



Borough of Leonia
Leonía Borough Hall virtually via
GoToMeeting
312 Broad Avenue
Leonía, NJ 07605

Trina Lindsey
Borough Clerk

www.leonianj.gov

Meeting: 12/05/22 7:30 PM

Mayor and Council Meeting - Regular

- 1 FLAG SALUTE**
- 2 OPEN MEETING STATEMENT** - *Conditions of the Open Meetings Act have been met by Notice placed on the Bulletin Board at Borough Hall and notice sent to the Official Newspaper.*
- 3 ROLL CALL**
- 4 PRESENTATIONS/REMARKS**
- 5 COMMENTS FROM THE PUBLIC - TWO (2) MINUTES PER SPEAKER**
- 6 APPROVAL OF MINUTES**
 - 6.1. June 27, 2022 Work Session Meeting Minutes
 - 6.2. September 7, 2022 Regular Meeting Minutes
 - 6.3. September 19, 2022 Work Session Meeting Minutes
- 7 REPORTS**
 - A. COUNCIL REPORTS**
 - B. MAYOR'S REPORT**
 - C. BOROUGH ADMINISTRATOR'S REPORT**
 - D. BOROUGH ATTORNEY'S REPORT**
 - E. BOROUGH ENGINEER'S REPORT**
- 8 ADOPTION OF ORDINANCES**
 - 8.1. ORD. 2022-18 Cannabis in Leonia
[ORD. 2022-18 Leonia Cannabis Ordinance.pdf](#)

- 8.2. ORD. 2022-19 Amending Chapter 220 - "Rent Control"
[ORD. 2022-19 Rent Control Addition.pdf](#)

9 INTRODUCTION OF ORDINANCES

- 9.1. ORD. 2022-20 Business Insurance Registration
[ORD. 2022-20 Business Insurance Registration.pdf](#)

10 CONSENT RESOLUTIONS

- 10.1. RES. 2022-262 Authorize Bill List
[2022-262 Authorize Bill List.pdf](#)
[2022-262 Bill List Backup.pdf](#)
- 10.2. RES. 2022-263 OMNIA Plan Incentive 2022/2023
[2022-263 OMNIA TIERED NETWORK HEALTH INSURANCE INCENTIVE PLAN 2022 & 2023.pdf](#)
- 10.3. RES. 2022-264 Authorize Senior Coordinator Non-Contractual Salary Increase
[2022-264 Authorize Senior Coordinator Non-Contractual Salary Increase.pdf](#)
- 10.4. RES. 2022-265 Authorize Recreation Superintendent Salary Increase
[2022-265 Authorize Recreation Superintendent Salary Increase.pdf](#)
- 10.5. RES. 2022-266 Authorize DPW Contract Agreement
[2022-266 Authorize DPW Contract Agreement.pdf](#)
- 10.6. RES. 2022-267 C2 Operator Proposal - Pennoni Associates
[2022-267 C2 LICENSED SEWER COLLECTION OPERATOR SERVICES_PENNONI ASSOCIATE.pdf](#)
- 10.7. RES. 2022-268 Authorize Change Order #15 - New Municipal Building
[2022-268 Authorize Change Order #15 to the Construction of the New Municipal Building.pdf](#)

11 UNFINISHED BUSINESS

- 11.1. Leonia Area in need of Redevelopment - Brian Chewcaskie/Pasquale Fusco
[AINOR Signed Resolution with Exhibit.pdf](#)

12 NEW BUSINESS

- 12.1. Council Meeting Review Process - Louis Grandelis

13 CORRESPONDENCE

14 CLOSED SESSION - *Whereas the Borough of Leonia desires to meet in private and/or Executive Session to discuss matters that are permitted by the exceptions to the Open Public Meetings Act as indicated herein:*

14.1. A. Contract Negotiations

[2022-269 Closed Session.pdf](#)

15 ADJOURNMENT

**BOROUGH OF LEONIA
COUNTY OF BERGEN
STATE OF NEW JERSEY**

**AN ORDINANCE TO REPEAL AND REPLACE PART II, GENERAL LEGISLATION,
CHAPTER 100, CANNABIS OF THE REVISED GENERAL ORDINANCES OF THE
BOROUGH OF LEONIA**

BE IT ORDAINED, by the Governing Body of the Borough of Leonia, that Part II, General Legislation, Chapter 100, Cannabis, is hereby repealed and replaced with the following:

SECTION 1. Article I. Definitions

Section 100-1. Terms defined.

Alternative Treatment Center" or ATC means an organization issued a permit pursuant to the "Jake Honig Compassionate Use Medical Cannabis Act," P.L.2009, c.307 (C.24:6I-1 et al.) to operate as a medical cannabis cultivator, medical cannabis manufacturer, medical cannabis dispensary, or clinical registrant, as well as any alternative treatment center deemed pursuant to section 7 of that act (C.24:6I-7) to concurrently hold a medical cannabis cultivator permit, a medical cannabis manufacturer permit, and a medical cannabis dispensary permit.

"Cannabis" means all parts of the plant Cannabis sativa L., whether growing or not, the seeds thereof, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds, except those containing resin extracted from the plant, which are cultivated and, when applicable, manufactured in accordance with P.L. 2016, c. 16 for use in cannabis products as set forth in this act, but shall not include the weight of any other ingredient combined with cannabis to prepare topical or oral administrations, food, drink, or other product. "Cannabis" does not include: medical cannabis dispensed to registered qualifying patients pursuant to the "Jake Honig Compassionate Use Medical Cannabis Act," P.L.2009, c.307 (C.24:6I-1 et al.) and P.L.2015, c.158 (C.18A:40-12.22 et al.); marijuana as defined in N.J.S.2C:35-2 and applied to any offense set forth in chapters 35, 35A, and 36 of Title 2C of the New Jersey Statutes, or P.L.2001, c.114 (C.2C:35B-1 et seq.), or marijuana as defined in section 2 of P.L.1970, c.226 (C.24:21-2) and applied to any offense set forth in the "New Jersey Controlled Dangerous Substances Act," P.L.1970, c.226 (C.24:21-1 et al.); or hemp or a hemp product cultivated, handled, processed, transported, or sold pursuant to the "New Jersey Hemp Farming Act," P.L.2019, c.238 (C.4:28-6 et al.).

"Cannabis Cultivator" means any licensed person or entity that grows, cultivates, or produces cannabis in this State, and sells, and may transport, this cannabis to other cannabis cultivators, or usable cannabis to cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers.

**BOROUGH OF LEONIA
COUNTY OF BERGEN
STATE OF NEW JERSEY**

“Cannabis Delivery Service” means any licensed person or entity that provides courier services for consumer purchases of cannabis items and related supplies fulfilled by a cannabis retailer in order to make deliveries of the cannabis items and related supplies to that consumer, and which services include the ability of a consumer to purchase the cannabis items directly through the cannabis delivery service, which after presenting the purchase order to the cannabis retailer for fulfillment, is delivered to that consumer.

“Cannabis Distributor” means any licensed person or entity that transports cannabis in bulk intrastate from one licensed cannabis cultivator to another licensed cannabis cultivator, or transports cannabis items in bulk intrastate from any one class of licensed cannabis establishment to another class of licensed cannabis establishment, and may engage in the temporary storage of cannabis or cannabis items as necessary to carry out transportation activities.

“Cannabis Establishment” means a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer.

“Cannabis Item” means any usable cannabis, cannabis product, cannabis extract, and any other cannabis resin. “Cannabis Item” does not include: Any form of medical cannabis dispensed to registered qualifying patients pursuant to the Jake Honig Compassionate Use Medical Cannabis Act,” P.L. 2009, .307 (c.24:6i-1 et seq.) and P.L. 2015, c. 158 (c.18a:40-12.22 et seq.); or hemp or hemp product cultivated, handled processed, transported, or sold pursuant to the “New Jersey Hemp Farming Act,” P.L. 2019, c.238 (c.4:28-6 et seq.).

“Cannabis Leaf” means the leaf of the plant Cannabis sativa L. within the plant family cannabaceae.

“Cannabis Manufacturer” means any licensed person or entity that processes cannabis items in this State by purchasing or otherwise obtaining usable cannabis, manufacturing, preparing, and packaging cannabis items, and selling, and optionally transporting, these items to other cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers.

“Cannabis Manufacturing” means the drying, processing, compounding, or conversion of usable cannabis into cannabis products or cannabis resins. “Manufacture” with respect to cannabis does not include packaging or labeling.

“Cannabis Manufacturing” means the drying, processing, compounding, or conversion of usable cannabis into cannabis products or cannabis resins. “Manufacture” with respect to cannabis does not include packaging or labeling.

“Cannabis Overlay Zone”- The overlay zone whereby the approved classes of Cannabis Establishments are permitted to operate.

**BOROUGH OF LEONIA
COUNTY OF BERGEN
STATE OF NEW JERSEY**

“Cannabis Overlay Zone Map”- The official Township map establishing the Cannabis Overlay Zone.

“Cannabis Paraphernalia” means any equipment, products, or materials of any kind which are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, composting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, vaporizing, or containing cannabis, or for ingesting, inhaling, or otherwise introducing a cannabis item into the human body. “Cannabis Paraphernalia” does not include drug paraphernalia as defined in N.J.S. 2C: 36-1 and which is used or intended for use to commit a violation of Chapter 35 or 362 of Title 2C of the New Jersey Statutes.

“Cannabis Product” means a product containing usable cannabis, cannabis extract, or any other cannabis resin and other ingredients intended for human consumption or use, including product intended to be applied to the skin or hair, edible cannabis products, ointments, and tinctures. “Cannabis Product” does not include (1) usable cannabis by itself; (2) cannabis extract by itself; or (3) any other cannabis resin by itself.

“Cannabis Retailer” means any licensed person or entity that purchases or otherwise obtains usable cannabis from cannabis cultivators and cannabis items from cannabis manufacturers or cannabis wholesalers, and sells these to consumers from a retail store, and may use a cannabis delivery service or a certified cannabis handler for the off-premises delivery of cannabis items and related supplies to consumers. A cannabis retailer shall also accept consumer purchases to be fulfilled from its retail store that are presented by a cannabis delivery service which will be delivered by the cannabis delivery service to that consumer.

“Cannabis wholesaler” means any licensed person or entity that purchases or otherwise obtains, stores, sells or otherwise transfers, and may transport, cannabis items for the purpose of resale or other transfer to either another cannabis wholesaler or to a cannabis retailer, but not to consumers.

“Cannabis, Usable” means the dried leaves and flowers of the female plant Cannabis sativa L., and does not include seedlings, seeds, stems, stalks, or roots of the plant.

Microbusiness- A person or entity licensed under P.L.2021, c. 16 (C.24:6I-31 et al.) as a cannabis cultivator, cannabis manufacturer, cannabis wholesaler, cannabis distributor, cannabis retailer, or cannabis delivery service that may only, with respect to its business operations, and capacity and quantity of product: (1) employ no more than 10 employees; (2) operate a cannabis establishment occupying an area of no more than 2,500 square feet, and in the case of a cannabis cultivator, grow cannabis on an area no more than 2,500 square feet measured on a horizontal plane and grow above that plane not higher than 24 feet; (3) possess no more than 1,000 cannabis plants each month, except

**BOROUGH OF LEONIA
COUNTY OF BERGEN
STATE OF NEW JERSEY**

that a cannabis distributor's possession of cannabis plants for transportation shall not be subject to this limit; (4) acquire each month, in the case of a cannabis manufacturer, no more than 1,000 pounds of usable cannabis; (5) acquire for resale each month, in the case of a cannabis wholesaler, no more than 1,000 pounds of usable cannabis, or the equivalent amount in any form of manufactured cannabis product or cannabis resin, or any combination thereof; and (6) acquire for retail sale each month, in the case of a cannabis retailer, no more than 1,000 pounds of usable cannabis, or the equivalent amount in any form of manufactured cannabis product or cannabis resin, or any combination thereof.

SECTION 2. Article II. License required

Section 100-2. Permitted and prohibited licenses.

- A. Permitted Licenses- Those businesses possessing a license issued by the State of New Jersey to operate and a Class 1, Class 2, Class 3, or Class 4, adult-use license pursuant to Section 31b of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (P.L. 2021, c. 16), may operate within the Borough of Leonia, subject to all of the provisions of this ordinance and all applicable State standards and regulations.

- B. Prohibited Licenses: Class 5 Retail license and Class 6 Distribution license are strictly prohibited in the Borough of Leonia. The delivery of cannabis items and related supplies by a Class 6 license holder located outside of the Borough of Leonia shall be permitted.

Section 100-3. Limitations on the number of licenses.

The Borough of Leonia expressly permits four (4) total cannabis licenses to operate within the Borough limits as follows:

- A. Three (3) Class 1 adult-use cultivation license;
- B. Three (3) Class 2 adult-use manufacturing license;
- C. Three (3) Class 3 adult-use wholesaler license; and
- D. Three (3) Class 4 adult-use distributor license;

Section 100-4. Licensing process, fee established, inspection, revocation.

- A. It shall be unlawful for any person or any corporate entity to operate a Cannabis Establishment without first having procured an annual license from the Borough Clerk's Office.

- B. License fees; renewal; late fees.

**BOROUGH OF LEONIA
COUNTY OF BERGEN
STATE OF NEW JERSEY**

1. A Cannabis Establishment permitted to operate in the Borough shall pay to the Borough a prorated annual License Fee of \$20,000.00.
2. The licenses issued shall be effective for the calendar year, expiring on the 31st day of December of the year of issue, and may be renewable upon application for succeeding calendar years thereafter. The fee for license renewals shall be due and payable on or before the first day of February in the year of renewal or be subject to late fees.
3. Late fees. A late fee of \$100 shall be charged for renewal licenses which are not paid on/or before February 1 of the license year. An additional \$75 shall be charged for each thirty-day period that the license fee is not paid after February 1 of the license year.

C. Application for license.

1. Any person or persons, corporation or corporations desiring to conduct, maintain or operate any of the aforementioned businesses within the Borough of Leonia shall complete the designated application form.
2. Applications shall be submitted to the Borough Clerk and will be deemed complete upon submittal of all documentation and information described in herein to the satisfaction of the Governing Body.
3. Subject to the provisions set forth below, licensing for a Cannabis Establishment will be on a reserve basis based on the order the application form is received until the number of permitted licenses is reached. A licensee's failure to submit a fully completed Cannabis Establishment Application after a period of ninety (90) days from the original date of submittal shall constitute a basis for the Governing Body to deem the application expired and subject the licensee to a loss of the reserve space.
4. No further applications will be accepted when the Borough has obtained the number of application forms totaling the number of available licenses permitted by Ordinance.
5. The following documentation and information shall be provided in order for the application to be deemed complete and the license issued:
 - a. A copy of the current State-approved license.
 - b. The proposed days and hours of operation;

**BOROUGH OF LEONIA
COUNTY OF BERGEN
STATE OF NEW JERSEY**

- c. Security Plan;
- d. Environmental Impact and Sustainability Plan;
- e. Water and energy consumption plan detailing anticipated water and energy consumption.
- f. Host Community Plan;
- g. A proposed signage plan;
- h. A plan describing the mitigation measures and ventilation system that will be used to prevent any odor of Cannabis off the premises;
- i. The name(s) and location(s) of the offsite cultivation facilities associated with a dispensary; and
- j. Such other information or documentation as determined to be necessary to assess compliance with the requirements set forth or referenced herein;

D. Notification of award.

Upon completion of the requirements set forth in paragraph B above, a notification of award shall be issued pursuant to Resolution by the Governing Body. The Borough Clerk's Office shall then issue the annual license.

E. Inspection.

- 1. Every Cannabis Establishment licensed to operate in the Borough shall be subject inspection by Borough officials or agents, during reasonable hours, without prior notice. Failure or refusal on the part of the licensed Cannabis Establishment or his agents or servants to permit such inspection, maybe subject to suspension or revocation of the license.
- 2. Should an inspection result in a documented violation in the form of a Complaint, the Cannabis Establishment must rectify the violation according to the Complaint or be subject to a suspension or revocation of the license.

F. Revocation, suspension or cancellation of licenses; hearing.

- 1. Any license issued under the terms and provisions of this chapter may be suspended or revoked by the Governing Body for the willful violation by the licensee of any provision of the Borough Code.
- 2. Summary suspension. If the Borough Council has reasonable grounds to believe that a licensee has engaged in deliberate and willful violation of any provision of this the Borough Code or upon proof that the public health, safety, and/or general welfare has been jeopardized and requires emergency action, the Borough Council may enter a Summary Suspension Order for the immediate suspension of such license pending a public hearing.

**BOROUGH OF LEONIA
COUNTY OF BERGEN
STATE OF NEW JERSEY**

3. A public hearing shall be scheduled within 30 days of the Summary Suspension Order. Said Order shall contain the time and place of the public meeting.
4. Written notice of the time and place of such hearing shall be served upon the Cannabis Establishment at least 10 days prior to the date set for such hearing. Notice may be given either by personal delivery thereof to the person to be notified or by Certified Mail, returned receipt to the business address appearing upon said license.
5. Upon due consideration and deliberation based on the record evidence presented, the Governing Body may issue a fine not to exceed \$2,500 per violation and issue a temporary suspension of the license not to exceed three (3) months, or may revoke the license in its entirety.
6. If any such license shall have been revoked, neither the holder thereof nor any person acting for him/her, directly or indirectly, shall be entitled to another license to carry on the same business within the Borough, unless the application for such license shall be approved by the Governing Body.

SECTION 3. Article III. Zoning

Section 100-5. Zoning.

- A. A Cannabis Establishment seeking to operate under a Class 1, Class 2, Class 3, or Class 4 license may operate within the LI District only as a Conditional Use.
- B. All Cannabis Establishments operating in the Borough of Leonia shall be permitted as a Condition Use, subject to the following conditions:
 1. Present proof of the appropriate State license to operate the proposed Cannabis Establishment;
 2. All Cannabis Establishments shall undergo site plan review by the Borough's Land Use Board, unless a prior approval has been issued by the Borough's Land Use Board approving the same Cannabis Establishment license to operate at the proposed location;
 3. A Cannabis Establishment shall be subject to licensing requirements outlined in Section 100-4;
 4. Class 1, Class 2, Class 3, or Class 4 licenses shall be subject to all "bulk" standards established for the LI Zone District.
 5. Drive-thru access shall be prohibited;

**BOROUGH OF LEONIA
COUNTY OF BERGEN
STATE OF NEW JERSEY**

6. No Cannabis Paraphernalia shall be displayed or kept at the Cannabis Establishment so as to be visible from outside the premises;
7. Cannabis Consumption Areas are strictly prohibited;
8. No Cannabis Product shall be smoked, eaten, or otherwise consumed or ingested on the premises of any Cannabis Establishment;
9. A Cannabis Establishment shall not be located in a home, apartment, townhouse, condominium or mix-use building;
10. If located in a multi-tenant commercial building, the Cannabis Establishment shall have a separate entrance where no part of the Cannabis Establishment shall be directly accessible from any common area within the building;
11. The applicant shall implement an odor mitigation infrastructure so that odors emanating from the facility are not detectable by a person on adjacent properties, rights-of way, or other units with a building on the same lot;
12. All activities associated with the production of cannabis, including cultivation, manufacturing, and processing, shall occur within an enclosed building;
13. The applicant shall comply with the signage standards of the underlying zoning district, including the following additional limitations:
 - a. No sign shall be placed on the roof of a building nor placed on its walls so as to exceed in height the roof of a building;
 - b. No illuminated signs shall be permitted;
 - c. No freestanding signs shall be permitted;
 - d. There shall only be one sign; and
 - e. The content of signage shall be restricted to text on a solid background. The logo of the business may be included provided the logo does not include a cannabis plant leaf or image of other cannabis paraphernalia or products.

SECTION 4. Article IV. Municipal Tax

Section 100-6. Municipal tax imposed.

A. Transfer Tax and User Tax Imposed.

**BOROUGH OF LEONIA
COUNTY OF BERGEN
STATE OF NEW JERSEY**

1. There is hereby imposed a transfer tax of two percent (2%) on receipts from the sale of all Cannabis from a Cannabis Cultivator, a Cannabis Manufacturer, and a Cannabis Retailer.
2. There is hereby imposed a transfer tax of one percent (1%) on receipts from the sale of Cannabis from a Cannabis Wholesaler.
3. There is hereby imposed a user tax equivalent to the transfer tax rate established in Section 100-4A.1 and 2, on any concurrent license holder, as permitted by section 33 of P.L.2021, c.16 (C.24:6I-46), operating more than one cannabis establishment. The user tax shall be imposed on the value of each transfer or use of cannabis or cannabis items not otherwise subject to the transfer tax, from the license holder's establishment that is located in the municipality to any of the other license holder's establishments, whether located in the municipality or another municipality.
4. Such transfer tax shall be collected or paid and remitted to the municipality by the Cannabis Establishment from the cannabis establishment purchasing or receiving the cannabis or cannabis item, or from the consumer at the point of sale, on behalf of the municipality by the cannabis retailer selling the cannabis item to that consumer.
5. The transfer tax shall be stated, charged, and shown separately on any sales slip, invoice, receipt, or other statement or memorandum of the price paid or payable, or equivalent value of the transfer, for the cannabis or cannabis item. No Cannabis Establishment required to collect a transfer tax imposed hereunder shall advertise or hold out to any person or to the public in general, in any manner, directly or indirectly, that the transfer tax or user tax will not be separately charged and stated to another cannabis establishment or the consumer, or that the transfer tax will be refunded to the Cannabis Establishment or the consumer.

B. Tax Liability.

Every Cannabis Establishment required to collect a transfer tax and user tax imposed herein shall be personally liable for the transfer tax or user tax imposed, collected, or required to be collected under this section. Any Cannabis Establishment shall have the same right with respect to collecting the transfer tax from another Cannabis Establishment or the consumer as if the transfer tax was a part of the sale and payable at the same time, or with respect to non-payment of the transfer tax or user tax by the Cannabis Establishment or consumer, as if the transfer tax was a part of the purchase price of the cannabis or cannabis item, or equivalent value of the transfer of the cannabis or cannabis item, and payable at the same time.

**BOROUGH OF LEONIA
COUNTY OF BERGEN
STATE OF NEW JERSEY**

Section 100-7. Collection of taxes, lien, returns.

- A. All revenues collected from a transfer tax and user tax imposed pursuant to this section shall be remitted to the Borough of Leonia Chief Financial Officer in the manner prescribed herein. The Chief Financial Officer shall collect and administer any transfer tax or user tax imposed.

- B. The Borough of Leonia may enforce the payment of delinquent taxes or transfer fees imposed by ordinance pursuant to this section in the same manner as provided for municipal real property taxes.
 - 1. In the event that the transfer tax imposed by ordinance pursuant to this section is not paid when due by a Cannabis Establishment the unpaid balance, and any interest accruing thereon, shall be a lien on the parcel of real property comprising the Cannabis Establishment's premises in the same manner as all other unpaid municipal taxes, fees, or other charges.
 - 2. The lien shall be superior and paramount to the interest in the parcel of any owner, lessee, tenant, mortgagee, or other person, except the lien of municipal taxes, and shall be on a parity with and deemed equal to the municipal lien on the parcel for unpaid property taxes due and owing in the same year.
 - 3. The Borough shall file in the office of its tax collector a statement showing the amount and due date of the unpaid balance and identifying the lot and block number of the parcel of real property that comprises the delinquent premises. The lien shall be enforced as a municipal lien in the same manner as all other municipal liens are enforced.

- C. Administration of Transfer Tax and User Tax.
 - 1. The Borough of Leonia Chief Financial Officer is charged with the administration and enforcement of the provisions of this chapter, and is empowered to prescribe, adopt, promulgate and enforce rules and regulations relating to any matter pertaining to the administration and enforcement of this chapter, including provisions for the reexamination and corrections of declarations and returns, and of payments alleged or found to be incorrect, or as to which an overpayment is claimed or found to have occurred, and to prescribe forms necessary for the administration of this chapter.
 - 2. Should a Cannabis Establishment fail or refuse to provide adequate information to the Chief Financial Officer to determine the amount of tax due, the Chief Financial Officer may use information provided to the Chief Financial Officer

**BOROUGH OF LEONIA
COUNTY OF BERGEN
STATE OF NEW JERSEY**

from other sources (i.e., the Commission or Department of Treasury) to determine the amount of tax liability.

- a. Every Medicinal Cannabis Dispensary is hereby directed and required to give to the Chief Financial Officer, or to any agent designated by him/her, the means, facilities and opportunity for such examinations and investigations, as are hereby authorized.
- b. The Chief Financial Officer is hereby authorized to examine the books, papers and records of the Cannabis Establishment to verify the accuracy of any declaration or return, or if no declaration or return was filed, to ascertain the tax due.
- c. It shall be the duty of the Chief Financial Officer to collect and receive the taxes, fines, and penalties imposed by this chapter. It shall also be the duty of the Chief Financial Officer to keep a record showing the date of such receipt. The Chief Financial Officer is authorized to enter into agreements with the State of New Jersey to obtain information to facilitate administration of the tax. The Chief Financial Officer is authorized to issue a ruling upon written request of a taxpayer or upon its own volition.

D. Recordkeeping.

1. A Cannabis Establishment liable for the transfer tax or user tax shall be required to keep such records as will enable the filing of true and accurate returns of the tax and such records shall be preserved for a period of not less than three (3) years from the filing date or due date, whichever is later, in order to enable the Chief Financial Officer or any agent designated to verify the correctness of the declarations or returns filed.
2. If records are not available in the municipality to support the returns which were filed or which should have been filed, the Cannabis Establishment will be required to make them available to the Chief Financial Officer either by producing them at a location in the municipality or by paying for the expenses incurred by the Chief Financial Officer or his agent in traveling to the place where the records are regularly kept.

E. Returns.

1. All Cannabis Establishments operating in the municipality are required to file a tax return with the Chief Financial Officer to report their sales during each calendar quarter and the amount of tax in accordance with the provisions of this chapter. Returns shall be filed and payments of tax imposed for the preceding

**BOROUGH OF LEONIA
COUNTY OF BERGEN
STATE OF NEW JERSEY**

calendar quarter shall be made on or before the last day of April, July, October, and January, respectively.

2. A Cannabis Establishment that has overpaid the transfer tax, or who believes it is not liable for the tax, may file a written request on an amended tax return with the Chief Financial Officer for a refund or a credit of the tax. For amounts paid as a result of a notice asserting or informing a taxpayer of an underpayment, a written request for a refund shall be filed with the Chief Financial Officer within two (2) years of the date of the payment.

F. Confidentiality.

The returns filed by the Cannabis Establishment, and the records and files of the Chief Financial Officer respecting the administration of the transfer tax, shall be considered confidential and privileged and neither the municipality nor any employee or agent engaged in the administration thereof or charged with the custody of any such records or files, nor any former officer or employee, nor any person who may have secured information therefrom, shall divulge, disclose, use for their own personal advantage, or examine for any reason other than a reason necessitated by the performance of official duties any information obtained from the said records or files or from any examination or inspection of the premises or property of any person. Neither the Chief Financial Officer nor any employee engaged in such administration or charged with the custody of any such records or files shall be required to produce any of them for the inspection of any person or for use in any action or proceeding except when the records or files or the facts shown thereby are directly involved in an action or proceeding under the provisions of the State Uniform Tax Procedure Law or of the tax law affected, or where the determination of the action or proceeding will affect the validity or amount of the claim of the municipality under the tax provisions of this chapter.

Section 100-8. Audit, assessment, limitations, and appeals.

- A. The Borough's Chief Financial Officer may initiate an audit by means of an audit notice to be served on any agent at the Cannabis Establishment's principal place of business. If, as a result of an examination conducted by the Chief Financial.
- B. In the event a return a return is found to be incorrect and transfer or user taxes are owed, the Chief Financial Officer is authorized to assess and collect any tax due and owing. Deficiency assessments (i.e., where a Cannabis Establishment filed a return but is found to owe additional tax) shall include taxes for up to three (3) years to the date when the deficiency is assessed.
- C. If no return has been filed and tax is found to be due, the tax actually due may be assessed and collected with or without the formality of obtaining a return from the

**BOROUGH OF LEONIA
COUNTY OF BERGEN
STATE OF NEW JERSEY**

taxpayer. Where no return was filed, there shall be no limit to the period of assessment.

- D. All expenses incurred by the Borough associated with the audit and the collection of the outstanding taxes shall be paid by the delinquent Cannabis Establishment.
- E. Upon proposing an assessment, the Chief Financial Officer shall send the Cannabis Establishment an interim notice by certified mail, return receipt requested, or by electronic means approved by the Cannabis Establishment, advising the taxpayer of additional taxes that are due. Should the taxpayer wish to dispute the assessment administratively by requesting a hearing with the Chief Financial Officer, it must do so within thirty (30) days of the date of such interim notice. If, after the Chief Financial Officer sends an interim notice, a taxpayer fails to timely request a hearing with the Chief Financial Officer or requests a hearing and after conducting a hearing, the Chief Financial Officer determines that the taxes are due, the Chief Financial Officer shall send the Cannabis Establishment by certified mail, return receipt requested, or by electronic means approved by the Cannabis Establishment, a final notice. Should the Cannabis Establishment wish to dispute the assessment set forth in the final notice, the Medicinal Cannabis Dispensary must initiate an appeal in the New Jersey Tax Court within ninety (90) days after the mailing of any final notice regarding a decision, order, finding, assessment, or action hereunder.

G. Time Limitations.

The following periods of limitations shall apply to suits for collection of taxes:

1. When a return has been filed but no tax paid, any suit brought to recover the tax due and unpaid shall be filed within two (2) years after the return was due or filed, whichever is later;
2. Where no return was filed or a fraudulent return was filed, there shall be no limits to file suit for the collection of taxes;
3. Where, before the expiration of the time prescribed in this section for the filing a lawsuit against the taxpayer, both the Chief Financial Officer and the taxpayer have consented in writing to its extension after such time, the suit may be filed at any time prior to the expiration of the period agreed upon; and
4. The period so agreed upon may be extended by subsequent agreements in writing made before the expiration of the period previously agreed upon.

**BOROUGH OF LEONIA
COUNTY OF BERGEN
STATE OF NEW JERSEY**

H. Hearings.

Any person who receives an interim notice from the Chief Financial Officer may within thirty (30) days after the date of an interim notice, request a hearing with the Chief Financial Officer. Any person who fails to request a hearing in a timely manner waives the right to administratively contest any element of the assessment. The Chief Financial Officer shall accept payments of disputed tax amounts under protest pending appeals; however, any request for refund of such monies must be filed in accordance with this section.

I. Appeals.

A Cannabis Establishment may, within ninety (90) days after the mailing of any final notice regarding a decision, order, finding, assessment, or action hereunder, or publication of any rule, regulation or policy of the Chief Financial Officer, appeal to the Tax Court pursuant to the jurisdiction granted by N.J.S.A. 2B:13-2a(3) to review actions or regulations of municipal officials by filing a complaint in accordance with the New Jersey Court Rule 8:3-1. The appeal provided by this section shall be the exclusive remedy available to any taxpayer for review of a final decision of the Chief Financial Officer in respect to a determination of liability for the tax imposed by this chapter.

SECTION 5. INCONSISTENT ORDINANCES REPEALED: Any article, section, paragraph, subsection, clause, or other provision of the City of Garfield inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

SECTION 6. SEVERABILITY: If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

This ordinance shall take effect upon its passage.

I hereby certify that this is a true and exact copy
of resolution adopted by the Mayor and Council of
the Borough of Leonia on the day of 2022

**, RMC
Borough Clerk**

**BOROUGH OF LEONIA
COUNTY OF BERGEN
STATE OF NEW JERSEY**

Motion

Second

Ayes:

Nays: Abstain: Absent:

**BOROUGH OF LEONIA
COUNTY OF BERGEN
STATE OF NEW JERSEY**

ORD. 2022-18

| RECORD OF VOTE | | | | | | | | | | | | |
|--|------------------|---|---|---|---|----|------------------|---|---|---|---|----|
| Council | First Reading | | | | | | Second Reading | | | | | |
| | November 9, 2022 | | | | | | December 5, 2022 | | | | | |
| | M | S | Y | N | A | AB | M | S | Y | N | A | AB |
| Davis | ✓ | | ✓ | | | | | | | | | |
| Fusco | | | ✓ | | | | | | | | | |
| Grandelis | | | | | | ✓ | | | | | | |
| Hesterbrink | | ✓ | ✓ | | | | | | | | | |
| Terrell | | | | | | ✓ | | | | | | |
| Ziegler | | | ✓ | | | | | | | | | |
| Mayor Zeigler | | | | | | | | | | | | |
| M - Motion S - Seconded Y- Yes N - No A - Abstain AB - Absent | | | | | | | | | | | | |

Judah Zeigler, Mayor

ATTEST:

Trina Lindsey, Borough Clerk

ORDINANCE NO. 2022-19

**AN ORDINANCE AMENDING CHAPTER 220 ENTITLED
“RENT CONTROL” OF THE CODE OF THE
BOROUGH OF LEONIA**

BE IT ORDAINED by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey, that Chapter 220 “Rent Control” of the Code of the Borough of Leonia is hereby amended as follows:

Section 1 - §220-1 Definitions is hereby amended as follows:

§220-1 Definitions, Dwelling

Includes any building or structure, including garages and parking spaces, rented or offered for rent, exempting one- or two-family homes. Unless otherwise excluded in a lease, garages and parking spaces are included in “Dwelling”. Also exempt from this chapter are motels, hotels and similar type buildings. ~~Housing units rented for the first time are~~ A dwelling not previously subject to this Chapter is exempt, and the initial rental may be determined by the landlord. All subsequent rentals shall be subject to the provisions and conditions of this chapter. New owners or landlords shall be subject to the bound by the rentals leases and/or rents in existence at the time of transfer of title of the dwelling. Also included in this definition are housing units previously rented ~~and bounds by the terms of this chapter~~ and thereafter converted to condominium units for so long as the tenant in possession at the time of the conversion to a condominium remains a tenant pursuant to and as a result of the notice requirements of the New Jersey Condominium Act.

Section 2 - §220-2 Rental increase is hereby amended as follows:

§220-2 Rental Increase

§220-2A(2) Calculation of rent increases.

(A) At the expiration of a lease or at the expiration of a periodic tenancy, no landlord of any dwelling may request or receive a percentage increase in rent which is greater than 5% or the percentage difference between the Consumer Price Index three months prior to the expiration or termination of the lease and three months prior to the commencement of the lease, whichever is less. In no event shall the increase be less than 3%.

(B) The percentage increase in rent set forth in 220-2A(2)(A) shall be applied to any garages or parking spaces that is not included in the lease for the dwelling.

Section 3 - A new section 220-2(D) is hereby added as follows:

§220-2(D). Standards of Service - During the term of a lease, a landlord shall maintain the same standards of service, maintenance, furnishings, appliances, fixtures and equipment in the housing space or dwelling as provided by law or in the lease as exists on the date the lease was entered into.

Section 4. If any section or provision of this Ordinance shall be held invalid in any court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder of any portion thereof.

Section 5. All ordinances or parts of ordinance inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. This Ordinance shall take effect upon final adoption and publication in accordance with Law.

Judah Zeigler, Mayor

ATTEST:

Trina Lindsey, Borough Clerk

RECORD OF VOTE

| Council | First Reading | | | | | | Second Reading | | | | | |
|---------------|------------------|---|---|---|---|----|------------------|---|---|---|---|----|
| | November 9, 2022 | | | | | | December 5, 2022 | | | | | |
| | M | S | Y | N | A | AB | M | S | Y | N | A | AB |
| Davis | ✓ | | ✓ | | | | | | | | | |
| Fusco | | | ✓ | | | | | | | | | |
| Grandelis | | | | | | ✓ | | | | | | |
| Hesterbrink | | | ✓ | | | | | | | | | |
| Terrell | | | | | | ✓ | | | | | | |
| Ziegler | | ✓ | ✓ | | | | | | | | | |
| Mayor Zeigler | | | | | | | | | | | | |

M - Motion S - Seconded Y- Yes N - No A - Abstain AB - Absent

Judah Zeigler, Mayor

ATTEST:

Trina Lindsey, Borough Clerk

BOROUGH OF LEONIA
ORDINANCE NO. 2022-20

**AN ORDINANCE ADDING CHAPTER 96 “BUSINESS INSURANCE
REGISTRATION” TO THE CODE OF THE BOROUGH OF LEONIA**

WHEREAS, Governor Murphy signed P.L. 2022, c.92 on August 5, 2022, which requires business owners and rental unit owners to maintain certain liability insurance policies and to register the compliant certificate of insurance with the municipality annually in which the business or rental units are located.

NOW, THEREFORE, BE IT ORDAINED that the Borough Council of the Borough of Leonia, in the County of Bergen and State of New Jersey as follows:

Section 1.

Chapter 96 of the Code of the Borough of Leonia entitled “Business Insurance Registration” is added as follows:

Chapter 96 BUSINESS INSURANCE REGISTRATION

96-1 Business insurance registration required.

It is unlawful for any owner of a business, owner of a rental unit or units, or the owner of a multi-family home of four or fewer units, one of which is owner occupied, to operate within the Borough without first registering its certificate of insurance demonstrating compliance with Section 1 of P.O. 2022, c. 92 and paying the registration fee required herein.

96-2 Entities covered by this Chapter.

The following entities are required to register their certificate of insurance under this Chapter:

- a. Businesses, which shall mean any business located in the Borough of Leonia.
- b. Owners of single rental dwelling units.
- c. Owners of multiple dwelling rental units.
- d. Owners of multi-family homes that include rental units, even where one unit is owner-occupied.

96-3 Registration Official.

The Borough Clerk shall accept, approve and file registration applications and collect registration fees hereunder.

96-4 Registration Fees; Expiration; Renewal.

The registration fee shall be \$75.00 annually. Registrations shall expire on December 31 of each year. Renewals must be submitted by December 1 of each year. After the effective date of this Chapter, entities covered under this Chapter shall be required to register by December 1, 2022 and such registration shall be valid for the 2023 calendar year.

96-5 Application and insurance requirements.

An application for a business insurance registration shall be accompanied by the required fee and shall be made to the Borough Clerk upon forms provided by the Borough Clerk. It shall contain the following information:

- a. Name and address of the applicant. If the applicant is a corporation, the name and address of its registered agent.
- b. The address of the rental dwelling units or business as applicable.
- c. A description of the nature of the business and the goods, property or services to be sold or supplied.
- d. A certificate of insurance reflecting the following amounts of insurance in compliance with P.L. 2022, c. 92:
 - i. Except as provided in Subsection ii of this section, the owner of a business or the owner of a rental unit or units shall maintain liability insurance for negligent acts and omissions in an amount of no less than \$500,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.
 - ii. The owner of a multifamily home which is four or fewer units, one of which is owner-occupied, shall maintain liability insurance for negligent acts and omissions in an amount of no less than \$300,000 for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

96-6 Violations and penalties

DRAFT

Any person who violates the terms of this Chapter shall pay the license fee plus a fine of not less than \$500.00, but no more than \$5,000.00 plus court costs.

Section 2. Severability.

If any article, section, subsection, sentence, clause or phrase of this Ordinance is for any reason deemed to be unconstitutional or invalid by any court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance.

Section 3. Repealer.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Section 4. Effect.

This Ordinance will take effect immediately upon publication.

Judah Zeigler, Mayor

ATTEST:

Trina Lindsey, Borough Clerk

DRAFT

| RECORD OF VOTE | | | | | | | | | | | | |
|--|------------------|---|---|---|---|----|-------------------|---|---|---|---|----|
| | First Reading | | | | | | Second Reading | | | | | |
| | December 5, 2022 | | | | | | December 19, 2022 | | | | | |
| | M | S | Y | N | A | AB | M | S | Y | N | A | AB |
| Council | | | | | | | | | | | | |
| Davis | | | | | | | | | | | | |
| Fusco | | | | | | | | | | | | |
| Grandelis | | | | | | | | | | | | |
| Hesterbrink | | | | | | | | | | | | |
| Terrell | | | | | | | | | | | | |
| Ziegler | | | | | | | | | | | | |
| Mayor Zeigler | | | | | | | | | | | | |
| M - Motion S - Seconded Y- Yes N - No A - Abstain AB - Absent | | | | | | | | | | | | |

Judah Zeigler, Mayor

ATTEST:

Trina Lindsey, Borough Clerk

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: December 5, 2022

RESOLUTION NO. 2022-262

| Council | Motion | Second | Yes | No | Abstain | Absent |
|----------------------|--------|--------|-----|----|---------|--------|
| Davis | | | | | | |
| Fusco | | | | | | |
| Grandelis | | | | | | |
| Hesterbrink | | | | | | |
| Terrell | | | | | | |
| Ziegler | | | | | | |
| Mayor Zeigler | --- | --- | | | | |

BILL LIST

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council hereby authorize the Treasurer to pay the following claims and charge the 2021 and 2022 Adopted Budget and/or the 2022 Budget Reserves

2021

| | | |
|-------------|----|---------------------|
| Capital | 04 | 23,463.85 |
| Year Total: | | \$ 23,463.85 |

2022

| | | |
|----------------------|------|----------------------|
| Current | 01 | 130,791.19 |
| Pool Operating | 05 | 6,914.22 |
| Developers Escrow | 13 | 2,784.00 |
| Unemployment Trust | 16 | 14,443.65 |
| Rec Activities Trust | 20 | 10,723.95 |
| Recycling Trust | 24 | 1,429.20 |
| Shade Tree | 31 | 3,950.00 |
| Year Total: | | \$ 171,036.21 |
| Capital | C-04 | 25,705.00 |

Total of All Funds: **\$ 220,205.06**

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on December 5, 2022.

