SEX</u>	<u>RACE</u>
REPORTING PERSON	ADT ALARM CO.,		
OWNER/OPERATOR	SELECTO - FLASH,		

[ NO OFFENDERS ]

[ NO VEHICLES ]

[ NO PROPERTY ]

**OFFICER REPORT: 9020314 - 0 / SQUITIERI,WARREN (117)**

<u>DATE/TIME OF REPORT</u>	<u>TYPE OF REPORT</u>	<u>REVIEW STATUS</u>
05/16/2009 13:43:50	INCIDENT	APPROVED

**NARRATIVE**

That on05/16/09 at 1318, P/O Berkery and I responded to 18 Central Ave., Selecto - Flash, on a report of a burglary alarm that was called into HQ by Protection Plus, (888) 92 Alarm. An exterior check of the business revealed a closed however unlocked front door. HQ was notified and an interior check of the business was conducted. Inside everything appeared to be in order. HQ contacted a key holder in Secaucus who

stated that he would respond in about an hour with the key to secure the front door.

**REPORT OFFICERS**

Reporting Officer:	SQUITIERI,WARREN	117
Reviewing Officer:	COCCIO,ANDREW	112
Approving Officer:	CALI,MICHAEL	80



**WEST ORANGE POLICE DEPARTMENT  
WEST ORANGE, NJ**

<u>INCIDENT # / REPORT #</u>	<u>OFFICER</u>	<u>RANK</u>	<u>REVIEW STATUS</u>
9012510 / 0	MATULLO,PATRICK	SERGEANT	APPROVED

**INCIDENT #9012510 DATA**  
As Of 03/25/2009 17:26:45

**BASIC INFORMATION**

<u>CASE TITLE</u>	<u>LOCATION</u>	<u>APT/UNIT #</u>
THEFT	18 CENTRAL AV	
<u>DATE/TIME REPORTED</u>	<u>DATE/TIME OCCURRED</u>	
03/25/2009 16:44:00	03/25/2009 12:00 to 03/25/2009 16:44	

INCIDENT TYPE(S)/OFFENSE(S)  
(2C:20-3)THEFT BY UNLAWFUL TAKING OR DISPOSITION

**PERSONS**

<u>ROLE</u>	<u>NAME</u>	<u>SEX</u>	<u>RACE</u>
VICTIM	JEANBAPTISTE, SOIFAITE	MALE	BLACK

**OFFENDERS**

<u>STATUS</u>	<u>NAME</u>	<u>SEX</u>	<u>RACE</u>
SUSPECT	UNKNOWN,		

**VEHICLES**

<u>ROLE</u>	<u>TYPE</u>	<u>YEAR</u>	<u>MAKE</u>	<u>MODEL</u>	<u>COLOR</u>	<u>REG #</u>	<u>STATE</u>
VICTIM VEHICLE	TRUCKS	96	TOYOTA	PICK-UP	GREY	YBK40D	NJ
<u>STOLEN \$</u>	<u>REC CODE</u>	<u>DATE REC</u>	<u>REC \$</u>	<u>REC BY</u>			

**PROPERTY**

<u>CLASS</u>	<u>DESCRIPTION</u>	<u>MAKE</u>	<u>MODEL</u>	<u>SERIAL #</u>	<u>VALUE</u>
	CATALYTIC CONVERTER	TOYOTA	PICK UP	N/A	1000

**OFFICER REPORT: 9012510 - 0 / MATULLO,PATRICK (287)**

<u>DATE/TIME OF REPORT</u>	<u>TYPE OF REPORT</u>	<u>REVIEW STATUS</u>
03/25/2009 17:01:49	INCIDENT	APPROVED

**NARRATIVE**

The victim, Soifaite Jeanbaptiste, states that he

parked his vehicle on the street in front of Select-O-Flash #18 Central Ave at approximately 1200hrs and when he returned to his vehicle at approximately 1644hrs he entered the vehicle and when he started the vehicle he noticed that the exhaust was extremely loud. Baptiste exited the vehicle and when he looked underneath it he observed that some unknown actor(s) had removed the catalytic converter as well as the piece of exhaust pipe that runs from the converter to the muffler. Baptiste states that he was inside of Select-O-Flash working between the above times and did not go outside until the reporting time. At this time there are no witnesses or suspects. Jeanbaptiste believes the value of the converter is between \$500 and \$1000.

**REPORT OFFICERS**

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Reporting Officer:	MATULLO,PATRICK	287
Reviewing Officer:	BOLEN,KEVIN	115
Approving Officer:	YORKE,PATRICK	87



**WEST ORANGE POLICE DEPARTMENT  
WEST ORANGE, NJ**

<u>INCIDENT # / REPORT #</u>	<u>OFFICER</u>	<u>RANK</u>	<u>REVIEW STATUS</u>
7028469 / 0	RIPPON,TERENCE	OFFICER	APPROVED

**INCIDENT #7028469 DATA**

As Of 08/31/2007 12:34:38

**BASIC INFORMATION**

<u>CASE TITLE</u>	<u>LOCATION</u>	<u>APT/UNIT #</u>
HARASSMENT	18 CENTRAL AV	
<u>DATE/TIME REPORTED</u>	<u>DATE/TIME OCCURRED</u>	
08/31/2007 10:49:00	On or after 08/29/2007 16:18	

INCIDENT TYPE(S)/OFFENSE(S)  
(2C:33-4)HARASSMENT

**PERSONS**

<u>ROLE</u>	<u>NAME</u>	<u>SEX</u>	<u>RACE</u>
VICTIM	ADAM, JENNIFER L	FEMALE	WHITE

**OFFENDERS**

<u>STATUS</u>	<u>NAME</u>	<u>SEX</u>	<u>RACE</u>
SUSPECT	BRAXTON, MELODY B	FEMALE	BLACK

[ NO VEHICLES ]

[ NO PROPERTY ]