Trina Lindsey, RMC
Borough Clerk

| PO # | PO Date | Vendor | PO Description | Status | Amount | Void Amount | PO Type |
|----------|----------|----------|--------------------------------|-------------------------------|--------|-------------|---------|
| 22-02354 | 11/18/22 | PRINT015 | PRINT SOLUTIONS | FIRE PREV #10 ENVELOPES | Open | 195.00 | 0.00 |
| 22-02355 | 11/18/22 | ENGL040 | ENGLEWOOD CAR WASH/DETAIL CTR | LPD CAR WASHES JULY-OCT | Open | 738.50 | 0.00 |
| 22-02356 | 11/18/22 | FIRST075 | FIRST-CITIZENS BANK & TRUST CO | DPW COPIER LEASE | Open | 126.00 | 0.00 |
| 22-02357 | 11/18/22 | VERIZ010 | VERIZON WIRELESS | ONE TALK TELEPHONES | Open | 1,322.94 | 0.00 |
| 22-02358 | 11/18/22 | ARCAR005 | ARCARI IOVINO ARCHITECTS PC | ARCHITECTURAL SVCES MUN BLDG | Open | 9,243.85 | 0.00 |
| 22-02359 | 11/18/22 | HOMED005 | HOME DEPOT CREDIT SERVICES | JANITORIAL SUPPLIES | Open | 65.93 | 0.00 |
| 22-02360 | 11/18/22 | THEBA005 | THE BAG LADY | JANITORIAL SUPPLIES | Open | 407.25 | 0.00 |
| 22-02361 | 11/18/22 | MILLE020 | MILLER, ALISON | INSTRUCTOR BALANCE CLASS | Open | 130.00 | 0.00 |
| 22-02362 | 11/18/22 | AUTOM020 | AUTOMOTIVE BRAKE COMPANY | BRAKES FOR POLICE CAR 907 | Open | 667.88 | 0.00 |
| 22-02364 | 11/18/22 | VERIZ010 | VERIZON WIRELESS | EMPLOYEE CELLS | Open | 1,182.56 | 0.00 |
| 22-02365 | 11/18/22 | CRYST010 | CRYSTAL SPRINGS | WATER DELIVERY/VAR LOCATIONS | Open | 105.84 | 0.00 |
| 22-02367 | 11/18/22 | NAINI005 | NAI-NI CHEN DANCE COMPANY, INC | SENIOR TAI CHI SESSION 2 | Open | 330.00 | 0.00 |
| 22-02372 | 11/18/22 | PENNO005 | PENNONI ASSOCIATES INC. | PB 282 GRAND AVE 082822 | Open | 1,218.00 | 0.00 |
| 22-02373 | 11/18/22 | PENNO005 | PENNONI ASSOCIATES INC. | PB 496 PARK AVE 082822 | Open | 522.00 | 0.00 |
| 22-02374 | 11/18/22 | PENNO005 | PENNONI ASSOCIATES INC. | PB 284 GLENWOOD AVE 082822 | Open | 522.00 | 0.00 |
| 22-02375 | 11/18/22 | PENNO005 | PENNONI ASSOCIATES INC. | PB 164 SPRING ST 082822 | Open | 522.00 | 0.00 |
| 22-02376 | 11/18/22 | PKFOC005 | PKF O'CONNOR DAVIES, LLP | PREP/COMPLETION SUPP. DEBT ST | Open | 500.00 | 0.00 |
| 22-02377 | 11/18/22 | PKFOC005 | PKF O'CONNOR DAVIES, LLP | PROGRESS BILLING 2021 AUDIT | Open | 22,000.00 | 0.00 |
| 22-02378 | 11/18/22 | BIGBE005 | BIG BELLY SOLAR, LLC | GARBAGE RECEPTACLES | Open | 895.20 | 0.00 |
| 22-02383 | 11/18/22 | PGAUT010 | P & G AUTO INC | AUTOMOTIVE PARTS | Open | 402.50 | 0.00 |
| 22-02384 | 11/18/22 | BEYER010 | BEYER BROS. CORP | AUTOMOTIVE PARTS LPD CAR 905 | Open | 27.47 | 0.00 |
| 22-02386 | 11/18/22 | HOMED005 | HOME DEPOT CREDIT SERVICES | LANDSCAPING EQUIPMENT - RAKES | Open | 209.88 | 0.00 |
| 22-02387 | 11/18/22 | AMAZO010 | AMAZON CAPITAL SERVICES | NAME PLATES FOR MEETINGS | Open | 38.46 | 0.00 |
| 22-02388 | 11/18/22 | NATUR015 | NATURE'S CHOICE CORP. | MIXED VEGETATIVE MATERIALS | Open | 539.02 | 0.00 |
| 22-02389 | 11/18/22 | AGLWE005 | AGL WELDING SUPPLY CO. INC. | CHEMICAL AND GASES | Open | 233.24 | 0.00 |
| 22-02390 | 11/18/22 | WMCOR005 | WM CORPORATE SERVICES, INC | TIPPING FEES OCTOBER | Open | 21,516.30 | 0.00 |
| 22-02391 | 11/18/22 | PRAXA005 | PRAXAIR DIST. INC. | LPD OXYGEN DELIVERY | Open | 219.89 | 0.00 |
| 22-02393 | 11/18/22 | GREEN065 | CERBO'S PARSIPPANY GREENHOUSE | BROAD AVE TREE INSTALLATION | Open | 3,950.00 | 0.00 |
| 22-02394 | 11/18/22 | PLATI005 | TRIPLE PLATINUM ENTERTAINMENT | TREE LIGHTING DJ SERVICE | Open | 250.00 | 0.00 |
| 22-02395 | 11/18/22 | ARDEN005 | ARDENT EXPRESSIONS LLC | TREE LIGHTING PHOTOGRAPHY | Open | 240.00 | 0.00 |
| 22-02396 | 11/18/22 | VEOLI005 | VEOLIA WATER NEW JERSEY | VEOLIA OCTOBER WATER SERVICE | Open | 110.96 | 0.00 |
| 22-02397 | 11/18/22 | SANIT005 | SANITATION EQUIPMENT CORP. | PARTS FOR SANITATION TRUCK G3 | Open | 68.48 | 0.00 |
| 22-02398 | 11/18/22 | AMAZO010 | AMAZON CAPITAL SERVICES | TREE LIGHTING CANDY CANES | Open | 199.92 | 0.00 |
| 22-02399 | 11/18/22 | FRANC020 | FRANCO'S METRO | PIZZA PARTY FOR LEONIA SOCCER | Open | 111.60 | 0.00 |
| 22-02400 | 11/18/22 | VERIZ050 | VERIZON | VERIZON NOVEMBER BILL | Open | 308.10 | 0.00 |
| 22-02401 | 11/18/22 | HUDSO025 | HUDSON TIRE EXCHANGE | TIRES FOR SANITATION TRUCKS | Open | 880.00 | 0.00 |
| 22-02402 | 11/18/22 | AMAZO010 | AMAZON CAPITAL SERVICES | SR. PROGRAMS RESISTANCE BANDS | Open | 90.93 | 0.00 |
| 22-02403 | 11/18/22 | WHITE040 | WHITE ROCK CORP | REC ROOF REPLACEMENT PROJECT | Open | 25,205.00 | 0.00 |
| 22-02404 | 11/18/22 | CECCO005 | CECCON, TERESA PEREZ | SENIOR PILATES/YOGA PROGRAM | Open | 1,850.00 | 0.00 |
| 22-02405 | 11/18/22 | AERIA010 | AERIAL TESTING COMPANY | LADDER TRUCK TESTING | Open | 2,284.50 | 0.00 |
| 22-02406 | 11/18/22 | GREEN065 | CERBO'S PARSIPPANY GREENHOUSE | FALL SHADE TREE PLANTING | Open | 14,220.00 | 0.00 |
| 22-02411 | 11/30/22 | VINCE010 | VINCENT SIGNS & LETTERING | ED BERTOLINI SIGN & MISC SIGN | Open | 280.00 | 0.00 |
| 22-02417 | 12/02/22 | WMREC005 | WM RECYCLE AMERICA | RECYCLING FEES OCTOBER | Open | 5,219.28 | 0.00 |
| 22-02418 | 12/02/22 | BIGBE005 | BIG BELLY SOLAR, LLC | GARBAGE RECEPTACLES | Open | 534.00 | 0.00 |
| 22-02420 | 12/02/22 | MIDBE020 | MID-BERGEN REG. HEALTH COMM. | 4TH QTR PUBLIC HEALTH ADMIN | Open | 8,985.00 | 0.00 |
| 22-02422 | 12/02/22 | ADVAN025 | STAPLES ADVANTAGE | FINANCE/TAX OFFICE SUPPLIES | Open | 1,094.63 | 0.00 |
| 22-02423 | 12/02/22 | DIREC020 | DIRECT ENERGY BUSINESS | COMMERCIAL ELECTRIC | Open | 39.99 | 0.00 |
| 22-02424 | 12/02/22 | ACTIO025 | ACTION DATA SERVICES | PAYROLL SERVICES 11/4/22 | Open | 242.13 | 0.00 |
| 22-02425 | 12/02/22 | FEDEX010 | FEDEX | OVERNIGHT SHIPMENT | Open | 92.88 | 0.00 |
| 22-02426 | 12/02/22 | VERIZ025 | VERIZON BUSINESS | TELEPHONE - LONG DISTANCE | Open | 98.37 | 0.00 |
| 22-02427 | 12/02/22 | VERIZ050 | VERIZON | TELEPHONE VAR PD/FAXES | Open | 710.82 | 0.00 |
| 22-02428 | 12/02/22 | VEOLI005 | VEOLIA WATER NEW JERSEY | WATER SVCE - VAR LOCATIONS | Open | 133.11 | 0.00 |
| 22-02429 | 12/02/22 | VERIZ050 | VERIZON | FIOS - VAR LOCATIONS | Open | 742.29 | 0.00 |
| 22-02439 | 12/02/22 | CINTA015 | CINTAS | JANITORIAL SUPPLIES | Open | 38.17 | 0.00 |

| PO # | PO Date | Vendor | PO Description | Status | Amount | Void Amount | PO Type |
|----------------------------|----------|----------|--------------------------------|-------------------------------|-------------------------------|-------------------------|---------|
| 22-02443 | 12/02/22 | EXCEL010 | EXCEL TERMITE & PEST CONTROL | PEST SERVICE - NOV | Open | 240.42 | 0.00 |
| 22-02449 | 12/02/22 | METRO100 | METROPOLITIAN RUBBER | FRONT LOADER HOSE - EMERGENCY | Open | 203.07 | 0.00 |
| 22-02450 | 12/02/22 | FOSTE020 | FOSTER AND COMPANY, INC. | AUTOMOTIVE PARTS | Open | 46.74 | 0.00 |
| 22-02453 | 12/02/22 | AUTOM020 | AUTOMOTIVE BRAKE COMPANY | BATTERIES FOR TRUCKS 4 & 9 | Open | 516.60 | 0.00 |
| 22-02454 | 12/02/22 | MCMAS010 | MCMAS-MASTER-CARR SUPPLY CO., | NUTS & BOLTS FOR SNOW PLOWS | Open | 460.73 | 0.00 |
| 22-02455 | 12/02/22 | GOTOT005 | GOTO TECHNOLOGIES USA, INC | GOTOWEBINAR SERVICES | Open | 280.00 | 0.00 |
| 22-02456 | 12/02/22 | CANON005 | CANON FINANCIAL SERVICES, INC. | COPIER LEASE - BOROUGH HALL | Open | 389.14 | 0.00 |
| 22-02459 | 12/02/22 | RACHL010 | RACHLES/MICHELE'S OIL CO | RED DYED DIESEL | Open | 4,360.75 | 0.00 |
| 22-02463 | 12/02/22 | PKFOC005 | PKF O'CONNOR DAVIES, LLP | FINAL BILL 2021 AUDIT | Open | 6,780.00 | 0.00 |
| 22-02465 | 12/02/22 | VERIZ050 | VERIZON | LPD BREATHALYZER LINE | Open | 48.45 | 0.00 |
| 22-02466 | 12/02/22 | ACTIO025 | ACTION DATA SERVICES | PAYROLL QUARTERLY REPORTS | Open | 1,746.75 | 0.00 |
| 22-02467 | 12/02/22 | PUBLI120 | PUBLIC SERVICE ELECTRIC & GAS | EMS POWER STATION | Open | 132.29 | 0.00 |
| 22-02468 | 12/02/22 | VEOLI005 | VEOLIA WATER NEW JERSEY | WATER SVCE RECYLING CTR | Open | 50.24 | 0.00 |
| 22-02469 | 12/02/22 | VERIZ050 | VERIZON | LPD ANALOG TELEPHONE SIGNAL | Open | 613.52 | 0.00 |
| 22-02470 | 12/02/22 | MAINT005 | JIT'S GARDENING & MAINTNENANCE | HOLIDAY DECORATIONS | Open | 1,575.00 | 0.00 |
| 22-02473 | 12/02/22 | CINTA015 | CINTAS | JANITORIAL SUPPLIES | Open | 80.49 | 0.00 |
| 22-02475 | 12/02/22 | CINTA015 | CINTAS | JANITORIAL SUPPLIES | Open | 843.07 | 0.00 |
| 22-02476 | 12/02/22 | NATUR015 | NATURE'S CHOICE CORP. | MIXED VEGETATIVE MATERIALS | Open | 431.21 | 0.00 |
| 22-02477 | 12/02/22 | MOORE035 | MOORE'S HARDWARE | TAPE MEASURE | Open | 13.99 | 0.00 |
| 22-02481 | 12/02/22 | EXCEL010 | EXCEL TERMITE & PEST CONTROL | MONTHLY PEST SERVICE | Open | 480.84 | 0.00 |
| 22-02489 | 12/02/22 | NEWJE055 | NEW JERSEY DOOR WORKS, INC. | GARAGE DOOR REPAIR | Open | 873.25 | 0.00 |
| 22-02491 | 12/02/22 | STATE130 | STATE OF NEW JERSEY | UNEMPLOYMENT COMPENSATION | Open | 14,443.65 | 0.00 |
| 22-02492 | 12/02/22 | DIREC025 | DIRECT ENERGY BUSINESS | COMMERCIAL GAS | Open | 337.98 | 0.00 |
| 22-02493 | 12/02/22 | VEOLI005 | VEOLIA WATER NEW JERSEY | WATER SVCE - WOOD TERR | Open | 61.21 | 0.00 |
| 22-02494 | 12/02/22 | VERIZ010 | VERIZON WIRELESS | LPD AIR CARDS | Open | 846.21 | 0.00 |
| 22-02496 | 12/02/22 | VILLA005 | VILLAREAL, JOHN | REIMB/HOLIDAY DECOR/WOOD | Open | 99.84 | 0.00 |
| 22-02497 | 12/02/22 | FMRCO005 | FMR CONTRACTING | HEATER REPAIR - REC | Open | 1,317.00 | 0.00 |
| 22-02498 | 12/02/22 | CINTA015 | CINTAS | JANITORIAL SUPPLIES | Open | 38.17 | 0.00 |
| 22-02500 | 12/02/22 | FIRST075 | FIRST-CITIZENS BANK & TRUST CO | LPD COPIER LEASE | Open | 218.00 | 0.00 |
| 22-02503 | 12/02/22 | PKFOC005 | PKF O'CONNOR DAVIES, LLP | LOSAP AUDIT & REPORT | Open | 1,500.00 | 0.00 |
| 22-02504 | 12/02/22 | PKFOC005 | PKF O'CONNOR DAVIES, LLP | ADDL AUDIT SVCES/CONVERSION | Open | 9,930.00 | 0.00 |
| Total Purchase Orders: 133 | | | | Total P.O. Line Items: 0 | Total List Amount: 220,205.06 | Total Void Amount: 0.00 | |

| Totals by Year-Fund | | Budget Rcvd | Budget Held | Budget Total | Revenue Total | G/L Total | Project Total |
|---------------------|------|-------------|-------------|--------------|---------------|-----------|---------------|
| Fund Description | Fund | | | | | | |
| CAPITAL | 1-04 | 23,463.85 | 0.00 | 23,463.85 | 0.00 | 0.00 | 0.00 |
| CURRENT | 2-01 | 130,791.19 | 0.00 | 130,791.19 | 0.00 | 0.00 | 0.00 |
| POOL OPERATING | 2-05 | 6,914.22 | 0.00 | 6,914.22 | 0.00 | 0.00 | 0.00 |
| DEVELOPERS ESCROW | 2-13 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,784.00 |
| UNEMPLOYMENT TRUS | 2-16 | 14,443.65 | 0.00 | 14,443.65 | 0.00 | 0.00 | 0.00 |
| REC ACTIVITIES TR | 2-20 | 10,723.95 | 0.00 | 10,723.95 | 0.00 | 0.00 | 0.00 |
| RECYCLING TRUST | 2-24 | 1,429.20 | 0.00 | 1,429.20 | 0.00 | 0.00 | 0.00 |
| SHADE TREE | 2-31 | 3,950.00 | 0.00 | 3,950.00 | 0.00 | 0.00 | 0.00 |
| Year Total: | | 168,252.21 | 0.00 | 168,252.21 | 0.00 | 0.00 | 2,784.00 |
| CAPITAL | C-04 | 25,705.00 | 0.00 | 25,705.00 | 0.00 | 0.00 | 0.00 |
| Total of All Funds: | | 217,421.06 | 0.00 | 217,421.06 | 0.00 | 0.00 | 2,784.00 |

| Project Description | Project No. | Rcvd Total | Held Total | Project Total |
|-----------------------------|-------------|-----------------|-------------|-----------------|
| 20210012 - 282 GRANDE AVE | 20210012 | 1,218.00 | 0.00 | 1,218.00 |
| 20220003 - 284 GLENWOOD AVE | 20220003 | 522.00 | 0.00 | 522.00 |
| 20220010 - 496 PARK AVE | 20220010 | 522.00 | 0.00 | 522.00 |
| 20220012 - 164 SPRING ST | 20220012 | 522.00 | 0.00 | 522.00 |
| Total of All Projects: | | <u>2,784.00</u> | <u>0.00</u> | <u>2,784.00</u> |

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: December 5, 2022

RESOLUTION NO. 2022-263

| Council | Motion | Second | Yes | No | Abstain | Absent |
|----------------------|--------|--------|-----|----|---------|--------|
| Davis | | | | | | |
| Fusco | | | | | | |
| Grandelis | | | | | | |
| Hesterbrink | | | | | | |
| Terrell | | | | | | |
| Ziegler | | | | | | |
| Mayor Zeigler | --- | --- | | | | |

**AUTHORIZE PAYMENT OF OMNIA TIERED NETWORK HEALTH INSURANCE
SELECTION INCENTIVES**

WHEREAS, the Borough of Leonia participates in the State Health Benefit Plan (SHBP) to provide medical/health insurance to its employees; and

WHEREAS, the Borough of Leonia benefits when employees select the OMNIA tiered network health plan over alternative plans as the health premiums paid by both the employer and employee provide a significant savings over alternative plans.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Hersey that the Borough agrees to participate in the “modified financial incentive program” granting financial incentives to subscribers who select enrollment into the tiered-network medical plan otherwise known as Horizon Blue Cross Blue Shield of New Jersey’s OMNIA Plan. The Borough agrees that the management and administration of this incentive program is solely the Borough’s responsibility.

The terms of the incentive program are as follows:

1. The incentive program shall be available to subscribers, both first-time and continuing subscribers, into the tiered network medical plan for plan years 2022 and 2023 through December 31, 2022 and/or December 31, 2023;
2. The incentive plan does not extend to participants enrolled under P.L. 2005, c. 375 (certain over-age adult children) and COBRA;
3. Participation is voluntary at the option of the employer;
4. The financial incentive shall be paid to eligible active employees as follows: \$1,000 at any level of coverage (single, member/spouse, family, parent/child) when choosing a tiered-network plan;
5. The 2022 incentive for eligible participants shall be paid within the 1st quarter of 2023;

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: December 5, 2022

RESOLUTION NO. 2022-263

6. The 2023 incentive for eligible participants shall be paid no later than November 1, 2023;
7. The incentive shall be treated as reportable income for tax purposes;
8. The incentive shall be forfeited and returned to the employer if the subscriber fails to remain enrolled in the plan for the full plan year, except that if a subscriber is made ineligible for healthcare through layoff, involuntary separation, reduction to part-time status, or classification into an ineligible position. If a subscriber voluntarily retires or changes health plans due to a catastrophic or emergency health need as determined by the employer within the year, then the incentive shall be forfeited on a pro-rata basis.

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on December 5, 2022.

Trina Lindsey, RMC
Borough Clerk

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: December 5, 2022

RESOLUTION NO. 2022-264

| Council | Motion | Second | Yes | No | Abstain | Absent |
|----------------------|--------|--------|-----|----|---------|--------|
| Davis | | | | | | |
| Fusco | | | | | | |
| Grandelis | | | | | | |
| Hesterbrink | | | | | | |
| Terrell | | | | | | |
| Ziegler | | | | | | |
| Mayor Zeigler | --- | --- | | | | |

AUTHORIZE SENIOR COORDINATOR NON-CONTRACTUAL SALARY INCREASE

WHEREAS, Margaret Browne was appointed to the role of part-time Senior Coordinator through RES. 2021-205 with an effective date of September 7, 2021; and

WHEREAS, Ms. Browne was not entitled to receive the 2022 3% increase for non-contractual employees, as she was a probationary employee until March 6, 2022; and

WHEREAS, Ms. Browne ended her probationary period effective March 6, 2022 and was found to fulfill all duties and responsibilities in her role as Senior Coordinator with excellence; and

WHEREAS, through Resolution #22-06 of the Recreation Commission, the Recreation Commission has recommended that Margaret Browne receive the 3% non-contractual, annual salary increase retroactively to January 1, 2022 as follows:

2021 Hourly Rate: \$25.00
3% Increase: \$0.75
New 2022 Hourly Rate: \$25.75

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey that Ms. Browne be approved a 3% non-contractual employee salary increase of \$0.75 per hour retroactive to January 1, 2022.

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on December 5, 2022.

Trina Lindsey, RMC
Borough Clerk

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: December 5, 2022

RESOLUTION NO. 2022-265

| Council | Motion | Second | Yes | No | Abstain | Absent |
|----------------------|--------|--------|-----|----|---------|--------|
| Davis | | | | | | |
| Fusco | | | | | | |
| Grandelis | | | | | | |
| Hesterbrink | | | | | | |
| Terrell | | | | | | |
| Ziegler | | | | | | |
| Mayor Zeigler | --- | --- | | | | |

AUTHORIZE RECREATION SUPERINTENDENT SALARY INCREASE

WHEREAS, Recreation Superintendent Sean Krakower has fulfilled all duties of his position and more; and

WHEREAS, per Resolution 2020-247 for the years 2022 through 2024, Mr. Krakower shall receive a \$5,000 increase in salary, dependent on the recommendation of the Recreation Commission; and

WHEREAS, through resolution #22-05 the Recreation Commission formally recommended to the Mayor and Council that Mr. Krakower receive the \$5,000 increase on top of any entitled percentage increase provided to Borough Department Heads for the year 2023.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey that Mr. Krakower shall receive a \$5,000 increase in salary, as well as any entitled percentage increase provided to Borough Department Heads for the year 2023.

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on December 5, 2022.

Trina Lindsey, RMC
Borough Clerk

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: December 5, 2022

RESOLUTION NO. 2022-266

| Council | Motion | Second | Yes | No | Abstain | Absent |
|----------------------|--------|--------|-----|----|---------|--------|
| Davis | | | | | | |
| Fusco | | | | | | |
| Grandelis | | | | | | |
| Hesterbrink | | | | | | |
| Terrell | | | | | | |
| Ziegler | | | | | | |
| Mayor Zeigler | --- | --- | | | | |

**RATIFY MEMORANDUM OF AGREEMENT BETWEEN THE BOROUGH OF LEONIA
AND RWDSU LOCAL 108 (BLUE COLLAR)**

WHEREAS, the labor agreement between the Borough of Leonia (“Borough”) and RWDSU Local 108, Blue Collar (“Blue-Collar Union”) expired on December 31, 2021; and

WHEREAS, the Borough and the Blue-Collar Union have been negotiating the terms to a successor collective negotiations agreement; and

WHEREAS, the Borough and the Blue-Collar Union have negotiated and agreed upon terms to a successor collective negotiation agreement set forth in the Memorandum of Agreement executed by the Blue-Collar Union on November 24, 2022; and

WHEREAS, the Memorandum of Agreement was ratified by the Blue-Collar Union on November 24, 2022; and

WHEREAS, the Borough of Leonia desires to ratify the agreed-upon terms to the successor collective negotiations agreement set forth in the Memorandum of Agreement; and

WHEREAS, the period of which the term of the agreement shall be effective is January 1, 2022 through December 31, 2026.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey that the Memorandum of Agreement executed and ratified by the Blue-Collar Union on November 24, 2022 for the period from January 1, 2022 through December 31, 2026 is hereby ratified.

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on December 5, 2022.

Trina Lindsey, RMC
Borough Clerk

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: December 5, 2022

RESOLUTION NO. 2022-267

| Council | Motion | Second | Yes | No | Abstain | Absent |
|----------------------|--------|--------|-----|----|---------|--------|
| Davis | | | | | | |
| Fusco | | | | | | |
| Grandelis | | | | | | |
| Hesterbrink | | | | | | |
| Terrell | | | | | | |
| Ziegler | | | | | | |
| Mayor Zeigler | --- | --- | | | | |

**AUTHORIZE LICENSED SEWER COLLECTION SYSTEM OPERATOR FOR THE
YEAR ENDING DECEMBER 31, 2023**

WHEREAS, the Borough of Leonia is required to retain the services of a licensed sewer system operator for the Borough’s sanitary sewer conveyance system; and

WHEREAS, the Borough Administrator sought proposals from licensed sewer operators and Pennoni Associates of Newark, New Jersey provided the most comprehensive and cost-effective proposal matching the needs of the Borough; and

WHEREAS, the Borough Administrator and DPW Superintendent recommend contracting with Pennoni Associates to provide C2 Operator services to the Borough of Leonia for the 2023 calendar year as follows:

- The C2 Operator will assist the Borough’s DPW staff responsible for the sanitary sewer system as it relates to all sewer operations;
- The C2 Operator will assist the Borough and shall be compensated on a monthly basis payable to Pennoni Associates under a base services retainer in the amount of \$700.00 per month for an annual total of \$8,400.00;
- Emergency services are to be billed on a time and material basis at the rate of \$174 per hour for the licensed system operator and any extraordinary expenses identifiable to a specific project shall be discussed in detail and a separate proposal submitted by Pennoni Associates;
- Sewer system operator services will be performed in accordance with the requirements of N.J.A.C. 7:10A-1.12;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey that Pennoni Associates be authorized to provide Licensed Sewer Collection System Operator services for the year ending December 31, 2023 at a cost of \$700.00 per month for an annual total of \$8,400.00 plus emergency service costs at \$174.00 hourly.

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: December 5, 2022

RESOLUTION NO. 2022-267

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on December 5, 2022.

Trina Lindsey, RMC
Borough Clerk

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: December 5, 2022

RESOLUTION NO. 2022-268

| Council | Motion | Second | Yes | No | Abstain | Absent |
|----------------------|--------|--------|-----|----|---------|--------|
| Davis | | | | | | |
| Fusco | | | | | | |
| Grandelis | | | | | | |
| Hesterbrink | | | | | | |
| Terrell | | | | | | |
| Ziegler | | | | | | |
| Mayor Zeigler | --- | --- | | | | |

**AUTHORIZE CHANGE ORDER #15 FOR THE CONSTRUCTION OF THE
NEW MUNICIPAL BUILDING**

WHEREAS, by Resolution 2022-94, dated March 7, 2022, the Borough of Leonia (“Borough”) authorized the construction of a new municipal building to house the Borough’s police department, municipal courtroom and council chambers, and court offices (the “Project”); and

WHEREAS, in accordance with New Jersey’s Local Public Contracts Law (N.J.S.A. 40A:11-1, et seq.) the Borough solicited bids for the construction of the new municipal building pursuant to an open and competitive bidding process; and

WHEREAS, the contract was awarded per Resolution 2022-04 to GPC, Inc. for a contract price of \$7,298,000.00; and

WHEREAS, fourteen (14) previous work items were approved via Resolutions 2022-172, 2022-195, 2022-207, 2022-222, 2022-231, 2022-245, and 2022-252; bringing the new total contract price to \$7,580,487.95 (the “Contract Price”); and

WHEREAS, one (1) additional work item (change order) is necessary for the completion of the “Project” (the “Work Item):

| | Work Item | Change in Price |
|---------------------------------|--|------------------------|
| Change Order 15 | Follow up to the millwork enhancements marked up on the returned shop drawings | \$10,686.50 |
| NEW TOTAL CONTRACT PRICE | | \$7,591,174.45 |

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey that the Borough hereby authorizes the Change Order to include the following Work Item in the Project, thereby modifying the total Contract Price in accordance to the schedule:

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: December 5, 2022

RESOLUTION NO. 2022-268

I, CAMERON KENG, CHIEF FINANCIAL OFFICER OF THE BOROUGH OF LEONIA, hereby certify that the funds will be available under:

ORD # 2021-08 MUNICIPAL BUILDING /Account# 1-04-55-2021-008

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on December 5, 2022.

Trina Lindsey, RMC
Borough Clerk

RESOLUTION

LEONIA PLANNING BOARD

**RECOMMENDATION TO THE BOROUGH COUNCIL OF THE BOROUGH OF
LEONIA CONCERNING DESIGNATION OF AN AREA IN NEED OF
REDEVELOPMENT AND AN AREA IN NEED OF REHABILITATION**

WHEREAS, the Local Redevelopment and Housing Law of the State of New Jersey (N.J.S.A. 40A:12A-1, *et seq.*) (“LRHL”) provides that a municipal planning board, when authorized by resolution adopted by the governing body of the municipality, shall conduct a preliminary investigation and hearing to determine whether a proposed area is in need of redevelopment in accordance with the criteria set forth in *N.J.S.A.* 40A:12A-5; and

WHEREAS, the Council of the Borough of Leonia (the “Council”) authorized the Leonia Planning Board (the “Board”) to conduct such a preliminary investigation concerning an area in need of redevelopment in accordance with Council Resolution dated September 5, 2018 (R-2018-201) and August 16, 2021 (R-2021-187) and with respect to the following properties:

| <u>BLOCK</u> | <u>LOT</u> | <u>ADDRESS</u> |
|--------------|------------|----------------------------|
| 503 | 24 | Schor Avenue |
| 503 | 25 | Schor Avenue |
| 503 | 26 | Schor Avenue |
| 801 | 1 | Willow Tree Rd & Schor Ave |
| 801 | 2 | 1 Willow Tree Road |
| 802 | 1 | 120 Schor Avenue |
| 802 | 2 | 124 Schor Avenue |
| 802 | 3 | 132 Schor Avenue |
| 802 | 4 | 144 Schor Avenue |
| 802 | 5 | 400 Grand Avenue |
| 802 | 6 | 392 Grand Avenue |
| 802 | 7 | 388 Grand Avenue |
| 802 | 8 | 380 Grand Avenue |
| 802 | 9 | 372 Grand Avenue |
| 802 | 10 | 368 Grand Avenue |
| 802 | 11 | 356-364 Grand Avenue |
| 802 | 20 | 2 Willow Tree Road |
| 802 | 21 | 400 Willow Tree Road |

| | | |
|------|---|---------------|
| 1201 | 1 | Spring Street |
| 1202 | 1 | Spring Street |

which are collectively identified as the “Redevelopment Study Area”; and

WHEREAS, the Borough retained H2M Associates, Inc. (“H2M”), to assist the Board in this effort by conducting and preparing a review and analysis of such considerations as land use, master plan policy, building conditions, site conditions, police activity, traffic accidents and similar planning criteria to determine whether any, some, or none of the properties in the Redevelopment Study Area meet the criteria for being designated as an area in need of redevelopment pursuant to *N.J.S.A.* 40A:12A-5; and

WHEREAS, H2M prepared the “Grand Avenue & Willow Tree Road Study Area in Need of Redevelopment Preliminary Investigation Report”, dated October 27, 2022¹ (the “Study”), copies of which were circulated to the members of the Board and provided to the public in accordance with the time and other notice provisions of the LRHL; and

WHEREAS, in connection with the Study, a map was prepared outlining the subject properties and showing the boundaries of the Redevelopment Study Area and the Rehabilitation Study Area, and which set forth the bases for the preliminary investigation; and

WHEREAS, the Board established a hearing date for its consideration of the preliminary investigation and provided notice in accordance with *N.J.S.A.* 40A:12A-6(b) by publication of notice in The Record on October 7, 2022 and October 16, 2022 and by sending a copy of the notice by certified mail to the record owners of the lots in the Redevelopment Study Area of its intended meeting for the purpose of hearing persons who are interested in or would be affected by a determination that the delineated area is an area in need of redevelopment; and

WHEREAS, the Board held its hearing on October 26, 2022 commencing at 7:30 p.m., at

¹ Although dated October 27, 2022, the Study was available more than ten (10) days prior to the Planning Board’s meeting held on that date.

which time it was established that notice under the LRHL was properly provided, published and served in accordance with *N.J.S.A.* 40A:9A-6(b); and

WHEREAS, at its hearing, the Board took sworn testimony from its planners, Sanyogita Chavan, P.P. and Paul Cancilla, P.P.; and

WHEREAS, no members of the public submitted written comments concerning the Study prior to the meeting, but ; and

WHEREAS, the following members of the public appeared on October 27, 2022 for the purpose of making comments, asking questions or offering testimony concerning the Study:

1. Freddy Batres, 392 Grand Avenue, Leonia, New Jersey;
2. Marc Teitelbaum, 136 Schor Avenue, Leonia, New Jersey;
3. Lydia Maurice, 392 Grand Avenue, Leonia, New Jersey;
4. Michael Lacanlale 140 Schor Avenue, Leonia, New Jersey; and
5. Jeffrey Geltman, Esq., 3 West Railroad Avenue, Tenafly, New Jersey on behalf of Nobuaki and Greta Sai, 368 Grand Avenue, Leonia, New Jersey; and

WHEREAS, Jeffrey Geltman, Esq. submitted a letter addressed to Mayor Judah Ziegler to the Board at the hearing and claimed that the driveway at 368 Grand Avenue, Leonia, New Jersey was not undersized (which was one of the reasons why the Board's planners believe that the property in question met one of the criteria under the LRHL) but did not provide evidence of this assertion, including that he did not have a survey upon which his claim was based, but admitted that 368 Grand Avenue exceeded the maximum permitted density allowed by the Borough's Zoning Ordinance; and

WHEREAS, the Board carefully considered the presentation of its planning experts, Sanyogita Chavan, P.P. and Paul Cancilla, P.P. of H2M, the Study, the questions of the Board

and the answers provided by its planning expert; and

WHEREAS, no other exhibits were submitted as evidence to the Board; and

WHEREAS, Michael DeGidio recused himself from the proceedings due to his ownership of property within the Study Area, left the dais and did not participate in the hearing.

NOW THEREFORE, the Board recommends to the Council, in accordance with LRHL, as follows:

1. All of the “WHEREAS” recitals set forth above, as well as the Study, a copy of which is annexed hereto as Exhibit “A” and made part hereof, are incorporated, as if set forth at length, as part of the Board’s recommendation.

2. No person owning property in the Study Area presented any evidence to rebut the information contained in the Study. In particular, the Board notes that the claims of the owners of 368 Grand Avenue were not substantiated by any evidence, and in fact, the representative of that property owner admitted that the property exceeded the permissible density in the B-Zone. Furthermore, the assertion that its driveway complied with the dimensional requirements of the Ordinance was not founded upon competent and credible evidence, and, in fact, the Board’s professionals provided un rebutted expert testimony that the driveway was too narrow.

2. The Board finds and determines that substantial evidence exists for the determination that the following properties identified in the Study and for the reasons set forth therein, meet the criteria of *N.J.S.A.* 40A:9A-5 should be designated as part of an area in need of redevelopment:

| <u>BLOCK</u> | <u>LOT</u> | <u>ADDRESS</u> |
|--------------|------------|----------------------------|
| 503 | 24 | Schor Avenue |
| 503 | 25 | Schor Avenue |
| 503 | 26 | Schor Avenue |
| 801 | 1 | Willow Tree Rd & Schor Ave |

| | | |
|------|----|----------------------|
| 801 | 2 | 1 Willow Tree Road |
| 802 | 1 | 120 Schor Avenue |
| 802 | 2 | 124 Schor Avenue |
| 802 | 3 | 132 Schor Avenue |
| 802 | 4 | 144 Schor Avenue |
| 802 | 5 | 400 Grand Avenue |
| 802 | 6 | 392 Grand Avenue |
| 802 | 7 | 388 Grand Avenue |
| 802 | 8 | 380 Grand Avenue |
| 802 | 9 | 372 Grand Avenue |
| 802 | 10 | 368 Grand Avenue |
| 802 | 11 | 356-364 Grand Avenue |
| 802 | 20 | 2 Willow Tree Road |
| 802 | 21 | 400 Willow Tree Road |
| 1201 | 1 | Spring Street |
| 1202 | 1 | Spring Street |

3. The board finds and determines that the designation of the delineated area is consistent with smart growth planning principles, as the entirety of the Borough of Leonia, and thus, the entirety of the Study Area is within Planning Area 1 – Metropolitan Planning Region as more fully described in the State Development and Redevelopment Plan.

4. The Board finds and determines that there is substantial evidence to support the designation of the entire Redevelopment Study Area as an area in need of redevelopment and therefore recommends that the Council designate the Redevelopment Study Area as an area in need of redevelopment in accordance with the LHRL.

Said Resolution was adopted by the following vote at the meeting prior to adoption of the memorializing Resolution:

Moved by: Mr. Russell
 Seconded by: Mr. Botten

| | <u>For</u> | <u>Against</u> | <u>Abstain</u> | <u>Absent</u> | <u>Not Qualified To Vote</u> |
|---------------------------|------------|----------------|----------------|---------------|------------------------------|
| Michael DeGidio, Chairman | | | | | X |
| Mayor Zeigler | | | | X | |
| Councilman Fusco | X | | | | |
| Ira Gold, Vice Chairman | X | | | | |
| William Russell | X | | | | |
| Ron Wolf | | | | X | |
| Patrick Botten | X | | | | |
| Timothy Ford | X | | | | |
| Sean Thompson | X | | | | |
| Haesok Ko | | | | X | |
| Damee Choi | X | | | | |

Said Resolution was memorialized at the meeting after the Resolution was adopted (as set forth above), by the following vote:

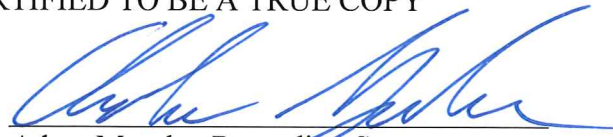
Moved by: *Botten*
 Seconded by: *Ford*

| | <u>For</u> | <u>Against</u> | <u>Abstain</u> | <u>Absent</u> | <u>Not Qualified To Vote</u> |
|---------------------------|------------|----------------|----------------|---------------|------------------------------|
| Michael DeGidio, Chairman | | | | | X |
| Mayor Zeigler | | | | | X |
| Councilman Fusco | | | | X | |
| Ira Gold, Vice Chairman | X | | | | |
| William Russell | | | | X | |
| Ron Wolf | | | | | X |
| Patrick Botten | X | | | | |
| Timothy Ford | X | | | | |
| Sean Thompson | X | | | | |
| Haesok Ko | | | | | X |
| Damee Choi | X | | | | |

LEONIA PLANNING BOARD

By: 
 Ira Gold, Vice Chairman

CERTIFIED TO BE A TRUE COPY

By: 
 Adam Myszka, Recording Secretary to
 the Planning Board

Dated: November 22, 2022

EXHIBIT “A”

Borough of Leonia

Grand Avenue & Willow Tree Road Study Area

Area in Need of Redevelopment Preliminary Investigation Report

Date: October 27, 2022

Prepared for:



Prepared by:



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**Preliminary Investigation for a Determination of
Area in Need of Redevelopment Designation
for the Grand Avenue and Willow Tree Road Study Area**

Prepared for:

Leonia Planning Board

Mayor Judah Zeigler

Michael DeGidio, Chairman

Pasquale Fusco, Councilman

Patrick Botten

Tim Ford

Sean Thompson

Ronald Wolf

Ira Gold

William Russell

Haeseok Ko – Alt. #1

Damee Choi – Alt. #2

Daniel Steinhagen, Esq., Planning Board Attorney

Angela Copeland, Planning Board Secretary

Special thanks to:

Andrea Wardrop, Borough Administrator

Consultants:

H2M Associates, Inc.

119 Cherry Hill Road, Suite 110

Parsippany, NJ 07054

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



Sanyogita Chavan, AICP, PP #33LI00593300

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Table of Contents

| | |
|--|------------|
| Table of Contents..... | 5 |
| EXECUTIVE SUMMARY | 6 |
| INTRODUCTION | 9 |
| CRITERIA FOR REDEVELOPMENT AREA DETERMINATION..... | 13 |
| REDEVELOPMENT STUDY AREA IN CONTEXT | 15 |
| RELEVANT PLANNING & ZONING..... | 22 |
| METHODOLOGY | 29 |
| INDIVIDUAL PROPERTY ANALYSIS | 30 |
| 132-140 Schor Avenue | 35 |
| 144 Schor Avenue..... | 35 |
| 400-412 Grand Avenue..... | 39 |
| 392 Grand Avenue | 43 |
| 388 Grand Avenue | 48 |
| 380 Grand Avenue..... | 53 |
| 372 Grand Avenue | 57 |
| 368 Grand Avenue | 63 |
| 356-364 Grand Avenue..... | 68 |
| 2 Willow Tree Road..... | 74 |
| 400 Willow Tree Road..... | 79 |
| 1 Willow Tree Road..... | 84 |
| Willow Tree Road & Schor Avenue..... | 90 |
| 120 Schor Avenue..... | 94 |
| 124 Schor Avenue..... | 99 |
| Schor Avenue..... | 105 |
| Schor Avenue..... | 109 |
| Schor Avenue..... | 113 |
| Spring Street | 118 |
| Spring Street | 122 |
| NEXT STEPS..... | 130 |
| APPENDIX A: RESOLUTION 2018-201 AUTHORIZING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION FOR AN AREA IN NEED OF REDEVELOPMENT USING NON-CONDEMNATION | |
| APPENDIX B: RESOLUTION 2021-187 AUTHORIZING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION FOR AN AREA IN NEED OF REDEVELOPMENT USING NON-CONDEMNATION | |
| APPENDIX C: LEONIA POLICE DEPARTMENT REPORTS | |
| APPENDIX D: BUILDING PERMIT SUMMARY | |
| APPENDIX E: PROPERTY TAX RECORDS | |

EXECUTIVE SUMMARY

The Leonia Borough Mayor and Council authorized the Leonia Planning Board by Resolution 2018-201 and Resolution 2021-187 to undertake preliminary investigations to determine whether specific areas of the Borough satisfy statutory criteria to qualify as an “area in need of redevelopment” pursuant to the Local Redevelopment and Housing Law (“LRHL”) codified at N.J.S.A. 40A:12A-1 et seq. More specifically:

- Resolution 2018-201, adopted September 5, 2018 and included within **Appendix A** of this Report, authorized the Planning Board to conduct a preliminary investigation and public hearing to determine whether an area located in the Willow Tree Road area of the Borough of Leonia meets the statutory criteria to qualify as an “area in need of redevelopment,” pursuant to N.J.S.A. 40A:12A-5. This redevelopment study area is only for the following properties:
 - Block 801, Lots 1 and 2;
 - Block 802, Lots 1, 2, 20, and 21;
 - Block 503, Lots 24, 25, and 26;
 - Block 1201, Lots 1; and
 - Block 1202, Lot 1

- Resolution 2021-187, adopted August 16, 2021 and included within **Appendix B** of this Report, authorized the Planning Board to conduct a preliminary investigation and public hearing to determine whether an area known as the *Fort Lee Road and Grand Avenue Redevelopment Study Area* (“study area”) meets the statutory criteria to qualify as an “area in need of redevelopment,” pursuant to N.J.S.A. 40A:12A-5. This redevelopment study area is only for the following properties, which are a portion of the larger area:
 - Block 802, Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19;
 - Block 803, Lots 35, 36, and 37;
 - Block 1204, Lot 1;
 - Block 1202, Lots 2, 3, 4, and 5;
 - Block 1203, Lots 1, 2, 3, 4, 5, and 6; and
 - Block 1213, Lots 3, 4

Importantly, the Resolutions specify that any redevelopment program in Leonia would be through non-condemnation redevelopment. If the study area, or any portion of the study area, qualifies as an area in need of redevelopment, the Borough will not be able to exercise the power of eminent domain or involuntary takings. It should be noted that the following parcels that are included in Resolution 2021-187 have already been designated by the Borough Council as an Area in Need of Redevelopment and will not require a reexamination for this Study rather the redevelopment criteria met in the previous studies are reiterated in the summary table below:

- Block 802, Lots 12, 13, 14, 15, 16, 17, 18, 19
- Block 803, Lots 35, 36, 37
- Block 1202, Lots 2, 3, 4, 5

- Block 1203, Lots 1, 2, 3, 4, 5, 6
- Block 1204, Lot 1;
- Block 1213, Lots 3, 4

H2M Associates, Inc. was retained by Leonia Borough to prepare this Study.

A summary of the “area in need of redevelopment” determinations is presented below.

Redevelopment Criteria Summary Table

| Block | Lot | Address | Criteria |
|-------|-----|----------------------------|--------------|
| 503 | 24 | Schor Avenue | c, Section 3 |
| 503 | 25 | Schor Avenue | c, Section 3 |
| 503 | 26 | Schor Avenue | d, Section 3 |
| 801 | 1 | Willow Tree Rd & Schor Ave | c, Section 3 |
| 801 | 2 | 1 Willow Tree Road | Section 3 |
| 802 | 1 | 120 Schor Avenue | d |
| 802 | 2 | 124 Schor Avenue | d, Section 3 |
| 802 | 3 | 132 Schor Avenue | Section 3 |
| 802 | 4 | 144 Schor Avenue | Section 3 |
| 802 | 5 | 400 Grand Avenue | Section 3 |
| 802 | 6 | 392 Grand Avenue | Section 3 |
| 802 | 7 | 388 Grand Avenue | d |
| 802 | 8 | 380 Grand Avenue | Section 3 |
| 802 | 9 | 372 Grand Avenue | d |
| 802 | 10 | 368 Grand Avenue | d |
| 802 | 11 | 356-364 Grand Avenue | d |
| 802 | 12 | 352 Grand Avenue | d* |
| 802 | 13 | 350 Grand Avenue | b, d* |
| 802 | 14 | 135 Fort Lee Road | d* |
| 802 | 15 | 133 Fort Lee Road | --* |
| 802 | 16 | 131 Fort Lee Road | d* |
| 802 | 17 | 125 Fort Lee Road | a, d* |
| 802 | 18 | 123 Fort Lee Road | d* |
| 802 | 19 | 117 Fort Lee Road | d* |
| 802 | 20 | 2 Willow Tree Road | Section 3 |
| 802 | 21 | 400 Willow Tree Road | Section 3 |
| 803 | 35 | 345 Grand Avenue | d* |
| 803 | 36 | 355 Grand Avenue | --* |
| 803 | 37 | 359 Grand Avenue | d* |
| 1201 | 1 | Spring Street | -- |
| 1202 | 1 | Spring Street | -- |

| | | | |
|------|---|-------------------|--------|
| 1202 | 2 | 118 Fort Lee Road | d* |
| 1202 | 3 | 128 Fort Lee Road | a, d* |
| 1202 | 4 | 130 Fort Lee Road | --* |
| 1202 | 5 | 134 Fort Lee Road | d* |
| 1203 | 1 | Fort Lee Road | d* |
| 1203 | 2 | 340 Grand Avenue | d* |
| 1203 | 3 | 334 Grand Avenue | --* |
| 1203 | 4 | 326 Grand Avenue | c, d* |
| 1203 | 5 | 324 Grand Avenue | c, d* |
| 1203 | 6 | 322 Grand Avenue | d* |
| 1204 | 1 | 335 Grand Avenue | d* |
| 1213 | 3 | 266 Grand Avenue | a, d** |
| 1213 | 4 | 256 Grand Avenue | a, d** |

*Parcels that were designated as an area in need of redevelopment as a result of the 2015 Redevelopment Study as per Resolution 2014-126. It was found that “Section 3” of the LRHL, which defines a “Redevelopment Area,” should also apply to the entire Redevelopment Study Area.

**Parcels that were designated as an area in need of redevelopment per Resolution 2022-107.

While not relied upon in the individual property analyses, the entire Redevelopment Study Area also meets redevelopment **criteria “h.”** The Study Area is located within the State’s Metropolitan Planning Area (PA-1) and moreover, the Borough’s land use policy documents, discussed at length within the report, call for a smart growth approach to redevelopment in this area.

INTRODUCTION

In order to designate a Redevelopment Area, a municipal governing body must first authorize the Planning Board, by resolution, to determine whether the proposed area meets the statutory criteria set forth in Section 5 of P.L. 1992, c. 79, s. 1.

The Planning Board, or its consultant, then conducts the investigation and the Planning Board holds a public hearing. After completing its hearing on this matter, the Planning Board makes its recommendation to the Governing Body. After receiving the recommendation of the Planning Board, the municipal Governing Body may adopt a resolution determining the entire delineated area, a portion of the delineated area, or no part of the delineated area, is a redevelopment area.

Upon designating an “area in need of redevelopment” a municipality may then prepare and adopt a Redevelopment Plan for the designated areas. The Borough, acting as the redevelopment entity, may then engage in a variety of activities and use the powers of redevelopment authorized in the LRHL to stimulate development and effectuate the plan’s purposes. The incentives associated with such a designation may stimulate private redevelopment efforts by the property owner, or a by a developer who enters into negotiations with the property owner.

On May 19, 2014, the Municipal Council of the Borough of Leonia adopted Resolutions #2014-126 and #2014-127, which authorized the Planning Board to investigate 22 properties for non-condemnation redevelopment for an area generally bounded by the CSX Transportation railroad right-of-way to the west, Station Parkway to the south, the Leonia Borough High School to the north, and an irregular boundary along properties fronting on Grand Avenue and Fort Lee Road for rehabilitation. A Preliminary Investigation Report titled *Fort Lee Road and Grand Avenue Redevelopment Study* of 22 properties and general rehabilitation study area was conducted by H2M architects + engineers, of which the study was presented in September 2015 and adopted in December 2015 as an Area in Need of Redevelopment and Rehabilitation.

On September 5, 2018, the Municipal Council of the Borough of Leonia adopted Resolution #2018-201, which authorized the Planning Board to investigate 11 properties for non-condemnation redevelopment for an area generally along Willow Tree Road in the Borough. All 11 parcels were identified in the 2015 Preliminary Investigation Report as part of the Rehabilitation Area as shown on the map on the following page. These properties are listed in the Summary Table and are being investigated as a part of the current Redevelopment Study.

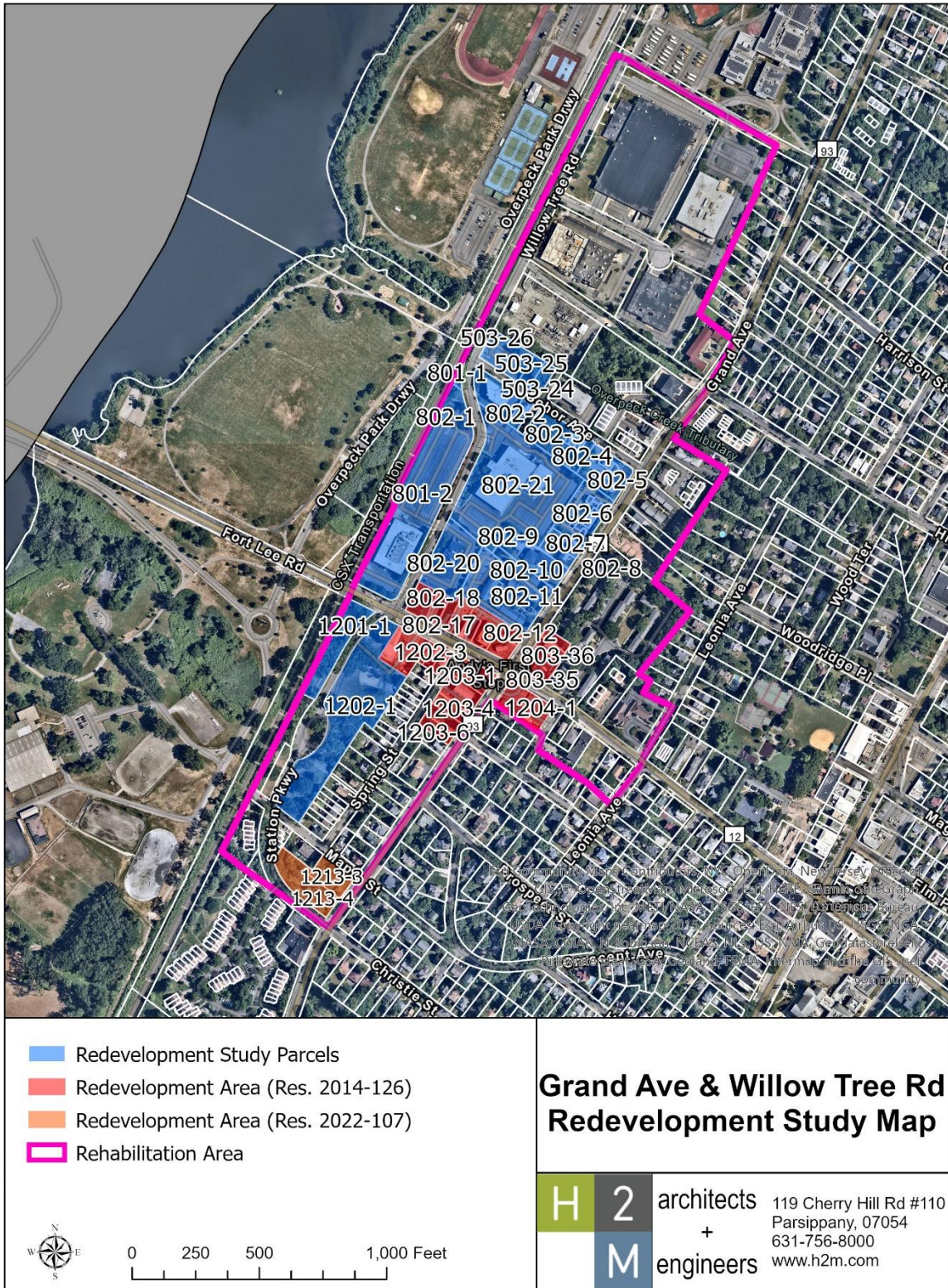
As per Resolution 2021-187, the current Redevelopment Study Area (as listed in the Summary Table) consists of parcels that were identified in the 2015 Preliminary Investigation Report as a part of the Rehabilitation Area as shown on the map on the following page. The Planning Board recently conducted an Area in Need of Redevelopment Study (Grand Avenue and Station Parkway Redevelopment Study) for the parcels Block 1213, Lots 3 and 4 that found the two parcels to meet the criteria for redevelopment, which were subsequently designated as a Redevelopment Area by the Borough Council on April 4, 2022 pursuant to Resolution 2022-107.

This report provides an analysis of existing and historical conditions of the 20 properties within the Study Area, including a review of land use, zoning and master plan policies, building conditions, utilities, and environmental conditions. The

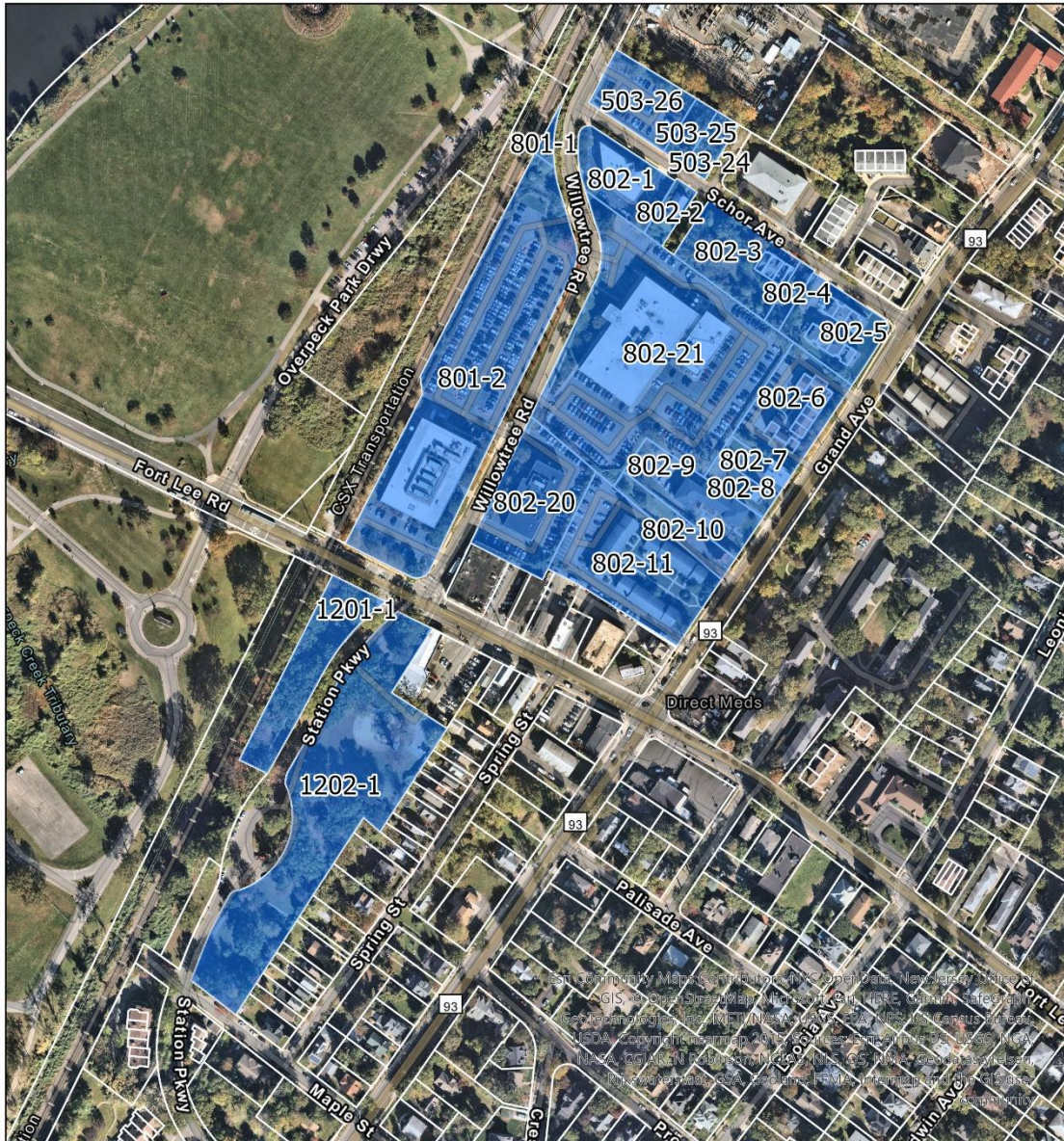
analysis required a thorough review of records from the municipal tax assessors, building departments, fire departments, code enforcement, and police departments. We conducted exterior property inspections. H2M conducted a site visit on March 18, 2022, and revisited few properties and the overall area on September 30, 2022. Based on the findings from the totality of information collected and reviewed, a determination was made as to whether property conditions satisfied one or more of the statutory criteria for redevelopment.

The following pages demonstrate a thorough analysis of existing conditions within the Study Area. In addition to conducting site visits, the report includes a review of records from the municipal tax assessor, building department, planning and zoning office, code enforcement, and police departments, all of which was gathered in April 2022.

Borough of Leonia Area in Need of Redevelopment Context Map



Grand Avenue & Willow Tree Road Non-Condemnation Redevelopment Study Area Map



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■ Redevelopment Study Parcels



0 125 250 500 Feet

**Grand Ave & Willow Tree Rd
 Redevelopment Study Map**

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 + 631-756-8000
M engineers www.h2m.com

CRITERIA FOR REDEVELOPMENT AREA DETERMINATION

Each property in this Study was evaluated according to the criteria contained in Section 5 of the LRHL. At least one of the following conditions must be present in order to determine that an area is in need of redevelopment:

- (a) The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- (b) The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; 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 of 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 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 improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- (g) In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the

determination that the area is in need for redevelopment pursuant to sections 5 and 6 of P.L. 1992, c.79 (c.40A: 12-5 and 40A: 12-6) 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 addition, **Section 3** of the LRHL allows the inclusion of parcels necessary for the effective redevelopment of the area by stating:

“...A redevelopment area may include land, buildings or improvement 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.”

REDEVELOPMENT STUDY AREA IN CONTEXT

OVERVIEW

Although the Borough of Leonia already adopted *the Fort Lee Road and Grand Avenue Redevelopment Study* as an Area in Need of Redevelopment and Rehabilitation in December 2015, the Borough of Leonia wishes to update the area to determine if the 20 additional parcels, noted herein, satisfy the redevelopment criteria pursuant to Section 5 of the LRHL. These 20 parcels met the criteria for Rehabilitation in 2015 pursuant to Section 14 of the LRHL. The following report evaluates these properties in accordance with the Local Housing and Redevelopment Law for **non-condemnation redevelopment**.

The actions of the Mayor and Council to authorize the Planning Board to conduct the 2015 Study followed, at that time, recent efforts of the Leonia Economic Development Committee (EDC). The area generally “West of Grand Avenue” is one of the three focus areas identified by the EDC in their Mission Statement:

“Explore opportunities for a broad range of development, redevelopment and the rehabilitation of properties in the general area west of Grand Ave. Included in the review are the potential economic opportunities associated with the proposed New Jersey Transit Northern Branch Light Rail, the location of a Leonia Station and parking facility, and the transit-oriented development opportunities that may be created.”

Anticipating potential passenger service along the proposed “Northern Branch” light rail line, Leonia is now taking a proactive approach to plan for future economic development in proximity to a potential train station. Transit stations are proving to be very attractive places for new development and investment, as demand for housing and workplaces near transit continues to grow throughout New Jersey and nationwide. Transit-oriented development (TOD), which is typically mixed-use commercial and residential development designed to maximize access to public transportation, is an important component of smart growth. TOD development often allows people to live, work and recreate without having to rely on a car. Elements of good transit-oriented development include pedestrian-friendly design, a mix of compatible uses, connectivity to the surrounding community and a mix of housing options.

Rather than absorbing piecemeal development proposals that are not aligned with the Borough’s vision and lack of comprehensive planning, Leonia is taking the first step in a process that will ultimately result in the preparation of a comprehensive plan for transit-oriented redevelopment. With the tools afforded to Leonia through the Local Redevelopment and Housing Law, a comprehensive approach that balances the need to address private property rights and overall civic interests can be undertaken.

Most importantly, redevelopment is being undertaken with the intent to comprehensively revitalize the Study area to address a number of Borough issues and priorities, including: stimulating economic development, providing for a wide range of housing types, reducing the high vehicle accident rate in the Study Area, increasing the supply of parking and shared parking opportunities, beautifying the area, enhancing connectivity with Overpeck Park, and providing an area where surrounding residents can easily walk or ride a bike to shop, eat, and enjoy a vibrant commercial node.

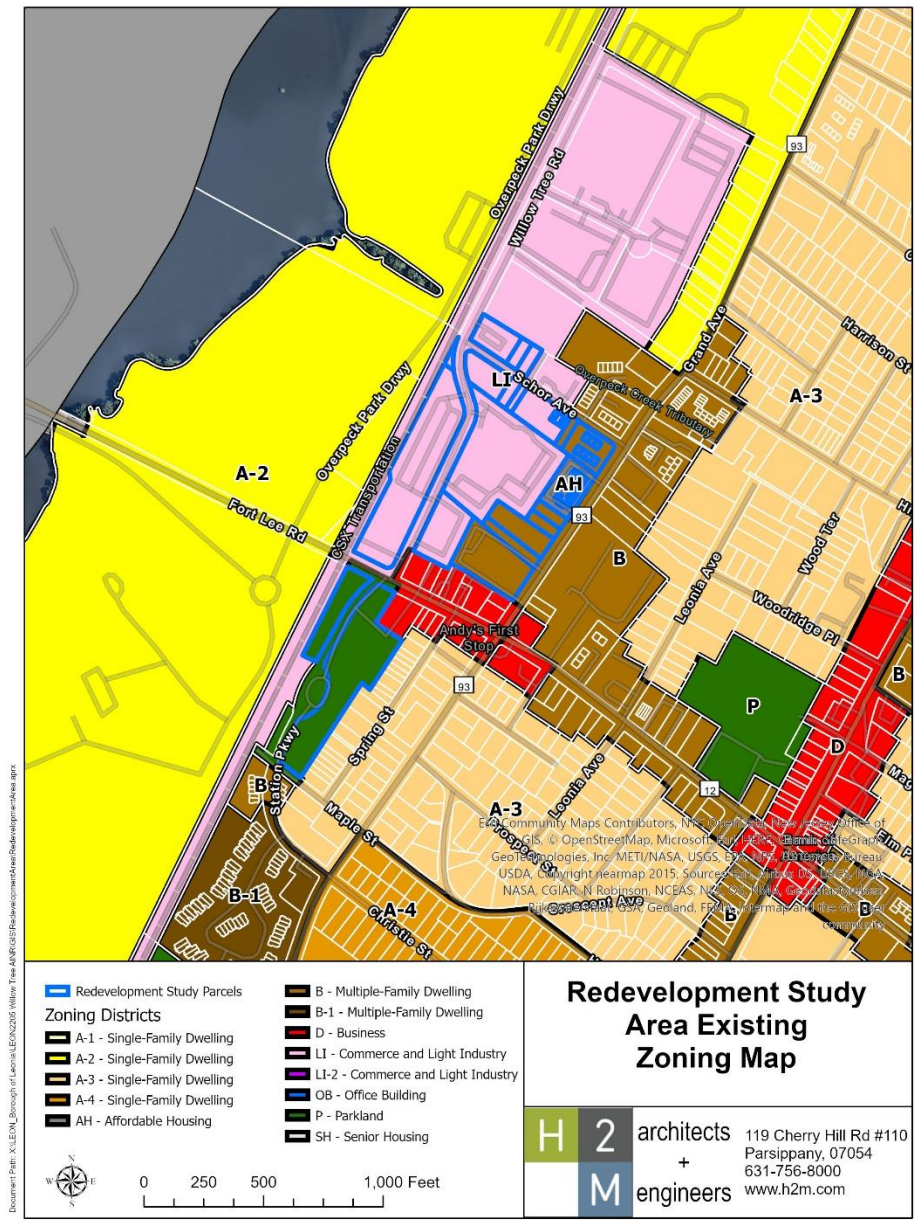
Just as these above-mentioned opportunities were relevant while undertaking the 2015 Preliminary Investigation Report, they remain just as relevant today, during the 2022 Preliminary Investigation Report.

LAND USE

The Redevelopment Study Area borders one of the Borough's two retail commercial districts. The Borough's other commercial district along Broad Avenue is located approximately 0.27 miles east of the redevelopment study area along Grand Avenue. The Redevelopment Study Area parcels are located in the following zone districts within the Borough:

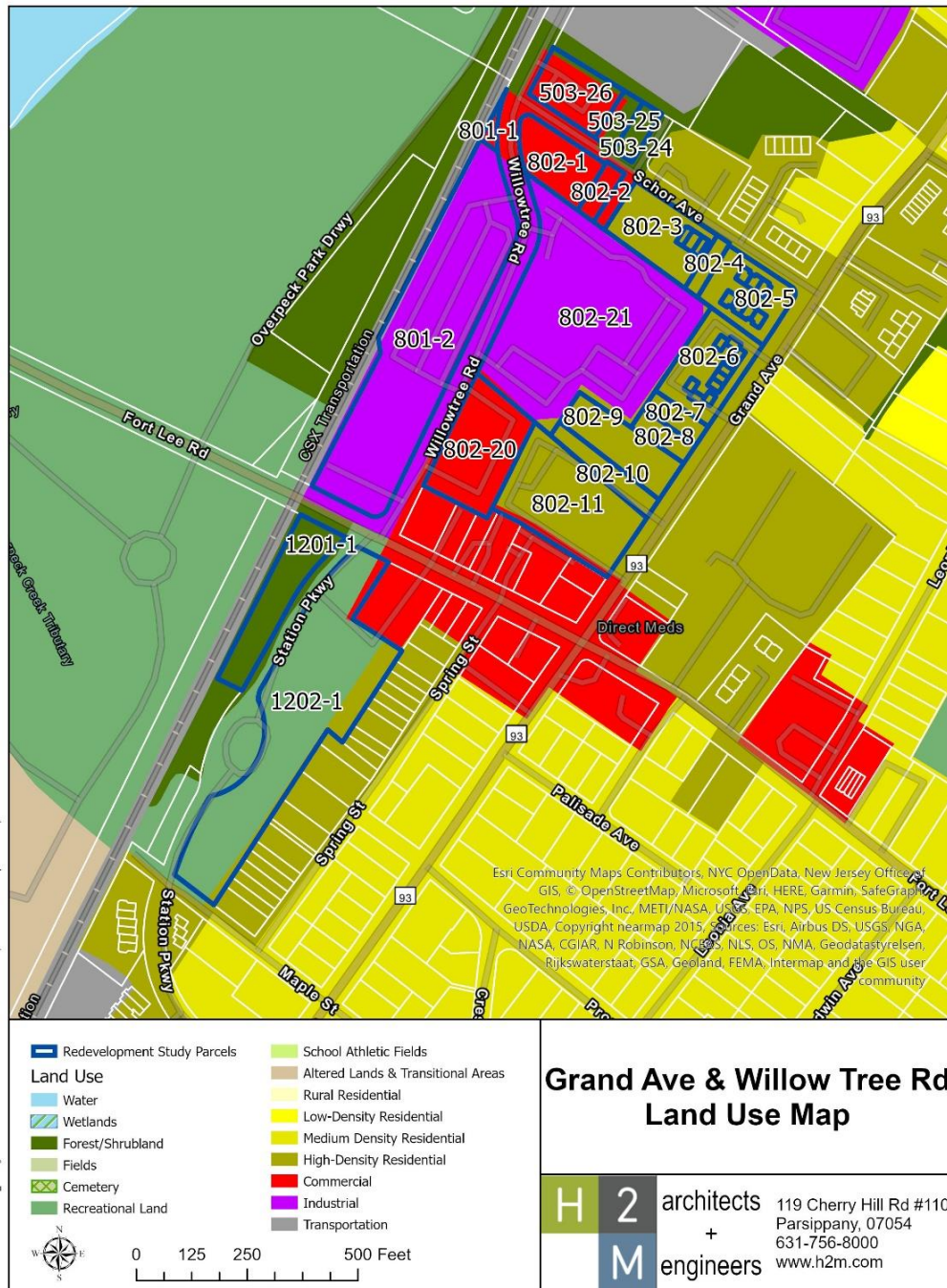
- Light Industrial (LI) Zone: 801-1, 2; 802-1, 2, 3, 20, 21; 503-24, 25, 26
- Affordable Housing (AH) Zone: 802-6
- Multifamily (B) Zone: 802-4, 5, 7, 8, 9, 10, 11
- Parkland (P) Zone: 1201-1, 1202-1

Redevelopment Study Area Zoning Map



The Redevelopment Study Area comprises of twenty properties totaling approximately 17.4 acres (exclusive of street rights-of-way) according to property tax records. The properties both front on Willow Tree Road, Grand Avenue, Station Parkway and Schor Avenue and in general, are located between the CSX rail line to the west and Grand Avenue to the east. The uses in the proximity include a mix of residential types including high density residential (townhomes, triplexes and garden apartments), medium density residential (single-family detached on small lot sizes) as well as light industrial and commercial uses along Willow Tree Road as shown on the Land Use Map below.

Redevelopment Study Area Existing Land Use Map



CIRCULATION

Seven (7) of the twenty (20) properties in the Redevelopment Study Area front on the major thoroughfare of Grand Avenue. Grand Avenue is a state roadway that runs in a north-south direction, leading to Borough of Palisades Park to the south and City of Englewood to the north. There are also seven (7) properties that front the side street of Schor Avenue. Additionally, four (4) properties front Willow Tree Road and two (2) properties front Station Parkway.

Grand Avenue and Fort Lee Road are heavily trafficked and experience daily gridlock, particularly along the stretch that runs through the Study Area. One major reason for the gridlock is the need for cars and trucks to utilize the road to get onto and off of the New Jersey Turnpike, which circles around the northern boundary of the Borough. In addition to congestion, this area of the Borough experiences a disproportionately high number of vehicular accidents.

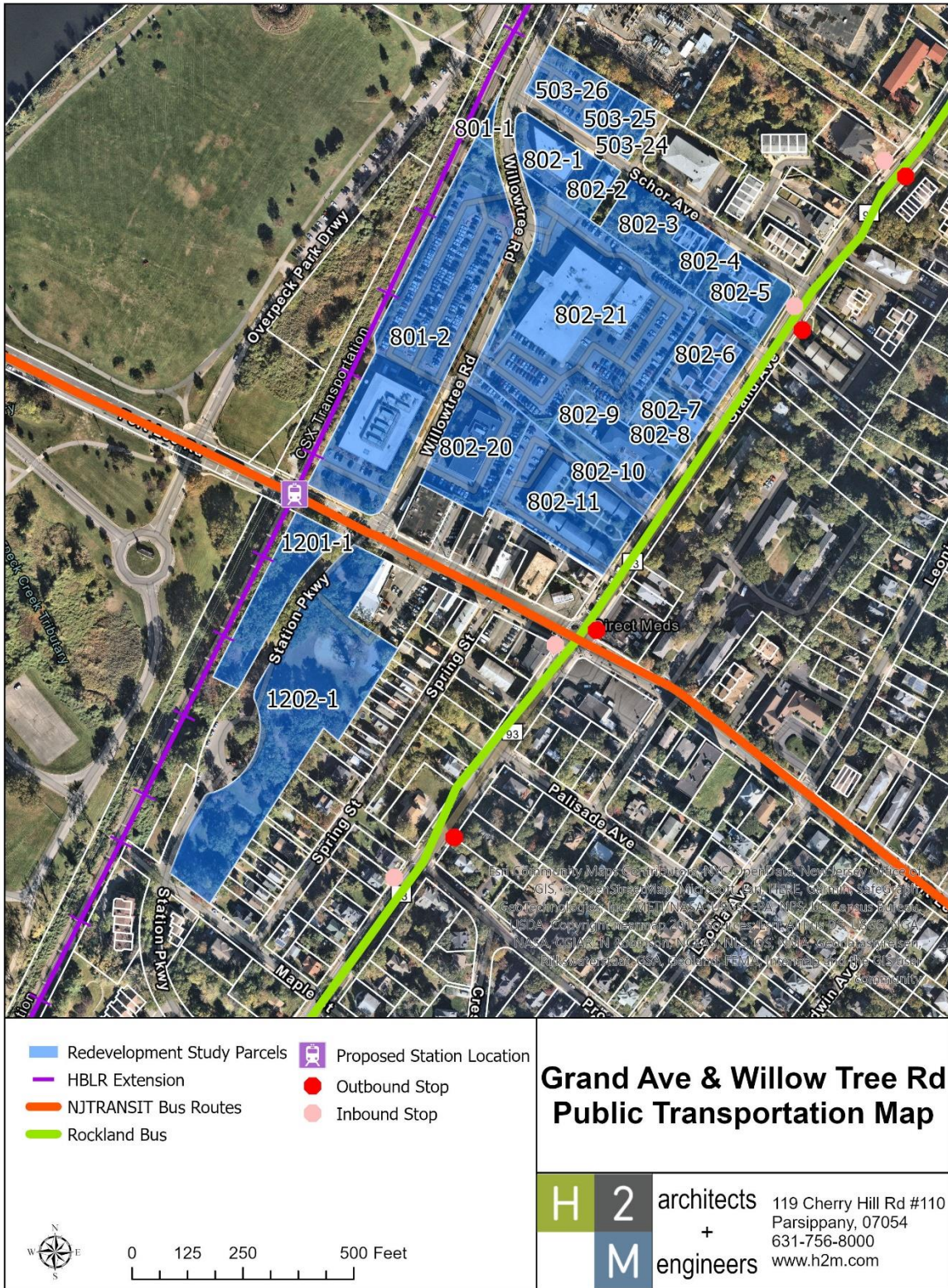
The Study Area is well serviced by public transportation, creating the opportunity to utilize transit-oriented development. Both Grand Avenue and Fort Lee Road carry significant bus traffic (as depicted in the map on page 20). There is a bus stop on southbound Grand Avenue directly in front of the Study Area that is serviced by the Rockland Coach Bus. The northbound stop is located adjacent to the Study Area on Grand Avenue. Additionally, residents in the Study Area would be able to walk to the east/westbound bus routes at the Fort Lee Road intersection with Grand Avenue, which is less than a quarter mile from the Study Area.



NJDOT and the Borough have made pedestrian safety improvements along the Grand Avenue corridor (as shown in the above images). The DOT recently installed electronic crosswalk signs to alert drivers of pedestrians that are attempting to cross Grand Avenue. The enhanced crosswalks are intended to make drivers more aware of pedestrians and require them to stop so that pedestrians can safely cross Grand Avenue.

NJTRANSIT's proposed expansion of the Hudson-Bergen Light Rail through Leonia would also benefit the Study Area. The proposed light rail expansion would provide the Study Area with additional transit opportunities to connect to Englewood to the north and to Hudson County locations such as Hoboken and Jersey City. The location of the rail station would be located less than a quarter mile from the Study Area, which is reasonable walking distance for potential transit users. Between the proposed light rail and bus routes, the Study Area has various transit opportunities in addition to being within easy walking distance to the Fort Lee Road commercial corridor.

Study Area Existing and Future Public Transportation



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RELEVANT PLANNING & ZONING

RELEVANT POLICIES, PLANS & STUDIES

H2M reviewed the Borough's municipal Master Plan documents to understand existing issues, as well as the goals, policies and recommendations for the land use and development of the study area. The area has been well documented since the adoption of the Master Plan in 2002, the Master Plan Reexamination Report in July 2020, the Economic Development Plan in February 2010, and the Leonia Community Sustainability Plan in July 2013.

The study area's designation as a major commercial node within the Borough relates to Objective #5 of the 2020 Master Plan Reexamination Report, *"to promote development at appropriate densities and concentrations that will contribute to the well-being of all persons, neighborhoods, communities and regions and preservation of the environment."* Furthermore Objective #9 which aims *"to promote a desirable visual environment through creative development techniques and good civic design and arrangements"* applies to Borough's efforts to utilize redevelopment to improve design and aesthetic conditions of the Study Area.

The 2020 Master Plan Reexamination Report and the 2022 Master Plan further identifies the Study Area as a potential redevelopment area, and recommends utilizing redevelopment as a tool for rezoning, optimizing site utilization, providing appropriate design guidelines and increasing the supply of public parking in the area to generate investment and increased ratables. Specific recommendations for the Study Area proposed in the 2022 Master Plan include:

- *"The Borough is currently investigating expanding the redevelopment areas along Grand Avenue and should continue to explore the use of redevelopment in this area as other properties could meet the redevelopment criteria."*

The 2020 Master Plan Reexamination Report and 2022 Master Plan also address the issues of aging-in-place policies and the potential light rail service near the Study Area. A 2002 Master Plan recommendation is *"As the concept of light rail becomes more of a reality and the plans become more definitive, additional studies and analysis should be completed."* The 2010 Reexamination Report notes that, *"The Borough has been meeting with NJ Transit to explore the most advantageous integration of the proposed new commuter rail station and its parking facilities. A group of concerned citizens are serving on the Mayor's Advisory Committee on Transportation to monitor the project and to assist the Mayor, Council, and Borough residents in understanding the potential impacts of, and issues associated with, the Light Rail and rail station proposals. The Borough has also retained transportation consultants to assist the Borough in analyzing the impact of the various NJ Transit proposals."* The Plan notes the Borough's concern that light rail may further impact traffic and circulation in this area.

Redevelopment of the area immediately adjacent to the Fort Lee Road corridor also accomplishes the goal of ensuring a sustained foot traffic for the corridor and creating the walkability necessary to access the corridor. The location of the study area is located a mere block from the corridor's commercial uses, incentivizing walking over driving to the area. In a market that is increasingly difficult for retail uses, it is important for economic development to create a critical mass of potential consumers located within a short distance of commercial corridors.

Recommendations #3 and #7 in the Land Use Element of the 2022 Master Plan are particularly relevant to this Redevelopment Study. Recommendation #3 notes that the Borough “use redevelopment tools on existing underutilized sites, including lots on Grand Avenue and Broad Avenue”, and Recommendation #7 notes that the Borough “adopt a redevelopment plan for the Grand Avenue/Fort Lee Road redevelopment area.” These recommendations collectively support the efforts of this study, as the Borough is conducting an investigation to determine whether the parcels in the study area meet the statutory criteria to be designated as an “area in need of redevelopment.” Furthermore, the result of this Study will help to allow for effective redevelopment and allow the Borough to proceed with a redevelopment plan for this area.

STATE PLANNING

2001 STATE DEVELOPMENT AND REDEVELOPMENT PLAN

In 1986, the New Jersey Legislature passed the New Jersey State Planning Act, which created the State Planning Commission and required the preparation and adoption of the State Development and Redevelopment Plan (the “State Plan”). The most current adopted plan is dated March 1, 2001. The purpose of the State Plan is to:

Coordinate Planning Activities and establish statewide planning objectives in the following area: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services and intergovernmental coordination. (N.J.S.A. 52:18A-200(f), the State Planning Act)

The State Plan uses a policy map to differentiate areas from highest growth to lowest growth based on information, such as natural resources, sewer availability, etc. These differentiations are called planning areas, which range from PA1-Metropolitan to PA-8 state park. Leonia Borough is located within Planning Area 1-Metropolitan Planning. The intent of the Metropolitan Planning Area (PA1) of the SDRP 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; and
- Protect the character of existing stable communities.

The Study Area lies within a PA-1 and is a location consistent with “Smart Growth” planning principles. Beyond this, the entire Redevelopment Study Area meets **redevelopment criteria “h”** as the Borough’s land use policy documents, as discussed on previous pages, all call for a smart growth redevelopment approach for this area.

DRAFT STATE STRATEGIC PLAN

New Jersey’s update to the State Development and Redevelopment Plan and the draft Infrastructure Needs Assessment was released for public comments and hearings in November 2011. The Plan is “to focus the State’s

policies and investments on vibrant regions by fostering targeted job growth, supporting effective regional planning and preserving the State’s critical resources”. The intent of the State Plan is to direct growth and development into areas served by public infrastructure as a means of more efficiently using public resources. A total of six public hearings were scheduled throughout the State. Since the initial public meetings and the addition of several more, the State Planning Commission has not acted on plan adoption.

EXISTING ZONING

The Redevelopment Study Area properties encompasses the following four (4) zoning districts:

- B Residential District
- AH Residential District
- LI Light-Industrial District
- P Parkland District

A listing of permitted uses allowed in the zone district is provided below. Complete zoning standards for each District are located in Chapter 290 of the Borough Code.

B – Multi-Family Residential District

§290-19 Permitted uses.

In District B, only the following uses are permitted:

- A. Any use as permitted in Districts A, § 290-7, subject to required conditions for District A-3, § 290-8.
- B. Two-family dwellings subject to required conditions for District A-2, § 290-8, excepting minimum living floor area which shall meet the requirements of § 290-20E(2).
- C. Multiple-family dwellings subject to the required conditions in § 290-20.
- D. Occupancy by any boarders in single-family dwellings is prohibited.

AH – Affordable Housing Residential District

§290-11 Permitted uses in the AH-zone.

The only permitted principal and accessory uses shall be multi-family dwellings primarily to be used for affordable housing. Affordable housing shall be defined as those housing units which are sold or rented to a person or persons of low or moderate income who qualify pursuant to the regulations of the Project Funding Agencies, the Housing Development Corporation of Bergen County and the Council on Affordable Housing as individuals who could purchase low and moderate housing. All permitted accessory uses shall be those uses which are clearly incidental to the principal use of affordable housing, including but not limited to off-street parking, recreation areas or facilities, fences, signs and other customary accessory uses. Occupancy by any boarders in single-family dwellings is prohibited.

LI – Light Industrial District

§290-25 Permitted uses.

In District LI, only the following uses are permitted, provided that they do not exceed the performance standards set forth in §290-27.

- A. Public utility and telephone installations.
- B. Offices for administrative, executive or professional purposes.
- C. Scientific or research laboratories.
- D. Warehousing and storage of products.
- E. Assembly, fabrication and packaging of products from previously prepared materials or components.
- F. Accessory uses, such as off-street parking facilities, truck and rail loading area, signs and other accessory uses customarily incident to the uses mentioned above.
- G. Places of worship, subject to the following requirements:
 - (1) Such use shall be subject to site plan review and approval in accordance with Chapter 236 of the Code of the Borough of Leonia.
 - (2) The minimum lot area shall be two acres.
 - (3) The minimum lot frontage shall be 200 feet.
 - (4) The minimum lot depth shall be 250 feet.
 - (5) The minimum front yard shall be 50 feet.
 - (6) The minimum side yard shall be 35 feet.
 - (7) The minimum rear yard shall be 50 feet.
 - (8) No building shall exceed a height of more than 35 feet.
 - (9) No more than 50% of the lot shall be covered with impervious materials.
 - (10) The total area of all buildings shall not exceed 20% of the total lot area.
 - (11) Adequate screening, as required by the Planning Board, shall be installed and maintained in good condition for a depth of at least 12 feet along the property line of any abutting single-family residential district or use.
 - (12) Off-street parking shall be provided in accordance with Article XVIII of this chapter.
 - (13) No parking shall be permitted within the required front yard.
 - (14) Occupancy by any boarders in single-family dwellings is prohibited.

P – Parkland District

§290-38 Permitted uses.

The following uses are permitted in both municipal and regional facilities:

A. Principal uses:

- (1) Recreational facility and/or community center.
- (2) Open spaces, landscape features and gardens.
- (3) Playgrounds and tot-lots
- (4) Recreational courts and fields.
- (5) Walking paths and/or trails.
- (6) Jogging tracks.
- (7) Picnic and sitting areas.

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METHODOLOGY

The information obtained to prepare this Study came from a variety of sources including a substantial records search, document review, and in-person site inspections.

H2M collected and reviewed the following records, documents and data.

- Official Tax Maps
- Tax Assessor records
- Historical aerial imagery
- Accident reports, summons and crime data from Police records
- Fire Department reports
- Code violations
- Inspection reports
- Recent development applications and approvals
- Recent building department permits
- NJDEP Known Contaminated Sites information
- NJDEP Data Miner
- NJDEP Open Public Records Act (OPRA) Requests
- Master Plan documents
- Zoning Map and Zoning Ordinance
- Sewer and water infrastructure maps

SITE VISITS

H2M conducted interviews with representatives from Borough departments and physically inspected each property within the Study Area on March 18, 2022, and three properties and the overall area on September 30, 2022. The site visits included exterior inspections of all properties and the surrounding area to provide greater context.

INDIVIDUAL PROPERTY ANALYSIS

The following pages provide an evaluation of the twenty (20) properties in the Study Area to determine if they meet one or more of the eight statutory redevelopment criteria. The analysis looks at each site on an individual basis, but also considers the entire Study Area comprehensively to determine if conditions exist to make an “area wide” redevelopment determination. In making determinations, the analysis considers site issues, as well as the preceding discussion of the Borough’s policy recommendations for the area. The “area wide” should be considered in the context of the adjacent parcels that are currently a part of the redevelopment area that was designated by the Borough Council in 2015 pursuant to Resolution 2015-189, and as such, this designation continues to remain.

132-140 Schor Avenue

Block 802, Lot 3



Owner(S)

Choi, Dong Sik & Shin-Ja Chin,
Teitelbaum, Marc A. & Joni Rabner,
Lacanlale, J., K., M., & C.

Business Name(s)

N/A

| | |
|----------------------|----------------------------|
| Acreage | 0.999 total |
| Year Built | 2003 |
| Tax Class | 2 - Residential |
| Building Type | Townhomes |
| Zone District | LI – Light Industrial Zone |
| Permitted Use | No |

PROPERTY DESCRIPTION

Block 802 Lot 3 contains three townhomes built in 2003. It is located on the southernly side of Schor Avenue, approximately 850 feet from the intersection with Fort Lee Road. There are townhome developments to its north and east, an office building to the south, and a religious institution to the west. There is a wetlands modified transition area on the western half of the property.

The structure on site has two (2) stories with brick and vinyl siding and a gable roof. Between its three townhomes, the structure contains approximately 5,347 square feet of livable area. Each townhome has a ground floor enclosed garage, which provides off-street parking. Ingress and egress is provided by three separate asphalt driveways from Schor Avenue. Each of the townhomes in the two structures are brick and vinyl. The ground floor of each townhome has a garage with additional living space. According to property tax records, the townhomes range in size from 1,576 square feet to 2,094 square feet. Each of the townhomes have ingress/egress on Schor Avenue leading to the ground floor garages. The two end units have one-car garages while the middle unit has a two-car garage. The driveway area can provide additional parking space for the townhouse units.

ZONING

The townhouse residential development is not a permitted use in the LI-Light Industrial Zone.

RECENT INVESTMENT

There are no development applications associated with the site.

VIOLATIONS

Borough records show the following violations:

- November 7, 2018 (Police Dept.) – Parking violation complaint.

ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

POLICE & FIRE RECORDS

- 11/07/2014 – Police Department responded to parking violation complaint.

CRITERIA RECOMMENDATION

Section 3

CRITERIA APPLICABILITY

Based on exterior visual inspection only, the site does not meet redevelopment criteria. From the external inspection, the site and building appear to be in a good condition.

However, in accordance with the definition of a Redevelopment Area under N.J.S.A. 40A:12A-3 (“Section 3” of the LRHL), it is recommended that the site be included, whether or not changes occur at the site, as it is needed for the effective redevelopment of the entire area. The site is an interior lot located proximate to areas recommended for redevelopment. Its inclusion in the redevelopment area is necessary to create a contiguous area along the Grand Avenue and Fort Lee Road corridors, where planned redevelopment can occur comprehensively to improve area-wide circulation and traffic, improve overall site access, reduce curb cuts along Grand Avenue, provide efficient shared-parking, provide area-wide landscaping, improve the design character and increase the economic vitality for a successful residential and business district.

PHOTOS



Side view of the property from Schor Avenue.



Front view of the property from Schor Avenue.

144 Schor Avenue

Block 802, Lot 4



Owner

Castellon, M. & J. & Madrid, E.

Business Name(s)

N/A

Acreage

0.1093

Year Built

1958

Tax Class

2 - Residential

Building Type

Detached Single-Family

Zone District

B – Multifamily Zone

Permitted Use

Yes



PROPERTY DESCRIPTION

Block 802 Lot 4 contains a single-family dwelling built in 1958. It is located on the southernly side of Shor Avenue, approximately 200 feet from the intersection with Grand Avenue. There are townhome developments to its northwest and east, and an office building to the south. The lot is an undersized parcel due to the narrowness of the lot.

The structure is two (2) stories with a driveway, vinyl siding and a gable roof. The structure contains 1,728 square feet of livable area. The lot is only 34.51 feet wide based on the tax map, making the existing lot width non-conforming. There is an asphalt driveway on the westerly side of the house with ingress/egress access from Schor Avenue. There is no enclosed garage on the property.

ZONING

The single-family residence is a permitted use in the B- Multifamily Zone. However, the zoning ordinance requires that single-family residences in the B zone have a minimum lot size of 5,000 square feet whereas the property is approximately 4,761 square feet.

RECENT INVESTMENT

There are no development applications associated with the site.

VIOLATIONS

Borough records show the following violations:

- February 10, 2021 (Police Dept.) – Parking violation complaint.

ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

POLICE & FIRE RECORDS

- 02/16/2018 – Police Department responded to a suspicious person incident at the property.
- 09/04/2018 – Police Department issued a warning for violation of traffic law.
- 02/10/2021 – Police Department responded to a parking violation complaint at the property.
- 09/30/2021 – Police Department responded to a lost articles incident at the property.

CRITERIA RECOMMENDATION

Section 3

CRITERIA APPLICABILITY

Based on exterior visual inspection only, the site does not meet redevelopment criteria as the site and building appear to be in a decent condition.

However, in accordance with the definition of a Redevelopment Area under N.J.S.A. 40A:12A-3 (“Section 3” of the LRHL), it is recommended that the site be included, whether or not changes occur at the site, as it is needed for the effective redevelopment of the entire area. The site is an interior lot located proximate to areas recommended for redevelopment. Its inclusion in the redevelopment area is necessary to create a contiguous area along the Grand Avenue and Fort Lee Road corridors, where planned redevelopment can occur comprehensively to improve area-wide circulation and traffic, improve overall site access, reduce curb cuts along Grand Avenue, provide efficient shared-parking, provide area-wide landscaping, improve the design character and increase the economic vitality for a successful district.

PHOTOS



Dwelling fronting on Schor Avenue.

400-412 Grand Avenue

Block 802, Lot 5



Owner

LeGrand Realty, LLC; Joo, Richard H. & Yuneui; Cha Senghen; DeGidio, Michael B.

Business Name(s)

N/A

| | |
|----------------------|----------------------|
| Acreage | N/A |
| Year Built | 1987 |
| Tax Class | 2 - Residential |
| Building Type | Condominiums |
| Zone District | B – Multifamily Zone |
| Permitted Use | Yes |



PROPERTY DESCRIPTION

Block 802 Lot 5 contains a seven-unit condominium development, built in 1987. It is located on the southerly side of Schor Avenue, approximately 850 feet from the intersection with Fort Lee Road. There are townhome developments to its north, east and south, and a single-family home to the west. The parcel is a corner lot along Grand Avenue and Schor Avenue. The easterly property line along Grand Avenue is at a higher elevation than the parallel side property line and the site slopes in the westerly direction.

The seven units are located in two separate buildings – the building immediately abutting Schor Avenue contains three units while the second building contains four units. The buildings are three stories in height with vinyl and brick siding and a gable roof. The site is improved to contain a parking lot and some landscaping. Each of the townhome units contain a livable area of 1,520 square feet.

Access to the site is provided by a shared asphalt driveway located along the Schor Avenue frontage, which connects to a driveway leading to the seven condominium units and further continues to a parking area along the rear property line. Off street parking is provided via two-car garages for four of the units and 90-degree parking spaces along the access driveway from Schor Avenue and along the rear property line. The width of the shared driveway between the two buildings containing the condominium units is approximately 24 feet, therefore there is adequate area for cars to enter and exit the garages. The driveway between the condominium units showed some signs of wear and tear.

ZONING

The multifamily residential development is a permitted use in the B- Multifamily Zone.

RECENT INVESTMENT

There are no development applications associated with the site.

VIOLATIONS

Borough records show there have been no violations associated with the property.

ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

POLICE & FIRE RECORDS

NONE

CRITERIA RECOMMENDATION

Section 3

CRITERIA APPLICABILITY

Based on exterior visual inspection only, the site does not meet redevelopment criteria as the site and building appear to be in a decent condition.

However, in accordance with the definition of a Redevelopment Area under N.J.S.A. 40A:12A-3 (“Section 3” of the LRHL), it is recommended that the site be included, whether or not changes occur at the site, as it is needed for the effective redevelopment of the entire area. The site is located proximate to areas recommended for redevelopment. Its inclusion in the redevelopment area is necessary to create a contiguous area along the Grand Avenue and Fort Lee Road corridors, where planned redevelopment can occur comprehensively to improve area-wide circulation and traffic, improve overall site access, reduce curb cuts along Grand Avenue, provide efficient shared-parking, provide area-wide landscaping, improve the design character and increase the economic vitality for a successful district.

PHOTOS



View from the entrance driveway looking towards Grand Avenue



View of the units from Grand Avenue.



Parking access for the units.

392 Grand Avenue

Block 802, Lot 6



Owner

Grandview Meadow Condo

Business Name(s)

N/A

Acreage

N/A

Year Built

1985

Tax Class

2 - Residential

Building Type

Multifamily

Zone District

AH – Affordable Housing Zone

Permitted Use

Yes



PROPERTY DESCRIPTION

Block 802 Lot 6 contains an affordable housing multifamily built in 1985. It is located on the westerly side of Grand Avenue, approximately 550 feet from the intersection with Fort Lee Road. There is a multifamily development to its north, an office building to the west, and a triplex to the south. The parcel has a significant downward slope in the westerly direction from the street frontage along Grand Avenue.

The site is improved to contain a 2-story building with vinyl siding and gable roof and appurtenant parking. The structure contains a combined livable area of 11,246 square feet between its ten (10) units. Site visit revealed the presence of window air-conditioning units in lieu of modern HVAC systems and signs of wear tear with cracked pavement. However, there were some improvements conducted on site as revealed by the permits to replace deck, water heater and installation of pathways for Verizon.

Access to the site is provided by a driveway from Grand Avenue into the site along the northerly property line. This leads to the parking lot to the west (rear of the property) and then leads to the exit driveway along the southerly property line. In the past five years, there have been two incidents of a parking violation complaint. This may indicate that there is a deficit in the availability of parking at the property.

ZONING

The multifamily residential development is a permitted use in the B- Multifamily Zone.

RECENT INVESTMENT

There are multiple development applications associated with the site in recent years. The building permits on file for the site include:

- 2015 – Deck replacement
- 2016 – Water heater replacement
- 2018 – Installation of pathways for Verizon

VIOLATIONS

Borough records show no violations were issued at the property.

ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

POLICE & FIRE RECORDS

- 07/05/2017 – Police Department issued warning for violation of traffic law.
- 08/05/2017 – Police Department responded to a dispute at the property.
- 09/25/2017 – Police Department responded to a carbon monoxide alarm at the property.
- 01/13/2018 – Fire Department responded to water leaks at the property.
- 10/03/2018 – Police Department responded to a parking violation complaint.

- 02/02/2019 – Police Department responded to a parking violation complaint.
- 08/19/2019 – Police Department enforced violation of traffic law.
- 06/15/2020 – Police Department responded to utilities problem at the property.
- 04/21/2021 – Police Department issued warning for violation of traffic law.
- 07/24/2021 – Police Department responded to dispute at the property.

CRITERIA RECOMMENDATION

Section 3

CRITERIA APPLICABILITY

Based on exterior visual inspection only, the site does not meet redevelopment criteria and overall, the site and building appear to be in a fair condition.

However, in accordance with the definition of a Redevelopment Area under N.J.S.A. 40A:12A-3 (“Section 3” of the LRHL), it is recommended that the site be included, whether or not changes occur at the site, as it is needed for the effective redevelopment of the entire area. The site is an interior lot located proximate to areas recommended for redevelopment. Its inclusion in the redevelopment area is necessary to create a contiguous area along the Grand Avenue and Fort Lee Road corridors, where planned redevelopment can occur comprehensively to improve area-wide circulation and traffic, improve overall site access, reduce curb cuts along Grand Avenue, provide efficient shared-parking, provide area-wide landscaping, improve the design character and increase the economic vitality for a successful business and residential district.

PHOTOS



Dwelling fronting on Grand Ave. Window A/C units for each condominium.



Rear parking lot with cracked pavement.



Rear of the condominium building with exposed A/C units.



Side of condominium building.



Rear parking lot.