**OFFICER REPORT: 7028469 - 0 / RIPPON,TERENCE (91)**

<u>DATE/TIME OF REPORT</u>	<u>TYPE OF REPORT</u>	<u>REVIEW STATUS</u>
08/31/2007 11:54:08	INCIDENT	APPROVED

**NARRATIVE**

On the above date and time I responded to 18 Central Avenue on a report of harassment. Upon my arrival I met with the victim, Jennifer Adam. She stated that she recently fired an employee named Melody BRAXTON (suspect) from her job at Select O Flash. She also stated that this employee also owns the cleaning company that services Select O Flash. She further

stated that on 08/29/07 at 1618 HRS she received a threatening message on her cell phone from BRAXTON (973-865-6688). The message made reference to that if BRAXTON loses the cleaning contract she was going to blow her up. The victim supplied a copy of the phone message. I placed the tape into evidence. She was advised to contact our agency if this suspect continues the harassment. The victim was referred to the court to sign any complaints she may have.

P/O Terence A. Rippon # 91 \_\_\_\_\_

**REPORT OFFICERS**

Reporting Officer:	RIPPON,TERENCE	91
Reviewing Officer:	KEIGHER, MICHAEL	165
Approving Officer:	CALI,MICHAEL	80

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**APPENDIX F**  
**PHOTOGRAPHS OF REDEVELOPMENT STUDY AREA**

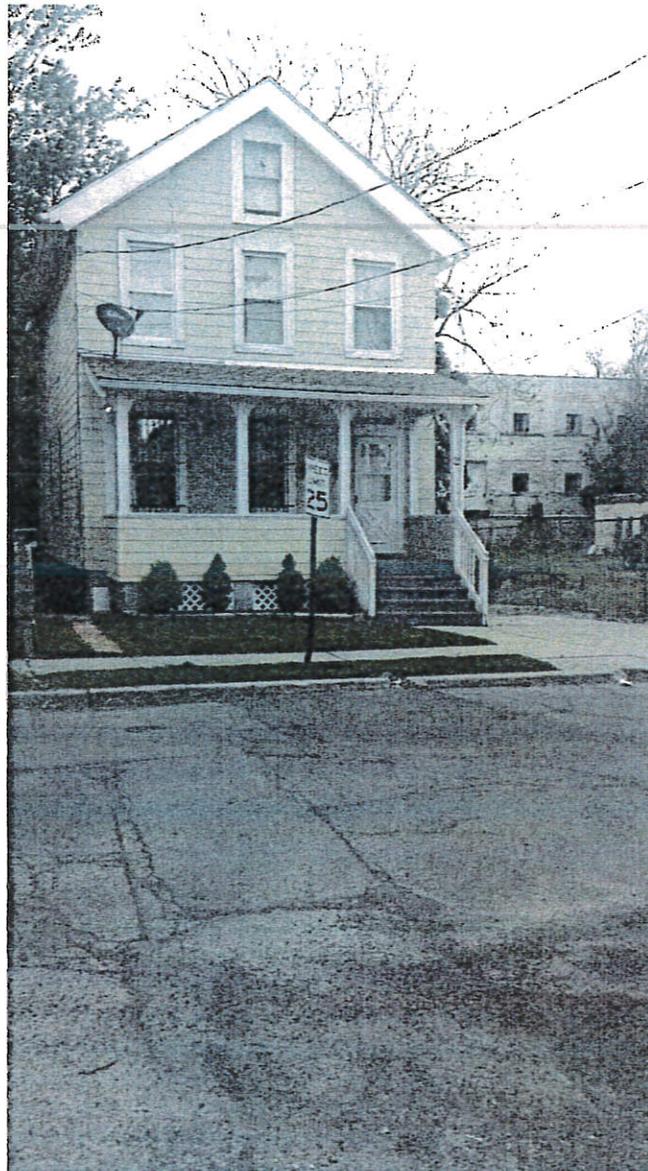
**APPENDIX F**  
**Photographs of Redevelopment Study Area**

**Area in Need of Redevelopment – Block 9, Lots 11.01, 11.02, 11.03, 32, & 36 and  
Block 7, Lot 22 – Township of West Orange, Essex County, New Jersey**

PROJECT #: 10560101

Photographer: L. Thiel  
Date: May 10, 2016

Block 9, Lot 11.01 - Residential



**APPENDIX F**  
**Photographs of Redevelopment Study Area**

**Area in Need of Redevelopment – Block 9, Lots 11.01, 11.02, 11.03, 32, & 36 and  
Block 7, Lot 22 – Township of West Orange, Essex County, New Jersey**