388 Grand Avenue BLOCK 802, LOT 7



Owner
388 GRAND AVE, LLC

Business Name(s)
N/A

Acreage 0.1733
Year Built 1920
Tax Class 2 - Residential
Building Type Multifamily
Zone District B – Multifamily Zone
Permitted Use Yes



PROPERTY DESCRIPTION

Block 802 Lot 7 contains a three family home built in 1920. It is located on the westerly side of Grand Avenue, approximately 500 feet from the intersection with Fort Lee Road. There is a multifamily development to its north, an office building to the west, and a single-family home to the south. The parcel has a significant downward slope in the westerly direction from the street frontage along Grand Avenue. Each of the dwelling units in the building has its own floor with the basement floor being a walkout basement due to the significant downward slope of the property. Based on the property tax records, the structure has two (2) two-bedroom units and one (1) one-bedroom unit. The exterior of the building shows that there is some deterioration of the building as there is a rusted pipe on the exterior and chipped paint on different areas of the building facade. Additionally, the structure lacks a modern HVAC system, which is indicated by the number of window A/C units. Part of the rear yard is fenced off and it appears that this area is being used as additional storage by Kulite Semiconductor Products, Inc., which shares a rear property line with this property.

The structure is two and a half stories with vinyl siding and a flat roof and an asphalt driveway leading to a rear parking lot. The structure contains 3,481 square feet of livable area. The driveway is on the southerly side of the property with ingress and egress from Grand Avenue. The zoning ordinance for the B zone district requires that a multifamily building provide two access drives that are a minimum of sixteen feet wide, unless the Planning Board determines that one access drive is sufficient. Additionally, the ordinance under General Requirements stipulates that only one way traffic circulation shall be permitted in driveways less than 24 feet in width. Based on the site visit, it appears that the single access drive does not meet the minimum width. Additionally, the existing width and the lack of a second access drive increases the potential for conflict between vehicles entering and exiting the property. This issue is exacerbated by the fact that the ingress and egress is from Grand Avenue, a heavily trafficked street especially as it approaches the intersection with Fort Lee Road. Off-street parking is in parking lot to the rear. The zoning ordinance requires that each dwelling shall have two parking spaces. Each unit is assigned one parking space with one additional space reserved for visitors and one space for the owner of the property. The structure also contains an enclosed one car garage. It is unclear if the garage is used as an additional parking space or as storage.

ZONING

The multifamily residential development is a permitted use in the B- Multifamily Zone. However, the existing density, with three (3) dwelling units on a lot that is 0.1733 acres in area at a density of 17.3 dwelling units per acre, results in a density that exceeds the permissible maximum density of eight (8) units per acre in the B Zone District.

RECENT INVESTMENT

There are multiple development applications associated with the site in recent years. The building permits on file for the site include:

- 2017 – Chimney relining
- 2017 – Deck installation

VIOLATIONS

Borough records show no violations were issued at the property.

ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

POLICE & FIRE RECORDS

- 01/25/2017 – Police Department responded to utilities problem at the property.
- 05/20/2017 – Police Department enforced violation of traffic law.
- 10/07/2017 – Police Department issued warning for violation of traffic law.
- 08/27/2020 – Police Department responded to alarm out of service at property.
- 09/30/2020 – Police Department responded to a multiple vehicle crash near property.
- 02/06/2021 – Police Department responded to a noise complaint at the property.
- 08/25/2021 – Police Department assisted Fire Department for incident at the property.

CRITERIA RECOMMENDATION

Criterion “d”

CRITERIA APPLICABILITY

Criterion “d”: This criterion focuses on the site layout and design unlike criteria “a” and “b” which focus on the condition of the buildings on a property. In general properties that meet this criterion are being used in a manner not consistent with modern land use planning standards and practices. Some of the factors that contribute to the conclusion that a property meets the “d” criterion include: undefined or poor parking, limited vehicular access or available onsite loading, inadequate onsite parking, uncontrolled or lack of defined ingress and egress points, outdoor storage of materials, lack of sidewalks or pedestrian amenities, lack of adequate landscaping, buffering and screening, excessive building or lot coverage, land uses that may have an adverse impact on surrounding properties, or other site amenities and missing or poorly maintained pavement. Therefore, a combination of these conditions may demonstrate an obsolete design or layout. Additionally, the existence of substantial nonconforming conditions in relation to the municipality’s current zoning standards may supplement the rationale leading to the conclusion that a property satisfies the “d” criterion.

Block 802, Lot 7, within the study area, was found to meet criterion “d,” which relates to reasons of overcrowding and deleterious use, a site’s physical layout and arrangement or conditions. The existing density at the site far exceeds the maximum permitted density as per the underlying zoning regulations. This combination of units exceeding the allowable density due to the undersized lot, creates overcrowding on the lot and results in challenges related to site circulation. The building itself is in a fair condition, although it lacks modern HVAC systems as evidenced by the window A/C units as were observed during the site visit. Additionally, chipped paint around the structure and rusted pipes indicates the age of the structure.

The parking area lacks access driveways of proper widths and length, which results in a potentially dangerous situation that can lead to numerous conflicts between cars entering and exiting the property, especially along the busy Grand Avenue. The parking area has only one access driveway of inadequate width for ingress and egress, despite the high traffic volume along Grand Avenue. Due to the site’s obsolete and inadequate layout and arrangement the “d” criterion is satisfied. Photos on the following page illustrate building and site conditions.

The property is an area with improvements which by reason of dilapidation, overcrowding, faulty arrangement or design, and excessive land coverage, is detrimental to the safety and health of the community.

PHOTOS



Dwelling fronting on Grand Ave. Mailboxes indicate that it is a three family home.



Side of structure with exposed wire and rusted pole.



Front of building.



Rear parking area with striped parking spaces.



Rear of structure. Parking area and parking access.



Back yard with fenced off area being used as storage for Kulite.

380 Grand Avenue

Block 802, Lot 8



Owner

380 GRAND AVE, LLC

Business Name(s)

N/A

| | |
|----------------------|----------------------|
| Acreage | 0.1733 |
| Year Built | 1961 |
| Tax Class | 2 - Residential |
| Building Type | Single-family |
| Zone District | B – Multifamily Zone |
| Permitted Use | Yes |



PROPERTY DESCRIPTION

Block 802 Lot 8 contains a single-family home built in 1961. It is located on the westerly side of Grand Avenue, approximately 450 feet from the intersection with Fort Lee Road. There is a three family residence to its north, an office building to the west, and a multifamily development to the south. The parcel has a significant downward slope in the westerly direction from the street frontage along Grand Avenue.

The structure is two (2) stories shares an asphalt driveway with 388 Grand Avenue. The structure has asbestos siding and a gable roof. Tax records show that the property has 1,344 square feet of livable area. The driveway is on the easterly side of the house with ingress and egress access from Grand Avenue. Off-street parking is located in the rear parking lot and in the driveway.

ZONING

The single-family home is a permitted use in the B- Multifamily Zone.

RECENT INVESTMENT

There was one development application associated with the site in recent years. The building permits on file for the site include:

- 2017 – New chimney liner

VIOLATIONS

Borough records show there have been no violations reported at the property.

ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

POLICE & FIRE RECORDS

- 11/21/2018 – Police Department responded to a multiple vehicle crash with property damage near the property.
- 05/20/2019 – Police Department responded to a multiple vehicle crash with driver under the influence.
- 08/29/2021 – Police Department issued summons for traffic violation.
- 09/10/2021 – Police Department enforced violation of traffic law.
- 11/21/2021 – Police Department responded to report of disabled vehicle.

CRITERIA RECOMMENDATION

Section 3

CRITERIA APPLICABILITY

Entry into the dwelling was not obtained for this Study. As only viewed from the exterior, the site does not appear to meet redevelopment criteria. From the external inspection, the site and building appear to be in a fair condition.

However, in accordance with the definition of a Redevelopment Area at N.J.S.A. 40A:12A-3 (“Section 3” of the LRHL), it is recommended that the site be included, whether or not changes occur at the site, as it is needed for the effective redevelopment of the entire area. The site is an interior lot located between areas recommended for redevelopment. Its inclusion in the redevelopment area is necessary to create a contiguous area at the Grand Avenue and Fort Lee Road crossroads, where planned redevelopment can occur comprehensively to improve area-wide circulation and traffic, improve overall site access, reduce curb cuts along Grand Avenue, provide efficient shared-parking, provide area-wide landscaping, improve the design character and increase the economic vitality for a successful district.

PHOTOS



Rear Yard area.



Side of building.

372 Grand Avenue

Block 802, Lot 9



Owner

HARPER MGMT CORP

Business Name(s)

N/A

| | |
|----------------------|----------------------|
| Acreage | 0.634 |
| Year Built | 1962 |
| Tax Class | 4C - Apartments |
| Building Type | Multifamily |
| Zone District | B – Multifamily Zone |
| Permitted Use | Yes |



PROPERTY DESCRIPTION

Block 802 Lot 9 contains a 16-unit multifamily development built in 1962. It is located on the westerly side of Grand Avenue, approximately 375 feet from the intersection with Fort Lee Road. There is a single-family residence to its north, an office building to the west, and a three family residence to the south. The parcel has a significant downward slope from the street front in a westerly direction towards the rear property line. The brick structure is two (2) stories along Grand Avenue and three (3) stories to the rear. Access is via an asphalt driveway, which leads to the parking lot to the rear. During the March 2022 site visit, it appeared that the property owner had recently completed the installation of a new walkway leading from the sidewalk to the dwelling units. However, the broken concrete and dirt appeared to be stored in the front and rear yards. Another site visit on September 30, 2022 revealed the presence of broken concrete to the rear that hasn't been removed from the site yet. Police records also indicate potential property maintenance and utility issues as there have been numerous incidents of fire alarms being triggered at the property. There have also been two reports of utility issues at the property in the past five years.

The access driveway along the northerly property lines and the apartments are located to the south of the driveway. There is only one driveway providing ingress and egress from Grand Avenue. The zoning ordinance for the B zone district requires that a multifamily building provide two access drives that are a minimum of 16 feet wide unless the Planning Board determines that one access drive is sufficient. Based on the site visit, the driveway is +/-16 feet wide at the access point and narrows into the property. Therefore, it appears that the single access drive may not be sufficient, given the number of units in the multifamily building. The lack of a second access drive increases the potential for conflict between vehicles entering and exiting the property. This is exacerbated by the fact that the driveway leads to Grand Avenue, which has heavy traffic especially proximate to the intersection with Fort Lee Road. The circulation pattern of the access drive has an additional point of conflict along the rear corner of the building as there is a blind spot that makes it difficult for residents exiting the property to see a vehicle entering the rear parking lot, as evidenced in the photo on the following page.

Additionally, the site visit indicated that apart from the narrow width, the access drive is in very poor condition with large potholes and cracks in the asphalt thus showing lack of maintenance. Off-street parking is provided to the rear of the property. The parking spaces in the parking lot are unmarked, making it difficult to determine the number of parking spaces that are available to residents of the building. The multifamily also has enclosed garages with access from the rear of the building. It was unclear based on the site visit if the garage is used as storage or for parking for residents. The zoning ordinance requires that each dwelling shall have two parking spaces. The Police Department has received five complaints of parking violations in the past five years. During the visit to the site in March, we noticed cars parked in the fire lane despite signage informing drivers to not park in this area. This may indicate that there is a deficit of available parking at the property.

ZONING

The multifamily building is a permitted use in the B- Multifamily Zone. However, the existing density, with sixteen (16) dwelling units on a lot that is 0.634 acres in area, is far in excess of the maximum density of eight (8) units per acre that is allowed in the zone. The existing density is 25.2 dwelling units per acre.

RECENT INVESTMENT

There are multiple development applications associated with the site in recent years. The building permits on file for the site include:

- 2018 – Installation of two baseboard heaters
- 2019 – Installation of new deck
- 2019 – Removal and replacement of roof with GAT timberline shingle roof system

VIOLATIONS

Borough records show the following violations:

- May 27, 2018 (Police Dept.) – Parking violation.
- July 4, 2018 (Police Dept.) – Parking violation.
- November 18, 2018 (Police Dept.) – Parking violation.
- February 4, 2019 (Police Dept.) – Parking violation.
- December 17, 2020 (Police Dept.) – Parking violation.

ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

POLICE & FIRE RECORDS

- 01/10/2017 – Police Department responded to report of harassment at the property.
- 04/22/2017 – Police Department responded to dispute at the property.
- 09/02/2017 – Police Department responded to water leak at the property.
- 10/15/2017 – Police Department issued warning for traffic violation.
- 10/25/2017 – Police Department responded to report of suspicious activity.
- 01/30/2018 – Police Department responded to utilities problem at the property.
- 02/10/2018 – Police Department responded to noise complaint.
- 02/13/2018 – Police Department responded to multiple vehicle crash near property.
- 03/02/2018 – Police Department responded to responded to utilities problem at the property.
- 03/27/2018 – Police Department responded to fire alarm at the property.
- 05/19/2018 – Police Department responded to fire alarm at the property.
- 05/27/2018 – Police Department responded to parking violation complaint at the property.
- 06/01/2018 – Police Department responded to noise complaint at the property.
- 07/04/2018 – Police Department responded to parking violation complaint at the property.
- 07/13/2018 – Police Department responded to report of emotionally disturbed person at the property.
- 08/12/2018 – Police Department responded to report of property damage at the property.
- 09/10/2018 – Police Department responded to animal complaint at the property.
- 09/19/2018 – Police Department assisted Fire Department to fire alarm at the property.
- 10/27/2018 – Police Department responded to noise complaint at the property.
- 11/18/2018 – Police Department responded to parking violation complaint at the property.

- 12/03/2018 – Police Department responded to vehicle maintenance issue at the property.
- 12/25/2018 – Police Department responded to noise complaint at the property.
- 01/09/2019 – Police Department issued warning for traffic violation.
- 02/04/2019 – Police Department responded to parking violation complaint.
- 04/17/2019 – Police Department issued warning for traffic violation.
- 07/04/2019 – Police Department assisted fire department to fire alarm at property.
- 11/01/2019 – Police Department responded to noise complaint at the property.
- 11/11/2019 – Police Department responded to dispute at the property.
- 11/16/2019 – Police Department assisted Fire Department to fire alarm at property.
- 11/19/2019 – Police Department assisted Fire Department to fire alarm at property.
- 01/16/2020 – Police Department assisted citizen due to report of sex offense.
- 02/21/2020 – Police Department assisted Fire Department to fire alarm at property.
- 02/26/2020 – Police Department responded to multiple vehicle crash.
- 03/01/2020 – Police Department responded to noise complaint at property.
- 03/07/2020 – Police Department responded to multiple vehicle crash with injury.
- 06/22/2020 – Police Department responded to dispute at the property.
- 08/07/2020 – Police Department assisted Fire Department to fire alarm at property.
- 08/10/2020 – Police Department responded to report of suspicious activity at property.
- 12/17/2020 – Police Department responded to parking violation complaint.
- 01/18/2021 – Police Department responded to incident of lost articles.
- 06/01/2021 – Police Department issued warning for traffic violation.
- 08/01/2021 – Police Department assisted Fire Department to fire alarm at property.
- 08/23/2021 – Police Department assisted Fire Department to fire alarm at property.
- 09/03/2021 – Police Department responded to multiple vehicle crash.
- 09/29/2021 – Police Department assisted Fire Department to fire alarm at property.
- 11/27/2021 – Police Department assisted Fire Department to fire alarm at property.
- 02/10/2022 – Police Department assisted Fire Department to fire alarm at property.
- 02/20/2022 – Police Department responded to report of simple assault at the property.

CRITERIA RECOMMENDATION

Criterion “d”

CRITERIA APPLICABILITY

Criterion “d”: This criterion focuses on the site layout and design unlike criteria “a” and “b” which focus on the condition of the buildings on a property. In general properties that meet this criterion are being used in a manner not consistent with modern land use planning standards and practices. Some of the factors that contribute to the conclusion that a property meets the “d” criterion include: undefined or poor parking, limited vehicular access or available onsite loading, inadequate onsite parking, uncontrolled or lack of defined ingress and egress points, outdoor storage of materials, lack of sidewalks or pedestrian amenities, lack of adequate landscaping, buffering and screening, excessive building or lot coverage, land uses that may have an adverse impact on surrounding properties, or other site amenities and missing or poorly maintained pavement. Therefore, a combination of these conditions may demonstrate an obsolete design or layout. Additionally, the existence of substantial nonconforming conditions in relation to the municipality’s current zoning standards may supplement the rationale leading to the conclusion that a property satisfies the “d” criterion.

Block 802, Lot 9, within the study area, was found to meet criterion “d.” The existing density at the site far exceeds the allowable density according to the zoning ordinance’s regulation for the B-Multifamily Zone. The combination of units exceeding the allowable density and the existing undersized lot creates a potential issue of overcrowding resulting in inadequate parking, inadequate driveway aisle width, poor circulation patterns, etc.

Based upon external review, the building appears to be in a fair condition but lacks modern HVAC systems as evidenced by the window A/C units that were observed during the site visit. Additionally, broken concrete and other materials were left scattered in the yard is likely to cause runoff of potentially harmful materials during heavy rain events. Trash receptacles are located on the access driveway, further narrowing the driveway.

The parking area lacks access driveways of proper widths and length, which results in a dangerous situation that can lead to numerous conflicts between cars entering and exiting the property. The parking area only has one access driveway for ingress/egress despite the multiple number of units on the property. The lack of properly marked parking spaces also prevents proper utilization of the parking area. There is likely to also be a deficiency in the number of parking spaces based on the high number of complaints of parking violations that the Police Department has responded to in the previous five years and the presence of parked cars in the fire lane. The access driveway and parking area also exhibit significant signs of deterioration as there are numerous potholes that causes pooling of water, creating additional adverse impacts to public health and safety. Due to the site’s obsolete and inadequate layout and arrangement, the “d” criterion is satisfied. Photos on the following page illustrate building and site conditions.

PHOTOS



Multifamily building fronting on Grand Avenue.



View from the rear of the site looking towards Grand Avenue and the driveway. There is a substantial drop in the westerly direction.



Rear of the building showing the lack of maintenance. Car parked in the fire lane (taken on September 30, 2022)



Car parked in the fire lane (taken on March 18, 2022)



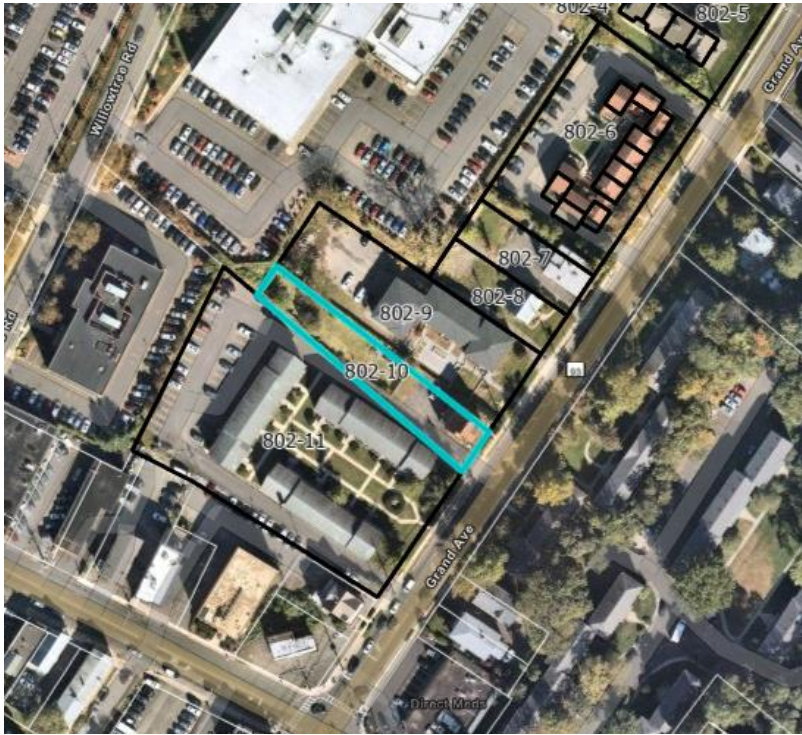
Rear parking area with standing water and storage of broken concrete (taken March 18, 2022).



Rear parking area depicting the storage of broken concrete (taken on September 30, 2022)

368 Grand Avenue

Block 802, Lot 10



Owner

SAI, NOBUAKI & GRETA

Business Name(s)

N/A

| | |
|----------------------|----------------------|
| Acreage | 0.294 |
| Year Built | 1900 |
| Tax Class | 2 - Residential |
| Building Type | Triplex |
| Zone District | B – Multifamily Zone |
| Permitted Use | Yes |



PROPERTY DESCRIPTION

Block 802 Lot 10 contains a three-family residence built in 1900. It is located on the westerly side of Grand Avenue, approximately 300 feet from the intersection with Fort Lee Road. There is a multifamily development to its north and south and office buildings to its west. The parcel has a significant downward slope from the street frontage on Grand Avenue in a westerly direction towards the rear property line.

The structure is three (3) stories and has vinyl, stone and brick siding with a gable roof and 2,119 square feet of livable area. During the visit to the site, the property appeared to be showing its age and the lack of investment in the property. There was chipped paint in numerous locations including the front door, front archway, and rear of the building. Additionally, the building lacked modern HVAC as each unit had a window A/C unit.

The asphalt access driveway is located on the southerly side of the building with ingress and egress access from Grand Avenue. The zoning ordinance for the B zone district requires that a multifamily building provide two access drives that are a minimum of 16 feet wide unless the Planning Board determines that one access drive is sufficient. Based on the site visit, it appears that the access drive does not meet the minimum width of 16 feet, and the driveway further narrows towards the rear of the building as it leads into the paved parking area. Additionally, the existing width and the lack of a second access drive increases the potential for conflict between vehicles entering and exiting the property. This issue is exacerbated because the two way access is from Grand Avenue, a busy road especially towards the intersection with Fort Lee Road. Off-street parking is located to the rear of the building. The zoning ordinance requires that each dwelling shall have two parking spaces. The parking spaces in the area to the rear of the building are unmarked, making it difficult to determine the total number of spaces available to residents of the building. In any event, from the review of the aerial mapping and visual inspection, it appears that the parking area isn't as per modern engineering standards. Additionally, the length of the driveway could create additional conflicts as residents attempt to back out of the parking space a resident entering the parking area may not be able to see the car attempting to exit the parking area.

ZONING

The three family residence is a permitted use in the B- Multifamily Zone. However, the existing density, with three (3) dwelling units on a lot that is 0.294 acres in area, is in excess of the maximum density of eight (8) units per acre that is allowed in the zone. The existing density is 10.2 dwelling units per acre. The zoning ordinance prohibits dwelling units to be located in the attic of a building. However, property tax records indicate that there is a bedroom and half bathroom located in the attic of the building and thus does not comply with the ordinance requirements.

RECENT INVESTMENT

There are no development applications associated with the site.

VIOLATIONS

Borough records show no violations have been issued at the property.

ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

POLICE & FIRE RECORDS

- 03/16/2017 – Police Department responded to a disabled vehicle at the property.
- 04/13/2017 – Police Department responded to report of property damage at the property.
- 08/01/2017 – Police Department responded to multiple vehicle crash.
- 12/03/2017 – Police Department issued warning for traffic violation.
- 06/17/2018 – Police Department assisted Fire Department for fire alarm at property.
- 01/01/2020 – Police Department assisted Fire Department for fire alarm at property.
- 06/28/2020 - Police Department assisted Fire Department for fire alarm at property.
- 01/16/2021 – Police Department responded to noise complaint at property.
- 07/31/2021 – Police Department issued violation of traffic law.
- 09/17/2021 – Police Department assisted Fire Department for fire alarm at property.
- 04/23/2022 – Police Department issued summons for traffic violation.

CRITERIA RECOMMENDATION

Criterion “d”

CRITERIA APPLICABILITY

Criterion “d”: This criterion focuses on site layout and design. In general, the 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, etc. could lead to a conclusion that a property exhibits obsolete design and layout. Additionally, the existence of substantial nonconforming conditions in relation to the municipality’s current zoning standards may supplement the rationale leading to the conclusion that a property satisfies the “d” criterion. 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 802, Lot 10, within the study area, was found to meet criterion “d,” which relates to reasons of overcrowding and deleterious use, a site’s physical layout and arrangement or conditions. The existing density at the site exceeds the allowable density according to the zoning ordinance’s regulation for the B-Multifamily Zone. In addition, the attic of the structure has been converted into a bedroom and half bathroom, where the ordinance does not permit such use of attic space. Due to the lack of ability to enter the apartment during the site visit, it is unclear to determine the layout of how the unit breakdown is impacted by use of the attic space as a bedroom and bathroom. It is likely that the dwelling units lack sufficient storage space for tenants as both the attic space and basement space are used for living area for tenants. This is likely exacerbating the overcrowding situation and creating substandard conditions detrimental to public safety, health and welfare.

The exterior conditions also exhibit dilapidation, faulty design, and deleterious conditions. The building structure, although in a fair condition, has areas with chipped paint and brick that is in need of repointing, indicating a lack of maintenance on the property. The building also lacks modern HVAC systems as evidenced by the window A/C units that were observed during the site visit. As mentioned earlier, the parking area lacks access driveways of proper widths especially as the driveway width narrows towards the rear of the building, resulting in a potentially dangerous situation that can lead to numerous conflicts between cars entering and exiting the property. This is exacerbated by the fact that the driveway leads to a busy road that is proximate to Fort Lee Road, another heavily travelled street. The lack of properly marked parking spaces also prevents proper utilization of the parking area. From a visual inspection and review of the aerials, it appears that there isn’t adequate off-street parking available. This is compounded by the fact that there is no separation of the building from the parking area, in other words the parking area is flush with the rear façade of the building. Additionally, it was observed that the parking area goes up to the property line with the adjacent property, in violation of the underlying zoning. Due to the site’s obsolete and inadequate layout and arrangement the “d” criterion is satisfied. Photos on the following page illustrate building and site conditions.

PHOTOS



Triplex fronting Grand Avenue. Exposed fire escape.



Front door to the building showing three mailboxes.



Access to rear parking area showing the narrowing of the driveway. Exposed window A/C unit.



Unmarked rear parking area.



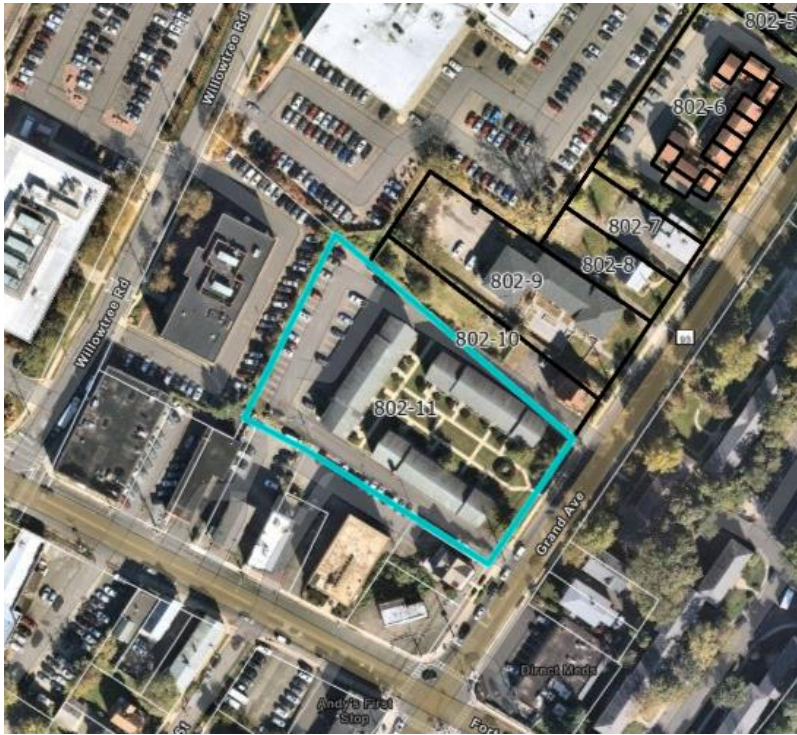
Rear of structure. Walkout basement and window A/C units. Parking area flush with the rear façade of the building.



View from the rear looking towards Grand Avenue showing the drop in topography and the trailer standing to make a turn on to Fort Lee Road.

356-364 Grand Avenue

Block 802, Lot 11



Owner

WALKER, WALKER & GROSSMAN LLC

Business Name(s)

N/A

| | |
|----------------------|----------------------|
| Acreage | 1.370 |
| Year Built | 1964 |
| Tax Class | 4C - Apartments |
| Building Type | Multifamily |
| Zone District | B – Multifamily Zone |
| Permitted Use | Yes |



PROPERTY DESCRIPTION

Block 802 Lot 11 contains a thirty-nine (39) unit multifamily building built in 1964. It is located on the westerly side of Grand Avenue, approximately 150 feet from the intersection with Fort Lee Road. There is a triplex residence to its north, an office building to its west, and a mix of commercial use buildings to the south. The parcel has a significant downward slope from the street front along Grand Avenue in a westerly direction towards the rear property line.

The property contains three multifamily structures with a central courtyard that separates the buildings. Each of the structures has a mix of brick and vinyl siding with gable roofs. The building along Grand Avenue has two stories while the rear has a total of three stories with garages on the first floor. Review of the property tax records and site visit was not conclusive as to the unit breakdown between the structures, but the property records indicate that there are a total of 39 units between the three buildings. There are exposed fire escapes for each upper floor dwelling unit to the rear of each building.

There are two asphalt access driveways located on both sides of the property and provides access from Grand Avenue. The northerly access driveway is used to enter the property which then continues to the rear parking lot and connects to the southerly access driveway to exit from the rear parking lot on to Grand Avenue. The zoning ordinance in the B-2 Zone District requires that a multifamily building provide two access drives of a minimum width of 16 feet unless the Planning Board determines that one access drive is sufficient. Upon review of the aerial images and site visit, it appears that the access drives do not comply with the ordinance requirement. Parking spaces are provided in a lot to the rear of the buildings along with seven garages, at the basement level, along the westernmost building. There appear to be a total of 39 parking spaces in the parking lot. Therefore a total of 47 off street parking spaces are provided on site. However, the ordinance requires two parking spaces for each unit in a multifamily residential development; therefore, there appears to be inadequate parking available on site as a total of 78 parking spaces are required (39 units x 2 = 78). Upon site visit, we noticed a car parked along the driveway providing ingress to the property. Therefore, it is possible that there isn't adequate off-street parking available.

The rear parking lot has an obsolete parking layout with poorly defined parking and circulation aisles. The entrance driveway leads to four parking spaces that are doubly loaded and located to the northernmost portion of the rear property line and then leading to a single row of parking spaces along the rear property line to the west. These are flanked by a single row of 11 parking spaces. As seen in the image provided below, the driveway surrounds this row of singly stacked parking spaces, leading to the garages and three parking spaces. This driveway then exits out of the parking lot to Grand Avenue. We also noticed two trash receptacles in the driveway area.

ZONING

The multifamily building is a permitted use in the B- Multifamily Zone. However, the existing density, with thirty-nine (39) dwelling units on a lot that is 1.37 acres in area, is far in excess of the maximum density of eight (8) units per acre that is allowed in the zone. The existing density is 28.5 dwelling units per acre.

RECENT INVESTMENT

There are no development applications associated with the site.

VIOLATIONS

Borough records show there were no violations issued at the property.

ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

POLICE & FIRE RECORDS

- 01/09/2017 – Police Department responded to report of burglary or hold up a residence.
- 03/09/2017 – Police issued summons for traffic violation.
- 07/21/2017 – Police Department responded to utilities problem at the property.
- 01/26/2018 – Police Department issued warning for traffic violation.
- 02/03/2018 – Police Department enforced violation of traffic law.
- 06/08/2018 – Police Department issued warning for traffic violation.
- 06/22/2018 – Police Department responded to report of disorderly persons at the property.
- 08/18/2018 – Police Department responded to noise complaint at the property.
- 09/19/2018 – Emergency Services provided medical assistance at property.
- 10/04/2018 – Police Department responded to reports of suspicious person at property.
- 10/04/2018 – Police Department responded to multiple vehicle crash.
- 04/07/2019 – Police Department respondent to animal complaint at the property.
- 07/30/2019 – Police Department enforced violation of traffic law.
- 04/04/2020 – Police Department responded to report of theft.
- 05/06/2020 – Police Department responded to dispute at the property.
- 07/18/2020 – Police Department issued warning for traffic violation.
- 01/09/2021 – Police Department assisted Fire Department for fire alarm.
- 01/16/2021 – Police Department assisted Fire Department for fire alarm.
- 02/28/2021 – Police Department responded to dispute at the property.
- 05/24/2021 – Police Department responded to report of trespassing at the property.

CRITERIA RECOMMENDATION

Criterion “d”

CRITERIA APPLICABILITY

Criterion “d”: This criterion focuses on the site layout and design unlike criteria “a” and “b” which focus on the condition of the buildings on a property. There is an overlap between the “a”, “b” and “d” criteria, as a site containing deteriorating, dilapidated, or abandoned buildings usually have an obsolete design or layout. However, properties that meet the “d” criterion may not necessarily have deteriorated, dilapidated, or abandoned buildings. In general properties that meet this criterion are being used in a manner not consistent with modern land use planning standards and practices. Some of the factors that contribute to the conclusion that a property meets the “d” criterion include: undefined or poor parking, limited vehicular access or available onsite loading, inadequate onsite parking, uncontrolled or lack of defined ingress and egress points, outdoor storage of materials, lack of sidewalks or pedestrian amenities, lack of adequate landscaping, buffering and screening, excessive building or lot coverage, land uses that may have an adverse impact on surrounding properties, or other site amenities and missing or poorly maintained pavement. Therefore, a combination of these conditions may demonstrate an obsolete design or layout. Additionally, the existence of substantial nonconforming conditions in relation to the municipality’s current zoning standards may supplement the rationale leading to the conclusion that a property satisfies the “d” criterion.

As mentioned earlier, the ordinance requires a total of 78 parking spaces while the existing off-street parking does not comply with the ordinance requirement. This was evident from observing a car parked in the driveway aisle, as depicted in the photograph and the aerial image. The existing density at the site far exceeds the allowable density according to the zoning ordinance’s regulation for the B-Multifamily Zone. The rear parking lot has an obsolete parking layout with poorly defined parking and circulation aisles. The entrance driveway leads to four parking spaces that are doubly loaded and located to the northernmost portion of the rear property line and then leading to a single row of parking spaces along the rear property line to the west. These are flanked by single row of 11 parking spaces. As seen in the image provided below, the driveway surrounds this row of singly stacked parking spaces, leading to the garages and three parking spaces. This driveway then exits out of the parking lot to Grand Avenue. The police reports note six instances of traffic violation and one multiple vehicular crash. The combination of units exceeding the allowable density and the existing undersized lot creates a potential issue of overcrowding resulting in inadequate parking, inadequate driveway aisle width, poor circulation patterns, etc. Due to the site’s obsolete and inadequate layout and arrangement, the “d” criterion is satisfied. Photos on the following page illustrate building and site conditions.

PHOTOS



Multifamily building fronting on Grand Avenue.



Aerial view showing the parking lot



Rear of building with exposed fire escape and cars parked in the driveway leading to the garage.



Exposed trash container with lack of screening. Photo taken on September 30, 2022



Rear parking lot looking towards the ingress from Grand Avenue. Car parked in the access aisle (September 30, 2022).



Driveway exiting to Grand Avenue from the rear parking lot.



Rear parking lot looking towards the westerly property line. Lack of double loaded parking spaces.



Rear parking lot looking towards the northerly property line and the 11 parking lots. Car parked in the driveway aisle.



Exposed trash container with lack of screening. View looking towards the westerly property line



View looking towards the southerly property line.



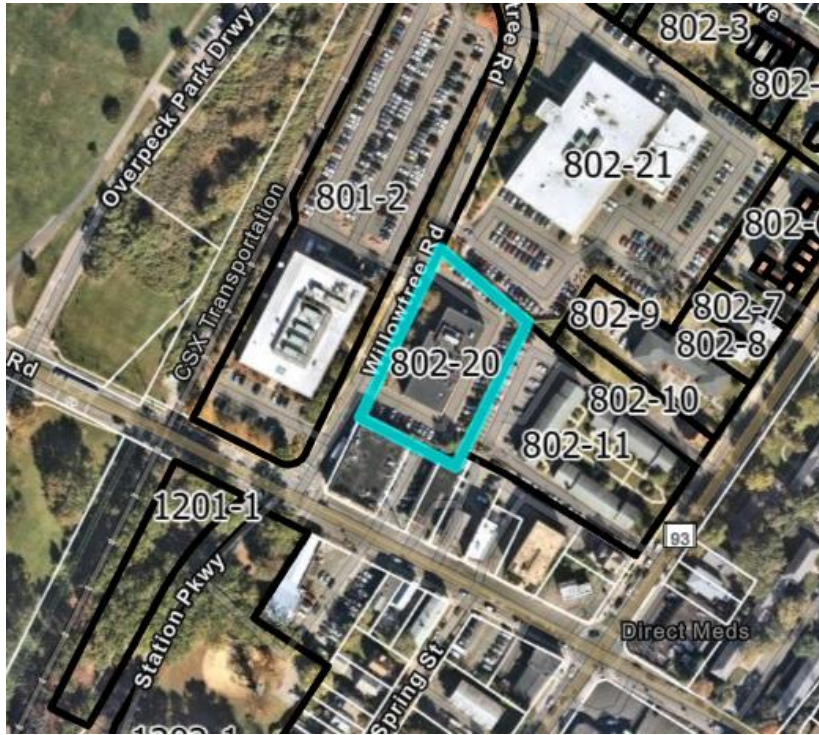
Rear parking lot. Single loaded parking spaces. Photo taken on September 30, 2022



View of the rear parking lot looking towards the southerly property line. Single loaded parking spaces to the left and right abutting the westerly property line.

2 Willow Tree Road

Block 802, Lot 20



Owner

KURTZ, ANTHONY D.II LLC

Business Name(s)

Kulite

| | |
|----------------------|----------------------------|
| Acreage | 0.916 |
| Year Built | 2001 |
| Tax Class | 4A - Commercial |
| Building Type | Office |
| Zone District | LI - Light Industrial Zone |
| Permitted Use | Yes |



PROPERTY DESCRIPTION

Block 802 Lot 20 contains a three-story office building. It is located on the easterly side of Willow Tree Road, immediately to the north of the intersection of Willow Tree Road and Fort Lee Road. There are office buildings to its north and to its west, and a mix of commercial use buildings to the south. The parcel is a relatively flat parcel that contains a parking area with ingress from and egress to Willow Tree Road.

The structure is three (3) stories with a separate entrance and exit driveway leading to the parking lot that is located to the rear and sides of the building. The front yard of the property is landscaped with a mix of trees, shrubs and grass. The office/industrial building has a total area of 21,056 square feet. The lot is slightly less than one acre based on property tax data, making the existing lot conforming to the zone's bulk regulations. The office/industrial building appears to be fully utilized and does not show signs of significant vacancy.

ZONING

The office/industrial building is a permitted use in the LI- Light Industrial Zone.

RECENT INVESTMENT

In 2020, a permit was issued for rooftop air conditioning work.

VIOLATIONS

Borough records show there have been no violations reported at the property.

ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

POLICE & FIRE RECORDS

- 01/04/2017 – Police Department enforced traffic violation.
- 09/30/2017 – Police Department assisted Fire Department with fire alarm at the property.
- 04/26/2018 – Police Department issued warning for traffic violation.
- 07/31/2018 – Police Department enforced traffic violation.
- 10/02/2019 – Police Department assisted Fire Department with fire alarm at the property.
- 11/20/2019 – Police Department responded to report of burglary at the property.
- 03/30/2020 – Police Department responded to report of burglary at the property.
- 08/14/2020 – Police Department responded to report of burglary at the property.
- 08/22/2020 – Police Department assisted Fire Department with fire alarm at the property.
- 11/30/2020 – Police Department responded to issue of down wires/poles/tree limbs
- 12/07/2020 – Police Department responded to out of service alarm.
- 01/29/2021 – Police Department responded to burglary alarm at the property.
- 03/01/2021 – Police Department responded to burglary alarm at the property.

- 05/12/2021 – Police Department responded to multiple vehicle crash.
- 07/20/2021 – Police Department responded to multiple vehicle crash.

CRITERIA RECOMMENDATION

Section 3

CRITERIA APPLICABILITY

Based on exterior visual inspection of the building and property, the site does not meet redevelopment criteria. During the scheduled site visit, the office building was not available for interior inspection and interior conditions could not be verified.

However, in accordance with the definition of a Redevelopment Area under N.J.S.A. 40A:12A-3 (“Section 3” of the LRHL), it is recommended that the site be included, whether or not changes occur at the site, as it is needed for the effective redevelopment of the entire area. The site is an interior lot located between areas recommended for redevelopment. Its inclusion in the redevelopment area is necessary to create a contiguous area along the Grand Avenue and Fort Lee Road corridors, where planned redevelopment can occur comprehensively to improve area-wide circulation and traffic, improve overall site access, provide efficient shared-parking, provide area-wide landscaping, improve the design character and increase the economic vitality for a successful district.

PHOTOS



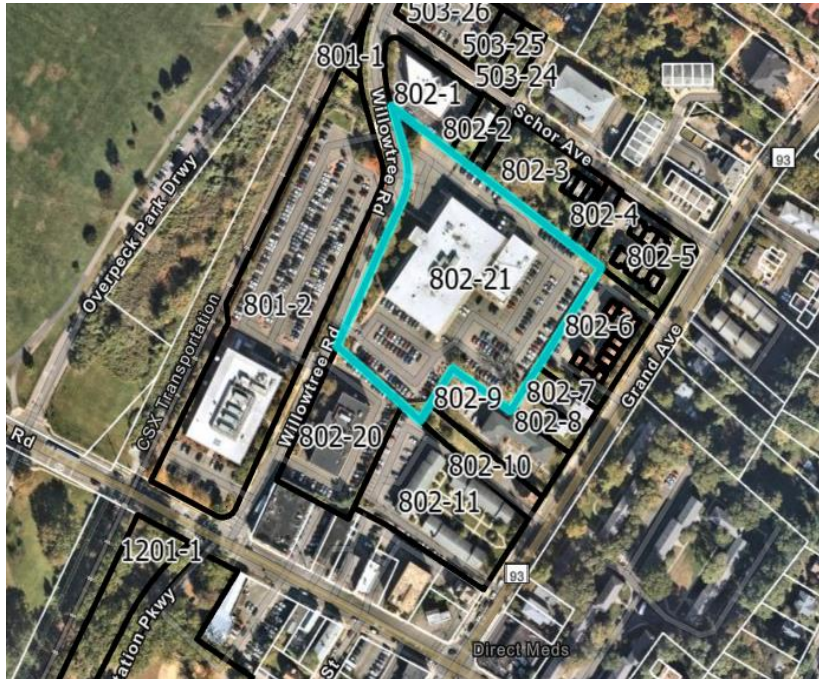
Enclosed liquid nitrogen container.



View of the building from Willow Tree Road.

400 Willow Tree Road

Block 802, Lot 21



Owner

400 WILLOW TREE RD LLC

Business Name(s)

Kulite

| | |
|----------------------|----------------------------|
| Acreage | 3.510 |
| Year Built | 1980 |
| Tax Class | 4A - Commercial |
| Building Type | Office/Data Center |
| Zone District | LI - Light Industrial Zone |
| Permitted Use | Yes |



PROPERTY DESCRIPTION

Block 802 Lot 21 contains a two-story office building. It is located on the easterly side of Willow Tree Road, just beyond the intersection of Willow Tree Road and Fort Lee Road. There are office buildings to its north, south, and west, and a mix of residential uses to its east. The parcel is a relatively flat parcel that contains a parking area with ingress and egress on Willow Tree Road.

The structure is two (2) stories with a separate entrance and exit driveway leading to the parking lot that is located to the rear and along the sides of the building. The front yard of the property is landscaped with a mix of trees, shrubs and grass. The office/data center has a total area of 57,800 square feet. The lot is slightly more than three acres based on the property tax data, making the existing lot conforming to the zone's bulk regulations. Based upon the occupied parking spaces, the office building/data center appears to be fully utilized and does not show signs of significant vacancy.

ZONING

The office building is a permitted use in the LI- Light Industrial Zone.

RECENT INVESTMENT

There are multiple development applications associated with the site in recent years. The building permits on file for the site include:

- 2021 – Addition of a generator with concrete pad and replacement of parking lot light poles
- 2020 – Interior renovation
- 2019 – Interior renovation
- 2018 – Carbon Monoxide detectors, air conditioning work, and interior renovation

VIOLATIONS

Borough records show there have been no violations reported at the property.

ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

POLICE & FIRE RECORDS

- 02/23/2017 – Police Department enforced traffic violation.
- 02/27/2017 – Police Department assisted Fire Department to fire alarm at the property.
- 03/30/2017 – Police Department assisted Fire Department to fire alarm at the property.
- 04/14/2017 – Police Department responded to reports of suspicious activity at the property.
- 06/29/2017 – Police Department responded to reports of suspicious activity at the property.
- 07/22/2017 – Police Department assisted Fire Department to fire alarm at the property.
- 10/06/2017 – Police Department enforced traffic violation.
- 10/10/2017 – Police Department enforced traffic violation.

- 02/20/2018 – Police Department responded to report of motor vehicle theft.
- 05/15/2018 – Police Department responded to report of theft at the property.
- 07/14/2018 – Police Department responded to burglary alarm at the property.
- 07/24/2018 – Police Department assisted Fire Department to fire alarm at the property.
- 07/25/2018 – Police Department responded to burglary alarm at the property.
- 08/13/2018 – Police Department assisted Fire Department to fire alarm at the property.
- 09/13/2018 – Police Department responded to dispute at the property.
- 11/23/2018 – Police Department responded to burglary alarm at the property.
- 12/12/2018 – Police Department responded to burglary alarm at the property.
- 01/15/2019 – Police Department responded to medical alarms at the property.
- 02/26/2019 – Police Department responded to report of water leak at the property.
- 06/09/2019 – Police Department responded to burglary alarm at the property.
- 08/06/2019 – Police Department enforced traffic violation.
- 11/26/2019 – Police Department issued warning for traffic violation.
- 05/14/2020 – Police Department responded to alarm out of service.
- 06/09/2020 – Police Department responded to alarm out of service.
- 07/19/2020 – Police Department assisted Fire Department to fire alarm at the property.
- 08/17/2020 – Police Department responded to alarm out of service.
- 08/20/2020 – Police Department responded to dispute at the property.
- 11/15/2020 – Police Department responded to burglary alarm at the property.
- 05/01/2020 – Police Department assisted Fire Department to fire alarm at the property.
- 09/01/2021 – Police Department's water rescue required.
- 09/18/2021 – Police Department assisted Fire Department to fire alarm at the property.
- 09/27/2021 – Police Department enforced traffic violation.
- 11/16/2021 – Police Department assisted Fire Department to fire alarm at the property.
- 11/20/2021 – Police Department responded to report of suspicious automobile.
- 01/22/2022 – Police Department responded to burglary alarm at the property.
- 02/23/2022 – Police Department responded to alarm out of service.
- 03/02/2022 – Police Department responded to alarm out of service.
- 03/16/2022 – Police Department responded to alarm out of service.

CRITERIA RECOMMENDATION

Section 3

CRITERIA APPLICABILITY

Based on visual inspection of the building exterior and exterior area, the site does not meet redevelopment criteria. During the scheduled site visit, the office space was not available for interior inspection and interior conditions could not be verified.

However, in accordance with the definition of a Redevelopment Area under N.J.S.A. 40A:12A-3 (“Section 3” of the LRHL), it is recommended that the site be included, whether or not changes occur at the site, as it is needed for the effective redevelopment of the entire area. The site is an interior lot located between areas recommended for redevelopment. Its inclusion in the redevelopment area is necessary to create a contiguous area along the Grand Avenue and Fort Lee Road corridors, where planned redevelopment can occur comprehensively to improve area-wide circulation and traffic, improve overall site access, provide efficient shared-parking, provide area-wide landscaping, improve the design character and increase the economic vitality for a successful district.

PHOTOS



Rear of building with ingress to parking area.



Rear of building.



Rear parking lot.



Side of building and side parking lot.

1 Willow Tree Road

Block 801, Lot 2



Owner

KURTZ, ANTHONY & NORA III LLC

Business Name(s)

Kulite

| | |
|----------------------|----------------------------|
| Acreage | 3.302 |
| Year Built | 1987 |
| Tax Class | 4B - Industrial |
| Building Type | Office |
| Zone District | LI - Light Industrial Zone |
| Permitted Use | Yes |



PROPERTY DESCRIPTION

Block 801 Lot 2 contains a three-story office building. It is located on the westerly side of Willow Tree Road, on the northwestern corner of the Willow Tree Road-Fort Lee Road intersection. There are office buildings to its east and north, Overpeck Park to its west, and additional parkland to its south. The parcel is a relatively flat parcel that contains a parking area with ingress and egress on Willow Tree Road.

The structure is three (3) stories with a small parking lot to the side along the Fort Lee Road frontage and a much larger parking lot to the north of the building along Willow Tree Road. The front and side yards of the property are landscaped with a mix of trees, shrubs and grass. The office/industrial building has a total area of 64,065 square feet. The lot is slightly more than three acres based on the property tax data, making the existing lot conforming to the zone's bulk regulations. The office building appears to be fully utilized and does not show obvious signs of significant vacancy.

ZONING

The office building is a permitted use in the LI- Light Industrial Zone.

RECENT INVESTMENT

There are multiple development applications associated with the site in recent years. The building permits on file for the site include:

- 2021 - Addition of a generator with concrete pad
- 2020 – Air conditioning work
- 2019 – Alarm system work and interior renovation
- 2018 – Renovation of first floor area into new laser area

VIOLATIONS

Borough records show there have been no violations reported at the property.

ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

POLICE & FIRE RECORDS

- 01/01/2017 – Police Department responded to burglary alarm at the property.
- 01/04/2017 – Police Department assisted Fire Department to fire alarm at the property.
- 01/04/2017 – Police Department assisted Fire Department to fire alarm at the property.
- 01/22/2017 – Police Department responded to burglary alarm at the property.
- 02/01/2017 – Police Department responded to burglary alarm at the property.
- 04/19/2017 – Police Department assisted Fire Department to fire alarm at the property.
- 05/18/2017 – Police Department responded to burglary alarm at the property.
- 05/20/2017 – Police Department responded to burglary alarm at the property.
- 05/22/2017 – Police Department responded to multiple vehicle crash.

- 05/23/2017 – Police Department enforced traffic violation.
- 06/03/2017 – Police Department responded to burglary alarm at the property.
- 06/08/2017 – Police Department enforced traffic violation.
- 08/02/2017 – Police Department responded to multiple vehicle crash.
- 08/09/2017 – Police Department responded to burglary alarm at the property.
- 08/20/2017 – Police Department responded to burglary alarm at the property.
- 10/07/2017 – Police Department assisted Fire Department to fire alarm at the property.
- 10/16/2017 – Police Department assisted Fire Department to fire alarm at the property.
- 11/17/2017 – Police Department responded to multiple vehicle crash.
- 12/05/2017 – Police Department responded to burglary alarm at the property.
- 12/24/2017 – Police Department responded to alarm at the property.
- 12/28/2017 – Police Department responded to burglary alarm at the property.
- 12/31/2017 – Police Department responded to alarm at the property.
- 01/10/2018 – Police Department responded to alarm at the property.
- 03/04/2018 – Police Department responded to noise complaint.
- 08/08/2018 – Police Department responded to burglary alarm at the property.
- 08/30/2018 – Police Department responded to burglary alarm at the property.
- 11/28/2018 – Police Department assisted Fire Department to fire alarm at the property.
- 07/09/2019 – Police Department enforced traffic violation.
- 07/14/2019 – Police Department assisted Fire Department to fire alarm at the property.
- 07/22/2019 – Police Department responded to multiple vehicle crash.
- 08/19/2019 – Police department responded to burglary alarm at the property.
- 08/21/2019 – Police department responded to burglary alarm at the property.
- 09/04/2019 – Police Department responded to alarm out of service.
- 09/11/2019 – Police Department responded to burglary alarm at the property.
- 09/23/2019 – Police Department responded to burglary alarm at the property.
- 10/02/2019 – Police Department responded to multiple vehicle crash.
- 11/19/2019 – Police Department responded to alarm at the property.
- 12/05/2019 – Police Department responded to multiple vehicle crash.
- 12/24/2019 – Police Department responded to alarm out of service.
- 12/26/2019 – Police Department responded to burglary alarm at the property.
- 12/31/2019 – Police Department responded to alarm out of service.
- 03/11/2020 – Police Department responded to alarm out of service.
- 03/13/2020 – Police Department responded to burglary alarm at the property.
- 04/13/2020 – Police Department assisted Fire Department to fire alarm at the property.
- 06/03/2020 – Police Department responded to burglary alarm at the property.
- 06/11/2020 – Police Department responded to burglary alarm at the property.
- 06/11/2020 – Police Department responded to down wires/trees/limbs
- 06/14/2020 – Police Department responded to burglary alarm at the property.
- 06/29/2020 – Police Department responded to burglary alarm at the property.

- 07/30/2020 – Police Department responded to multiple vehicle crash.
- 08/08/2020 – Police Department assisted Fire Department to fire alarm at the property.
- 08/21/2020 – Police Department assisted Fire Department to fire alarm at the property.
- 08/31/2020 – Police Department responded to alarm out of service at the property.
- 09/07/2020 – Police Department responded to burglary alarm at the property.
- 09/11/2020 – Police Department assisted Fire Department to fire alarm at the property.
- 09/23/2020 – Police Department responded to multiple vehicle crash.
- 11/29/2020 – Police Department responded to burglary alarm at the property.
- 02/01/2021 – Police Department assisted Fire Department to fire alarm at the property.
- 07/28/2021 – Police Department responded to burglary alarm at the property.
- 04/24/2022 – Police Department responded to burglary alarm at the property.

CRITERIA RECOMMENDATION

Section 3

CRITERIA APPLICABILITY

Based on visual inspection of the building exterior and exterior area, the site does not meet redevelopment criteria. During the scheduled site visit, the office spaces were not available for interior inspection and interior conditions could not be verified.

However, in accordance with the definition of a Redevelopment Area under N.J.S.A. 40A:12A-3 (“Section 3” of the LRHL), it is recommended that the site be included, whether or not changes occur at the site, as it is needed for the effective redevelopment of the entire area and for continuity. The site is proximate to areas recommended for redevelopment, especially along Fort Lee Road. Its inclusion in the redevelopment area is necessary to create a contiguous area along the Grand Avenue and Fort Lee Road corridors, where planned redevelopment can occur comprehensively to improve area-wide circulation and traffic, improve overall site access, provide efficient shared-parking, provide area-wide landscaping, improve the design character and increase the economic vitality for a successful district.

PHOTOS



Side of building.



Parking lot with landscaping.



Rear of building.



Liquid nitrogen tank and loading dock.



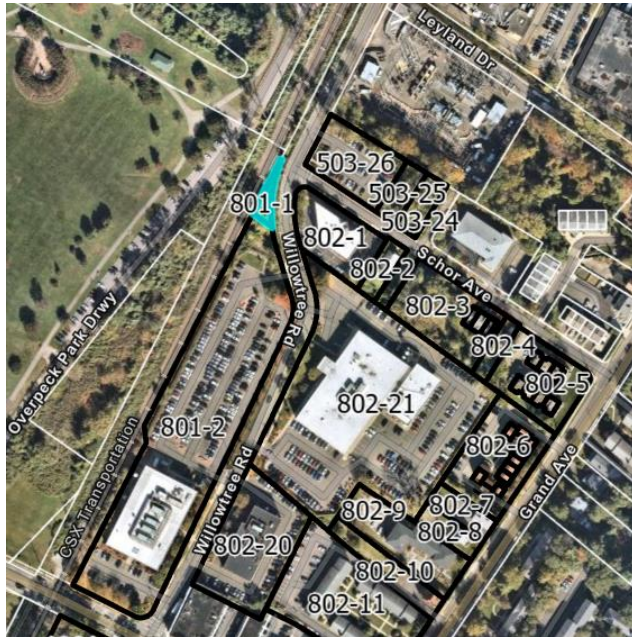
Rear Parking lot.



Front parking lot.

Willow Tree Road & Schor Avenue

Block 801, Lot 1



Owner

BOROUGH OF LEONIA

Business Name(s)

N/A

| | |
|----------------------|----------------------------|
| Acreage | 0.0413 |
| Year Built | N/A |
| Tax Class | 15C – Public Property |
| Building Type | Vacant Land |
| Zone District | LI – Light Industrial Zone |
| Permitted Use | Yes |



PROPERTY DESCRIPTION

Block 801 Lot 1 contains an undeveloped, vacant land. The lot is owned by the Borough of Leonia but is not a part of the ROSI. It is located on the westerly side of Willow Tree Road, on the southwestern corner of the Willow Tree Road-Schor Avenue intersection. There are office buildings to its east and south, Overpeck Park to its west, and additional parking to its north. The parcel is a very small lot and relatively flat parcel that contains overgrown vegetation.

ZONING

The vacant land is a permitted use in the LI- Light Industrial Zone.

RECENT INVESTMENT

There are no development applications associated with the site.

VIOLATIONS

Borough records show there were no violations issued at the property.

ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

POLICE & FIRE RECORDS

- None

CRITERIA RECOMMENDATION

Criterion “c”

CRITERIA APPLICABILITY

Criterion “c”: This criterion focuses on 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.

The property is unimproved, vacant land that exists in a state of neglect and without attention to upkeep. This lack of upkeep has resulted in overgrowth of vegetation, as observed during the visit to the site. The existing state of the property has the potential to adversely impact the public health and welfare of the Borough. In accordance with the “c” statutory criterion, the lot has been vacant for a period exceeding ten (10) years. Historic imagery and records from the Borough indicate that the property has sat vacant for at least ten (10) years.

The prolonged vacancy of the property indicates a lack of interest in private capital to develop the properties. There has not been a development application for at least five (5) years. Instead, the property remains neglected and undeveloped. Site conditions such as its very small size, narrow width, and remote location within the Borough could be the reasons for the lack of improvements.

The land use results in an undesirable visual impact upon the public and adjacent properties, and its continued abandonment is detrimental to the safety, health, and welfare of the surrounding community. Photos on the following page illustrate the site’s existing conditions.

While the site meets criteria ‘c’ it is also important to point out that the property should be qualified under Section 3 of the law, In accordance with the definition of a Redevelopment Area at N.J.S.A. 40A:12A-3 (“Section 3” of the LRHL), it is recommended that the site be included, whether or not changes occur at the site, as it is needed for the effective, coordinated redevelopment of the entire area. The Township cannot effectuate a comprehensive redevelopment plan if some parcels qualify as in need of redevelopment while others fail to do so. The site is a small lot and cannot trigger any development on its own but its inclusion in the redevelopment area is necessary to create a contiguous area where planned redevelopment can be comprehensively coordinated to improve area-wide circulation and traffic and site lines, improve overall site access, increase open space opportunities and improve the design character and increase the economic vitality for a new successful district.

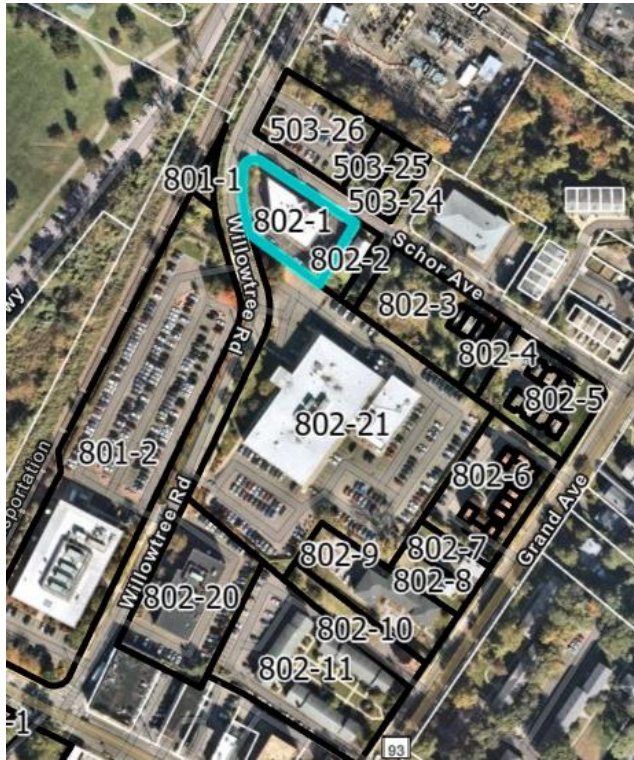
For these reasons, the site should be included within the area according to criteria “c” and “Section 3” of the Redevelopment Law.

PHOTOS



120 Schor Avenue

Block 802, Lot 1



Owner

MLMASS.%MINMETALS

Business Name(s)

N/A

Acreage

0.425

Year Built

1990

Tax Class

4A – Commercial

Building Type

Office Building

Zone District

LI – Light Industrial Zone

Permitted Use

Yes



PROPERTY DESCRIPTION

Block 802 Lot 1 contains a three-story office building and a small parking lot. It is located on the easterly side of Willow Tree Road, on the southeastern corner of the Willow Tree Road and Schor Avenue intersection. There are office buildings to its south, a vacant lot to its west, a religious institution to its east, and a parking lot to its north. The parcel is a relatively flat parcel. Access to the site is provided along both Willow Tree Road and Schor Avenue, with ingress to the parking area from Willow Tree Road and egress from the site on to Schor Avenue.

The structure is three (3) stories with a small parking lot to the rear and side of the building. The front and side yards of the property are landscaped with a mix of trees, shrubs and grass. The office building has a total area of 12,992 square feet. The lot, as per the property tax data, contains an area of approximately 18, 513 square feet (0.425 acres), making it undersized as per the zoning requirements as the minimum required lot area is 40,000 square feet. The ordinance stipulates a minimum front yard and rear yard setback of 35 feet and 50 feet, respectively. Additionally, the LI Zone District stipulates that the maximum lot coverage shall not exceed 50% of the total lot area. Based upon the review of the aerial mapping and site visit, it appears that apart from the lot area, the existing development does not comply with the front yard, rear yard, and lot coverage requirements.

The lot size deficiency is evident from the parking layout. The one-way ingress from Willow Tree Road bifurcates to lead to four 90-degree parking spaces to the north and five parallel parking spaces along the southerly property line. The first space of the 90-degree and the parallel parking spaces is proximate to the site entrance. The one-way driveway then leads to parking spaces along the easterly property line, with the last parking space abutting the northerly property line. The ordinance requires about one parking space per 250 square feet of office space; therefore, an approximately 12,992 square foot area would require about 52 parking spaces, while fewer parking spaces exist on site.

Due to the lack of ability to enter the office building during the site visit, it is unclear to determine the current level of vacancy that exists. However, the regional office market is experiencing significant office vacancies as a result of the increase in remote work that was spurred on by the Covid-19 pandemic. This is particularly an issue for older office buildings that lack many modern amenities. Overall, the building appears to be in good condition.

ZONING

The office building is a permitted use in the LI- Light Industrial Zone.

RECENT INVESTMENT

There are no development applications associated with the site.

VIOLATIONS

Borough records show the following violations:

- June 2, 2021 (Police Dept.) – Parking violation.

ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

POLICE & FIRE RECORDS

- 08/23/2017 – Police Department responded to multiple vehicle crash.
- 01/30/2019 – Police Department responded to parking violation complaint.
- 08/29/2020 – Police Department responded to suspicious vehicle.
- 05/25/2021 – Police Department assisted Fire Department to fire alarm at property.
- 06/02/2021 – Police Department enforced parking violation.

CRITERIA RECOMMENDATION

Criterion “d”

CRITERIA APPLICABILITY

Criterion “d”: This criterion focuses on the site layout and design unlike criteria “a” and “b” which focus on the condition of the buildings on a property. There is an overlap between the “a”, “b” and “d” criteria, as a site containing deteriorating, dilapidated, or abandoned buildings usually have an obsolete design or layout. However, properties that meet the “d” criterion may not necessarily have deteriorated, dilapidated, or abandoned buildings. In general properties that meet this criterion are being used in a manner not consistent with modern land use planning standards and practices. Some of the factors that contribute to the conclusion that a property meets the “d” criterion include: undefined or poor parking, limited vehicular access or available onsite loading, inadequate onsite parking, uncontrolled or lack of defined ingress and egress points, outdoor storage of materials, lack of sidewalks or pedestrian amenities, lack of adequate landscaping, buffering and screening, excessive building or lot coverage, land uses that may have an adverse impact on surrounding properties, or other site amenities and missing or poorly maintained pavement. Therefore, a combination of these conditions may demonstrate an obsolete design or layout. Additionally, the existence of substantial nonconforming conditions in relation to the municipality’s current zoning standards may supplement the rationale leading to the conclusion that a property satisfies the “d” criterion.

Block 802, Lot 1, within the study area, was found to meet criterion “d,” which relates to reasons of overcrowding, faulty arrangement or design, excessive land coverage, or any combination of these and other factors are detrimental to the safety, health, morals or welfare of the community. The existing building and lot configuration at the site does not conform to the bulk requirements of the LI zone. The lot is an undersized lot. Additionally, review of the aerial imagery and conditions observed during the site visit suggest that the current office building exceeds the maximum lot coverage of 50% and encroaches upon the required front and rear yard setbacks. The site contains fewer parking spaces than what is required by the zoning ordinance. The building and the overall site look well maintained but the poor parking layout, excessive lot coverage, noncompliance with the zoning standards satisfies the “d” criterion.

As mentioned earlier, access to the site is provided via a one-way driveway from Willow Tree Road which bifurcates to lead to the four parking spaces to the north and about five or six parallel parking spaces along the southerly property line. The one-way drive then leads to the parking spaces along the easterly property line and exits out on to Schor Avenue. The two spaces – one 90-degree parking space and one parallel parking space – near the entrance from Willow Tree Road creates point of conflict between vehicles entering the parking area and vehicles that may be exiting a parking space. This continues along the driveway abutting the parallel parking spaces located along the southerly property line. Similarly, this conflict continues along the driveway to the egress onto Schor Avenue, where the last parking space is flush with the northerly property line, thereby creating potential conflict. Due to the site’s obsolete and inadequate layout and arrangement the “d” criterion is satisfied. Photos on the following page illustrate building and site conditions.

PHOTOS



Front of office building fronting on Schor Avenue.



Ingress into parking lot. Inadequate parking area configuration creating areas of potential conflict



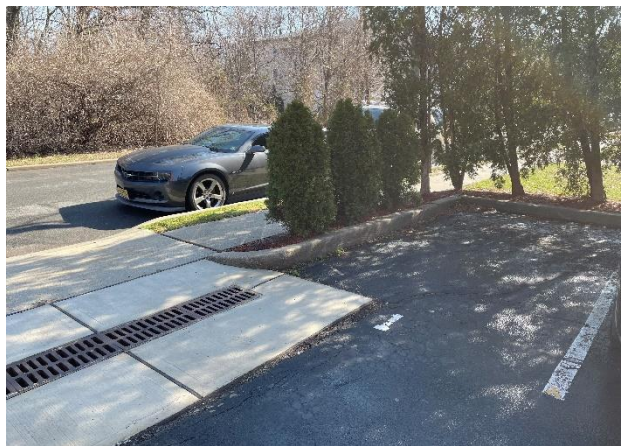
Parking lot with parallel parking spaces.



Inadequate parking space layout. Unscreened waste container.



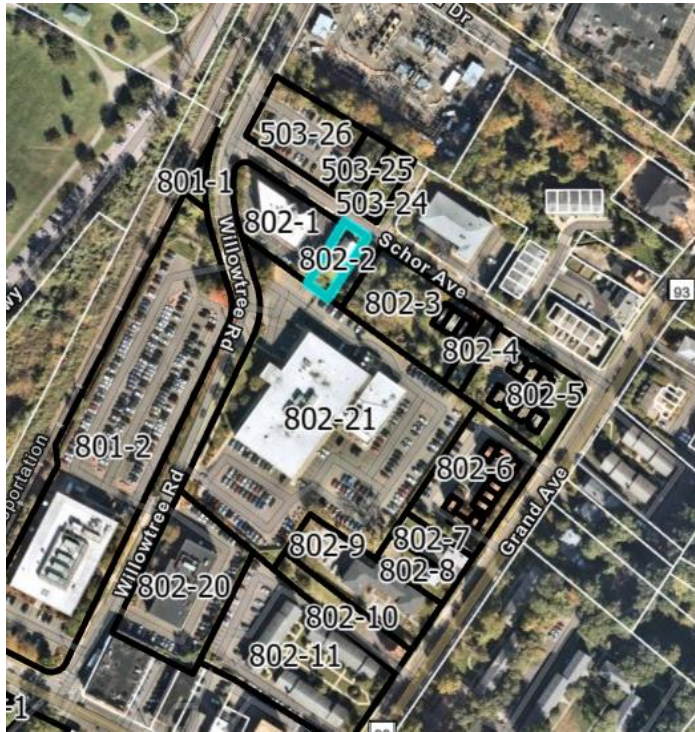
Egress from parking lot onto Schor Avenue.



Inadequate parking space layout creating potential conflicts between vehicles.

124 Schor Avenue

Block 802, Lot 2



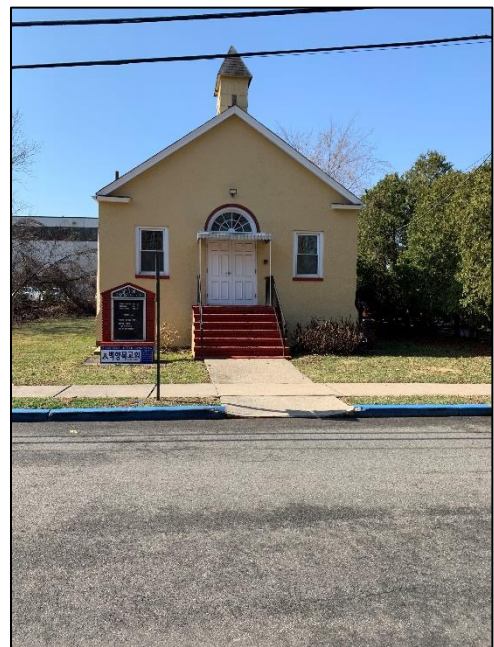
Owner

MT ZION BAPTIST CHURCH

Business Name(s)

N/A

| | |
|----------------------|----------------------------|
| Acreage | 0.145 |
| Year Built | 1940 |
| Tax Class | 15D – Charitable |
| Building Type | Place of Worship |
| Zone District | LI – Light Industrial Zone |
| Permitted Use | Yes |



PROPERTY DESCRIPTION

Block 802 Lot 2 contains a single-story place of worship with no off-street parking. It is located on the southern side of Schor Avenue. There are office buildings to its south and to its west. There are vacant parcels to its north and to its east. The parcel is a relatively flat parcel that includes a curb cut on Schor Avenue.

The structure is single story with no off-street parking. There is minimal landscaping on the property. The lot contains an area of approximately 6,317 square feet based on property tax data, making the existing lot undersized according to the zone's bulk regulations. It should be noted that places of worship are subject to the following requirements in the LI zone:

- (1) Such use shall be subject to site plan review and approval in accordance with Chapter 236 of the Code of the Borough of Leonia.
- (2) The minimum lot area shall be two acres.
- (3) The minimum lot frontage shall be 200 feet.
- (4) The minimum lot depth shall be 250 feet.
- (5) The minimum front yard shall be 50 feet.
- (6) The minimum side yard shall be 35 feet.
- (7) The minimum rear yard shall be 50 feet.
- (8) No building shall exceed a height of more than 35 feet.
- (9) No more than 50% of the lot shall be covered with impervious materials.
- (10) The total area of all buildings shall not exceed 20% of the total lot area.
- (11) Adequate screening, as required by the Planning Board, shall be installed and maintained in good condition for a depth of at least 12 feet along the property line of any abutting single-family residential district or use.
- (12) Off-street parking shall be provided in accordance with Article XVIII of this chapter.
- (13) No parking shall be permitted within the required front yard.
- (14) Occupancy by any boarders in single-family dwellings is prohibited.

The lot that the place of worship is located on fails to meet several of the abovementioned requirements including lot area, lot frontage, and lot depth among others. The existing place of worship was constructed prior to the inclusion of these requirements, which were added to the ordinance on December 15, 1997 by Ordinance No. 17-97. As such, this existing house of worship does not conform with conditional use standards set forth within the ordinance for places of worship in the LI Zone District.

ZONING

The place of worship is a permitted use in the LI- Light Industrial Zone upon satisfaction of certain standards. However, the lot does not conform to the conditions required for places of worship in the LI zone as detailed above.

RECENT INVESTMENT

In 2020, a permit was issued for the installation of a new sign box with LED lights.

VIOLATIONS

Borough records show there were no violations issued at the property.

ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

POLICE & FIRE RECORDS

- 04/24/2018 – Police Department responded to utilities problem at the property.
- 05/18/2018 – Police Department responded to utilities problem at the property.
- 10/21/2018 – Police Department responded to water leak at the property.
- 11/03/2018 – Police Department responded to utilities problem at the property.
- 02/08/2019 – Police Department responded to water leak at the property.
- 04/07/2019 – Police Department responded to report of suspicious person.
- 07/05/2020 – Police Department responded to utilities problem at the property.
- 06/09/2021 – Police Department responded to water leaks at the property.

CRITERIA RECOMMENDATION

Criterion “d”

CRITERIA APPLICABILITY

Criterion “d”: This criterion focuses on the site layout and design unlike criteria “a” and “b” which focus on the condition of the buildings on a property. There is an overlap between the “a”, “b” and “d” criteria, as a site containing deteriorating, dilapidated, or abandoned buildings usually have an obsolete design or layout. However, properties that meet the “d” criterion may not necessarily have deteriorated, dilapidated, or abandoned buildings. In general properties that meet this criterion are being used in a manner not consistent with modern land use planning standards and practices. Some of the factors that contribute to the conclusion that a property meets the “d” criterion include: undefined or poor parking, limited vehicular access or available onsite loading, inadequate onsite parking which leads to parking problems on the surrounding streets, uncontrolled or lack of defined ingress and egress points, outdoor storage of materials, lack of sidewalks or pedestrian amenities, lack of adequate landscaping, buffering and screening, excessive building or lot coverage, land uses that may have an adverse impact on surrounding properties, or other site amenities and missing or poorly maintained pavement. Therefore, a combination of these conditions may demonstrate an obsolete design or layout. Additionally, the existence of substantial nonconforming conditions in relation to the municipality’s current zoning standards may supplement the rationale leading to the conclusion that a property satisfies the “d” criterion.

Block 802, Lot 2, within the study area, was found to meet criterion “d.” The site and the structure fail to meet several of the requirements that the Borough places on places of worship in the LI zone including lot area, lot frontage, and lot depth among others. The intended rationale for these additional requirements is the nature of the use that requires different standards compared to office and light industrial uses.

Additionally, the structure, as observed in the Borough records and during the site visit, indicates a growing obsolescence. The structure has reported seven (7) incidents related to the utilities and water system on the site in the past five years. The structure also lacks modern upgrades such as modern HVAC systems as indicated in the exposed window A/C unit and compliance with the Americans with Disabilities Act (ADA) as indicated by the lack of wheelchair accessibility.

The lack of any parking area indicates an obsolete layout of the parcel. While there are certain areas of the Borough where lack of parking would not be an issue due to the ability to walk or take transit, the location of the parcel is not in one of those areas of Leonia. This existing area is characterized by inconsistent sidewalk coverage, auto-oriented uses in its proximity, and need for off-site parking spaces. Attendees of the place of worship may most likely be driving to the property and parking on the street due to the lack of off-street parking. This lack of off street parking, noncompliance with the ordinance requirement in terms of lot area, lot frontage, setback requirements create an obsolete design and layout and thus satisfies the “d” criterion. Photos on the following page illustrate building and site conditions.

While the site meets criteria ‘d’ it is also important to point out that the property should be qualified under Section 3 of the law, In accordance with the definition of a Redevelopment Area at N.J.S.A. 40A:12A-3 (“Section 3” of the LRHL), it is recommended that the site be included, whether or not changes occur at the site, as it is needed for the effective, coordinated redevelopment of the entire area. The Township cannot effectuate a comprehensive redevelopment plan

if some parcels qualify as in need of redevelopment while others fail to do so. The site is a small lot and cannot trigger any development on its own but its inclusion in the redevelopment area is necessary to create a contiguous area where planned redevelopment can be comprehensively coordinated to improve area-wide circulation and traffic and site lines, improve overall site access, increase open space opportunities and improve the design character and increase the economic vitality for a new successful district.

For these reasons, the site should be included within the area according to criteria “c” and “Section 3” of the Redevelopment Law.

PHOTOS



Side yard of the property.



Front of the church building.



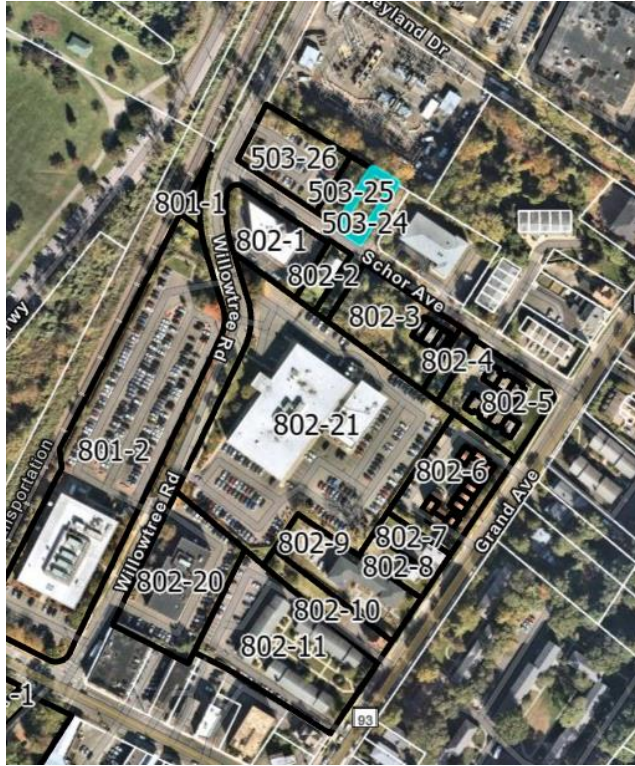
Side of the building with exposed A/C unit.



Pavement block in the side yard.

Schor Avenue

Block 503, Lot 24



Owner
SCHOR AVENUE LLC %KULITE

Business Name(s)
N/A

Acreage 0.1458
Year Built N/A
Tax Class 1 – Vacant
Building Type Vacant Land
Zone District LI – Light Industrial Zone
Permitted Use Yes



PROPERTY DESCRIPTION

Block 503 Lot 24 contains vacant, unimproved land. It is located on the northern side of Schor Avenue. There is an office building and a place of worship to its south, a vacant parcel to its west, a substation to its north, and a townhouse residential development to its east. The parcel is a relatively flat parcel that is overgrown with vegetation. The owner of Block 503, Lot 24 also owns two adjacent lots (Block 503, Lots 26 and 25).

A visit to the subject site revealed conditions such as overgrown vegetation and trash being dumped . Any potential development would require a grouping of nearby parcels as the parcel is significantly undersized based on the current zoning standards where a minimum lot area of 40,000 square feet is required while the lot contains a total area of 6,350 square feet.

ZONING

The subject property is an unimproved lot in the LI-Light Industrial Zone District which permits uses such as offices, scientific or research laboratory, warehousing and storage of products, etc. on a lot with a minimum lot area of 40,000 square feet. The parcel, at approximately 6,350 square feet, is significantly undersized.

RECENT INVESTMENT

There are no development applications associated with the site.

VIOLATIONS

Borough records show there were no violations issued at the property.

ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

POLICE & FIRE RECORDS

- None

CRITERIA RECOMMENDATION

Criterion “c”

CRITERIA APPLICABILITY

Criterion “c”: This criterion focuses on 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.

The property is unimproved vacant land that exists in a state of neglect and without attention to upkeep. This lack of upkeep has resulted in overgrowth of vegetation and the use of the lot for dumping trash, as observed during the visit to the site. The existing state of the property has the potential to adversely impact the public health and welfare of the Borough. In accordance with the “c” statutory criterion, the lot has been vacant for a period exceeding ten (10) years. Historic imagery and records from the Borough indicate that the property has sat vacant for at least ten (10) years.

The prolonged vacancy of the property indicates a lack of interest in private capital to develop the properties, and the site by itself, due to its undersized nature, does not render to investment. There has not been a development application for at least five (5) years. Instead, the property remains neglected and undeveloped. Site conditions such as its small size and remote location within the Borough may be complicating development.

As explained above, the site exhibits the statutory condition under Criteria “c” because of the unimproved condition of being without a building for a period of ten years or more. Photos on the following page illustrate the site’s existing conditions.

While the site meets criteria ‘c’ it is also important to point out that the property should be qualified under Section 3 of the law, In accordance with the definition of a Redevelopment Area at N.J.S.A. 40A:12A-3 (“Section 3” of the LRHL), it is recommended that the site be included, whether or not changes occur at the site, as it is needed for the effective, coordinated redevelopment of the entire area. The Township cannot effectuate a comprehensive redevelopment plan if some parcels qualify as in need of redevelopment while others fail to do so. The site is a small lot and cannot trigger any development on its own but its inclusion in the redevelopment area is necessary to create a contiguous area where planned redevelopment can be comprehensively coordinated to improve area-wide circulation and traffic and site lines, improve overall site access, increase open space opportunities and improve the design character and increase the economic vitality for a new successful district.

For these reasons, the site should be included within the area according to criteria “c” and “Section 3” of the Redevelopment Law.

PHOTOS



Overgrown vegetation.

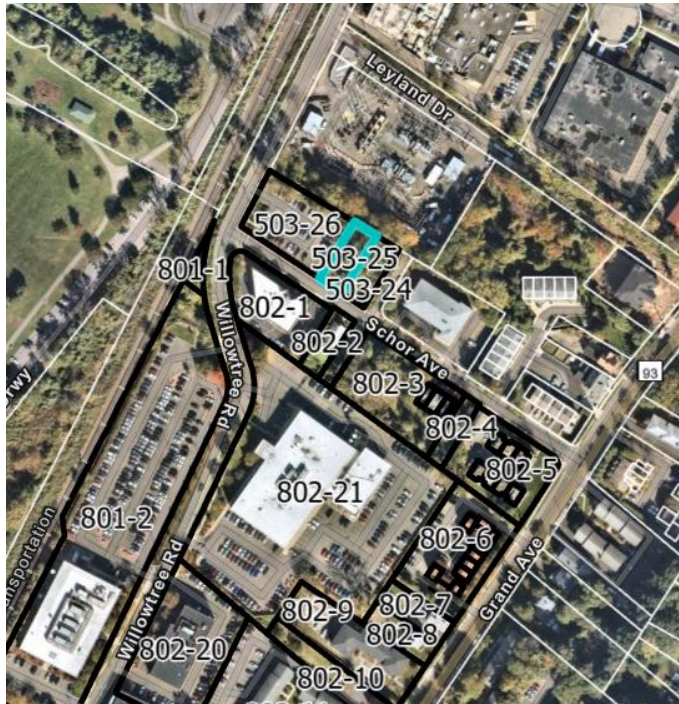


Trash and overgrown vegetation.



Schor Avenue

Block 503, Lot 25



Owner

SCHOR AVENUE LLC %KULITE

Business Name(s)

N/A

| | |
|----------------------|----------------------------|
| Acreage | 0.1458 |
| Year Built | N/A |
| Tax Class | 1 – Vacant |
| Building Type | Vacant Land |
| Zone District | LI – Light Industrial Zone |
| Permitted Use | Yes |



PROPERTY DESCRIPTION

Block 503 Lot 25 contains vacant, unimproved land. It is located on the northern side of Schor Avenue. There is an office building and a place of worship to its south, a parking lot to its west, a substation to its north, and a vacant lot to its east. The parcel is a relatively flat parcel that is overgrown with vegetation. The owner of Block 503, Lot 25 also owns two adjacent lots (Block 503, Lots 26 and 24).

A visit to the subject site revealed conditions such as overgrown vegetation and trash being dumped . Any potential development would require a grouping of nearby parcels as the parcel is significantly undersized based on the current zoning standards where a minimum lot area of 40,000 square feet is required while the lot contains a total area of 6,350 square feet.

ZONING

The subject property is an unimproved lot in the LI-Light Industrial Zone District which permits uses such as offices, scientific or research laboratory, warehousing and storage of products, etc. on a lot with a minimum lot area of 40,000. The parcel, at approximately 6,350 square feet, is significantly undersized.

RECENT INVESTMENT

There are no development applications associated with the site.

VIOLATIONS

Borough records show there were no violations issued at the property.

ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

POLICE & FIRE RECORDS

- None

CRITERIA RECOMMENDATION

Criterion “c”

CRITERIA APPLICABILITY

Criterion “c”: This criterion focuses on 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.

The property is unimproved, vacant land that exists in a state of neglect and without attention to upkeep. This lack of upkeep has resulted in overgrowth of vegetation and the use of the lot for dumping trash, as observed during the visit to the site. The existing state of the property has the potential to adversely impact the public health and welfare of the Borough. In accordance with the “c” statutory criterion, the lot has been vacant for a period exceeding ten (10) years. Historic imagery and records from the Borough indicate that the property has been vacant for at least ten (10) years.

The prolonged vacancy of the property indicates a lack of interest in private capital to develop the properties, and the site by itself does not render to investment. There has not been a development application for at least five (5) years. Instead, the property remains neglected and undeveloped. Site conditions such as its small size and remote location within the Borough may be complicating development.

As explained above, the site exhibits the statutory condition under Criteria “c” because of the unimproved condition of being without a building for a period of ten years or more. Photos on the following page illustrate the site’s existing conditions.

While the site meets criteria ‘c’ it is also important to point out that the property should be qualified under Section 3 of the law, In accordance with the definition of a Redevelopment Area at N.J.S.A. 40A:12A-3 (“Section 3” of the LRHL), it is recommended that the site be included, whether or not changes occur at the site, as it is needed for the effective, coordinated redevelopment of the entire area. The Township cannot effectuate a comprehensive redevelopment plan if some parcels qualify as in need of redevelopment while others fail to do so. The site is a small lot and cannot trigger any development on its own but its inclusion in the redevelopment area is necessary to create a contiguous area where planned redevelopment can be comprehensively coordinated to improve area-wide circulation and traffic and site lines, improve overall site access, increase open space opportunities and improve the design character and increase the economic vitality for a new successful district.

For these reasons, the site should be included within the area according to criteria “c” and “Section 3” of the Redevelopment Law.

PHOTOS



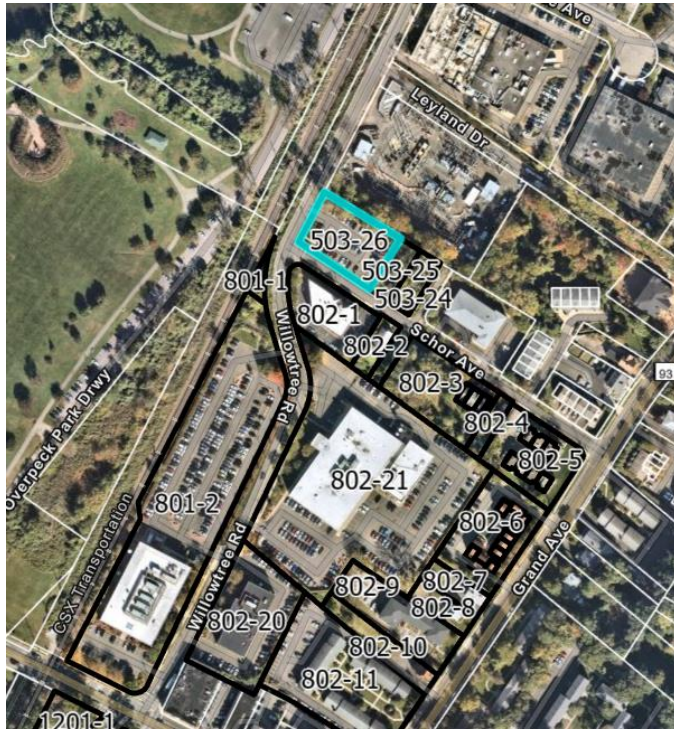
Debris.



Garbage dumped on site.

Schor Avenue

Block 503, Lot 26



Owner

KURTZ, ANTHONY & NORA III LLC

Business Name(s)

N/A

Acreage

0.5831

Year Built

N/A

Tax Class

4A – Commercial

Building Type

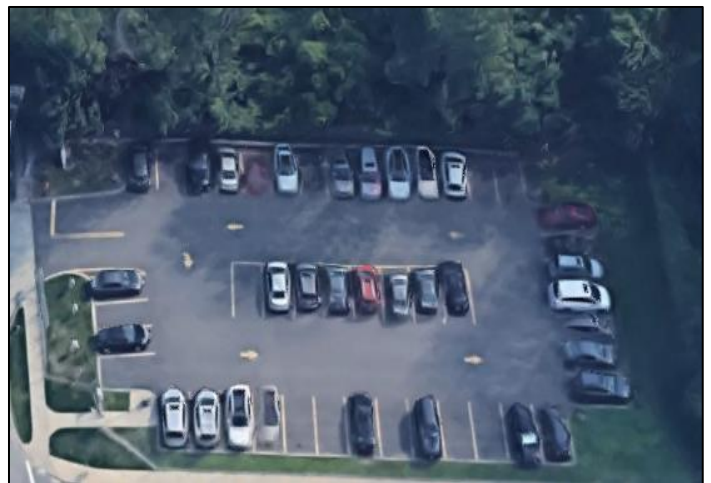
Parking Lot

Zone District

LI – Light Industrial Zone

Permitted Use

Yes



PROPERTY DESCRIPTION

Block 503 Lot 26 contains a surface parking lot. It is located on the northern side of Schor Avenue. There is an office building and a place of worship to its south, a rail line to its west, a substation to its north, and a vacant lot to its east. The parcel is a relatively flat parcel that includes a chain link fence around the parking lot. Spaces in the lot are only for Kulite employees, and it is likely that the gate to the parking lot is closed when the Kulite facilities are not open and operating. Ingress to and egress from the parking lot is provided from Willow Tree Road by a two way access drive that loops around the site in a one way direction with parking along the property boundaries and a single loaded parking area containing a total of eight spaces.

ZONING

The off-street parking lot is permitted in the LI- Light Industrial Zone as an accessory use customarily incident to the principally permitted uses pursuant to Section 290-25(A) through (D). Thus, a standalone parking lot is not a permitted use in the LI Zone District. The lot area of approximately 25,400 square feet is undersized where a minimum lot area of 40,000 square feet is required in the LI Zone District.

RECENT INVESTMENT

There are no development applications associated with the site.

VIOLATIONS

Borough records show there were no violations issued at the property.

ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

POLICE & FIRE RECORDS

- None.

CRITERIA RECOMMENDATION

Criterion “d”

CRITERIA APPLICABILITY

Criterion “d”: This criterion focuses on the site layout and design unlike criteria “a” and “b” which focus on the condition of the buildings on a property. In general properties that meet this criterion are being used in a manner not consistent with modern land use planning standards and practices. Some of the factors that contribute to the conclusion that a property meets the “d” criterion include: undefined or poor parking, limited vehicular access or available onsite loading, inadequate onsite parking, uncontrolled or lack of defined ingress and egress points, outdoor storage of materials, lack of sidewalks or pedestrian amenities, lack of adequate landscaping, buffering and screening, excessive building or lot coverage, land uses that may have an adverse impact on surrounding properties, or other site amenities and missing or poorly maintained pavement. Therefore, a combination of these conditions may demonstrate an obsolete design or layout. Additionally, the existence of substantial nonconforming conditions in relation to the municipality’s current zoning standards may supplement the rationale leading to the conclusion that a property satisfies the “d” criterion.

The parking lot serves the Kulite Facilities, but it is separated from the rest of the facilities as it is a stand-alone lot with frontage along Schor Avenue. It is isolated from the main complex. The parking lot design is not designed as per current standards. As mentioned earlier, ingress to and egress from the parking lot is provided from Willow Tree Road by a two-way access drive that loops around the site in a one way direction with parking along the property boundaries and a single loaded parking area containing a total of eight spaces.

The parking lot serving the Kulite facilities is isolated from the main office complex and there is no connectivity. The design of parking lot creates numerous points of conflict between vehicles entering the parking area and vehicles that may be exiting a parking spot. For example, the parking space immediately to the south of the entrance will need to back out and travel in the southerly direction on the one-way street to exit the parking lot. This creates a conflict with a vehicle entering the parking lot. There are similar conflict points with parking spaces provided at the intersection of Willow Tree Road and Schor Avenue and along the easterly property line. The lack of double loaded parking also represents a lack of efficiency in the design of the parking area. Due to the site’s obsolete and inadequate layout and arrangement the “d” criterion is satisfied. Photos on the following page illustrate building and site conditions.

As mentioned earlier, parking lots are not principally permitted in the LI Zone District. Moreover, this surface parking lot use does not render to an optimal use of property. These conditions would help support the claims that the Study Area is eligible for the “d” criterion as it appears that there is a growing lack of proper utilization due to the site’s obsolete layout and design along with the nonconformity with the site’s existing zoning.

While the site meets criteria ‘d’ it is also important to point out that the property should be qualified under Section 3 of the law, In accordance with the definition of a Redevelopment Area at N.J.S.A. 40A:12A-3 (“Section 3” of the LRHL), it is recommended that the site be included, whether or not changes occur at the site, as it is needed for the effective, coordinated redevelopment of the entire area. The Township cannot effectuate a comprehensive redevelopment plan if some parcels qualify as in need of redevelopment while others fail to do so. The site is a small lot and cannot trigger any development on its own but its inclusion in the redevelopment area is necessary to create a contiguous area where

planned redevelopment can be comprehensively coordinated to improve area-wide circulation and traffic and site lines, improve overall site access, increase open space opportunities, and improve the design character and increase the economic vitality for a new successful district.

For these reasons, the site should be included within the area according to criteria “c” and “Section 3” of the Redevelopment Law.

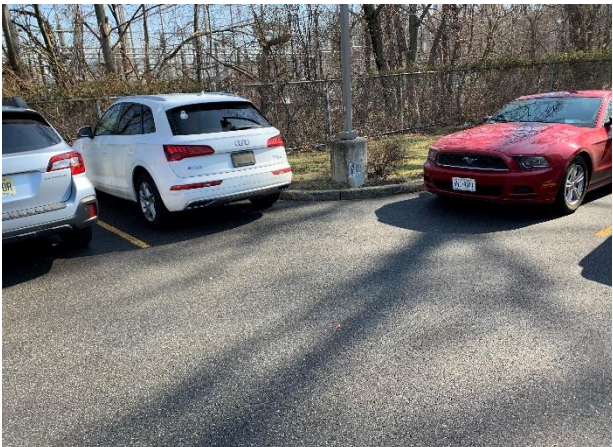
PHOTOS



Existing parking lot.