PROJECT #: 10560101

Photographer: L. Thiel  
Date: May 10, 2016

Block 9, Lot 11.02 - Residential



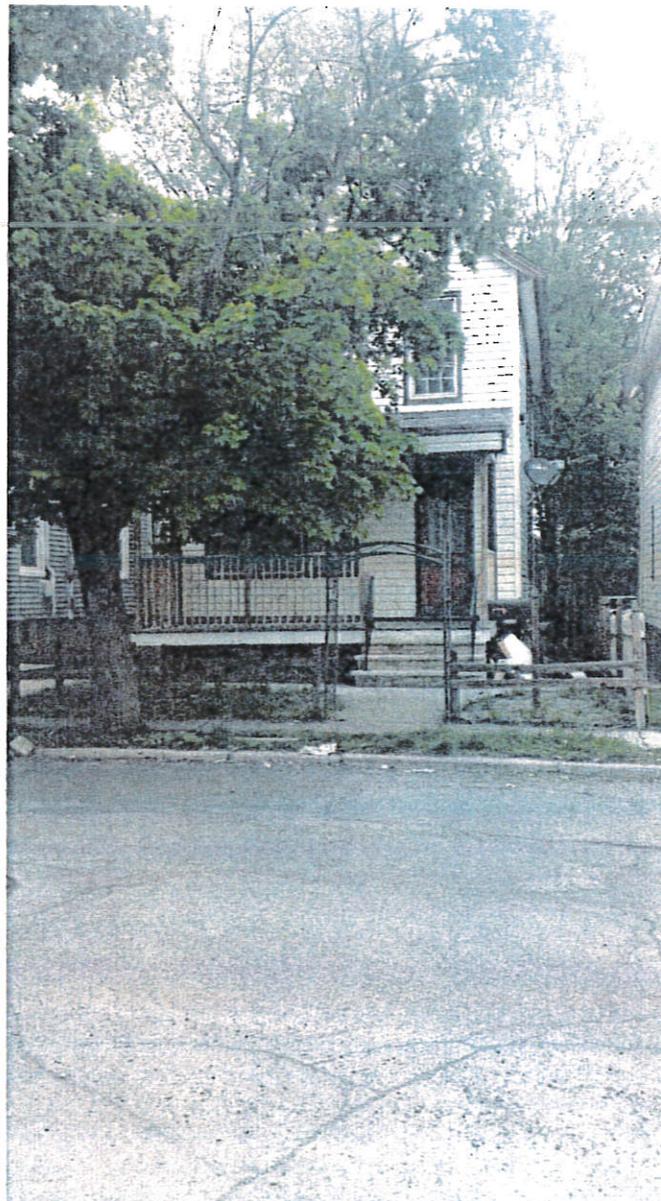
**APPENDIX F**  
**Photographs of Redevelopment Study Area**

**Area in Need of Redevelopment – Block 9, Lots 11.01, 11.02, 11.03, 32, & 36 and  
Block 7, Lot 22 – Township of West Orange, Essex County, New Jersey**

PROJECT #: 10560101

Photographer: L. Thiel  
Date: May 10, 2016

Block 9, Lot 11.03 - Residential



**APPENDIX F**  
**Photographs of Redevelopment Study Area**

**Area in Need of Redevelopment – Block 9, Lots 11.01, 11.02, 11.03, 32, & 36 and  
Block 7, Lot 22 – Township of West Orange, Essex County, New Jersey**

PROJECT #: 10560101

Photographer: L. Thiel  
Date: May 10, 2016

Block 9, Lot 32 - Biddleman



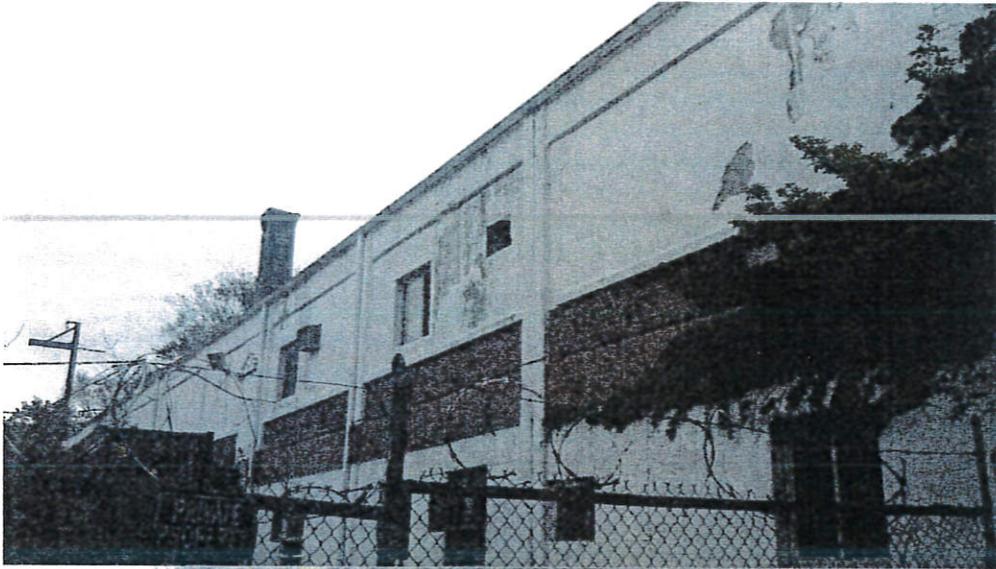
**APPENDIX F**  
**Photographs of Redevelopment Study Area**

**Area in Need of Redevelopment – Block 9, Lots 11.01, 11.02, 11.03, 32, & 36 and  
Block 7, Lot 22 – Township of West Orange, Essex County, New Jersey**

PROJECT #: 10560101

Photographer: L. Thiel  
Date: May 10, 2016

Block 9, Lot 32 - Biddleman (Continued)



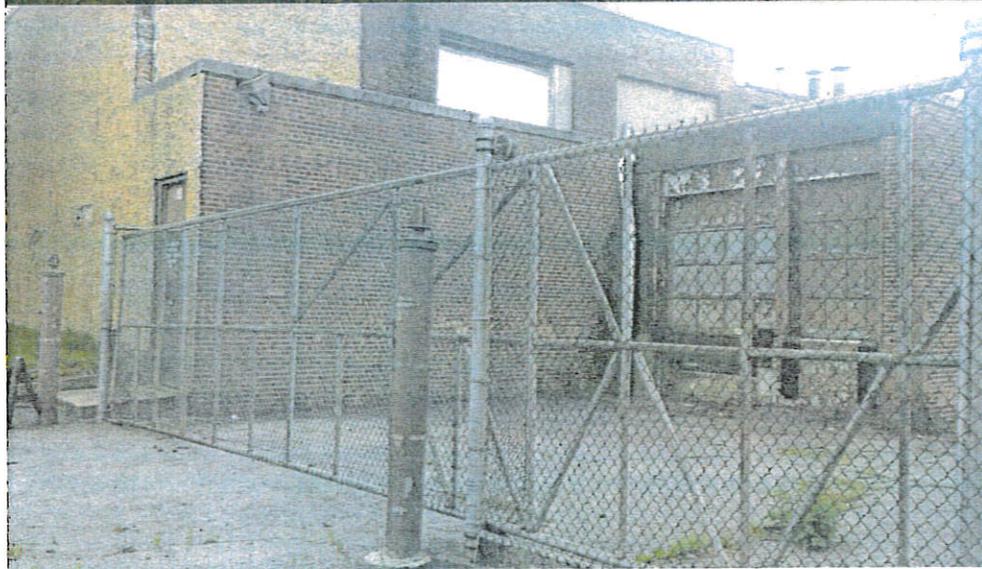
**APPENDIX F**  
**Photographs of Redevelopment Study Area**