Parking layout. Lack of double loading.



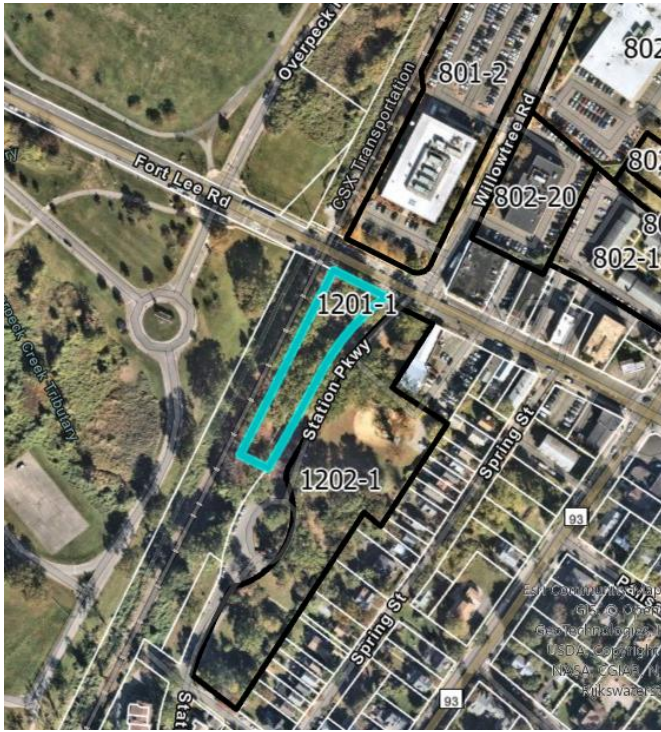
Obsolete layout creating potential for conflict.



Layout creates potential for conflict.

Spring Street

Block 1201, Lot 1



Owner
BOROUGH OF LEONIA

Business Name(s)
N/A

Acreage 0.6853
Year Built N/A
Tax Class 15C – Public Property
Building Type Park
Zone District P – Parkland Zone
Permitted Use Yes



PROPERTY DESCRIPTION

Block 1201 Lot 1 contains a Borough owned park and is a part of the Borough's Recreation and Open Space Inventory (ROSI). The ROSI is a document compiled by a local government unit as a master list of its Green Acres-restricted lands (known as "parkland" under the Green Acres rules NJAC 7:36). It is located on the western side of Station Parkway. The parcel is adjacent to parkland on its eastern, southern, and western sides. Across Fort Lee Road is an office building. The parcel is a relatively flat parcel that is maintained by the Borough.

ZONING

The Borough-owned park is a permitted use in the P- Parkland Zone.

RECENT INVESTMENT

There are no development applications associated with the site.

VIOLATIONS

Borough records show there were no violations issued at the property.

ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

POLICE & FIRE RECORDS

- None

CRITERIA RECOMMENDATION

Does not meet criteria.

CRITERIA APPLICABILITY

The site does not meet redevelopment criteria. Most importantly, it is a part of the Borough's preserved parkland and should continue to remain the same in accordance with the Master Plan.

PHOTOS



Existing open space area.



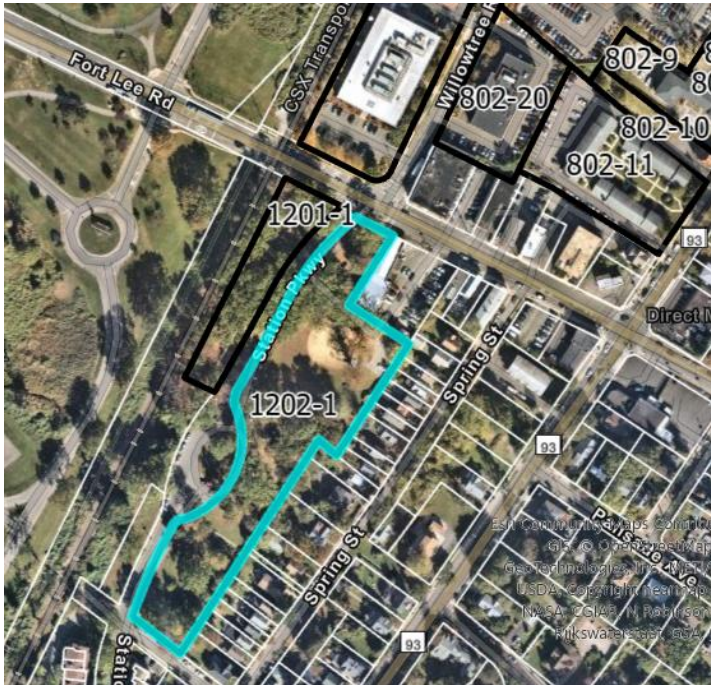
Sidewalk and open space.



Sidewalk and open space.

Spring Street

Block 1202, Lot 1



Owner

BOROUGH OF LEONIA

Business Name(s)

N/A

Acreage

2.66

Year Built

N/A

Tax Class

15C – Public Property

Building Type

Park

Zone District

P – Parkland Zone

Permitted Use

Yes



PROPERTY DESCRIPTION

Block 1201 Lot 2 contains a Borough owned park that is a part of the ROSI. It is located on the eastern side of Station Parkway. The parcel is adjacent to parkland on its western side. There are residential uses to the south and the east. There are commercial uses to its north. The parcel is a relatively flat parcel that is maintained by the Borough.

ZONING

The Borough-owned park is a permitted use in the P- Parkland Zone.

RECENT INVESTMENT

There are no development applications associated with the site.

VIOLATIONS

Borough records show there were no violations issued at the property.

ENVIRONMENTAL

NJDEP data indicates that there are no Department records associated with the site.

POLICE & FIRE RECORDS

- None

CRITERIA RECOMMENDATION

Does not meet criteria.

CRITERIA APPLICABILITY

The site does not meet redevelopment criteria. Most importantly, it is a part of the Borough's preserved parkland and should continue to remain the same in accordance with the Master Plan.

PHOTOS



Existing site from Station Parkway.



Green Acres program sign.



Playground facility.



Ball field.

SURROUNDING CONTEXT PHOTOS



Multifamily building across from redevelopment study area



Townhome units across from redevelopment study area



New multifamily development along Grand Avenue



Townhome development on Station Parkway



Nearby single-family homes on Grand Avenue



Office Building on Willow Tree Road

REDEVELOPMENT RECOMMENDATIONS SUMMARY

The deeming of an area to be in need of redevelopment is an area wide determination. As such, the statutory charge for a positive determination of redevelopment eligibility requires a demonstration, on an area wide basis that existing conditions meet redevelopment criteria. The preceding analysis looks at each property individually and considers it within the context of the entire area, as well as the area’s history of development and its future needs. As per the table below, the Grand Avenue and Willow Tree Road Redevelopment Study Area should be declared and Area in Need of Redevelopment.

Area in Need of Redevelopment Summary Determinations

| Block | Lot | Location | Use | AINR Criteria |
|--------------|------------|----------------------------|---------------------------|----------------------|
| 503 | 24 | Schor Avenue | Vacant Lot | c, Section 3 |
| 503 | 25 | Schor Avenue | Vacant Lot | c, Section 3 |
| 503 | 26 | Schor Avenue | Off-street Parking Lot | d, Section 3 |
| 801 | 1 | Willow Tree Rd & Schor Ave | Vacant Lot | c, Section 3 |
| 801 | 2 | 1 Willow Tree Road | Office Building | Section 3 |
| 802 | 1 | 120 Schor Avenue | Office Building | d |
| 802 | 2 | 124 Schor Avenue | Place of Worship | d, Section 3 |
| 802 | 3 | 132 Schor Avenue | Townhouse Residential | Section 3 |
| 802 | 4 | 144 Schor Avenue | Single-Family Residential | Section 3 |
| 802 | 5 | 400 Grand Avenue | Townhouse Residential | Section 3 |
| 802 | 6 | 392 Grand Avenue | Multifamily Residential | Section 3 |
| 802 | 7 | 388 Grand Avenue | Three-Family Residential | d |
| 802 | 8 | 380 Grand Avenue | Single-Family Residential | Section 3 |
| 802 | 9 | 372 Grand Avenue | Multifamily Residential | d |
| 802 | 10 | 368 Grand Avenue | Three-Family Residential | d |
| 802 | 11 | 356-364 Grand Avenue | Multifamily Residential | d |
| 802 | 12 | 352 Grand Avenue | Two-Family Residential | d* |
| 802 | 13 | 350 Grand Avenue | Former Gas Station | b, d * |
| 802 | 14 | 135 Fort Lee Road | Office Building | d* |
| 802 | 15 | 133 Fort Lee Road | Office Building | --* |
| 802 | 16 | 131 Fort Lee Road | Storage & Office Building | d* |
| 802 | 17 | 125 Fort Lee Road | Car Wash | a, d* |
| 802 | 18 | 123 Fort Lee Road | Office/Warehouse | d* |
| 802 | 19 | 117 Fort Lee Road | Office/Warehouse | d* |
| 802 | 20 | 2 Willow Tree Road | Office Building | Section 3 |
| 802 | 21 | 400 Willow Tree Road | Office Building | Section 3 |

Grand Avenue & Station Parkway Non-Condemnation Redevelopment Study
Borough of Leonia

| | | | | |
|------|----|-------------------|--------------------------|--------|
| 803 | 35 | 345 Grand Avenue | Office Building | d* |
| 803 | 36 | 355 Grand Avenue | Two-Family Residential | --* |
| 803 | 37 | 359 Grand Avenue | Two-Family Residential | d* |
| 1201 | 1 | Spring Street | Park (ROSI) | -- |
| 1202 | 1 | Spring Street | Park (ROSI) | -- |
| 1202 | 2 | 118 Fort Lee Road | Auto Body/Dealership | d* |
| 1202 | 3 | 128 Fort Lee Road | Three-Family Residential | a, d* |
| 1202 | 4 | 130 Fort Lee Road | Office Building | --* |
| 1202 | 5 | 134 Fort Lee Road | Mixed-Use | d* |
| 1203 | 1 | Fort Lee Road | Parking Lot | d* |
| 1203 | 2 | 340 Grand Avenue | Mixed-Use | d* |
| 1203 | 3 | 334 Grand Avenue | Multifamily Residential | --* |
| 1203 | 4 | 326 Grand Avenue | Vacant Land | c, d* |
| 1203 | 5 | 324 Grand Avenue | Vacant Land | c, d* |
| 1203 | 6 | 322 Grand Avenue | Vacant Land | d* |
| 1204 | 1 | 335 Grand Avenue | Auto Dealership | d* |
| 1213 | 3 | 266 Grand Avenue | Two-Family Residential | a, d** |
| 1213 | 4 | 256 Grand Avenue | Two-Family Residential | a, d** |

*Parcels that were designated as an area in need of redevelopment as a result of the 2015 Redevelopment Study as per Resolution 2014-126. It was found that "Section 3" of the LRHL, which defines a "Redevelopment Area," should also apply to the entire Redevelopment Study Area.

**Parcels that were designated as an area in need of redevelopment per Resolution 2022-107.

In addition to the abovementioned criteria, it is important to reiterate that the Study Area is located within the Metropolitan Planning PA-1 Area, where 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, and protect the character of existing stable communities. The Study Area is located in the area which is designated as the State's preferred vehicle for redevelopment in order to accommodate growth and development in a compact form to accommodate diverse uses. Consequently, the Study area satisfies the criterion "h" as it has attributes to permit the kind of smart growth development advocated by the SDRP.

CONCLUSION

The study was prepared on behalf of the Borough of Leonia to determine whether an area located within the municipality qualifies as “an area in need of redevelopment” in accordance with N.J.S.A. §40A:12A-14. Based on the findings above, parcels within the study area meet Redevelopment Criteria “a”, “c”, and “d.” In addition, parcels that did not meet one of the Redevelopment Criteria, except the protected parkland parcels, still qualify as “an area in need of redevelopment” in accordance with Section 3 of N.J.S.A. §40A:12A-14. Further, a program of redevelopment would promote the overall development of the area and the broader community. Therefore, the Study Area meets the statutory criteria for designation as “an area in need of redevelopment” in accordance with the New Jersey Local Redevelopment and Housing Law.

NEXT STEPS

1. A duly noticed public hearing must be held by the planning board to discuss the findings of the redevelopment investigation report for the purpose of hearing persons who are interested in or would be affected by a determination that the delineated area is a redevelopment area. Notice must be sent in strict accordance with the LRHL requirements. The results and recommendations of the hearing are then referred to the governing body.
2. Upon receipt of the recommendation from the planning board, the governing body may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.
3. Upon designation, the planning board or governing body then prepares a redevelopment plan, which establishes the land development goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives. The redevelopment plan, after review by the planning board, is referred to the governing body for adoption.
4. Upon receipt of the redevelopment plan from the planning board, the governing body may act to adopt the plan by ordinance. The adopted redevelopment plan may become an amendment to the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning. Only after completion of the required public process and adoption of the redevelopment plan is a municipality able to exercise the powers granted under the LHRL at 40A:12A-8, and which include entering into agreements with redevelopers and effectuating the redevelopment plan.

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Appendix A: Resolution 2018-201 Authorizing the Planning Board to
Undertake a Preliminary Investigation for an Area in Need of
Redevelopment Using Non-Condemnation

**MAYOR AND COUNCIL OF THE
BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

September 5, 2018

RESO 2018-201 AUTHORIZING THE MAYOR TO SIGN A CONTRACT ALLOWING THE THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION FOR AN ‘AREA IN NEED OF REDEVELOPMENT’ PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, 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.* (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law the Borough Council (“**Borough Council**”) of the Borough of Leonia (the “**Borough**”) must authorize the planning board of the Borough (the “**Planning Board**”) to conduct a preliminary investigation of the area and make recommendations to the Borough Council; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough that an investigation occur with respect to certain parcels within the Borough and therefore authorizes and directs the Planning Board to conduct an investigation of the property commonly known as:

Block 801, Lots 1 and 2;
Block 802, Lots 1, 2, 20, and 21;
Block 503, Lots 24, 25, 26;
Block 1201, Lot 1; and
Block 1202, Lot 1;

on the tax map of the Borough (hereinafter the “**Study Area**”), to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically *N.J.S.A. 40A:12A-5*, and should be designated as an area in need of redevelopment; and

WHEREAS, if the Planning Board determines to recommend that the Study Area should be designated as an area in need of redevelopment, pursuant to the Redevelopment Law, the Borough Council requests that the Planning Board also prepare a redevelopment plan for the Study Area and submit same to the Borough Council for its consideration; and

WHEREAS, the redevelopment area determination requested hereunder, in connection with the Study Area, authorizes the Borough and Borough Council to use all those powers provided by the Redevelopment Law for use in a redevelopment area, excluding the power of eminent domain (hereinafter referred to as a “**Non-condemnation Redevelopment Area**”).

NOW THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF LEONIA, NEW JERSEY AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Planning Board is hereby authorized and directed to conduct an investigation pursuant to *N.J.S.A. 40A:12A-6* to determine whether the Study Area satisfies the criteria set forth in *N.J.S.A. 40A:12A-5* to be designated as an area in need of redevelopment under the Redevelopment Law.

Section 3. As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the parcels contained therein, and appended thereto shall be a statement setting forth the basis of the investigation.

Section 4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, specifically *N.J.S.A. 40A:12A-6*, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment. The notice of the hearing shall specifically state that the redevelopment area determination shall not authorize the Borough or Borough Council to exercise the power of eminent domain to acquire any property in the delineated area, for the Study Area is being investigated as a possible Non-condemnation Redevelopment Area.

Section 5. At the public hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area. All objections to a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

Section 6. After conducting its investigation, preparing a map of the Study Area, and conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Borough Council as to whether the Borough Council should designate all or some of the Study Area as an area in need of redevelopment.

Section 7. If the Planning Board recommends the Study Area be designated as a Non-condemnation Redevelopment Area, the Planning Board is further directed to prepare a redevelopment plan for the Study Area, pursuant to Section 7(f) of the Redevelopment Law. Upon completion of the redevelopment plan, the Planning Board shall transmit the plan to the Borough Council for its consideration.

Section 8. This Resolution shall take effect immediately.

NOW THEREFORE BE IT FURTHER RESOLVED, that the above services will be provided at a lump sum cost not to exceed \$7,000, based on the hourly labor rate schedule provided to the Borough upon its assignment as Borough Planner.

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council held on September 5, 2018.



Marc E. Seemon
Acting Borough Clerk of the Borough of Leonia

Appendix B: Resolution 2021-187 Authorizing the Planning Board to
Undertake a Preliminary Investigation for an Area in Need of
Redevelopment Using Non-Condemnation

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: August 16, 2021

RESOLUTION NO. 2021-187

| Council | Motion | Second | Yes | No | Abstain | Absent |
|----------------------|--------|--------|-----|----|---------|--------|
| Terrell | | | ✓ | | | |
| Davis | | | ✓ | | | |
| Flaim | | | ✓ | | | |
| Fusco | ✓ | | ✓ | | | |
| Grandelis | | ✓ | ✓ | | | |
| Ziegler | | | ✓ | | | |
| Mayor Zeigler | --- | --- | | | | |

Refer Additional Properties to Leonia Planning Board for Inclusion in Preliminary Investigation for Area in Need of Redevelopment

WHEREAS, the Mayor and Council of the Borough of Leonia referred the properties known as Block 802, Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19; Block 803, Lots 35, 36 and 37; Block 1204, Lot 1; Block 1202, Lots 2, 3, 4, and 5 and Block 1203, Lots 1, 2, 3, 4, 5, and 6 to the Leonia Planning Board to undertake a preliminary investigation for an Area in Need of Redevelopment, pursuant to the “Local Redevelopment and Housing Law” (N.J.S.A. 40A:12A-1 et seq.) As set forth in Resolution No. 2019-94 memorialized on March 18, 2019; and

WHEREAS, the Mayor and Council has determined that Block 1213, Lots 3 and 4, which are adjacent to the above mentioned lots, should be included in the investigation; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, prior to making such a determination, the Planning Board of the Borough of Leonia must be authorized by a Resolution of the Mayor and Council to undertake a preliminary investigation, including, but not limited to conducting public hearings on the matter; and

WHEREAS, the redevelopment area determination shall authorize the Borough of Leonia to use all those powers provided by the legislature for use in a redevelopment area, excluding the power of eminent domain (“Non-Condensation Redevelopment Area”).

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Leonia that pursuant to law, the question of whether the aforescribed properties or any portion thereof should be deemed to be “an area in need of redevelopment” is hereby referred to the Planning Board of the Borough of Leonia for preliminary investigation, public hearing and preparation of a recommendation to the Mayor and Council as provided by statute; and

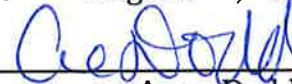
**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: August 16, 2021

RESOLUTION NO. 2021-187

BE IT FURTHER RESOLVED THAT the redevelopment area determination shall authorize the Borough of Leonia to use all those powers provided by the legislature for use in a redevelopment area, excluding the power of eminent domain (“Non-Condensation Redevelopment Area”).

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on August 16, 2021.



Anne Dodd, RMC
Borough Clerk

Appendix C: Leonia Police Department Reports

Incident/CFS Search List

Agency: LEONIA POLICE DEPARTMENT From Incident Date & Time: 01/01/2017 To Incident Date & Time: 04/27/2022 Address: 1 willow tree road Incident Location Only: YES

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|--|--|--|-------------|-------------------------|
| 04/24/2022 21:49 | 22-03066 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 03/24/2022 14:19 | 22-02191 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | BLS 332 OBTAINED RMA |
| 03/21/2022 11:50 | 22-02122 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 02/25/2022 08:51 | 22-01543 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 12/17/2021 11:15 | 21-08314 | OTH PUB SERV/WELFARE CHK | OTH PUB SERV/WELFARE CHK | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 11/29/2021 08:42 | 21-07724 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 08/02/2021 14:28 | 21-04740 | ASSIST CITIZEN | ASSIST CITIZEN | 1 WILLOW TREE ROAD, LEONIA, NJ 07605 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 07/28/2021 01:15 | 21-04627 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 06/17/2021 10:24 | 21-03745 | ASSIST CITIZEN | ASSIST CITIZEN | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | | NFA |
| 02/16/2021 13:41 | 21-00868 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, SECOND FLOOR, LEONIA BORO, NJ 07605 | | 236 TRANSPORTING TO HNH |
| 02/04/2021 09:10 | 21-00631 | PARKING VIOLATION COMPLAINT | MEDICAL ASSISTANCE | 1 WILLOW TREE RD, LEONIA BORO, NJ 07605 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 445 GRAND AVE, LEONIA BORO, NJ 07605 | MDT | NFA |
| 02/03/2021 15:03 | 21-00619 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, 3RD FL, LEONIA, NJ 07605 1 WILLOW TREE ROAD, 3RD FL, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 02/01/2021 01:59 | 21-00565 | FIRE ALARM | ASSISTING-FIRE DEPT | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 11/29/2020 08:48 | 20-06226 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 10/23/2020 13:14 | 20-05490 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|--|--|---|-------------|-----------------------|
| 10/14/2020 11:02 | 20-05308 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 10/07/2020 11:11 | 20-05187 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, 3RD FLOOR, LEONIA BORO, NJ 07605 | TELEPHONE | REPORT |
| 10/06/2020 15:22 | 20-05169 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 10/02/2020 10:48 | 20-05106 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, 2ND FLR, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 10/01/2020 15:33 | 20-05082 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 09/23/2020 12:27 | 20-04863 | MOTOR VEHICLE CRASHES | ASSIST CITIZEN | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | REPORT |
| 09/11/2020 11:08 | 20-04642 | FIRE ALARM | ASSISTING-FIRE DEPT | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 09/07/2020 20:39 | 20-04576 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | REPORT |
| 09/03/2020 09:53 | 20-04500 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 08/31/2020 13:10 | 20-04457 | ALARM OUT OF SERVICE | ALARM OUT OF SERVICE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 08/21/2020 13:04 | 20-04305 | FIRE ALARM | ASSISTING-FIRE DEPT | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 08/08/2020 17:33 | 20-04103 | FIRE ALARM | ASSISTING-FIRE DEPT | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | RADIO | NFA |
| 07/30/2020 08:26 | 20-03870 | MOTOR VEHICLE CRASHES | MV CRASH NO INJURIES | 1 WILLOW TREE ROAD, LEONIA, NJ 07605 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 07/30/2020 00:55 | 20-03866 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | EXTERIOR CHECK SECURE |
| 07/28/2020 07:36 | 20-03834 | TRAFFIC MV COMPLAINT | TRAFFIC MV COMPLAINT | 1 WILLOW TREE ROAD, LEONIA, NJ 07605 FORT LEE ROAD & WILLOW TREE, LEONIA, NJ | 9-1-1 CALL | NFA |
| 07/23/2020 12:45 | 20-03762 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, LEONIA, NJ 07605 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 07/13/2020 14:14 | 20-03612 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, 2ND FL, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 06/29/2020 04:56 | 20-03373 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|--|--|---|-------------|-------------------|
| 06/14/2020 01:19 | 20-03186 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | AREA CHECK SECURE |
| 06/12/2020 12:44 | 20-03170 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, LEONIA, NJ 07605 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 06/11/2020 15:18 | 20-03161 | DOWN-WIRES / POLES /TREES / LIMBS | DOWN-WIRES / POLES /TREES / LIMBS | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | 9-1-1 CALL | NFA |
| 06/11/2020 02:32 | 20-03150 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 06/03/2020 02:44 | 20-03046 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | CANCELLED |
| 05/19/2020 12:47 | 20-02828 | FIRES (GENERAL FIRES) | ASSISTING-FIRE DEPT | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 05/12/2020 10:37 | 20-02697 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 04/13/2020 14:12 | 20-02379 | FIRE ALARM | ASSISTING-FIRE DEPT | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 03/13/2020 21:30 | 20-02031 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 03/11/2020 10:07 | 20-01951 | ALARM OUT OF SERVICE | ALARM OUT OF SERVICE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 12/31/2019 11:23 | 19-10779 | ALARM OUT OF SERVICE | ALARM OUT OF SERVICE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 12/26/2019 04:47 | 19-10691 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | SECURED |
| 12/24/2019 07:43 | 19-10673 | ALARM OUT OF SERVICE | ALARM OUT OF SERVICE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 12/18/2019 08:58 | 19-10508 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 12/05/2019 16:31 | 19-10224 | MOTOR VEHICLE CRASHES | MV CRASH NO INJURIES | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | 9-1-1 CALL | INFO TAKEN |
| 11/19/2019 02:18 | 19-09785 | ALARM ALL OTHERS | ALARM ALL OTHERS | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | REPORT |
| 10/30/2019 12:51 | 19-09173 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 10/24/2019 08:30 | 19-09012 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | HNH |

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|--|--|--|-------------|--|
| 10/16/2019 09:23 | 19-08783 | TRAFFIC STUDY | TRAFFIC STUDY | 1 WILLOW TREE ROAD, LEONIA, NJ 07605 1 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | MDT | NFA |
| 10/02/2019 17:34 | 19-08426 | MOTOR VEHICLE CRASHES | MV CRASH NO INJURIES | 1 WILLOW TREE ROAD PARKING LOT, LEONIA, NJ 07605 1 WILLOW TREE ROAD, LEONIA BORO, NJ | TELEPHONE | REPORT |
| 09/24/2019 10:10 | 19-08165 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, 3RD FLOOR, LEONIA BORO, NJ | TELEPHONE | NFA |
| 09/23/2019 04:01 | 19-08114 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ | TELEPHONE | NFA |
| 09/18/2019 12:07 | 19-07994 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ | TELEPHONE | NFA |
| 09/11/2019 02:22 | 19-07774 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ | TELEPHONE | REPORT |
| 09/09/2019 08:17 | 19-07695 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ | TELEPHONE | NFA |
| 09/04/2019 07:58 | 19-07516 | ALARM OUT OF SERVICE | ALARM OUT OF SERVICE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ | TELEPHONE | NFA |
| 08/30/2019 16:11 | 19-07390 | NON-CAT DATA | NON-CAT DATA | 1 WILLOW TREE ROAD, LEONIA BORO, NJ | MDT | IN ERROR GENERATED AN ENTRY THROUGH THE MDT. |
| 08/21/2019 01:58 | 19-07153 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ | TELEPHONE | NFA |
| 08/19/2019 22:30 | 19-07112 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ | TELEPHONE | NFA |
| 07/22/2019 13:54 | 19-06331 | MOTOR VEHICLE CRASHES | MV CRASH NO INJURIES | 1 WILLOW TREE ROAD (PARKING LOT), LEONIA BORO, NJ 1 WILLOW TREE ROAD, LEONIA BORO, NJ | 9-1-1 CALL | INFO TAKEN |
| 07/14/2019 08:51 | 19-06106 | FIRE ALARM | ASSISTING-FIRE DEPT | 1 WILLOW TREE ROAD, LEONIA BORO, NJ | TELEPHONE | COMMAND TERMINATED |
| 07/09/2019 12:08 | 19-05983 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 1 WILLOW TREE ROAD, LEONIA BORO, NJ | MDT | SUMMONS |
| 06/24/2019 14:34 | 19-05558 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, 2ND FLOOR, LEONIA BORO, NJ | 9-1-1 CALL | TRANSPORT TO HUMC |
| 06/10/2019 11:25 | 19-05119 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, LEONIA BORO, NJ | TELEPHONE | NFA |
| 05/17/2019 16:41 | 19-04368 | ASSIST CITIZEN | ASSIST CITIZEN | 1 WILLOW TREE ROAD, LEONIA BORO, NJ | 9-1-1 CALL | NFA |

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|--|--|--|-------------|--|
| 04/03/2019 11:24 | 19-02686 | ASSIST CITIZEN | ANIMAL BITES | 1 WILLOW TREE ROAD, LEONIA BORO, NJ | TELEPHONE | CLOSED - REPORT |
| 03/26/2019 10:52 | 19-02415 | NOTIFICATIONS | NOTIFICATIONS | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 01/10/2019 08:48 | 19-00227 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 11/28/2018 05:02 | 18-09046 | FIRE ALARM | ASSISTING-FIRE DEPT | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 11/07/2018 11:07 | 18-08538 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, 3rd floor, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 10/09/2018 08:15 | 18-07668 | NOTIFICATIONS | NOTIFICATIONS | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 08/30/2018 00:30 | 18-06639 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 08/21/2018 13:55 | 18-06428 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, 2ND FLOOR, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT (1 TRANSPORTED TO ENGLEWOOD) |
| 08/08/2018 01:37 | 18-06083 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 07/19/2018 15:15 | 18-05627 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, 3RD FL, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT (TRANS. TO HOLY NAME) |
| 05/30/2018 12:20 | 18-04276 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 04/26/2018 08:27 | 18-03358 | NOTIFICATIONS | NOTIFICATIONS | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 03/04/2018 07:57 | 18-01689 | NOISE COMPLAINT | NOISE COMPLAINT | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 01/31/2018 16:03 | 18-00794 | ALARM PANIC / DURESS | PANIC ALARM | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT (SECURE) |
| 01/29/2018 11:24 | 18-00727 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 01/13/2018 15:15 | 18-00300 | ALARM PANIC / DURESS | PANIC ALARM | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT (CHECKS SECURE) |
| 01/10/2018 03:08 | 18-00217 | ALARM ALL OTHERS | ALARM ALL OTHERS | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|--|--|-------------------------------------|-------------|--|
| 01/06/2018 14:50 | 18-00136 | ALARM PANIC / DURESS | PANIC ALARM | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT (clear all secure) |
| 12/31/2017 14:00 | 17-10728 | ALARM ALL OTHERS | ALARM ALL OTHERS | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 12/28/2017 03:15 | 17-10647 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 12/24/2017 20:16 | 17-10593 | ALARM ALL OTHERS | ALARM ALL OTHERS | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 12/07/2017 16:08 | 17-10193 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 12/05/2017 22:57 | 17-10149 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 11/17/2017 13:41 | 17-09691 | MOTOR VEHICLE CRASHES | MV CRASH NO INJURIES | 1 WILLOW TREE ROAD, Leonia Boro, NJ | 9-1-1 CALL | CLOSED - REPORT |
| 10/24/2017 11:45 | 17-08974 | SPECIAL DETAIL ASSIGNMENT | SPECIAL DETAIL ASSIGNMENT | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 10/16/2017 10:50 | 17-08724 | FIRE ALARM | ASSISTING-FIRE DEPT | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 10/07/2017 09:27 | 17-08379 | FIRE ALARM | ASSISTING-FIRE DEPT | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT (Command terminated -- all units clear) |
| 09/15/2017 15:07 | 17-07601 | NOTIFICATIONS | NOTIFICATIONS | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 08/20/2017 04:13 | 17-06887 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 08/09/2017 01:45 | 17-06582 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 08/02/2017 17:16 | 17-06434 | MOTOR VEHICLE CRASHES | MV CRASH NO INJURIES | 1 WILLOW TREE ROAD, Leonia Boro, NJ | 9-1-1 CALL | CLOSED - REPORT (PARTIES WILL SETTLE AMONGST THEMSELVES) |
| 06/29/2017 13:25 | 17-05444 | PROPERTY DAMAGE REPORT | PROPERTY DAMAGE REPORT | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 06/28/2017 08:20 | 17-05398 | NOTIFICATIONS | NOTIFICATIONS | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|--|--|--|-------------|---|
| 06/08/2017 12:04 | 17-04810 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 1 WILLOW TREE ROAD, Leonia Boro, NJ | MDT | CLOSED - NO REPORT (Summons) |
| 06/03/2017 21:27 | 17-04674 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 05/23/2017 11:33 | 17-04278 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 1 WILLOW TREE ROAD, Leonia Boro, NJ | MDT | CLOSED - NO REPORT |
| 05/22/2017 16:41 | 17-04246 | MOTOR VEHICLE CRASHES | MV CRASH NO INJURIES | 1 WILLOW TREE ROAD, LEONIA BORO, NJ | TELEPHONE | CLOSED - REPORT |
| 05/20/2017 22:37 | 17-04193 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 05/18/2017 05:19 | 17-04112 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 05/03/2017 13:27 | 17-03741 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 04/19/2017 14:26 | 17-03319 | FIRE ALARM | ASSISTING-FIRE DEPT | 1 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 02/08/2017 11:14 | 17-01195 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, Leonia Boro | TELEPHONE | CLOSED - REPORT |
| 02/01/2017 12:06 | 17-00950 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, Leonia Boro | TELEPHONE | CLOSED - REPORT (ATM SECURE. BUILDING MANAGER WAS NTFD) |
| 01/30/2017 09:56 | 17-00878 | NOTIFICATIONS | NOTIFICATIONS | 1 WILLOW TREE ROAD, Leonia Boro | TELEPHONE | CLOSED - NO REPORT |
| 01/22/2017 16:52 | 17-00630 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, Leonia Boro | TELEPHONE | CLOSED - NO REPORT |
| 01/13/2017 10:50 | 17-00355 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 1 WILLOW TREE ROAD, 3rd floor, Leonia Boro | TELEPHONE | CLOSED - REPORT (TRANSPORT TO HNH) |
| 01/04/2017 18:32 | 17-00096 | FIRE ALARM | ASSISTING-FIRE DEPT | 1 WILLOW TREE ROAD, Leonia Boro | TELEPHONE | CLOSED - NO REPORT |
| 01/04/2017 14:03 | 17-00076 | FIRE ALARM | ASSISTING-FIRE DEPT | 1 WILLOW TREE ROAD, Leonia Boro | TELEPHONE | CLOSED - NO REPORT |
| 01/01/2017 08:52 | 17-00006 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 1 WILLOW TREE ROAD, Leonia Boro | TELEPHONE | CLOSED - NO REPORT |

Incident/CFS Search List

Agency: LEONIA POLICE DEPARTMENT From Incident Date & Time: 01/01/2017 To Incident Date & Time: 04/27/2022 Address: 2 willow tree road Incident Location Only: YES

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|--|--|--|-------------|---------------------------------------|
| 12/27/2021 21:26 | 21-08629 | OTH PUB SERV/WELFARE CHK | OTH PUB SERV/WELFARE CHK | 2 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | REPORT |
| 07/20/2021 13:38 | 21-04486 | MOTOR VEHICLE CRASHES | MV CRASH NO INJURIES | 2 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 FORT LEE RD, LEONIA, NJ 07605 | TELEPHONE | EMS TRANSPORTE D FEMALE TO HNH, NJTR1 |
| 05/12/2021 12:00 | 21-02835 | MOTOR VEHICLE CRASHES | MV CRASH -SR-1 / OTHER | 2 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | REPORT |
| 03/01/2021 21:04 | 21-01096 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 2 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 01/29/2021 04:59 | 21-00514 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 2 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | SECURE |
| 12/07/2020 08:18 | 20-06379 | ALARM OUT OF SERVICE | ALARM OUT OF SERVICE | 2 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 11/30/2020 13:36 | 20-06249 | DOWN-WIRES / POLES /TREES / LIMBS | DOWN-WIRES / POLES /TREES / LIMBS | 2 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 08/22/2020 08:48 | 20-04314 | FIRE ALARM | ASSISTING-FIRE DEPT | 2 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 08/14/2020 07:28 | 20-04204 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 2 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 03/30/2020 20:43 | 20-02211 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 2 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 01/14/2020 09:28 | 20-00386 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 2 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | PARTY TRANSPORTE D TO HOLY NAME |
| 11/20/2019 22:17 | 19-09848 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 2 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 10/02/2019 16:32 | 19-08423 | FIRE ALARM | ASSISTING-FIRE DEPT | 2 WILLOW TREE ROAD, LEONIA BORO, NJ | TELEPHONE | NFA |
| 09/20/2019 12:23 | 19-08055 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 2 WILLOW TREE ROAD, LEONIA BORO, NJ | TELEPHONE | HNH |

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|------------------------|-----------------------------------|--|-------------|---------------------------|
| 11/27/2018 09:52 | 18-09020 | NOTIFICATIONS | NOTIFICATIONS | 2 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 10/04/2018 09:19 | 18-07542 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 2 WILLOW TREE ROAD, 2nd flr, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 09/20/2018 13:24 | 18-07133 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 2 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 07/31/2018 08:42 | 18-05889 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 2 WILLOW TREE ROAD, Leonia Boro, NJ | MDT | CLOSED - NO REPORT |
| 04/26/2018 08:48 | 18-03360 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 2 WILLOW TREE ROAD, Leonia Boro, NJ | MDT | CLOSED - REPORT (WARNING) |
| 03/23/2018 08:44 | 18-02334 | NOTIFICATIONS | NOTIFICATIONS | 2 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 11/29/2017 08:21 | 17-09993 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 2 WILLOW TREE ROAD, 3rd floor, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 09/30/2017 17:41 | 17-08168 | FIRE ALARM | ASSISTING-FIRE DEPT | 2 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 06/28/2017 10:31 | 17-05404 | NOTIFICATIONS | NOTIFICATIONS | 2 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 01/04/2017 16:35 | 17-00089 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 2 WILLOW TREE ROAD, Leonia Boro | MDT | CLOSED - REPORT (SUMMONS) |

Incident/CFS Search List

Agency: LEONIA POLICE DEPARTMENT From Incident Date & Time: 01/01/2017 To Incident Date & Time: 04/27/2022 Address: 120 schor ave Incident Location Only: YES

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|--------------------------------------|-----------------------------------|--|-------------|---|
| 06/27/2021 20:57 | 21-03971 | ANIMAL COMPLAINT | ANIMAL COMPLAINTS ALL | 120 SCHOR AVE, LEONIA BORO, NJ | TELEPHONE | NFA |
| 06/02/2021 10:27 | 21-03368 | PARKING ENFORCEMENT | PARKING ENFORCEMENT | 120 SCHOR AVE, LEONIA BORO, NJ | MDT | NFA |
| 05/25/2021 01:22 | 21-03172 | FIRE ALARM | ASSISTING-FIRE DEPT | 120 SCHOR AVE, LEONIA BORO, NJ | TELEPHONE | REPORT |
| 05/10/2021 11:03 | 21-02768 | 911 HANG UP / TRANSFER / CHK WELFARE | 911 HANG UP / CHK WELFARE | 120 SCHOR AVE, LEONIA BORO, NJ | | OFFICERS REPORTING ACCIDENTAL |
| 08/29/2020 02:25 | 20-04421 | SUSPICIOUS AUTO | SUSPICIOUS AUTO | 120 SCHOR AVE, LEONIA BORO, NJ | RADIO | NFA |
| 06/02/2019 11:24 | 19-04878 | ASSIST CITIZEN | ASSIST CITIZEN | 120 SCHOR AVE, LEONIA BORO, NJ | 9-1-1 CALL | KIDS WERE WITH THEIR MOTHER AND ADVISED TO STAY ON THE SIDEWALK. UNABLE TO LOCATE THE BUNNY IN THE SEWER. |
| 05/01/2019 10:19 | 19-03885 | NOTIFICATIONS | NOTIFICATIONS | 120 SCHOR AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 01/30/2019 11:30 | 19-00654 | PARKING VIOLATION COMPLAINT | PARKING VIOLATION COMPLAINT | 120 SCHOR AVE, Leonia Boro, NJ | MDT | CLOSED - NO REPORT |
| 03/02/2018 18:35 | 18-01669 | NOTIFICATIONS | NOTIFICATIONS | 120 SCHOR AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 08/23/2017 17:29 | 17-06990 | MOTOR VEHICLE CRASHES | MV CRASH NO INJURIES | 120 SCHOR AVE (KULITE EMPLOYEE PARKING LOT), LEONIA, NJ 07605 Willow Tree Road & Schor Ave, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 04/05/2017 11:45 | 17-02957 | NOTIFICATIONS | NOTIFICATIONS | 120 SCHOR AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 01/20/2017 12:13 | 17-00558 | NOTIFICATIONS | NOTIFICATIONS | 120 SCHOR AVE, Leonia Boro | TELEPHONE | CLOSED - NO REPORT |

Incident/CFS Search List

Agency: LEONIA POLICE DEPARTMENT From Incident Date & Time: 01/01/2017 To Incident Date & Time: 04/27/2022 Address: 124 schor ave Incident Location Only: YES

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|--------------------------------------|------------------------------------|--------------------------------|-------------|--|
| 06/09/2021 06:00 | 21-03546 | WATER LEAKS-MAINS/HYDRANT | WATER LEAKS, MAINS, HYDRANTS, ETC. | 124 SCHOR AVE, LEONIA BORO, NJ | TELEPHONE | NFA |
| 07/05/2020 10:41 | 20-03472 | UTILITIES PROBLEM | UTILITIES PROBLEM | 124 SCHOR AVE, LEONIA BORO, NJ | TELEPHONE | NFA |
| 04/13/2019 13:42 | 19-03245 | 911 HANG UP / TRANSFER / CHK WELFARE | 911 HANG UP / CHK WELFARE | 124 SCHOR AVE, Leonia Boro, NJ | 9-1-1 CALL | CLOSED - NO REPORT |
| 04/07/2019 10:05 | 19-02860 | SUSPICIOUS PERSON | SUSPICIOUS PERSON | 124 SCHOR AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT (MALE PARTY WAS LOOKING FOR A CHURCH) |
| 02/08/2019 12:07 | 19-00948 | WATER LEAK | WATER LEAK | 124 SCHOR AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 11/03/2018 11:12 | 18-08423 | UTILITIES PROBLEM | UTILITIES PROBLEM | 124 SCHOR AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT (AS PER 2916 THE DPW WAS NOTIFIED) |
| 10/26/2018 12:17 | 18-08182 | ASSIST CITIZEN | ASSIST CITIZEN | 124 SCHOR AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 10/21/2018 10:06 | 18-08006 | WATER LEAK | WATER LEAK | 124 Schor ave, Leonia, NJ | TELEPHONE | CLOSED - REPORT |
| 05/18/2018 12:18 | 18-03956 | UTILITIES PROBLEM | UTILITIES PROBLEM | 124 SCHOR AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 04/24/2018 16:25 | 18-03311 | UTILITIES PROBLEM | UTILITIES PROBLEM | 124 SCHOR AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 09/24/2017 01:08 | 17-07885 | ASSIST CITIZEN | ASSIST CITIZEN | 124 SCHOR AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |

Incident/CFS Search List

Agency: LEONIA POLICE DEPARTMENT From Incident Date & Time: 01/01/2017 To Incident Date & Time: 04/27/2022 Address: 132 schor ave Incident Location Only: YES

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|-----------------------------|-----------------------------------|--------------------------------|-------------|--------------------|
| 11/07/2018 11:41 | 18-08542 | PARKING VIOLATION COMPLAINT | PARKING VIOLATION COMPLAINT | 132 SCHOR AVE, Leonia Boro, NJ | MDT | CLOSED - NO REPORT |

Incident/CFS Search List

Agency: LEONIA POLICE DEPARTMENT From Incident Date & Time: 01/01/2017 To Incident Date & Time: 04/27/2022 Address: 144 schor ave Incident Location Only: YES

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|-----------------------------|-----------------------------------|---|-------------|----------------------------|
| 09/30/2021 17:39 | 21-06163 | | LOST ARTICLES | 144 SCHOR AVE FLOOR 2, LEONIA, NJ 07605 | RMS | |
| 02/10/2021 11:38 | 21-00757 | PARKING VIOLATION COMPLAINT | PARKING VIOLATION COMPLAINT | 144 SCHOR AVE, LEONIA BORO, NJ | MDT | NFA |
| 07/06/2019 00:25 | 19-05888 | OTH PUB SERV/WELFARE CHK | OTH PUB SERV/WELFARE CHK | 144 SCHOR AVE, LEONIA BORO, NJ | RADIO | REPORT |
| 09/04/2018 08:44 | 18-06745 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 144 SCHOR AVE, Leonia Boro, NJ | MDT | CLOSED - REPORT (WARNING) |
| 02/16/2018 00:16 | 18-01234 | SUSPICIOUS PERSON | ASSIST CITIZEN | 144 SCHOR AVE, BASEMENT BACKDOOR, Leonia Boro, NJ | 9-1-1 CALL | CLOSED - REPORT |

Incident/CFS Search List

Agency: LEONIA POLICE DEPARTMENT From Incident Date & Time: 01/01/2017 To Incident Date & Time: 04/27/2022 Address: 356 grand ave Incident Location Only: YES

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|----------------------------|---|--|-------------|-------------------------------------|
| 02/28/2021 20:37 | 21-01072 | DISPUTE | DISPUTE | 356 GRAND AVE, 12A, LEONIA BORO, NJ 07605 356 GRAND AVE, 12A, LEONIA BORO, NJ | TELEPHONE | REPORT |
| 01/16/2021 17:51 | 21-00273 | FIRE ALARM | ASSISTING-FIRE DEPT | 356 GRAND AVE, A, LEONIA BORO, NJ 356 GRAND AVE, LEONIA BORO, NJ | TELEPHONE | NFA |
| 01/09/2021 20:24 | 21-00157 | FIRE ALARM | ASSISTING-FIRE DEPT | 356 GRAND AVE, LEONIA BORO, NJ | TELEPHONE | REPORT |
| 07/18/2020 23:58 | 20-03690 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 356 GRAND AVE, LEONIA BORO, NJ | RADIO | WARNING |
| 05/06/2020 16:26 | 20-02641 | DISPUTE | DISPUTE | 356 GRAND AVE, 12A, LEONIA BORO, NJ | 9-1-1 CALL | NFA |
| 04/04/2020 12:22 | 20-02278 | | THEFT \$200 + ALL OTHERS | 356 GRAND AVE, 12A, LEONIA BORO, NJ 07605 | RMS | |
| 07/30/2019 17:31 | 19-06567 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 356 GRAND AVE, LEONIA BORO, NJ | MDT | NFA |
| 10/04/2018 10:44 | 18-07547 | MOTOR VEHICLE CRASHES | MV CRASH NO INJURIES | 356 GRAND AVE, 364, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 10/04/2018 10:37 | 18-07546 | SUSPICIOUS PERSON | SUSPICIOUS PERSON | 356 GRAND AVE, 11b, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 09/19/2018 15:18 | 18-07116 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 356 GRAND AVE, 364 - 10B, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 08/07/2018 18:46 | 18-06078 | OTH PUB SERV/WELFARE CHK | MEDICAL ASSISTANCE | 356 GRAND AVE, 364, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 07/05/2018 20:46 | 18-05300 | OTH PUB SERV/WELFARE CHK | OTH PUB SERV/WELFARE CHK | 356 GRAND AVE, 364 10B, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 06/24/2018 18:59 | 18-05016 | ASSIST CITIZEN | ASSIST CITIZEN | 356 GRAND AVE, 364, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 06/22/2018 01:16 | 18-04943 | DISORDERLY PERSONS / NOISE | ATRA - ALCOHOL TREATMENT AND REHABILITATION ACT | 356 GRAND AVE, 364, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT (By status change.) |
| 06/08/2018 01:37 | 18-04530 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 356 GRAND AVE, 364, Leonia Boro, NJ | MDT | CLOSED - NO REPORT (warning) |
| 01/26/2018 20:06 | 18-00661 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 356 GRAND AVE, 364, Leonia Boro, NJ | MDT | CLOSED - NO REPORT (warning) |
| 01/20/2018 10:10 | 18-00478 | OTH PUB SERV/WELFARE CHK | MEDICAL ASSISTANCE | 356 GRAND AVE, 364 APT 10B, LEONIA BORO, NJ 07605 356 GRAND AVE, 364 apt 10B, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 12/01/2017 20:48 | 17-10069 | ASSIST CITIZEN | ASSIST CITIZEN | 356 GRAND AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|-------------------------------------|-------------------------------------|--|-------------|-------------------------------------|
| 09/30/2017 09:27 | 17-08145 | OTH PUB SERV/WELFARE CHK | OTH PUB SERV/WELFARE CHK | 356 GRAND AVE, 10B, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 08/21/2017 09:02 | 17-06922 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 356 GRAND AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT (TRANSPORT TO HUMC) |
| 05/26/2017 21:35 | 17-04418 | OTH PUB SERV/WELFARE CHK | MEDICAL ASSISTANCE | 356 GRAND AVE, 364, APT 10B, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 04/08/2017 21:35 | 17-03073 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 356 GRAND AVE, 10a, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 01/09/2017 07:56 | 17-00203 | ALARM BURGLARY OR HOLD UP RESIDENCE | ALARM BURGLARY OR HOLD UP RESIDENCE | 356 Grand Ave, 2ND FL, Leonia Boro {R} | TELEPHONE | CLOSED - REPORT (SECURE) |

Incident/CFS Search List

Agency: LEONIA POLICE DEPARTMENT From Incident Date & Time: 01/01/2017 To Incident Date & Time: 04/27/2022 Address: 360 grand ave Incident Location Only: YES

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|------------------------|-----------------------------------|---|-------------|---|
| 05/24/2021 08:03 | 21-03152 | TRESPASSING | TRESPASSING | 360 GRAND AVE, LEONIA BORO, NJ | TELEPHONE | COMPLEX CHECKED, UNFOUNDED |
| 04/07/2019 12:17 | 19-02868 | ANIMAL COMPLAINT | ANIMAL COMPLAINTS ALL | 360 GRAND AVE, APT 10C, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT (ANIMAL CONTROL SPOKE WITH OFFICERS WHO WERE ON SCENE) |
| 12/06/2018 09:37 | 18-09219 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 360 GRAND AVE, Apt 12C, Leonia Boro, NJ | 9-1-1 CALL | CLOSED - NO REPORT |
| 08/18/2018 20:47 | 18-06371 | NOISE COMPLAINT | NOISE COMPLAINT | 360 GRAND AVE, LEONIA, NJ | TELEPHONE | CLOSED - REPORT |
| 07/26/2018 12:32 | 18-05785 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 360 grand ave, leonia, NJ | TELEPHONE | CLOSED - NO REPORT |
| 02/03/2018 11:25 | 18-00889 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 360 grand ave, leonia boro, NJ | MDT | CLOSED - NO REPORT |
| 07/21/2017 20:00 | 17-06039 | ASSIST CITIZEN | ASSIST CITIZEN | 360 GRAND AVE, 10C, LEONIA, NJ | 9-1-1 CALL | CLOSED - REPORT |
| 07/21/2017 15:13 | 17-06028 | UTILITIES PROBLEM | UTILITIES PROBLEM | 360 grand ave, apt 10c, leonia, NJ | TELEPHONE | CLOSED - NO REPORT |
| 03/09/2017 21:58 | 17-02151 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 360 Grand Ave, Leonia Boro {R} | MDT | (summons) |

Incident/CFS Search List

Agency: LEONIA POLICE DEPARTMENT From Incident Date & Time: 01/01/2017 To Incident Date & Time: 04/27/2022 Address: 368 grand ave Incident Location Only: YES

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|------------------------|-----------------------------------|---|-------------|---|
| 04/23/2022 23:48 | 22-03041 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 368 GRAND AVE, LEONIA BORO, NJ | RADIO | SUMMONS |
| 09/17/2021 10:06 | 21-05804 | FIRE ALARM | ASSISTING-FIRE DEPT | 368 GRAND AVE, LEONIA BORO, NJ | TELEPHONE | MALFUNCTIONING LAUNDRY MACHINE, APARTMENT HAS BEEN VENTED. ALARM RESET/HOLDING. COMMAND IS TERMINATED |
| 07/31/2021 09:03 | 21-04700 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 368 GRAND AVE, LEONIA BORO, NJ | MDT | NFA |
| 01/16/2021 07:19 | 21-00266 | NOISE COMPLAINT | NOISE COMPLAINT | 368 GRAND AVE, LEONIA BORO, NJ | TELEPHONE | NFA |
| 06/28/2020 07:44 | 20-03362 | FIRE ALARM | ASSISTING-FIRE DEPT | 368 GRAND AVE, LEONIA BORO, NJ | TELEPHONE | SMOKE FROM COOKING. ALL UNITS CLEAR. |
| 05/08/2020 20:05 | 20-02660 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 368 GRAND AVE, LEONIA BORO, NJ | 9-1-1 CALL | TRANSPORTED BY BLS, ALS TREAT |
| 01/01/2020 18:55 | 20-00018 | FIRE ALARM | ASSISTING-FIRE DEPT | 368 GRAND AVE, LEONIA BORO, NJ | TELEPHONE | NFA |
| 06/17/2018 18:14 | 18-04804 | FIRE ALARM | ASSISTING-FIRE DEPT | 368 GRAND AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 12/03/2017 17:39 | 17-10091 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 368 GRAND AVE, Leonia Boro, NJ | MDT | CLOSED - NO REPORT (warning) |
| 08/01/2017 08:49 | 17-06386 | MOTOR VEHICLE CRASHES | MV CRASH NO INJURIES | 368 GRAND AVE, LEONIA, NJ 07605 Fort Lee Road & Grand Ave, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 07/22/2017 14:58 | 17-06068 | POLICE INFORMATION | POLICE INFORMATION | 368 GRAND AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 04/13/2017 09:07 | 17-03179 | PROPERTY DAMAGE REPORT | BURG NO FORCE NON RES NITE | 368 GRAND AVE, LEONIA, NJ 368 GRAND AVE, PARKING LOT, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 03/16/2017 08:42 | 17-02330 | DISABLED MV | PARKING VIOLATION COMPLAINT | 368 GRAND AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |

Incident/CFS Search List

Agency: LEONIA POLICE DEPARTMENT From Incident Date & Time: 01/01/2017 To Incident Date & Time: 04/27/2022 Address: 372 grand ave Incident Location Only: YES

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|-----------------------------|-----------------------------------|--|-------------|---|
| 02/20/2022 04:00 | 22-01427 | SIMPLE ASSAULT | TRO / FRO INFORMATION & SERVICE | 372 GRAND AVENUE, APT. 3A, LEONIA BORO, NJ 07605 1 WOOD PARK, LEONIA BORO, NJ 07605 | RADIO | NO ANSWER |
| 02/10/2022 18:43 | 22-01189 | FIRE ALARM | ASSISTING-FIRE DEPT | 372 GRAND AVE, 4A, LEONIA BORO, NJ 07605 372 GRAND AVE, 2B, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 11/27/2021 18:18 | 21-07689 | FIRE ALARM | ASSISTING-FIRE DEPT | 372 GRAND AVE, LEONIA BORO, NJ 07605 | TELEPHONE | REPORT |
| 09/29/2021 09:48 | 21-06124 | FIRE ALARM | ASSISTING-FIRE DEPT | 372 GRAND AVE, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 09/03/2021 20:23 | 21-05462 | MOTOR VEHICLE CRASHES | ASSIST CITIZEN | 372 GRAND AVE, LEONIA BORO, NJ 07605 | TELEPHONE | UNFOUNDED/GOA |
| 08/23/2021 14:35 | 21-05124 | FIRE ALARM | ASSISTING-FIRE DEPT | 372 GRAND AVE, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 08/01/2021 18:23 | 21-04720 | FIRE ALARM | ASSISTING-FIRE DEPT | 372 GRAND AVE, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 06/01/2021 01:02 | 21-03318 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 372 GRAND AVE, LEONIA BORO, NJ 07605 | RADIO | WARNING |
| 01/18/2021 13:46 | 21-00292 | | LOST ARTICLES | 372 GRAND AVE, 5A, NJ 07605 | RMS | |
| 12/17/2020 11:20 | 20-06572 | PARKING VIOLATION COMPLAINT | PARKING VIOLATION COMPLAINT | 372 GRAND AVE, LEONIA BORO, NJ 07605 | MDT | NFA |
| 10/12/2020 17:49 | 20-05273 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 372 GRAND AVE, 6-A, LEONIA BORO, NJ 07605 | TELEPHONE | TRANSPORTE D WBLS 233 W/ALS TO EHMC |
| 08/15/2020 20:05 | 20-04223 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 372 GRAND AVE, 5A, LEONIA BORO, NJ 07605 372 GRAND AVE, 5A, LEONIA BORO, NJ | 9-1-1 CALL | TREATED/TRANSPORTED BY BLS. |
| 08/10/2020 22:20 | 20-04131 | SUSPICIOUS ACTIVITY | SUSPICIOUS ACTIVITY | 372 GRAND AVE, 4A, LEONIA BORO, NJ 07605 372 GRAND AVE, 4A, LEONIA BORO, NJ | TELEPHONE | REPORT |
| 08/07/2020 11:25 | 20-04078 | FIRE ALARM | ASSISTING-FIRE DEPT | 372 GRAND AVE, LEONIA BORO, NJ 07605 | TELEPHONE | ALARM RESET PRIOR TO POLICE ARRIVAL. COMMAND TERMINATED |
| 06/22/2020 20:38 | 20-03295 | DISPUTE | DISPUTE | 372 GRAND AVE, 7A, LEONIA, NJ 07605 372 GRAND AVE, 7A, LEONIA BORO, NJ | 9-1-1 CALL | REPORT |

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|-----------------------------|-----------------------------------|--|-------------|--|
| 03/07/2020 12:58 | 20-01874 | MOTOR VEHICLE CRASHES | MV CRASH W/INJURY | 372 GRAND AVE, LEONIA BORO, NJ 07605 FORT LEE ROAD & GRAND AVE, LEONIA BORO, NJ | TELEPHONE | REPORT |
| 03/01/2020 02:22 | 20-01698 | NOISE COMPLAINT | NOISE COMPLAINT | 372 GRAND AVE, 1A, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 02/26/2020 16:48 | 20-01596 | MOTOR VEHICLE CRASHES | MV CRASH NO INJURIES | 372 GRAND AVE, LEONIA BORO, NJ 07605 GRAND AVENUE, LEONIA, NJ 07605 | TELEPHONE | REPORT |
| 02/21/2020 18:36 | 20-01476 | FIRE ALARM | ASSISTING-FIRE DEPT | 372 GRAND AVE, LEONIA BORO, NJ 07605 | TELEPHONE | REPORT |
| 01/24/2020 13:43 | 20-00677 | ASSISTING-OTHER AGENCIES | ASSISTING-OTHER AGENCIES | 372 GRAND AVE, APT 7A, LEONIA BORO, NJ 07605 372 GRAND AVE, APT 7A, LEONIA BORO, NJ | TELEPHONE | NFA |
| 01/19/2020 18:16 | 20-00537 | FIRE ALARM | ASSISTING-FIRE DEPT | 372 GRAND AVE, LEONIA BORO, NJ | TELEPHONE | NFA |
| 01/16/2020 16:16 | 20-00446 | ASSIST CITIZEN | SEX OFFENSE | 372 GRAND AVE, 7A, LEONIA, NJ 07605 372 GRAND AVE, 7A, LEONIA BORO, NJ | TELEPHONE | NFA |
| 11/19/2019 18:47 | 19-09818 | FIRE ALARM | ASSISTING-FIRE DEPT | 372 GRAND AVE, 4A, LEONIA BORO, NJ | TELEPHONE | REPORT |
| 11/16/2019 12:01 | 19-09717 | FIRE ALARM | ASSISTING-FIRE DEPT | 372 GRAND AVE, LEONIA BORO, NJ | TELEPHONE | SET OFF BY WORKERS. COMMAND TERMINATED |
| 11/11/2019 20:48 | 19-09568 | DISPUTE | DISPUTE | 372 GRAND AVE, 7A, LEONIA BORO, NJ | 9-1-1 CALL | NFA |
| 11/01/2019 23:07 | 19-09259 | NOISE COMPLAINT | NOISE COMPLAINT | 372 GRAND AVE, 7B, LEONIA BORO, NJ | TELEPHONE | NFA |
| 07/04/2019 16:48 | 19-05849 | FIRE ALARM | ASSISTING-FIRE DEPT | 372 GRAND AVE, LEONIA BORO, NJ | TELEPHONE | COMMAND TERMINATED |
| 04/17/2019 23:10 | 19-03454 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 372 GRAND AVE, Leonia Boro, NJ | MDT | (warning) |
| 03/22/2019 04:32 | 19-02267 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 372 GRAND AVE, 2A, Leonia Boro, NJ | 9-1-1 CALL | CLOSED - NO REPORT |
| 02/04/2019 22:30 | 19-00816 | PARKING VIOLATION COMPLAINT | PARKING VIOLATION COMPLAINT | 372 GRAND AVE, 2B, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 01/09/2019 16:04 | 19-00205 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 372 GRAND AVE, Leonia Boro, NJ | MDT | CLOSED - NO REPORT (warning) |
| 12/25/2018 03:17 | 18-09589 | NOISE COMPLAINT | NOISE COMPLAINT | 372 GRAND AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 12/03/2018 16:09 | 18-09155 | | VEHICLE MAINTENANCE | 372 GRAND AVE, LEONIA, NJ 07605 | RMS | |
| 11/18/2018 12:43 | 18-08818 | PARKING VIOLATION COMPLAINT | PARKING VIOLATION COMPLAINT | 372 GRAND AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT (SUMMONS) |
| 10/27/2018 23:19 | 18-08210 | NOISE COMPLAINT | NOISE COMPLAINT | 372 GRAND AVE, 1st floor, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|------------------------------------|------------------------------------|---|-------------|---|
| 10/10/2018 22:16 | 18-07723 | | ASSIST CITIZEN | 372 GRAND AVE, LEONIA, NJ 07605 5389 ROUTE 447, CANADENSIS, PA 18325 | RMS | |
| 09/19/2018 18:20 | 18-07118 | FIRE ALARM | ASSISTING-FIRE DEPT | 372 GRAND AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 09/10/2018 18:33 | 18-06887 | ANIMAL COMPLAINT | ANIMAL COMPLAINTS ALL | 372 GRAND AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 08/12/2018 22:44 | 18-06211 | PROPERTY DAMAGE REPORT | PROPERTY DAMAGE REPORT | 372 GRAND AVE, 2B, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 07/13/2018 15:40 | 18-05478 | EMOTIONALLY DISTURBED PERSON (EDP) | EMOTIONALLY DISTURBED PERSON (EDP) | 372 GRAND AVE, Apt 7A, Leonia Boro, NJ | 9-1-1 CALL | CLOSED - REPORT (TRANSPORT TO ENGLEWOOD HOSPITAL) |
| 07/04/2018 12:33 | 18-05265 | PARKING VIOLATION COMPLAINT | PARKING VIOLATION COMPLAINT | 372 GRAND AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 06/01/2018 23:25 | 18-04356 | NOISE COMPLAINT | NOISE COMPLAINT | 372 GRAND AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 05/27/2018 09:48 | 18-04195 | PARKING VIOLATION COMPLAINT | PARKING VIOLATION COMPLAINT | 372 GRAND AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 05/19/2018 20:54 | 18-03990 | FIRE ALARM | ASSISTING-FIRE DEPT | 372 GRAND AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 03/27/2018 15:51 | 18-02505 | FIRE ALARM | ASSISTING-FIRE DEPT | 372 GRAND AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 03/02/2018 18:34 | 18-01668 | UTILITIES PROBLEM | ASSIST CITIZEN | 372 GRAND AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 02/13/2018 00:09 | 18-01131 | MOTOR VEHICLE CRASHES | MV CRASH NO INJURIES | 372 GRAND AVE, Leonia Boro, NJ | 9-1-1 CALL | CLOSED - REPORT |
| 02/10/2018 22:07 | 18-01086 | NOISE COMPLAINT | NOISE COMPLAINT | 372 GRAND AVE, 8B, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 01/30/2018 16:56 | 18-00774 | UTILITIES PROBLEM | UTILITIES PROBLEM | 372 GRAND AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 12/01/2017 15:28 | 17-10062 | | MUNICIPAL ORDINANCE VIOLATIONS | 372 GRAND AVENUE, NJ | RMS | |
| 10/25/2017 03:58 | 17-09005 | SUSPICIOUS ACTIVITY | SUSPICIOUS ACTIVITY | 372 GRAND AVE, Leonia Boro, NJ | 9-1-1 CALL | CLOSED - REPORT |
| 10/15/2017 02:11 | 17-08671 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 372 Grand Ave, Leonia, NJ | MDT | CLOSED - NO REPORT (Warn) |
| 09/02/2017 12:17 | 17-07236 | WATER LEAK | WATER LEAK | 372 GRAND AVE, 4A, Leonia Boro, NJ | 9-1-1 CALL | CLOSED - REPORT |
| 04/22/2017 12:37 | 17-03401 | DISPUTE | DISPUTE | 372 GRAND AVE, 8b, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|-----------------------|-----------------------------------|------------------------------------|-------------|--------------------|
| 03/10/2017 21:34 | 17-02183 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 372 GRAND AVE, 1A, Leonia Boro, NJ | 9-1-1 CALL | CLOSED - NO REPORT |
| 01/17/2017 15:52 | 17-00456 | MEDICAL ASSISTANCE | MEDICAL EXAMINER | 372 GRAND AVE, 7A, LEONIA BORO | 9-1-1 CALL | CLOSED - REPORT |
| 01/10/2017 19:42 | 17-00263 | DISPUTE | HARASSMENT | 372 GRAND AVE, apt 1, Leonia Boro | TELEPHONE | CLOSED - REPORT |

Incident/CFS Search List

Agency: LEONIA POLICE DEPARTMENT From Incident Date & Time: 01/01/2017 To Incident Date & Time: 04/27/2022 Address: 380 grand ave Incident Location Only: YES

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|------------------------|-----------------------------------|--|-------------|----------------------------------|
| 11/21/2021 18:30 | 21-07552 | DISABLED MV | DISABLED MV | 380 GRAND AVE, LEONIA BORO, NJ | | NFA |
| 09/10/2021 22:06 | 21-05616 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 380 GRAND AVE, LEONIA BORO, NJ | RADIO | NFA |
| 08/29/2021 22:34 | 21-05277 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 380 GRAND AVE, LEONIA BORO, NJ | RADIO | SUMMONS |
| 01/01/2021 13:55 | 21-00012 | ASSIST CITIZEN | ASSIST CITIZEN | 380 GRAND AVE, LEONIA BORO, NJ 07605 380 GRAND AVE, LEONIA BORO, NJ | TELEPHONE | NFA |
| 05/20/2019 01:34 | 19-04436 | MOTOR VEHICLE CRASHES | DWI-ALCOHOL/UNDER INFL | 380 GRAND AVE, LEONIA BORO, NJ 07605 380 GRAND AVE, LEONIA BORO, NJ | TELEPHONE | COMMAND TERMINATED |
| 11/21/2018 18:09 | 18-08903 | MOTOR VEHICLE CRASHES | PROPERTY DAMAGE REPORT | 380 GRAND AVE, LEONIA, NJ 07605 380 GRAND AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT (summons issued) |

Incident/CFS Search List

Agency: LEONIA POLICE DEPARTMENT From Incident Date & Time: 01/01/2017 To Incident Date & Time: 04/27/2022 Address: 388 grand ave Incident Location Only: YES

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|------------------------|-----------------------------------|---|-------------|--|
| 08/25/2021 18:31 | 21-05163 | FIRES (GENERAL FIRES) | ASSISTING-FIRE DEPT | 388 GRAND AVE, LEONIA BORO, NJ | | NFA |
| 02/06/2021 22:59 | 21-00668 | NOISE COMPLAINT | NOISE COMPLAINT | 388 GRAND AVE, LEONIA BORO, NJ | TELEPHONE | NFA |
| 09/30/2020 17:24 | 20-05038 | MOTOR VEHICLE CRASHES | MV CRASH NO INJURIES | 388 GRAND AVE, LEONIA BORO, NJ GRAND AVE, LEONIA, NJ 07605 | TELEPHONE | NFA |
| 08/27/2020 09:01 | 20-04392 | ALARM OUT OF SERVICE | ALARM OUT OF SERVICE | 388 GRAND AVE, LEONIA BORO, NJ | TELEPHONE | TEST COMPLETE |
| 10/07/2017 13:41 | 17-08400 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 388 GRAND AVE, Leonia Boro, NJ | MDT | CLOSED - REPORT (WARNING) |
| 10/06/2017 10:52 | 17-08347 | NOTIFICATIONS | NOTIFICATIONS | 388 GRAND AVE, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT (all systems back online) |
| 05/20/2017 13:18 | 17-04181 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 388 GRAND AVE, Leonia Boro, NJ | MDT | CLOSED - NO REPORT |
| 01/25/2017 23:01 | 17-00746 | UTILITIES PROBLEM | UTILITIES PROBLEM | 388 GRAND AVE, Leonia Boro | TELEPHONE | CLOSED - REPORT |

Incident/CFS Search List

Agency: LEONIA POLICE DEPARTMENT From Incident Date & Time: 01/01/2017 To Incident Date & Time: 04/27/2022 Address: 392 grand ave Incident Location Only: YES

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|--------------------------------------|------------------------------------|--|-------------|---------------------------|
| 07/24/2021 19:01 | 21-04566 | DISPUTE | DISPUTE | 392 GRAND AVE, LEONIA BORO, NJ | | NFA |
| 05/20/2021 19:06 | 21-03056 | 911 HANG UP / TRANSFER / CHK WELFARE | 911 HANG UP / CHK WELFARE | 392 GRAND AVE, 5, LEONIA BORO, NJ | | NFA |
| 04/21/2021 07:38 | 21-02317 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 392 GRAND AVE, LEONIA BORO, NJ | RADIO | WARNING |
| 06/15/2020 16:45 | 20-03208 | UTILITIES PROBLEM | UTILITIES PROBLEM | 392 GRAND AVE, 4, LEONIA BORO, NJ | TELEPHONE | NFA |
| 08/19/2019 11:54 | 19-07088 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 392 GRAND AVE, LEONIA BORO, NJ | MDT | NFA |
| 03/31/2019 11:15 | 19-02569 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 392 GRAND AVE, 8, Leonia Boro, NJ | 9-1-1 CALL | CLOSED - NO REPORT |
| 02/02/2019 14:46 | 19-00756 | PARKING VIOLATION COMPLAINT | PARKING VIOLATION COMPLAINT | 392 GRAND AVE, 8, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 10/03/2018 10:04 | 18-07514 | PARKING VIOLATION COMPLAINT | ASSIST CITIZEN | 392 GRAND AVE, LEONIA, NJ 07605 392 GRAND AVE, 6, Leonia Boro, NJ | 9-1-1 CALL | CLOSED - REPORT |
| 01/13/2018 21:20 | 18-00306 | WATER LEAKS-MAINS/HYDRANT | WATER LEAKS, MAINS, HYDRANTS, ETC. | 392 GRAND AVE, Leonia Boro, NJ | TELEPHONE | (By status change.) |
| 01/07/2018 20:07 | 18-00146 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 392 GRAND AVE, 7, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 12/31/2017 14:49 | 17-10729 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 392 GRAND AVE, 4, Leonia Boro, NJ | 9-1-1 CALL | CLOSED - NO REPORT |
| 11/20/2017 22:05 | 17-09764 | NOTIFICATIONS | NOTIFICATIONS | 392 GRAND AVE, 3, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 09/25/2017 05:01 | 17-07913 | ALARM - CARBON MONOXIDE ALARM | ASSISTING-FIRE DEPT | 392 GRAND AVE, LEONIA BORO, NJ | 9-1-1 CALL | CLOSED - NO REPORT |
| 08/05/2017 23:00 | 17-06530 | DISPUTE | DISPUTE | 392 GRAND AVE, 8, Leonia Boro, NJ | 9-1-1 CALL | CLOSED - REPORT |
| 07/05/2017 12:17 | 17-05579 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 392 GRAND AVE, 3, Leonia Boro, NJ | MDT | CLOSED - NO REPORT (Warn) |

Incident/CFS Search List

Agency: LEONIA POLICE DEPARTMENT From Incident Date & Time: 01/01/2017 To Incident Date & Time: 04/27/2022 Address: 400 grand ave
No Record Found

Incident/CFS Search List

Agency: LEONIA POLICE DEPARTMENT From Incident Date & Time: 01/01/2017 To Incident Date & Time: 04/27/2022 Address: 400 willow tree road Incident Location Only: YES

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|--|--|---|-------------|--------------------|
| 03/16/2022 13:17 | 22-02014 | ALARM OUT OF SERVICE | ALARM OUT OF SERVICE | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 03/02/2022 12:05 | 22-01699 | ALARM OUT OF SERVICE | ALARM OUT OF SERVICE | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | SYSTEM BACK ONLINE |
| 02/23/2022 07:30 | 22-01483 | ALARM OUT OF SERVICE | ALARM OUT OF SERVICE | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 01/22/2022 07:55 | 22-00585 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 11/20/2021 01:09 | 21-07505 | SUSPICIOUS AUTO | SUSPICIOUS AUTO | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | RADIO | NFA |
| 11/16/2021 00:57 | 21-07361 | FIRE ALARM | ASSISTING-FIRE DEPT | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | REPORT |
| 09/27/2021 12:12 | 21-06083 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | MDT | NFA |
| 09/18/2021 23:48 | 21-05839 | FIRE ALARM | ASSISTING-FIRE DEPT | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 09/01/2021 23:49 | 21-05379 | WATER RESCUE - PD | WATER RESCUE - PD | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | REPORT |
| 05/01/2021 09:57 | 21-02559 | FIRE ALARM | ASSISTING-FIRE DEPT | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | REPORT |
| 11/23/2020 08:20 | 20-06120 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 11/15/2020 20:41 | 20-05955 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | CHECKS SECURE |
| 08/20/2020 08:11 | 20-04285 | DISPUTE | DISPUTE | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 08/19/2020 17:11 | 20-04276 | ASSIST CITIZEN | ASSIST CITIZEN | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 1 WOOD PARK, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 08/17/2020 13:05 | 20-04240 | ALARM OUT OF SERVICE | ALARM OUT OF SERVICE | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 07/19/2020 06:26 | 20-03692 | FIRE ALARM | ASSISTING-FIRE DEPT | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 06/09/2020 07:44 | 20-03128 | ALARM OUT OF SERVICE | ALARM OUT OF SERVICE | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 05/14/2020 09:17 | 20-02735 | ALARM OUT OF SERVICE | ALARM OUT OF SERVICE | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|--|--|---|-------------|---------------------------------|
| 02/28/2020 14:09 | 20-01670 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 400 WILLOW TREE ROAD, 1ST FLOOR, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 01/21/2020 09:12 | 20-00580 | NOTIFICATIONS | NOTIFICATIONS | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | BACK ONLINE |
| 11/27/2019 09:02 | 19-10037 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | TELEPHONE | NFA |
| 11/26/2019 13:50 | 19-10011 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | MDT | WARNING |
| 10/10/2019 11:35 | 19-08617 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 400 WILLOW TREE ROAD, LEONIA BORO, NJ | TELEPHONE | TRANSPORT TO HNH |
| 10/01/2019 11:23 | 19-08384 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 400 WILLOW TREE ROAD, LEONIA BORO, NJ | TELEPHONE | PARTY REFUSED MEDICAL ATTENTION |
| 09/27/2019 08:37 | 19-08265 | FRAUD BAD CHECKS | FRAUD BAD CHECKS | 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 400 WILLOW TREE ROAD, LEONIA BORO, NJ | TELEPHONE | REPORT |
| 08/06/2019 12:02 | 19-06741 | TRAFFIC ENFORCE / STOP | POSS-OPIUM/COCAINE/DERIV | 400 WILLOW TREE ROAD, LEONIA BORO, NJ FORT LEE ROAD, LEONIA, NJ 07605 400 WILLOW TREE ROAD, LEONIA BORO, NJ 07605 | MDT | REPORT |
| 06/09/2019 14:59 | 19-05099 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 400 WILLOW TREE ROAD, LEONIA BORO, NJ | TELEPHONE | NFA |
| 05/23/2019 14:18 | 19-04563 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 400 WILLOW TREE ROAD, LEONIA BORO, NJ | TELEPHONE | SIGNED RMA |
| 02/26/2019 10:11 | 19-01432 | WATER LEAK | WATER LEAK | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 01/15/2019 10:27 | 19-00336 | MEDICAL ALARMS | MEDICAL ALARMS | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 01/03/2019 15:54 | 19-00067 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 12/24/2018 13:25 | 18-09584 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 12/17/2018 13:50 | 18-09440 | FOLLOW UP | COMPUTER CRIMES | 400 WILLOW TREE ROAD, Leonia Boro, NJ | MDT | CLOSED - REPORT |
| 12/12/2018 04:14 | 18-09332 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 11/23/2018 06:25 | 18-08930 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|--|--|---|-------------|--|
| 09/13/2018 11:58 | 18-06968 | DISPUTE | DISPUTE | 400 WILLOW TREE ROAD, Leonia Boro, NJ | 9-1-1 CALL | CLOSED - REPORT (all clear. no complaints to be signed) |
| 08/15/2018 14:39 | 18-06296 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 400 WILLOW TREE ROAD, Leonia Boro, NJ | 9-1-1 CALL | CLOSED - REPORT (1 transported to englewood) |
| 08/13/2018 09:26 | 18-06223 | FIRE ALARM | ASSISTING-FIRE DEPT | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 07/25/2018 07:16 | 18-05743 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 07/24/2018 17:17 | 18-05731 | FIRE ALARM | ASSISTING-FIRE DEPT | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT (SET OFF BY OVEN, COMMAND TERMINATED) |
| 07/14/2018 01:12 | 18-05492 | ALARM BURGLARY OR HOLDUP NON RESIDENCE | ALARM BURGLARY OR HOLDUP NON RESIDENCE | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 05/15/2018 09:11 | 18-03866 | THEFT | THEFT \$200 + ALL OTHERS | 400 WILLOW TREE ROAD, LEONIA, NJ 07605 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 03/09/2018 08:59 | 18-01879 | EMOTIONALLY DISTURBED PERSON (EDP) | EMOTIONALLY DISTURBED PERSON (EDP) | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT (BACK IN THE BORO) |
| 02/26/2018 11:57 | 18-01518 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 02/20/2018 15:20 | 18-01353 | MV THEFT | ASSIST CITIZEN | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT (info taken) |
| 02/06/2018 10:01 | 18-00959 | NOTIFICATIONS | NOTIFICATIONS | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 12/29/2017 08:06 | 17-10665 | NOTIFICATIONS | NOTIFICATIONS | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 10/20/2017 10:16 | 17-08851 | NOTIFICATIONS | NOTIFICATIONS | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 10/12/2017 10:34 | 17-08574 | NOTIFICATIONS | NOTIFICATIONS | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 10/10/2017 08:31 | 17-08475 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 400 WILLOW TREE ROAD, Leonia Boro, NJ | MDT | CLOSED - NO REPORT |
| 10/09/2017 11:25 | 17-08460 | | ADMINISTRATIVE DUTIES | 400 WILLOW TREE ROAD, LEONIA, NJ 07605 | RMS | |

| Report Date / Time | PD Case # | CAD Incident CFS Type | Agency Incident / Actual CFS Type | Location Of Incident | Source Type | CAD Disposition |
|--------------------|-----------|------------------------|-----------------------------------|--|-------------|--|
| 10/06/2017 10:34 | 17-08346 | TRAFFIC ENFORCE / STOP | TRAFFIC ENFORCE / STOP | 400 WILLOW TREE ROAD, Leonia Boro, NJ | MDT | CLOSED - REPORT (1 summons issued) |
| 07/22/2017 18:20 | 17-06077 | FIRE ALARM | ASSISTING-FIRE DEPT | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 06/29/2017 14:24 | 17-05442 | SUSPICIOUS ACTIVITY | SUSPICIOUS ACTIVITY | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT |
| 06/26/2017 09:24 | 17-05364 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 400 WILLOW TREE ROAD, Leonia Boro, NJ | 9-1-1 CALL | CLOSED - REPORT (signed rma) |
| 06/14/2017 08:27 | 17-05026 | NOTIFICATIONS | NOTIFICATIONS | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 06/05/2017 10:33 | 17-04694 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 400 WILLOW TREE ROAD, Leonia Boro, NJ | 9-1-1 CALL | CLOSED - REPORT |
| 05/22/2017 10:08 | 17-04233 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 400 WILLOW TREE ROAD, 1st floor, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 04/19/2017 08:05 | 17-03304 | MEDICAL ASSISTANCE | MEDICAL ASSISTANCE | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 04/14/2017 01:52 | 17-03207 | SUSPICIOUS ACTIVITY | SUSPICIOUS ACTIVITY | 400 Willow Tree Road, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 03/30/2017 07:13 | 17-02745 | FIRE ALARM | ASSISTING-FIRE DEPT | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - REPORT (ALARM SET OFF BY AN OVERHEATED APPLIANCE. COMMAND TERMINATED) |
| 03/17/2017 08:41 | 17-02362 | NOTIFICATIONS | NOTIFICATIONS | 400 WILLOW TREE ROAD, Leonia Boro, NJ | TELEPHONE | CLOSED - NO REPORT |
| 02/27/2017 10:07 | 17-01820 | FIRE ALARM | ASSISTING-FIRE DEPT | 400 WILLOW TREE ROAD, Leonia Boro | TELEPHONE | CLOSED - NO REPORT |
| 02/23/2017 07:48 | 17-01685 | TRAFFIC ENFORCE / STOP | WARRANTS- OTHER AGENCIES | 400 WILLOW TREE ROAD, Leonia Boro | MDT | CLOSED - REPORT |
| 02/10/2017 13:00 | 17-01271 | | PROPERTY DAMAGE REPORT | 400 WILLOW TREE ROAD, LEONIA, NJ 07605 | RMS | |
| 01/25/2017 08:00 | 17-00721 | NOTIFICATIONS | NOTIFICATIONS | 400 WILLOW TREE ROAD, Leonia Boro | TELEPHONE | CLOSED - NO REPORT |

Appendix D: Building Permit Summary

List of Permits - by Block/Lot/Qualifier (from 01/01/1995 to 04/20/2022)

Block: 801 Lot: 2 Qualifier:

| Permit # | Block | Lot | Qual | Use Group | Work Description | | | | |
|-------------|--------------------------------|-----|------|-----------|---------------------------------|-------------|---------------|-----------------------|--|
| Date Issued | Work Site | | | Census | | | | | |
| Status | Owner Name | | | Work Type | | Area (Sqft) | Volume (Cuft) | Value of Construction | |
| 01-264 | 801 | 2 | | B | ELECTRICAL RENO | | | | |
| 11/01/2001 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KURTZ,ANTHONY AND NORA III LLC | | | ALT | | 0 | 0 | \$3,000.00 | |
| 02-021 | 801 | 2 | | B | INTERIOR RENOVATIONS | | | | |
| 01/22/2002 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KURTZ,ANTHONY AND NORA III LLC | | | ALT | | 0 | 0 | \$6,850.00 | |
| 02-022 | 801 | 2 | | B | INTERIOR DEMOLITION | | | | |
| 01/22/2002 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KURTZ,ANTHONY AND NORA III LLC | | | ALT | | 0 | 0 | \$11,500.00 | |
| 02-096 | 801 | 2 | | B | INTERIOR RENOVATIONS | | | | |
| 04/18/2002 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KURTZ,ANTHONY AND NORA III LLC | | | ALT | | 0 | 0 | \$30,150.00 | |
| 02-158 | 801 | 2 | | B | INTERIOR WORK | | | | |
| 06/04/2002 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KURTZ,ANTHONY AND NORA III LLC | | | ALT | | 0 | 0 | \$24,500.00 | |
| 02-234 | 801 | 2 | | B | INTERIOR RENOVATIONS | | | | |
| 07/31/2002 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KURTZ,ANTHONY AND NORA III LLC | | | ALT | | 0 | 0 | \$6,800.00 | |
| 03-314 | 801 | 2 | | B | | | | | |
| 08/01/2003 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KURTZ,ANTHONY AND NORA III LLC | | | ALT | | 0 | 0 | \$5,400.00 | |
| 07-098 | 801 | 2 | | B | CONNECT FIRE ALARM | | | | |
| 04/11/2007 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KURTZ,ANTHONY AND NORA III LLC | | | ALT | | 0 | 0 | \$884.00 | |
| 07-113 | 801 | 2 | | B | INSTALL FIRE SUPPRESSION SYSTEM | | | | |
| 04/27/2007 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KURTZ,ANTHONY AND NORA III LLC | | | ALT | | 0 | 0 | \$5,300.00 | |
| 07-316 | 801 | 2 | | B | INTERIOR WALL CONSTRUCTION | | | | |
| 10/17/2007 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KURTZ,ANTHONY AND NORA III LLC | | | ALT | | 0 | 0 | \$15,700.00 | |
| 07-316+A | 801 | 2 | | B | INTERIOR WALL | | | | |
| 11/21/2007 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| OPEN | KURTZ,ANTHONY AND NORA III LLC | | | ALT | | 0 | 0 | \$80,650.00 | |

List of Permits - by Block/Lot/Qualifier (from 01/01/1995 to 04/20/2022)

Block: 801 Lot: 2 Qualifier:

220

| Permit # | Block | Lot | Qual | Use Group | Work Description | | | | |
|-------------|--------------------------------|-----|------|-----------|--|-------------|---------------|-----------------------|--|
| Date Issued | Work Site | | | Census | | | | | |
| Status | Owner Name | | | Work Type | | Area (Sqft) | Volume (Cuft) | Value of Construction | |
| 07-316+B | 801 | 2 | | B | SUPPRESSION HEAD | | | | |
| 01/04/2008 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| OPEN | KURTZ,ANTHONY AND NORA III LLC | | | ALT | | 0 | 0 | \$5,000.00 | |
| 07-316+C | 801 | 2 | | B | INTERIOR WALL | | | | |
| 04/23/2008 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| OPEN | KURTZ,ANTHONY AND NORA III LLC | | | ALT | | 0 | 0 | \$500.00 | |
| 07-345 | 801 | 2 | | B | INSTALL NEW SIGN ON GRANITE PER PLANS | | | | |
| 10/30/2007 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$20,000.00 | |
| 07-350 | 801 | 2 | | B | RELAY WITH ENCLOSURE FOR CONNECTION OF MAGLOCK POWER SUPPLY PANEL | | | | |
| 10/29/2007 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$898.00 | |
| 08-104 | 801 | 2 | | B | ALARM SYSTEM | | | | |
| 04/07/2008 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KURTZ,ANTHONY AND NORA III LLC | | | ALT | | 0 | 0 | \$1,750.00 | |
| 08-212 | 801 | 2 | | B | INSTALL NEW ALARM SYSTEM | | | | |
| 07/09/2008 | 1 WILLOW TREE ROAD KULITE | | | 999 | | | | | |
| CLOSED | KURTZ,ANTHONY AND NORA III LLC | | | ALT | | 0 | 0 | \$30,417.00 | |
| 08-383 | 801 | 2 | | B | INSTALL PIPING FOR LIQUID NITROGEN USE TO EXTEND EXISTING LI | | | | |
| 11/21/2008 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KURTZ,ANTHONY AND NORA III LLC | | | ALT | | 0 | 0 | \$37,000.00 | |
| 08-384 | 801 | 2 | | B | INSTALL NEW 12FT X 12 FT CONCRETE PAD FOR LIQUID NITROGEN T SUBMITTED DWGS | | | | |
| 11/24/2008 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KURTZ,ANTHONY AND NORA III LLC | | | ALT | | 0 | 0 | \$20,000.00 | |
| 08-384+A | 801 | 2 | | B | FIXTURES F/PAD | | | | |
| 03/27/2009 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| OPEN | KURTZ,ANTHONY AND NORA III LLC | | | ALT | | 0 | 0 | \$2,000.00 | |
| 11-036 | 801 | 2 | | B | INSTALL 30 KVA TRANSFORMER WITH BUS DUCT SWITCH AND SERVICE FOR EB WELDER MACHINE | | | | |
| 02/10/2011 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$800.00 | |
| 11-129 | 801 | 2 | | B | INSTALL PRODUCTION BENCHES, RECEPTACLES USING "3000" WIRE MO BUS DUCT SWITCHES | | | | |
| 04/21/2011 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$5,000.00 | |

List of Permits - by Block/Lot/Qualifier (from 01/01/1995 to 04/20/2022)

Block: 801 Lot: 2 Qualifier:

221

| Permit # | Block | Lot | Qual | Use Group | Work Description | | | | |
|-------------|-----------------------|-----|------|-----------|--|-------------|---------------|-----------------------|--|
| Date Issued | Work Site | | | Census | | | | | |
| Status | Owner Name | | | Work Type | | Area (Sqft) | Volume (Cuft) | Value of Construction | |
| 11-201 | 801 | 2 | | F-2 | INSTALL NEW CIRCUIT FOR SOLENOID SHUT OFF VALVE | | | | |
| 06/06/2011 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$800.00 | |
| 11-303 | 801 | 2 | | F-2 | INSTALL A LOW OXYGEN ALARM SYSTEM WITH A NITROGEN SHUT OFF V | | | | |
| 08/17/2011 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$2,100.00 | |
| 11-304 | 801 | 2 | | F-2 | ADD 4 SPRINKLER HEADS BENEATH DUCTWORK, RELOCATE 1 HEAD | | | | |
| 08/17/2011 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$2,525.00 | |
| 11-337 | 801 | 2 | | F-2 | EXISTING EXISTING DUCTWORK TO CONNECT NEW TEST CHAMBERS | | | | |
| 09/20/2011 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$4,050.00 | |
| 12-038 | 801 | 2 | | F-2 | SPRINKLER HEAD | | | | |
| 01/31/2012 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$500.00 | |
| 12-128 | 801 | 2 | | F-2 | FLAG POLE LIGHTING | | | | |
| 04/04/2012 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$1,000.00 | |
| 12-402 | 801 | 2 | | F-2 | REMOVE SHOWERS AND LOCKER ROOM FROM 2ND FL BATHROOM AND CREATE 2 SINGLE BATHROOMS PER PLANS. RELOCATE 2 SPRINKLER HEADS FOR EXISTING | | | | |
| 10/15/2012 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$72,460.00 | |
| 12-402+A | 801 | 2 | | F-2 | HORNSTROBES | | | | |
| 10/17/2012 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| OPEN | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$500.00 | |
| 12-444 | 801 | 2 | | F-2 | REPLACEMENT O 2 AC ONLY ROOF TOP UNITS | | | | |
| 11/30/2012 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$108,500.00 | |
| 13-027 | 801 | 2 | | F-2 | INSTALL 3 NEW PENDANT SPRINKLER WED HEADS IN 3RD FLOOR LAB | | | | |
| 01/24/2013 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$1,442.00 | |
| 13-108 | 801 | 2 | | F-2 | REPLACE 2 6" OS AND Y VALVES ON SUPPRESSION SYSTEM | | | | |
| 03/28/2013 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$3,460.00 | |

List of Permits - by Block/Lot/Qualifier (from 01/01/1995 to 04/20/2022)

Block: 801 Lot: 2 Qualifier:

| Permit # | Block | Lot | Qual | Use Group | Work Description | | | | |
|-------------|--------------------------------------|-----|-----------|-----------|---|-------------|---------------|-----------------------|--|
| Date Issued | Work Site | | Census | | | | | | |
| Status | Owner Name | | Work Type | | | Area (Sqft) | Volume (Cuft) | Value of Construction | |
| 14-110 | 801 | 2 | | F-2 | ROOF | | | | |
| 04/11/2014 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$75,000.00 | |
| 15-097 | 801 | 2 | | F-2 | INSTALL REMOTE TEST SWITCH AND TIE IN SECOND FLOOR-SOUTH SIDE | | | | |
| 03/24/2015 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$530.00 | |
| 15-195 | 801 | 2 | | F-2 | CONSTRUCT HANDICAP RAMP PER PLANS | | | | |
| 05/15/2015 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$26,000.00 | |
| 15-317 | 801 | 2 | | F-2 | FOOTINGS FOR THE INSTALATION OF POLE FIXTURES | | | | |
| 08/17/2015 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$25,000.00 | |
| 16-080 | 801 | 2 | | F-2 | REPLACE EXISTING KITCHEN CABINETS INSTALL NEW FLOORAND REPLA RENOVATE KITCHEN NEW APPLIANCES AND LIGHTING FIXTURES | | | | |
| 03/02/2016 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$18,500.00 | |
| 16-205 | 801 | 2 | | F-2 | REMOVE EXISTING CONCRETE PAD AND INSTALL NEW CONCRETE TANK P INSTALL 11,000 GALLON NITROGEN TANK. INSTALL 8' HIGH NON CLIMBABLE | | | | |
| 05/19/2016 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$55,500.00 | |
| 16-553 | 801 | 2 | | F-2 | REPLACE EMPLOYEE ENTRANCE EXTERIOR AND INTERIOR SWINGING DOO SLIDING DORS. DOORS LOCATED ON NORTH SIDE OF BUILDING | | | | |
| 11/29/2016 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$23,000.00 | |
| 17-111 | 801 | 2 | | F-2 | WIRING FOR DOORS AND AIR HANDLER | | | | |
| 03/16/2017 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$5,000.00 | |
| 17-332 | 801 | 2 | | F-2 | REPLACE 2 WATER HEATERS | | | | |
| 07/31/2017 | 1 WILLOW TREE ROAD WATER HEATER | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$10,350.00 | |
| 18-392 | 801 | 2 | | F-2 | RENOVATE 1ST FLOOR TEST AREA INTO NEW LASER AREA AS PER PLAN | | | | |
| 09/20/2018 | 1 WILLOW TREE ROAD RENOVATE INTERIOR | | | 999 | | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$55,500.00 | |
| 19-193 | 801 | 2 | | F-2 | RENOVATE INTERIOR | | | | |
| 05/07/2019 | 1 WILLOW TREE ROAD | | | 999 | | | | | |
| OPEN | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$33,120.00 | |

List of Permits - by Block/Lot/Qualifier (from 01/01/1995 to 04/20/2022)