**Area in Need of Redevelopment – Block 9, Lots 11.01, 11.02, 11.03, 32, & 36 and  
Block 7, Lot 22 – Township of West Orange, Essex County, New Jersey**

PROJECT #: 10560101

Photographer: L. Thiel  
Date: May 10, 2016

Block 9, Lot 36 - Selecto-Flash, Inc.



**APPENDIX F**  
**Photographs of Redevelopment Study Area**

**Area in Need of Redevelopment – Block 9, Lots 11.01, 11.02, 11.03, 32, & 36 and  
Block 7, Lot 22 – Township of West Orange, Essex County, New Jersey**

PROJECT #: 10560101

Photographer: L. Thiel  
Date: May 10, 2016

Block 9, Lot 36 - Selecto-Flash, Inc. (Continued)



**APPENDIX F**  
**Photographs of Redevelopment Study Area**

**Area in Need of Redevelopment – Block 9, Lots 11.01, 11.02, 11.03, 32, & 36 and  
Block 7, Lot 22 – Township of West Orange, Essex County, New Jersey**

PROJECT #: 10560101

Photographer: L. Thiel  
Date: May 10, 2016

Block 9, Lot 36 - Selecto-Flash, Inc. (Continued)



**APPENDIX F**  
**Photographs of Redevelopment Study Area**

**Area in Need of Redevelopment – Block 9, Lots 11.01, 11.02, 11.03, 32, & 36 and  
Block 7, Lot 22 – Township of West Orange, Essex County, New Jersey**

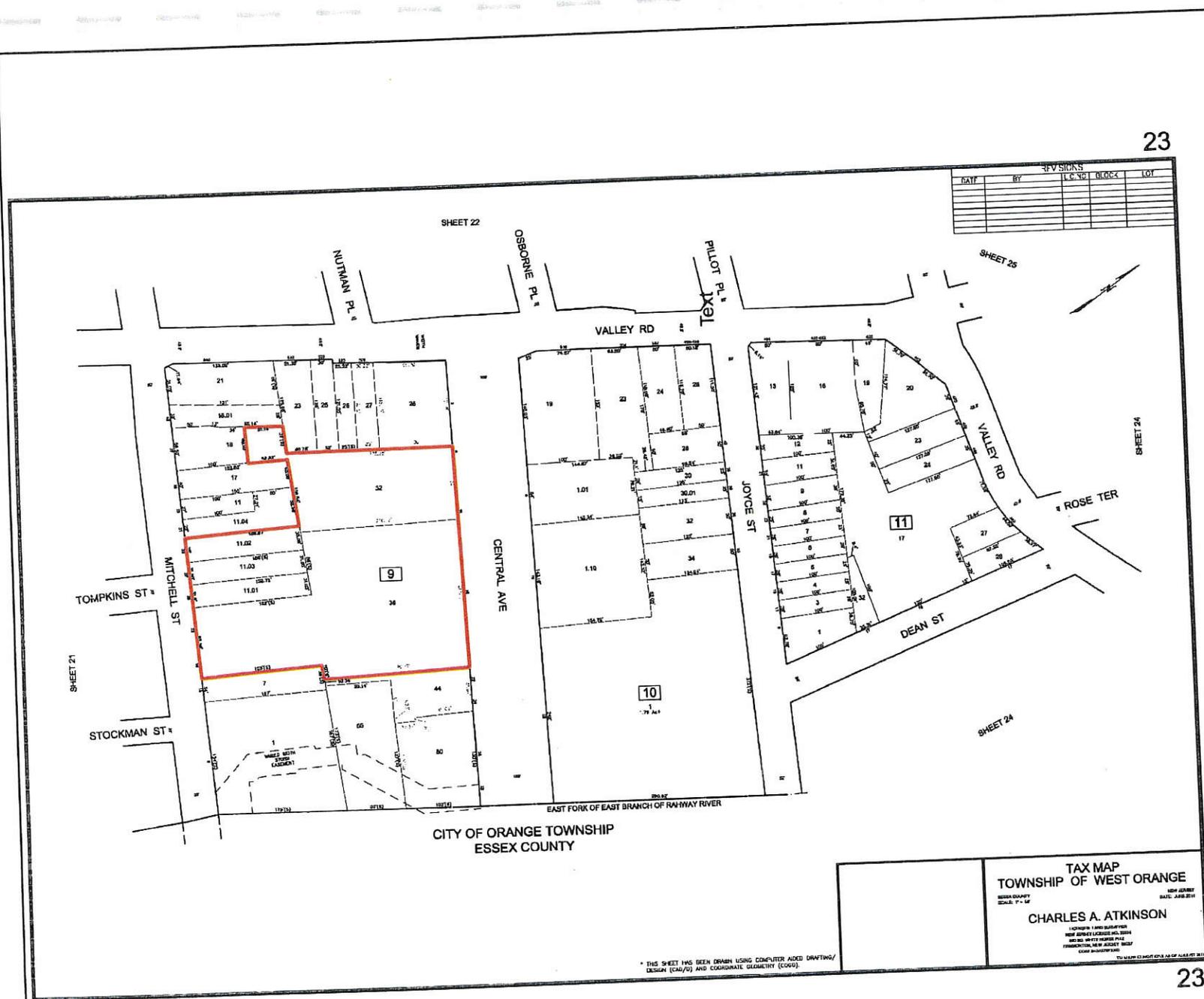
PROJECT #: 10560101

Photographer: L. Thiel

Date: May 10, 2016

Block 7, Lot 22 – Vacant Property Owned by Selecto-Flash, Inc.





TAX MAP

AREA IN NEED OF REDEVELOPMENT  
 BLOCK 9, LOTS 11.01, 11.02, 11.03, 32, AND 36  
 AND BLOCK 7, LOT 22  
 TOWNSHIP OF WEST ORANGE  
 ESSEX COUNTY, NEW JERSEY

**MATRIXNEWORLD**  
 Engineering Progress  
 Matrix New World Engineering,  
 Land Surveying and Landscape Architecture, P.C.  
 26 Columbia Turnpike  
 Florham Park, New Jersey 07932  
 WBE/DBE/SBE  
 Tel: 973-588-2999  
 Fax: 973-240-1818  
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FIGURE NO.: 1A

DRAWN BY: MM

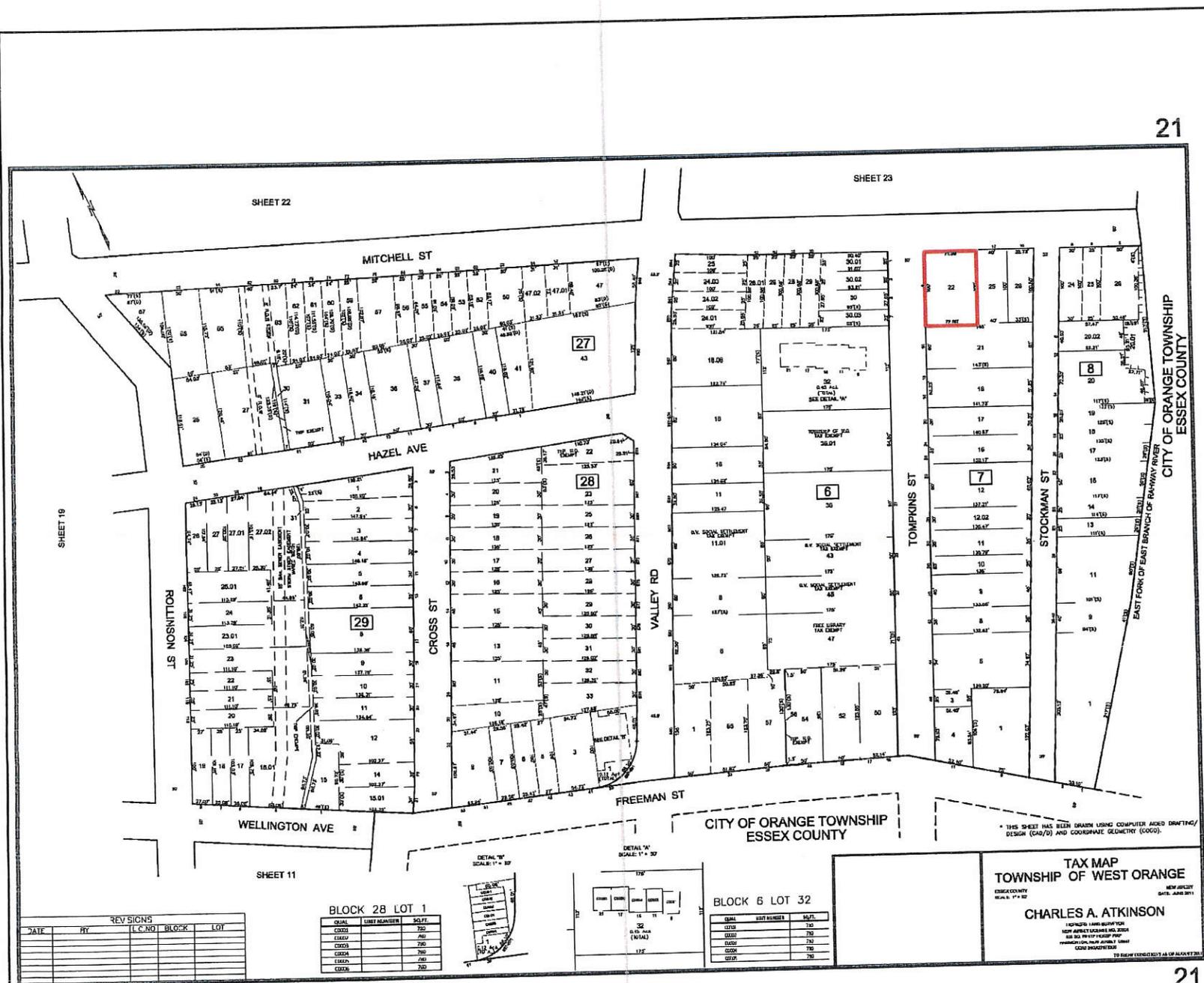
JOB NO.: 10560101

DATE: MAY 27, 2016

SCALE: Not to scale

TAX MAP  
 TOWNSHIP OF WEST ORANGE  
 NEW JERSEY  
 DATE: JAN 2016  
 CHARLES A. ATKINSON  
 LICENSE NO. 1 AND SURVEYOR  
 NEW JERSEY LICENSE NO. 2004  
 NEW YORK LICENSE NO. 1121  
 PENNSYLVANIA LICENSE NO. 1121  
 VIRGINIA LICENSE NO. 1121  
 WBE/DBE/SBE

\* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAWING/  
 DESIGN (CAD/2) AND ORIGINAL ELEMENTY (EOD).



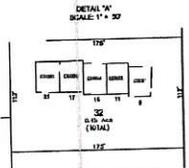
21

21

REV SIGNS				
DATE	BY	LC NO	BLOCK	LOT

**BLOCK 28 LOT 1**

DATE	BY	LC NO	BLOCK	LOT



**BLOCK 6 LOT 32**

DATE	BY	LC NO	BLOCK	LOT

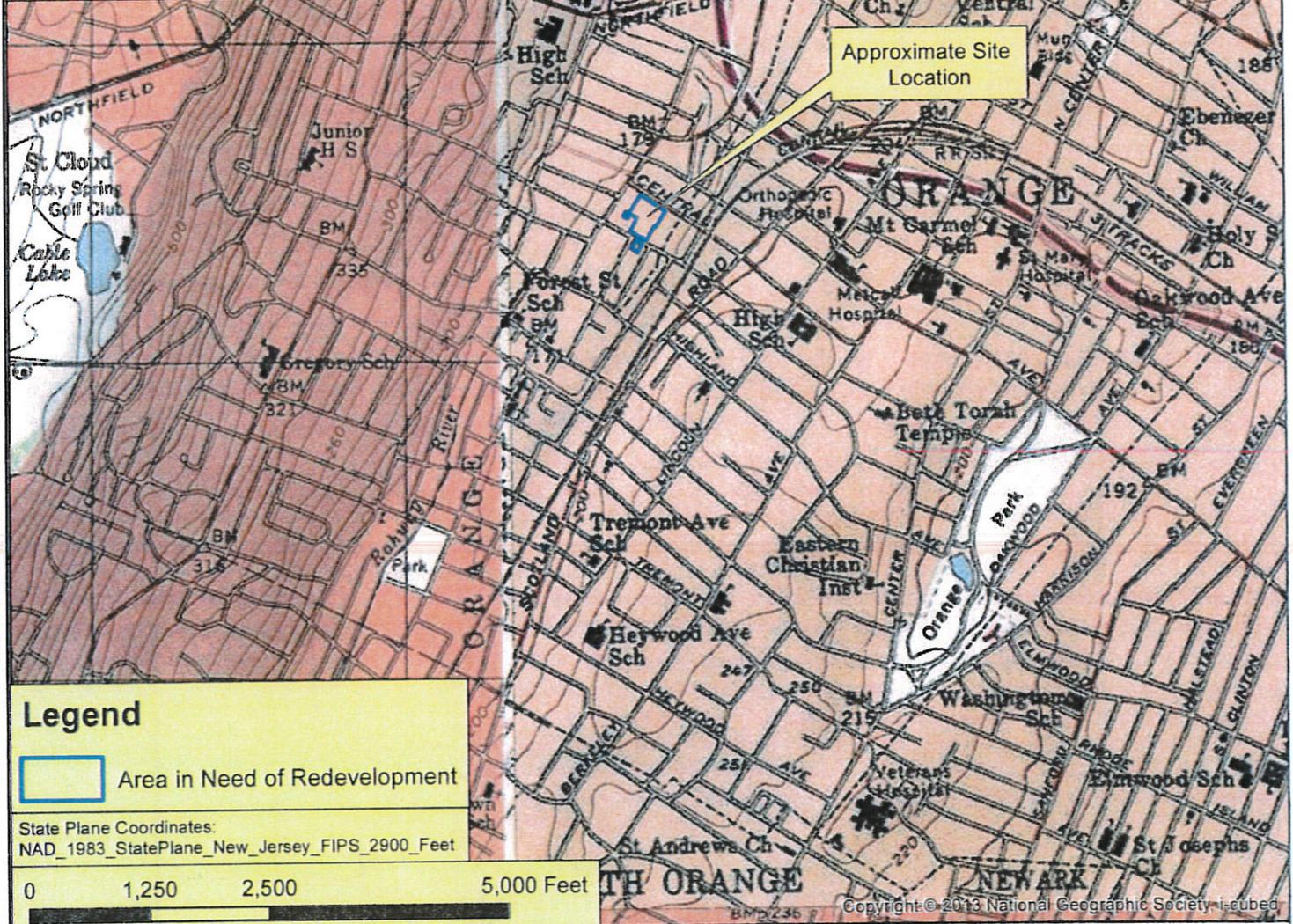
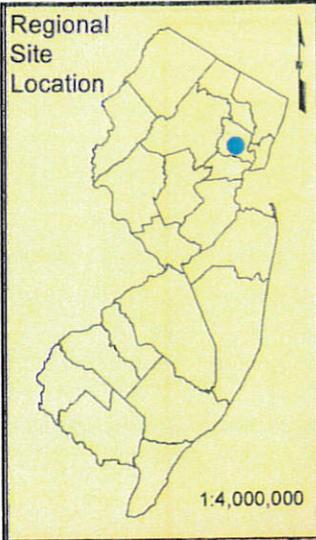
**TAX MAP**  
**TOWNSHIP OF WEST ORANGE**  
ESSEX COUNTY  
SCALE 1" = 30'  
**CHARLES A. ATKINSON**  
REGISTERED LAND SURVEYOR  
HIGHWAY SURVEYING DIVISION  
26 COLUMBIA TURNPIKE  
FLORENCE PARK, NEW JERSEY 07932  
WWW.MATRIXNEWORLD.COM  
DATE: 04.16.2011  
10 NEW JERSEY STATE HIGHWAYS

**TAX MAP (CONTINUED)**

**AREA IN NEED OF REDEVELOPMENT**  
**BLOCK 9, LOTS 11.01, 11.02, 11.03, 32, AND 36**  
**AND BLOCK 7, LOT 22**  
**TOWNSHIP OF WEST ORANGE**  
**ESSEX COUNTY, NEW JERSEY**

**MATRIXNEWORLD**  
Engineering Progress  
Matrix New World Engineering,  
Land Surveying and Landscape Architecture, P.C.  
26 Columbia Turnpike  
Florence Park, New Jersey 07932  
Tel: 732-568-2999  
Fax: 973-240-1818  
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SCALE:	Not to scale
DATE:	MAY 27, 2016
JOB NO.:	10560101
DRAWN BY:	MIM
FIGURE NO.:	1B



**USGS TOPOGRAPHIC MAP**

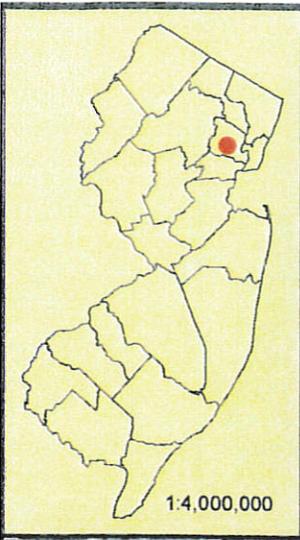
**MATRIXNEWORLD**  
Engineering Progress

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**AREA IN NEED OF REDEVELOPMENT**  
**BLOCK 9, LOTS 11.01, 11.02, 11.03, 32, AND 36**  
**AND BLOCK 7, LOT 22**  
**TOWNSHIP OF WEST ORANGE**  
**ESSEX COUNTY, NEW JERSEY**

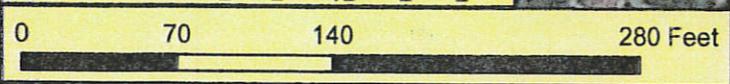
SCALE: 1:20,000	DATE: MAY 27, 2016	JOB NO.: 10560101	DRAWN BY: MM	FIGURE NO.: 2
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**Legend**

Area in Need of Redevelopment

State Plane Coordinates:  
 NAD\_1983\_StatePlane\_New\_Jersey\_FIPS\_2900\_Feet



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**AERIAL PHOTO OF PROJECT SITE**

**MATRIXNEWORLD**  
 Engineering Progress

Matrix New World Engineering, P.C.  
 26 Columbia Turnpike  
 Florham Park, New Jersey 07932  
 WBE/DBE/SBE

Tel: 973-240-1800  
 Fax: 973-240-1818  
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**AREA IN NEED OF REDEVELOPMENT**  
**BLOCK 9, LOTS 11.01, 11.02, 11.03, 32, AND 36**  
**AND BLOCK 7, LOT 22**  
**TOWNSHIP OF WEST ORANGE**  
**ESSEX COUNTY, NEW JERSEY**

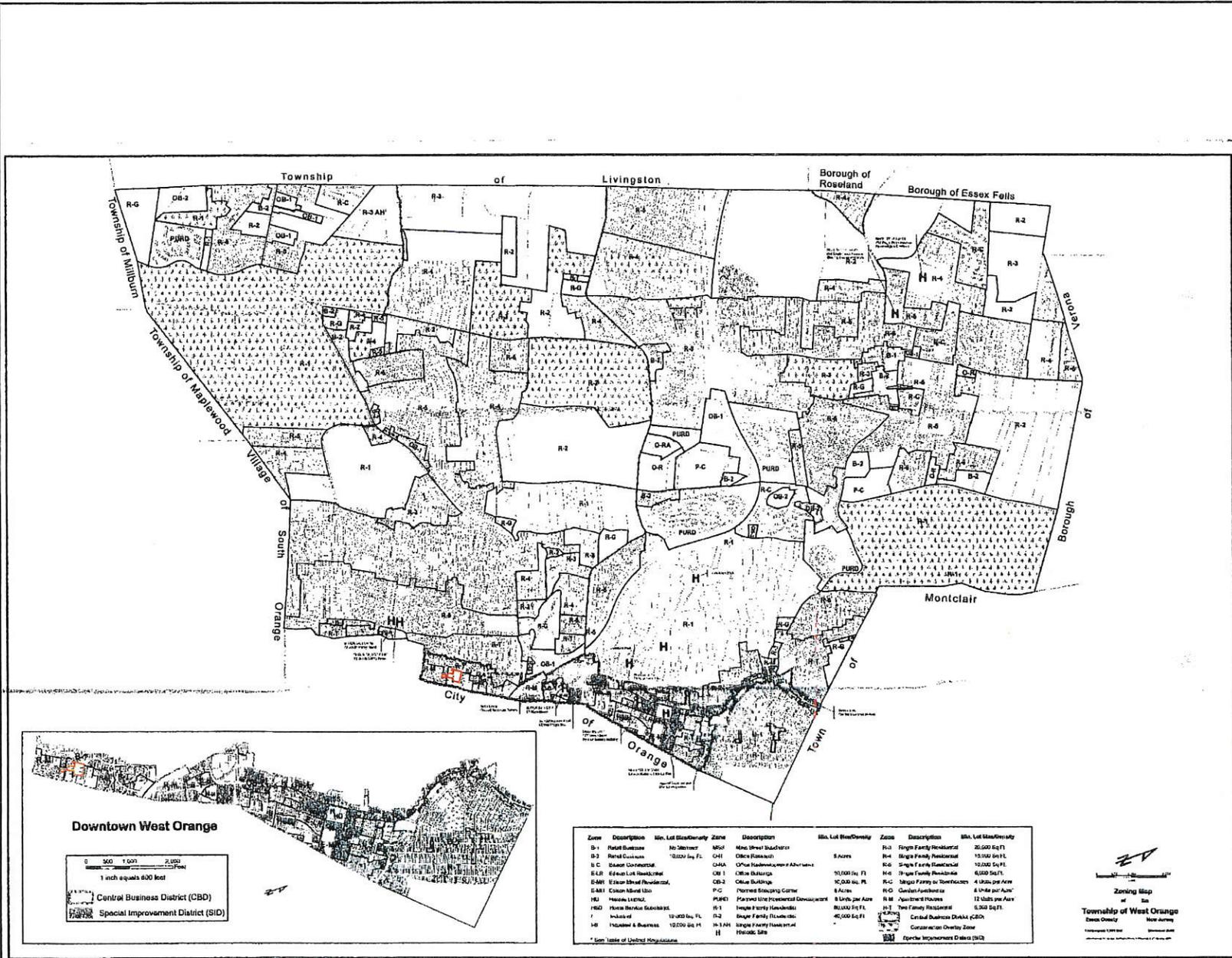
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DATE:  
 MAY 27, 2016

JOB NO.:  
 10560101

DRAWN BY:  
 MM

FIGURE NO.:  
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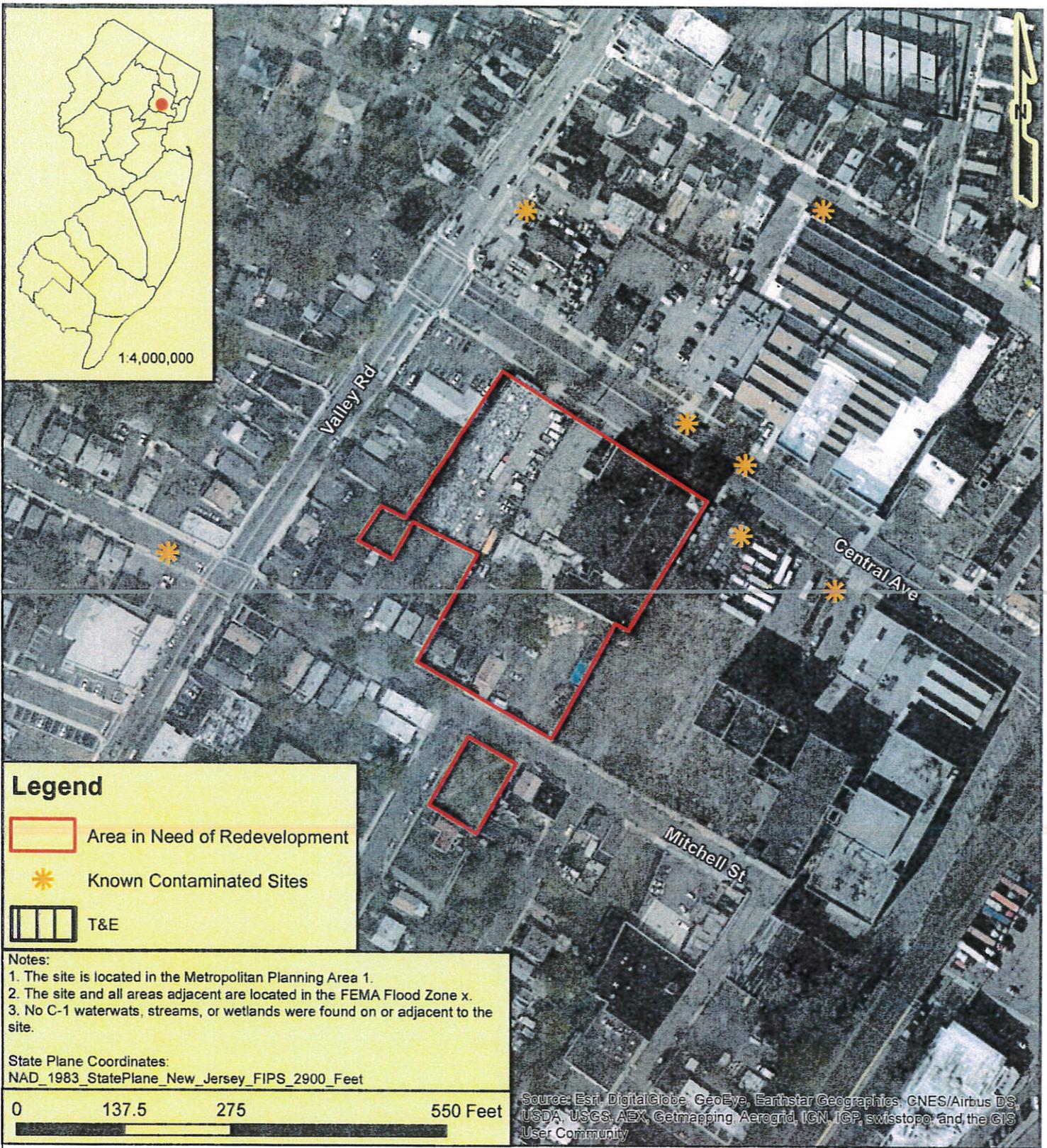


ZONING MAP

AREA IN NEED OF REDEVELOPMENT  
 BLOCK 9, LOTS 11.01, 11.02, 11.03, 32, AND 36  
 AND BLOCK 7, LOT 22  
 TOWNSHIP OF WEST ORANGE  
 ESSEX COUNTY, NEW JERSEY

**MATRIXNEWORLD**  
 Engineering Progress  
 Matrix New World Engineering,  
 Land Surveying and Landscape Architecture, P.C.  
 26 Columbia Turnpike  
 Florham Park, New Jersey 07932  
 Tel: 973-588-2999  
 Fax: 973-240-1818  
 www.matrixnewworld.com

SCALE:	Not to scale	DATE:	MAY 26, 2016	JOB NO.:	10560101	DRAWN BY:	MM	FIGURE NO.:	4
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**ENVIRONMENTAL CONSTRAINTS MAP**

**MATRIX**NEWORLD

Engineering Progress

Matrix New World Engineering, P.C.  
 26 Columbia Turnpike  
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 WBE/DBE/SBE

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**AREA IN NEED OF REDEVELOPMENT  
 BLOCK 9, LOTS 11.01, 11.02, 11.03, 32, AND 36  
 AND BLOCK 7, LOT 22  
 TOWNSHIP OF WEST ORANGE  
 ESSEX COUNTY, NEW JERSEY**

SCALE: 1:2,000	DATE: MAY 18, 2016	JOB NO.: 10560101	DRAWN BY: MM	FIGURE NO.: 5
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