Block: 801 Lot: 2 Qualifier:

| Permit # | Block | Lot | Qual | Use Group | Work Description | | | |
|-------------|--------------------------------|-----|-----------|-----------|-----------------------------|-------------|---------------|-----------------------|
| Date Issued | Work Site | | Census | | | | | |
| Status | Owner Name | | Work Type | | | Area (Sqft) | Volume (Cuft) | Value of Construction |
| 19-552 | 801 | 2 | | F-2 | RENOVATE INTERIOR | | | |
| 12/17/2019 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| OPEN | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$53,499.00 |
| 19-557 | 801 | 2 | | F-2 | ALARM SYSTEM | | | |
| 12/19/2019 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| CLOSED | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$38,258.00 |
| 20-070 | 801 | 2 | | F-2 | A/C | | | |
| 02/21/2020 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| OPEN | KULITE SEMI CONDUCTOR | | | ALT | | 0 | 0 | \$44,496.00 |
| 21-103 | 801 | 2 | | F-2 | GENERATOR WITH CONCRETE PAD | | | |
| 03/24/2021 | 1 WILLOW TREE RD | | | 999 | | | | |
| OPEN | KURTZ ANTHONY AND NORA III LLC | | | ALT | | 0 | 0 | \$380,000.00 |
| 950223 | 801 | 2 | | F-2 | | | | |
| 02/28/1995 | 1 WILLOW TREE ROA | | | 999 | | | | |
| OPEN | KULITE - RECEPTCLS/FEEDER | | | ALT | | 0 | 0 | \$750.00 |
| 9504-06 | 801 | 2 | | R-4 | | | | |
| 04/06/1995 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| OPEN | KULITE RETORFIT LIGHTING | | | ALT | | 0 | 0 | \$15,300.00 |
| 9512-22 | 801 | 2 | | R-4 | | | | |
| 12/27/1995 | 1 WILLOW TREE ROA | | | 999 | | | | |
| OPEN | KULITE - RENOVATE OFFICES | | | ALT | | 0 | 0 | \$2,000.00 |
| 9601-01 | 801 | 2 | | F-2 | | | | |
| 01/02/1996 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| OPEN | KULITE SEMI-CONDUCTOR RENOVA | | | ALT | | 0 | 0 | \$800.00 |
| 9603-4 | 801 | 2 | | R-3 | | | | |
| 03/05/1996 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| OPEN | KULITE - OFFICE SPACE | | | ALT | | 0 | 0 | \$600.00 |
| 9608-010 | 801 | 2 | | R-3 | | | | |
| 08/09/1996 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| CLOSED | KULITE SEMI - ELECT/NEW ROOM | | | ALT | | 0 | 0 | \$20,000.00 |
| 9608-010+A | 801 | 2 | | R-3 | | | | |
| 09/04/1996 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| OPEN | KULITE SEMI - ELECT/NEW ROOM | | | ALT | | 0 | 0 | \$25,000.00 |

List of Permits - by Block/Lot/Qualifier (from 01/01/1995 to 04/20/2022)

Block: 801 Lot: 2 Qualifier:

| Permit # | Block | Lot | Qual | Use Group | Work Description | | | |
|-------------|------------------------------|-----|-----------|-----------|------------------|-------------|---------------|-----------------------|
| Date Issued | Work Site | | Census | | | | | |
| Status | Owner Name | | Work Type | | | Area (Sqft) | Volume (Cuft) | Value of Construction |
| 9608-010+B | 801 | 2 | | R-3 | | | | |
| 09/04/1996 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| OPEN | KULITE SEMI - ELECT/NEW ROOM | | | ALT | | 0 | 0 | \$13,000.00 |
| 9609-038 | 801 | 2 | | U | | | | |
| 09/26/1996 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| OPEN | KULITE - ELECTRICAL | | | ALT | | 0 | 0 | \$7,555.00 |
| 9705-29 | 801 | 2 | | B | | | | |
| 05/20/1997 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| CLOSED | KULITE - RENOVATIONS | | | ALT | | 0 | 0 | \$3,000.00 |
| 9706-15 | 801 | 2 | | U | | | | |
| 06/10/1997 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| OPEN | KULITE - SPRINKLER HEADS | | | ALT | | 0 | 0 | \$1,773.00 |
| 9803-14 | 801 | 2 | | U | | | | |
| 03/17/1998 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| CLOSED | KULITE - GATES | | | ALT | | 0 | 0 | \$1,938.00 |
| 9805-27 | 801 | 2 | | U | | | | |
| 05/21/1998 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| OPEN | KULITE - AC/SUB PANELS | | | ALT | | 0 | 0 | \$15,000.00 |
| 9807-27 | 801 | 2 | | U | | | | |
| 05/21/1998 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| OPEN | KULITE - AC\SUB PANELS | | | ALT | | 0 | 0 | \$15,000.00 |
| 9906-34 | 801 | 2 | | U | | | | |
| 06/18/1999 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| OPEN | KULITE - CONCRETE TANK PAD | | | ALT | | 0 | 0 | \$12,000.00 |
| 9908-05 | 801 | 2 | | U | | | | |
| 08/04/1999 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| OPEN | KULITE - TANK | | | ALT | | 0 | 0 | \$7,000.00 |

List of Permits - by Block/Lot/Qualifier (from 01/01/1995 to 04/20/2022)

Block: 802 Lot: 1 Qualifier:

| Permit # | Block | Lot | Qual | Use Group | Work Description | | | |
|-------------|-------------------------------|-----|-----------|-----------|---|-------------|---------------|-----------------------|
| Date Issued | Work Site | | Census | | | | | |
| Status | Owner Name | | Work Type | | | Area (Sqft) | Volume (Cuft) | Value of Construction |
| 0102-16 | 802 | 1 | | B | | | | |
| 02/15/2001 | 120 SCHOR AVENUE | | | 999 | | | | |
| OPEN | MINMETALS INC | | | ALT | | 0 | 0 | \$2,100.00 |
| 0103-06 | 802 | 1 | | B | | | | |
| 03/06/2001 | 120 SCHOR AVENUE | | | 999 | | | | |
| OPEN | MINMETALS INC-SIGN | | | ALT | | 0 | 0 | \$2,000.00 |
| 05-055 | 802 | 1 | | B | FIRE CONTROL PANEL UPGRADE LOW VOLTAGE | | | |
| 02/16/2005 | 120 SCHOR AVE | | | 999 | | | | |
| CLOSED | MLM ASSOCIATES, ATTN K HUANG | | | NEW | | 0 | 0 | \$3,388.00 |
| 05-197 | 802 | 1 | | A-1 | ADDING CARD READERS AND INTERCOM 4 DOOR CONTACTS, 4 CARD READERS, 3 INTERCOMS AND 1 CONTROL | | | |
| 06/01/2005 | 120 SCHOR AVE | | | 999 | | | | |
| CLOSED | MLM ASSOCIATES, ATTN K HUANG | | | NEW | | 0 | 0 | \$2,395.00 |
| 05-198 | 802 | 1 | | A-1 | INSTALL 1 CAMERA AND 2 MONITORS | | | |
| 06/01/2005 | 120 SCHOR AVE MINMETALS | | | 999 | | | | |
| CLOSED | MLM ASSOCIATES, ATTN K HUANG | | | NEW | | 0 | 0 | \$1,976.00 |
| 05-378 | 802 | 1 | | M | ALARM SYSTEM | | | |
| 10/07/2005 | 120 SCHOR AVE | | | 999 | | | | |
| CLOSED | MLM ASSOCIATES, ATTN K HUANG | | | ALT | | 0 | 0 | \$2,508.00 |
| 05-447 | 802 | 1 | | F-2 | CARD ACCESS FOR BURGLAR USE ONLY | | | |
| 11/23/2005 | 120 SCHOR AVE KULIT SEMI COND | | | 999 | | | | |
| CLOSED | MLM ASSOCIATES, ATTN K HUANG | | | ALT | | 0 | 0 | \$5,198.00 |
| 08-073 | 802 | 1 | | F-2 | ALARM SYSTEM | | | |
| 03/11/2008 | 120 SCHOR AVE KULIT SEMI COND | | | 999 | | | | |
| OPEN | MLM ASSOCIATES, ATTN K HUANG | | | ALT | | 0 | 0 | \$2,000.00 |

List of Permits - by Block/Lot/Qualifier (from 01/01/1995 to 04/20/2022)

Block: 802 Lot: 2 Qualifier:

| Permit # | Block | Lot | Qual | Use Group | Work Description | | | |
|-------------|------------------------|-----|------|-----------|---|-------------|---------------|-----------------------|
| Date Issued | Work Site | | | Census | | | | |
| Status | Owner Name | | | Work Type | | Area (Sqft) | Volume (Cuft) | Value of Construction |
| 02-425 | 802 | 2 | | A-4 | OIL TO OIL BOILER REPLACEMENT | | | |
| 12/12/2002 | 124 SCHOR AVE | | | 999 | | | | |
| CLOSED | MT ZION BAPTIST CHURCH | | | ALT | | 0 | 0 | \$4,400.00 |
| 10-198 | 802 | 2 | | A-4 | INSTALL NEW CHIMNEY LINER | | | |
| 06/15/2010 | 124 SCHOR AVE | | | 999 | | | | |
| CLOSED | MT ZION BAPTIST CHURCH | | | ALT | | 0 | 0 | \$1,600.00 |
| 10-200 | 802 | 2 | | A-4 | INSTALL EXIT AND EMERGENCY LIGHTS PER PLANS | | | |
| 06/15/2010 | 124 SCHOR AVE | | | 999 | | | | |
| CLOSED | MT ZION BAPTIST CHURCH | | | ALT | | 0 | 0 | \$2,400.00 |
| 11-240 | 802 | 2 | | A-4 | ENCLOSING STAIRCASE AND INSTALL NEW DOORS PER PLANS | | | |
| 06/28/2011 | 124 SCHOR AVE | | | 999 | | | | |
| CLOSED | MT ZION BAPTIST CHURCH | | | ALT | | 0 | 0 | \$6,500.00 |
| 20-015 | 802 | 2 | | A-4 | INSTALL NEW SIGN BOX W/ LED LIGHTS | | | |
| 01/15/2020 | 124 SCHOR AVE | | | 999 | | | | |
| CLOSED | MT ZION BAPTIST CHURCH | | | ALT | | 0 | 0 | \$900.00 |

List of Permits - by Block/Lot/Qualifier (from 01/01/1995 to 04/20/2022)

Block: 802 Lot: 20 Qualifier:

| Permit # | Block | Lot | Qual | Use Group | Work Description | | | |
|-------------|-------------------------|-----|------|-----------|--|-------------|---------------|-----------------------|
| Date Issued | Work Site | | | Census | | | | |
| Status | Owner Name | | | Work Type | | Area (Sqft) | Volume (Cuft) | Value of Construction |
| 010538 | 802 | 20 | | B | | | | |
| 05/31/2001 | 2 WILLOW TREE ROADU | | | 999 | | | | |
| OPEN | KULITE | | | ALT | | 0 | 0 | \$3,000.00 |
| 0105-39 | 802 | 20 | | B | | | | |
| 05/31/2001 | 2 WILLOW TREE ROADU | | | 999 | | | | |
| OPEN | KULITE | | | ALT | | 0 | 0 | \$1,000.00 |
| 01-108 | 802 | 20 | | B | INTERIOR RENOVATIONS | | | |
| 07/23/2001 | 2 WILLOW TREE ROADU | | | 999 | | | | |
| CLOSED | KULITE | | | ALT | | 0 | 0 | \$16,900.00 |
| 08-207 | 802 | 20 | | B | INSTALL PAD FOR NITROGEN TANK | | | |
| 07/07/2008 | 2 WILLOW TREE RD | | | 999 | | | | |
| CLOSED | KURTZ,ANTHONY D.II LLC | | | ALT | | 0 | 0 | \$12,000.00 |
| 09-077 | 802 | 20 | | B | REPLACE ALARM DEVICES | | | |
| 04/06/2009 | 2 WILLOW TREE RD | | | 999 | | | | |
| CLOSED | KURTZ,ANTHONY D.II LLC | | | ALT | | 0 | 0 | \$17,500.00 |
| 12-178 | 802 | 20 | | B | ADD 2 NEW SPRINKLER HEADS | | | |
| 05/11/2012 | 2 WILLOW TREE RD | | | 999 | | | | |
| CLOSED | KURTZ,ANTHONY D.II LLC | | | ALT | | 0 | 0 | \$826.00 |
| 12-334 | 802 | 20 | | B | RENOVATIONS PER PLANS, MOVE WALLS, EXTEND EXISTING EXHAUST, BENCHES INSTALL NEW BENCHES, RELOCATE HALLWAY DOOR TO NEW LOCATION | | | |
| 08/16/2012 | 2 WILLOW TREE RD | | | 999 | | | | |
| CLOSED | KURTZ,ANTHONY D.II LLC | | | ALT | | 0 | 0 | \$55,452.00 |
| 13-028 | 802 | 20 | | F-2 | REPLACE 62 DRY PENDANT SPRINKLER HEADS IN PARKING GARAGE | | | |
| 01/24/2013 | 2 WILLOW TREE RD | | | 999 | | | | |
| CLOSED | KURTZ,ANTHONY D.II LLC | | | ALT | | 0 | 0 | \$8,807.00 |
| 13-270 | 802 | 20 | | F-2 | REPLACE 2 EXISTING ROOF TOP HVAC UNITS | | | |
| 06/24/2013 | 2 WILLOW TREE RD | | | 999 | | | | |
| CLOSED | KURTZ,ANTHONY D.II LLC | | | ALT | | 0 | 0 | \$109,000.00 |
| 16-079 | 802 | 20 | | F-2 | ADDING 2 DUCT DETECTORS TIE-INS ON THIRD FLOOR EXISTINGS TES RELOCATED TO COMMON HALLWAY | | | |
| 03/02/2016 | 2 WILLOW TREE RD | | | 999 | | | | |
| CLOSED | KURTZ,ANTHONY D.II LLC | | | ALT | | 0 | 0 | \$4,413.00 |
| 17-336 | 802 | 20 | | F-2 | ALARM UPGRADE | | | |
| 08/01/2017 | 2 WILLOW TREE RD KULITE | | | 999 | | | | |
| CLOSED | KURTZ,ANTHONY D.II LLC | | | ALT | | 0 | 0 | \$1,874.00 |

List of Permits - by Block/Lot/Qualifier (from 01/01/1995 to 04/20/2022)

Block: 802 Lot: 20 Qualifier:

| Permit # | Block | Lot | Qual | Use Group | Work Description | | | |
|-------------|--------------------------------|-----|-----------|-------------------|---|-------------|---------------|-----------------------|
| Date Issued | Work Site | | Census | | | | | |
| Status | Owner Name | | Work Type | | | Area (Sqft) | Volume (Cuft) | Value of Construction |
| 19-315 | 802 | 20 | | F-2 | INSTALLATION OF LOW VOLTAGE FIRE ALARM SYSTEM | | | |
| 07/22/2019 | 2 WILLOW TREE RD | | | FIRE ALARM SYSTEM | 999 | | | |
| CLOSED | KULITE SEMICONDUCTOR PRODUCTS | | | ALT | | 0 | 0 | \$47,700.00 |
| 2003-07 | 802 | 20 | | U | | | | |
| 03/07/2000 | 2 WILLOW TREE ROADU | | | 999 | | | | |
| OPEN | KULITE - ELECT/PLUM/FIRE-SPRIN | | | ALT | | 0 | 0 | \$64,000.00 |
| 20-255 | 802 | 20 | | F-2 | A/C ROOFTOP | | | |
| 09/02/2020 | 2 WILLOW TREE RD | | | 999 | | | | |
| OPEN | KULITE SEMICONDUCTOR PRODUCTS | | | ALT | | 0 | 0 | \$57,200.00 |
| 9808-18 | 802 | 20 | | U | | | | |
| 08/14/1998 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| CLOSED | KULITE - SEWER OPENING | | | ALT | | 0 | 0 | \$3,000.00 |
| 9904-11 | 802 | 20 | | B | | | | |
| 04/12/1999 | 2 WILLOW TREE ROAD | | | 999 | | | | |
| CLOSED | KULITE - ANTHONY D. KURTZ | | | NEW | | 20031 | 373745 | \$2,850,000.00 |
| 9910-27 | 802 | 20 | | U | | | | |
| 10/29/1999 | 2 WILLOW TREE ROADU | | | 999 | | | | |
| OPEN | KULITE - ELECT/PLUM/FIRE | | | ALT | | 0 | 0 | \$500.00 |
| 9910-27+A | 802 | 20 | | U | | | | |
| 12/27/1999 | 2 WILLOW TREE ROADU | | | 999 | | | | |
| OPEN | KULITE - ELECT/PLUM/FIRE | | | ALT | | 0 | 0 | \$0.00 |
| 9910-27+B | 802 | 20 | | U | | | | |
| 12/27/1999 | 2 WILLOW TREE ROADU | | | 999 | | | | |
| OPEN | KULITE - ELECT/PLUM/FIRE | | | ALT | | 0 | 0 | \$0.00 |
| 9911-23 | 802 | 20 | | U | | | | |
| 11/18/1999 | 2 WILLOW TREE ROADU | | | 999 | | | | |
| OPEN | KULITE - ELECT/PLUM/FIRE | | | ALT | | 0 | 0 | \$1,000.00 |

List of Permits - by Block/Lot/Qualifier (from 01/01/1995 to 04/20/2022)

Block: 802 Lot: 21 Qualifier:

| Permit # | Block | Lot | Qual | Use Group | Work Description | | | |
|-------------|---------------------------------------|-----|------|-----------|---|-------------|---------------|-----------------------|
| Date Issued | Work Site | | | Census | | | | |
| Status | Owner Name | | | Work Type | | Area (Sqft) | Volume (Cuft) | Value of Construction |
| 04-218 | 802 | 21 | | B | REPLACE CONCRETE PAD OVER UST | | | |
| 06/24/2004 | 400 WILLOW TREE RD | | | 999 | | | | |
| CLOSED | BERK-COHEN ASSOC AT WILLOW TRE | | | ALT | | 0 | 0 | \$18,500.00 |
| 06-283 | 802 | 21 | | B | ERECT ROOM PER PLANS | | | |
| 07/24/2006 | 400 WILLOW TREE RD AXA EQUITABLE LIFE | | | 999 | | | | |
| CLOSED | BERK-COHEN ASSOC AT WILLOW TRE | | | ALT | | 0 | 0 | \$255,300.00 |
| 06-283+A | 802 | 21 | | B | AC | | | |
| 09/11/2006 | 400 WILLOW TREE RD | | | 999 | | | | |
| OPEN | BERK-COHEN ASSOC AT WILLOW TRE | | | ALT | | 0 | 0 | \$8,000.00 |
| 06-292 | 802 | 21 | | B | FIRE SUPPRESSION SYSTEM | | | |
| 07/31/2006 | 400 WILLOW TREE RD | | | 999 | | | | |
| CLOSED | BERK-COHEN ASSOC AT WILLOW TRE | | | ALT | | 0 | 0 | \$21,427.00 |
| 07-161 | 802 | 21 | | B | INSTALL 1 2500KVA TRANSFORMER | | | |
| 06/04/2007 | 400 WILLOW TREE RD AXA TECHNOLOGIES | | | 999 | | | | |
| CLOSED | BERK-COHEN ASSOC AT WILLOW TRE | | | ALT | | 0 | 0 | \$10,000.00 |
| 07-162 | 802 | 21 | | B | INSTALL 1 1600 AMP GENERATOR FEEDER | | | |
| 06/04/2007 | 400 WILLOW TREE RD AXA TECHNOLOGY | | | 999 | | | | |
| CLOSED | BERK-COHEN ASSOC AT WILLOW TRE | | | ALT | | 0 | 0 | \$40,000.00 |
| 08-209 | 802 | 21 | | B | INSTALL PORTABLE AC 35 TON UNIT | | | |
| 07/10/2008 | 400 WILLOW TREE RD AXA TECHNOLOGY | | | 999 | | | | |
| CLOSED | BERK-COHEN ASSOC AT WILLOW TRE | | | ALT | | 0 | 0 | \$50,000.00 |
| 09-065 | 802 | 21 | | B | RESURFACING OVER 30,700 SF USING ASPHALT AND POLYSTER. NO OPE ROOF DURING ROOFING PROCESS | | | |
| 03/24/2009 | 400 WILLOW TREE RD | | | 999 | | | | |
| CLOSED | BERK-COHEN ASSOC AT WILLOW TRE | | | ALT | | 0 | 0 | \$53,000.00 |
| 10-217 | 802 | 21 | | B | INFILL TWO OPENINGS IN BUILDING EXTERIOR EIFS PER PLANS | | | |
| 06/29/2010 | 400 WILLOW TREE RD | | | 999 | | | | |
| CLOSED | KULITE | | | ALT | | 0 | 0 | \$25,000.00 |
| 10-337 | 802 | 21 | | B | INSTALL FIRE ALARM SYSTEM | | | |
| 09/29/2010 | 400 WILLOW TREE RD | | | 999 | | | | |
| CLOSED | KULITE | | | ALT | | 0 | 0 | \$11,500.00 |
| 10-346 | 802 | 21 | | B | REPLACE SPRINKLER SYSTEM | | | |
| 10/12/2010 | 400 WILLOW TREE RD | | | 999 | | | | |
| CLOSED | KULITE | | | ALT | | 0 | 0 | \$20,000.00 |

List of Permits - by Block/Lot/Qualifier (from 01/01/1995 to 04/20/2022)

Block: 802 Lot: 21 Qualifier:

| Permit # | Block | Lot | Qual | Use Group | Work Description | | | | |
|-------------|----------------------|-----|------|-----------|---|-------------|---------------|-----------------------|--|
| Date Issued | Work Site | | | Census | | | | | |
| Status | Owner Name | | | Work Type | | Area (Sqft) | Volume (Cuft) | Value of Construction | |
| 10-379 | 802 | 21 | | B | REPLACE BOILER AC AND NEW VENTING SYSTEM INSTALLED | | | | |
| 10/27/2010 | 400 WILLOW TREE RD | | | 999 | | | | | |
| CLOSED | KULITE | | | ALT | | 0 | 0 | \$111,000.00 | |
| 10-389 | 802 | 21 | | F-2 | NEW SIGN PER PLANS | | | | |
| 11/03/2010 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$12,200.00 | |
| 10-430 | 802 | 21 | | B | INSTALL RECEPTACLES, MOTORT TRANSFORMES SUBPANEL, DISCONNECT ROOM | | | | |
| 12/07/2010 | 400 WILLOW TREE RD | | | 999 | | | | | |
| CLOSED | KULITE | | | ALT | | 0 | 0 | \$25,000.00 | |
| 11-052 | 802 | 21 | | B | RELOCATE 600 AMP SERVICE PANEL | | | | |
| 02/28/2011 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$2,000.00 | |
| 11-055 | 802 | 21 | | F-2 | INSTALL 2 NEW EXHAUST FANS PER PLANS | | | | |
| 02/28/2011 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$12,100.00 | |
| 11-075 | 802 | 21 | | F-2 | ALTERATION OF EXISTING INDUSTRIAL OFFICE BUILDING - ADA UPGR MISCELLANEOUR INTERIOR ALTERATIONS PER PLANS BATHROOMS AND WATER HEATERS | | | | |
| 03/10/2011 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$261,500.00 | |
| 11-075+A | 802 | 21 | | F-2 | RENOVATIONS | | | | |
| 04/05/2011 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| OPEN | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$4,000.00 | |
| 11-196 | 802 | 21 | | U | FILL 15000 GALLON UST COMMERICAL TANK | | | | |
| 06/03/2011 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | DEM | | 0 | 0 | \$17,500.00 | |
| 11-199 | 802 | 21 | | F-2 | ADDITIONAL CIRCUIT F/EXISTING MACHINE SHOP***NEEDS AS-BUILT BEFORE FINAL INSPECTION IS DONE***** | | | | |
| 06/06/2011 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$2,000.00 | |
| 11-199+A | 802 | 21 | | F-2 | MACHINE SHOP | | | | |
| 08/18/2011 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| OPEN | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$1,500.00 | |
| 11-200 | 802 | 21 | | F-2 | INSTALLNEW EXIT AND EMERGENCY LIGHTS | | | | |
| 06/06/2011 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$15,000.00 | |

List of Permits - by Block/Lot/Qualifier (from 01/01/1995 to 04/20/2022)

Block: 802 Lot: 21 Qualifier:

| Permit # | Block | Lot | Qual | Use Group | Work Description | | | | |
|-------------|----------------------|-----|------|-----------|--|-------------|---------------|-----------------------|--|
| Date Issued | Work Site | | | Census | | | | | |
| Status | Owner Name | | | Work Type | | Area (Sqft) | Volume (Cuft) | Value of Construction | |
| 11-221 | 802 | 21 | | F-2 | ADDITIONAL CIRCUIT FOR WELDING TABLE | | | | |
| 06/20/2011 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$1,000.00 | |
| 11-271 | 802 | 21 | | F-2 | INSTALL 4 OUTLETS FOR HVAC CONTROLERS | | | | |
| 07/20/2011 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$1,000.00 | |
| 11-298 | 802 | 21 | | F-2 | REMOVE PLANTER BOXES SEAL AND RESTRIPE PARKING LOT PER PLAN. M LOT POLE LIGHT FIXTURE REWIRE EXSITING GATES 2 | | | | |
| 08/11/2011 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$62,000.00 | |
| 11-456 | 802 | 21 | | F-1 | REPLACE ACOUSTICAL CEILINGS.CONSTRUCT 1 PUMP RM 5X6.RESTORE FIRE RATINGS TO WALLS. CHANGE USE ON 1ST FLOOR TO F-1 2ND FLOOR TO B | | | | |
| 12/14/2011 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$22,000.00 | |
| 11-456+A | 802 | 21 | | F-1 | AC | | | | |
| 12/14/2011 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| OPEN | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$56,000.00 | |
| 12-104 | 802 | 21 | | F-1 | SOUND PROOF WALLS AROUND CAFETERIA AREA. INSTALL NEW SOUND P ACOUSTICAL CEILING TILES IN EXISTING AREA | | | | |
| 03/20/2012 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$10,500.00 | |
| 12-105 | 802 | 21 | | F-1 | INSTALL 3 REINFORCED CONCRETE PADS FOR NITROGEN TANK 6,000 G EXISTING ENCLOSED/FENCED AREA ON SIDE OF BUILDING PER PLAN | | | | |
| 03/20/2012 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$24,000.00 | |
| 12-106 | 802 | 21 | | F-1 | REPLACE EXISTING ACOUSTICAL CEILINGS. REPLACE COUNTERTOPS, R REPLACE SOME BATHROOM FIXTURES | | | | |
| 03/20/2012 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$15,000.00 | |
| 12-129 | 802 | 21 | | F-1 | FLAG POLE LIGHTING | | | | |
| 04/04/2012 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$1,000.00 | |
| 12-179 | 802 | 21 | | F-1 | INSTALL FIXTURE, RECEPTACLES AND SWITCHES | | | | |
| 05/11/2012 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$2,000.00 | |
| 12-180 | 802 | 21 | | F-1 | INSTALL FIXTURES, RECEPTACLES AND SWITCH | | | | |
| 05/11/2012 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$2,000.00 | |

List of Permits - by Block/Lot/Qualifier (from 01/01/1995 to 04/20/2022)

Block: 802 Lot: 21 Qualifier:

232

| Permit # | Block | Lot | Qual | Use Group | Work Description | | | | |
|-------------|----------------------|-----|------|-----------|--|-------------|---------------|-----------------------|--|
| Date Issued | Work Site | | | Census | | | | | |
| Status | Owner Name | | | Work Type | | Area (Sqft) | Volume (Cuft) | Value of Construction | |
| 12-315 | 802 | 21 | | F-1 | INSTALL NEW WINDOWS ON FIRST FLOOR PER PLANS | | | | |
| 08/01/2012 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$100,000.00 | |
| 12-374 | 802 | 21 | | F-1 | INTERIOR FIT-OUT PER PLANS. NEW ROOM EXHAUST FOR WORK BENCHE | | | | |
| 09/18/2012 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$30,000.00 | |
| 12-408 | 802 | 21 | | F-1 | FRAME 32 FEET OF WALL 10 FEET HIGH TO SEPARATE EXISTING MACH NEW WELDER. INSTALL EXHAUST FOR NEW WELDING MACHINE PER PLANS | | | | |
| 10/18/2012 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$20,000.00 | |
| 12-445 | 802 | 21 | | F-1 | REPLACE 1 HVAC ROOF TOP UNIT AND MINOR DUCT WORK | | | | |
| 11/30/2012 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$51,250.00 | |
| 12-445+A | 802 | 21 | | F-1 | SMOKES | | | | |
| 11/30/2012 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| OPEN | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$500.00 | |
| 12-464 | 802 | 21 | | F-1 | RE ROOF BUILDING | | | | |
| 12/20/2012 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$125,000.00 | |
| 13-147 | 802 | 21 | | F-1 | RELOCATE SPRINKLERS AND PIPING AROUND DUCTWORK AND ADDED SPR IN SEMICONDUCTOR PROCESS BOX | | | | |
| 04/19/2013 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$7,580.00 | |
| 13-149 | 802 | 21 | | F-1 | INTERIOR FIT OUT PER PLAN. INSTALL NEW EXHAUST SYSTEM PER PL | | | | |
| 04/22/2013 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$125,000.00 | |
| 13-271 | 802 | 21 | | F-1 | COMMUNICATION/DATA WIRING FOR TEST BENCHES | | | | |
| 06/24/2013 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$4,000.00 | |
| 13-498 | 802 | 21 | | F-1 | EXTEND EXISTING EXHAUST SYSTEM FOR PHASE 2 OF PRODUCTION AREA FOR FUTURE BUFFING ROOM | | | | |
| 12/04/2013 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$130,000.00 | |
| 14-072 | 802 | 21 | | F-1 | GAS WATER HEATER | | | | |
| 03/19/2014 | 2 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$300.00 | |

List of Permits - by Block/Lot/Qualifier (from 01/01/1995 to 04/20/2022)

Block: 802 Lot: 21 Qualifier:

| Permit # | Block | Lot | Qual | Use Group | Work Description | | | | |
|-------------|-----------------------------------|-----|------|-----------|---|-------------|---------------|-----------------------|--|
| Date Issued | Work Site | | | Census | | | | | |
| Status | Owner Name | | | Work Type | | Area (Sqft) | Volume (Cuft) | Value of Construction | |
| 16-303 | 802 | 21 | | F-1 | RENOVATE 2ND FLOOR OFFICE PER PLANS | | | | |
| 07/01/2016 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$18,500.00 | |
| 17-017 | 802 | 21 | | F-1 | CONSTRUCT SERVER ROOM PER PLANS. INSTALL LOW VOLTAGE WIRING SUPPRESSION SYSTEM.DEDICATED LINE VOLTAGE BY OTHERS. INSTALL NOVEC FIRE | | | | |
| 01/12/2017 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$56,700.00 | |
| 17-112 | 802 | 21 | | F-1 | INSTAL DUCTLESS SPLIT ROOF TOP AC UNIT FOR SERVER ROOM | | | | |
| 03/16/2017 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$18,000.00 | |
| 17-333 | 802 | 21 | | F-1 | PHASE 1 - INTERIOR DEMOLITION AND PARTIAL RENOVATION | | | | |
| 07/31/2017 | 400 WILLOW TREE ROAD INTERIOR | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$27,000.00 | |
| 17-334 | 802 | 21 | | F-1 | INTERIOR RENOVATION AS PER PLANS | | | | |
| 07/31/2017 | 400 WILLOW TREE ROAD INTERIOR | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$122,000.00 | |
| 17-538 | 802 | 21 | | F-1 | INSTALL 9000 GALLON NITROGEN TANK ON EXISTING CONCRETE PAD | | | | |
| 12/07/2017 | 400 WILLOW TREE ROAD TANK INSTALL | | | 999 | | | | | |
| CLOSED | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$25,000.00 | |
| 18-231 | 802 | 21 | | F-1 | RENOVATE INTERIOR | | | | |
| 06/14/2018 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| OPEN | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$27,080.00 | |
| 18-231+A | 802 | 21 | | F-1 | RENOVATE INTERIOR | | | | |
| 11/14/2018 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| OPEN | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$6,795.00 | |
| 18-393 | 802 | 21 | | F-1 | A/C | | | | |
| 09/20/2018 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| OPEN | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$22,500.00 | |
| 18-472 | 802 | 21 | | F-1 | CO DETECTORS | | | | |
| 11/14/2018 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| OPEN | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$9,500.00 | |
| 19-314 | 802 | 21 | | F-1 | RENOVATE INTERIOR | | | | |
| 07/18/2019 | 400 WILLOW TREE ROAD | | | 999 | | | | | |
| OPEN | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$14,500.00 | |

List of Permits - by Block/Lot/Qualifier (from 01/01/1995 to 04/20/2022)

Block: 802 Lot: 21 Qualifier:

| Permit # | Block | Lot | Qual | Use Group | Work Description | | | |
|-------------|-------------------------------|-----|-----------|-----------|---------------------------------|-------------|---------------|-----------------------|
| Date Issued | Work Site | | Census | | | | | |
| Status | Owner Name | | Work Type | | | Area (Sqft) | Volume (Cuft) | Value of Construction |
| 20-256 | 802 | 21 | | F-1 | RENOVATE INTERIOR | | | |
| 09/02/2020 | 400 WILLOW TREE ROAD | | | 999 | | | | |
| OPEN | KULITE SEMICONDUCTOR | | | ALT | | 0 | 0 | \$32,000.00 |
| 21-029 | 802 | 21 | | F-1 | REPLACE PARKING LOT LIGHT POLES | | | |
| 01/29/2021 | 400 WILLOW TREE RD | | | 999 | | | | |
| OPEN | 400 WILLOW TREE RD LLC | | | ALT | | 0 | 0 | \$60,000.00 |
| 21-102 | 802 | 21 | | F-1 | GENERATOR WITH CONCRETE PAD | | | |
| 03/24/2021 | 400 WILLOW TREE RD | | | 999 | | | | |
| OPEN | 400 WILLOW TREE RD LLC | | | ALT | | 0 | 0 | \$265,500.00 |
| 9502-06 | 802 | 21 | | F-2 | | | | |
| 02/06/1995 | 400 WILLOW TREE ROAD | | | 999 | | | | |
| OPEN | EQUITABLE LIFE SMOKE DETECTOR | | | ALT | | 0 | 0 | \$350.00 |

List of Permits - by Block/Lot/Qualifier (from 01/01/1995 to 04/20/2022)

Block: 503 Lot: 25 Qualifier:

| Permit # | Block | Lot | Qual | Use Group | Work Description | | | |
|-------------|---------------------------|-----|------|-----------|------------------|-------------|---------------|-----------------------|
| Date Issued | Work Site | | | Census | | | | |
| Status | Owner Name | | | Work Type | | Area (Sqft) | Volume (Cuft) | Value of Construction |
| 9707-26 | 503 | 25 | | R-3 | | | | |
| 07/14/1997 | 420 GRAND AVENUE | | | 999 | | | | |
| CLOSED | GRAND AVE ASSOC. - REROOF | | | ALT | | 0 | 0 | \$500.00 |

List of Permits - by Block/Lot/Qualifier (from 01/01/1995 to 04/20/2022)

Block: 503 Lot: 26 Qualifier:

| Permit # | Block | Lot | Qual | Use Group | Work Description | | | |
|-------------|---------------------------------|-----|-----------|-----------|----------------------|-------------|---------------|-----------------------|
| Date Issued | Work Site | | Census | | | | | |
| Status | Owner Name | | Work Type | | | Area (Sqft) | Volume (Cuft) | Value of Construction |
| 01-082 | 503 | 26 | | B | | | | |
| 07/09/2001 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| OPEN | KULITE - PARKING LOT/FENCE | | | ALT | | 0 | 0 | \$24,870.00 |
| 01-150 | 503 | 26 | | B | ADDITIONAL ELECTRIC | | | |
| 08/17/2001 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| CLOSED | KULITE - PARKING LOT/FENCE | | | ALT | | 0 | 0 | \$8,000.00 |
| 02-327 | 503 | 26 | | B | INTERIOR RENOVATIONS | | | |
| 10/04/2002 | 2 WILLOW TREE RD | | | 999 | | | | |
| CLOSED | KURTZ,ANTHONY AND NORA KURZ III | | | ALT | | 0 | 0 | \$21,400.00 |
| 03-059 | 503 | 26 | | B | | | | |
| 03/10/2003 | 2 WILLOW TREE RD | | | 999 | | | | |
| CLOSED | KURTZ,ANTHONY AND NORA KURZ III | | | ALT | | 0 | 0 | \$2,400.00 |
| 2002-04 | 503 | 26 | | U | | | | |
| 02/07/2000 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| OPEN | KULITE - PARKING LOT | | | ALT | | 0 | 0 | \$10,000.00 |
| 2006-32 | 503 | 26 | | U | | | | |
| 06/16/2000 | 1 WILLOW TREE ROAD | | | 999 | | | | |
| OPEN | KULITE - PARKING LOT/FENCE | | | ALT | | 0 | 0 | \$7,000.00 |

Appendix E: Property Tax Records

Block: 503 **Land Desc:** 50X127 **Owners Name:** SCHOR AVENUE LLC %KULITE **Land:** 244,800 **Exemption:** **Net Taxable Value:** **Deductions:**
Lot: 24 **Bldg Desc:** **Street Address:** 1 WILLOW TREE RD **Bank:** 00000 **Impr:** 0 **Code:** **Cd No-Ow:**
Qual: **Addl Lots:** **City & State:** LEONIA NJ **Zip:** 07605 **Total:** 244,800 **Value:** 0 244,800
Card: M (#1 of 1) **Acreage:** 0.145 **Class:** 1 **Property Loc:** SCHOR AVE **Zone:** **Map:** LEONIA

| SALES HISTORY | | | | | | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | | | |
|-------------------|----|-------|-----------|---------|------------------|-------|--------|---------|--------|------------------------|------------------|-----------------|--------|---------------------------|-----------|-----------------|--|------------------|--|
| Grantor | | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. | | | | | | |
| | | | | | | 2021 | 244800 | 0 | 244800 | | | | | | | | | | |
| | | | | | | 2022 | 244800 | 0 | 244800 | | | | | | | | | | |
| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | | | |
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | | Utilities: | Basement | | | | |
| | | | | | | | | | | | | Curbs: | | Sewer: | Main Bldg | | | | |
| | | | | | | | | | | | | Sidewalk: | | Water: | | | | | |
| USE | | 85 | | Units | | Rate | | Site | | Cond | | Value | | Gas: | | Heat/AC | | | |
| | | | | 6300 SF | | 10.00 | | 225000 | | 100 100 100 | | 288000 | | Topo: | | | | | |
| Net Adj: | | 85.00 | | SF: | | 6,299 | | Auto: Y | | Land Value: | | 244,800 | | Neigh: 90 | | Plumbing | | | |
| | | | | | | | | | | | | VCS: SF90 | | Info: | | | | | |
| WOODED LOT | | | | | | | | | | BUILDING INFORMATION | | | | | | | | | |
| Type and Use: | | | | | Class/Quality: | | | | | Fireplace | | | | | | | | | |
| Story Height: | | | | | Condition: | | | | | Attic | | | | | | | | | |
| Style: | | | | | Year Built/EffA: | | | | | Deck/Patio/Garage/Misc | | | | | | | | | |
| VACANT LAND | | | | | / () | | | | | | | | | | | | | | |
| Exterior Finish: | | | | | Info By: | | | | | | | | | | | | | | |
| Roof Type: | | | | | Livable Area: | | | | | | | | | | | | | | |
| | | | | | 0 SF | | | | | | | | | | | | | | |
| Roof Material: | | | | | Interior Cond: | | | | | | | | | | | | | | |
| Foundation: | | | | | Interior Wall: | | | | | | | | | | | | | | |
| Baths: | | M: | | A: | | O: | | | | | | Base Cost: | | 0 | | CCF: 127 CLA: 0 | | Cost New: 0 | |
| Kitchens: | | M: | | A: | | O: | | | | | | Phys Depr: | | 0.00 (N) | | Func Depr: | | Net Depr: 100.00 | |
| | | | | | | | | | | | | Loc Depr: | | | | Mkt+: Mkt-: | | Bldg Value: 0 | |
| ROOM COUNT | | | | | | | | | | | | | | | | | | | |
| | | B | | 1 | | 2 | | 3/A | | Tot | | Detached Items: | | | | | | | |
| Living Rm | | | | | | | | | | | | | | | | | | | |
| Dining Rm | | | | | | | | | | | | | | | | | | | |
| Kitchen | | | | | | | | | | | | | | | | | | | |
| Dinette | | | | | | | | | | | | | | | | | | | |
| 5 Fixt Bath | | | | | | | | | | | | | | | | | | | |
| 4 Fixt Bath | | | | | | | | | | | | | | | | | | | |
| 3 Fixt Bath | | | | | | | | | | | | | | | | | | | |
| 2 Fixt Bath | | | | | | | | | | | | | | | | | | | |
| Bed Room | | | | | | | | | | | | | | | | | | | |
| Fam Room | | | | | | | | | | | | | | | | | | | |
| Den/Other | | | | | | | | | | | | | | | | | | | |
| Old B: | | 20 | | | | | | | | | | Land: | | 244,800 | | Impr: | | 0 | |
| Old L: | | 13.A | | | | | | | | | | Total: | | 244,800 | | | | | |
| | | | | | | | | | | | | | | | | | | 10/04/22 | |

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Block: 503 **Land Desc:** 50X127 **Owners Name:** SCHOR AVENUE LLC %KULITE **Land:** 243,700 **Exemption** **Net Taxable Value** **Deductions**
Lot: 25 **Bldg Desc:** **Street Address:** 1 WILLOW TREE RD **Bank:** 00000 **Impr:** 0 **Code:** **Cd No-Ow**
Qual: **Addl Lots:** **City & State:** LEONIA NJ **Zip:** 07605 **Total:** 243,700 **Value:** 0 243,700
Card: M (#1 of 1) **Acreage:** 0.142 **Class:** 1 **Property Loc:** SCHOR AVE **Zone:** **Map:** LEONIA

| SALES HISTORY | | | | | | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|-------------------|----|-----------|-----------|---------|------------------|---------------------|--------|--------|--------|------------------------|------------------|---------------------|--------|---------------------------|--|------------------|--|
| Grantor | | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. | | | | |
| | | | | | | 2021 | 243700 | 0 | 243700 | | | | | | | | |
| | | | | | | 2022 | 243700 | 0 | 243700 | | | | | | | | |
| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | |
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | | Utilities: | | Basement | |
| | | | | | | | | | | | | Curbs: | | Sewer: | | Main Bldg | |
| | | | | | | | | | | | | Sidewalk: | | Water: | | | |
| USE | | 85 | | Units | | Rate | | Site | | Cond | | Value | | Measured: | | Topo: | |
| | | | | 6175 SF | | 10.00 | | 225000 | | 100 100 100 | | 286750 | | Info: | | Neigh: 90 | |
| | | | | | | | | | | | | | | Inspected: Y | | VCS: SF90 | |
| Net Adj: 85.00 | | SF: 6,174 | | Auto: Y | | Land Value: 243,737 | | | | | | | | 11/05/08 | | | |
| WOODED LOT | | | | | | | | | | BUILDING INFORMATION | | | | | | | |
| Type and Use: | | | | | Class/Quality: | | | | | Heat/AC | | | | | | | |
| Story Height: | | | | | Condition: | | | | | Plumbing | | | | | | | |
| Style: | | | | | Year Built/EffA: | | | | | Fireplace | | | | | | | |
| VACANT LAND | | | | | / () | | | | | Attic | | | | | | | |
| Exterior Finish: | | | | | Info By: | | | | | Deck/Patio/Garage/Misc | | | | | | | |
| Roof Type: | | | | | Livable Area: | | | | | | | | | | | | |
| | | | | | 0 SF | | | | | | | | | | | | |
| Roof Material: | | | | | Interior Cond: | | | | | | | | | | | | |
| Foundation: | | | | | Interior Wall: | | | | | | | | | | | | |
| Baths: M: | | A: | | O: | | | | | | | | | | | | | |
| Kitchens: M: | | A: | | O: | | | | | | | | | | | | | |
| ROOM COUNT | | | | | | | | | | | | | | | | | |
| | | B | | 1 | | 2 | | 3/A | | Tot | | | | | | | |
| Living Rm | | | | | | | | | | | | Base Cost: 0 | | CCF: 127 CLA: 0 | | Cost New: 0 | |
| Dining Rm | | | | | | | | | | | | Phys Depr: 0.00 (Y) | | Func Depr: | | Net Depr: 100.00 | |
| Kitchen | | | | | | | | | | | | Loc Depr: | | Mkt+: Mkt-: | | Bldg Value: 0 | |
| 5 Fixt Bath | | | | | | | | | | | | Detached Items: | | | | | |
| 4 Fixt Bath | | | | | | | | | | | | | | | | | |
| 3 Fixt Bath | | | | | | | | | | | | | | | | | |
| 2 Fixt Bath | | | | | | | | | | | | | | | | | |
| Bed Room | | | | | | | | | | | | | | | | | |
| Fam Room | | | | | | | | | | | | | | | | | |
| Den/Other | | | | | | | | | | | | | | | | | |
| Old B: 20 | | | | | | | | | | | | Land: 243,700 | | Impr: 0 | | Total: 243,700 | |
| Old L: 13.D | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | 10/04/22 | | | | | |

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Block: 503 **Land Desc:** 200X127 **Owners Name:** KURTZ, ANTHONY & NORA III LLC **Land:** 444,600 **Exemption** **Net Taxable Value** **Deductions**
Lot: 26 **Bldg Desc:** PARKING **Street Address:** 1 WILLOW TREE RD **Bank:** 00000 **Impr:** 30,300 **Code:** **Cd No-Ow**
Qual: **Addl Lots:** **City & State:** LEONIA NJ **Zip:** 07605 2210 **Total:** 474,900 **Value:** 0 474,900
Card: M (#1 of 1) **Acreage:** 0.504 **Class:** 4A **Property Loc:** SCHOR AVE **Zone:** **Map:** LEONIA

| SALES HISTORY | | | | | | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|-----------------------------------|----|-------------------|-----------|----------------|---------------------------|----------------------------|--------|-------|--------|---|---|-----------|--------|---------------------------|--|-----------|--|
| Grantor | | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. | | | | |
| | | | | | | 2021 | 444600 | 30300 | 474900 | | | | | | | | |
| | | | | | | 2022 | 444600 | 30300 | 474900 | | | | | | | | |
| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | |
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | | Utilities: | | Basement | |
| | | | | | | | | | | | | Curbs: | | Sewer: | | Main Bldg | |
| | | | | | | | | | | | | Sidewalk: | | Water: | | | |
| | | Units | | Rate | Site | Cond | | | Value | Measured: ML | | Info: | | Gas: | | | |
| | | 21960 SF | | 10.00 | 225000 | 100 | 100 | 100 | 444600 | Inspected: Y | | Neigh: 90 | | | | | |
| Net Adj: 100.00 | | SF: 21,959 | | Auto: Y | | Land Value: 444,600 | | | | 11/05/08 | | VCS: SF90 | | | | | |
| FENCED BLK TOP PARKING LOT 166X90 | | | | | | | | | | BUILDING INFORMATION | | | | | | | |
| Type and Use: | | | | | Class/Quality: | | | | | Heat/AC | | | | | | | |
| Story Height: | | | | | Condition: | | | | | Plumbing | | | | | | | |
| Style: | | | | | Year Built/EffA: / () | | | | | | | | | | | | |
| Exterior Finish: | | | | | Info By: | | | | | Fireplace | | | | | | | |
| Roof Type: | | | | | Livable Area: 0 SF | | | | | Attic | | | | | | | |
| Roof Material: | | | | | Interior Cond: | | | | | | | | | | | | |
| Foundation: | | | | | Interior Wall: | | | | | Deck/Patio/Garage/Misc | | | | | | | |
| Baths: M: | | A: | | O: | | | | | | | | | | | | | |
| Kitchens: M: | | A: | | O: | | | | | | | | | | | | | |
| ROOM COUNT | | | | | | | | | | | | | | | | | |
| | | | | | | B | 1 | 2 | 3/A | Tot | | | | | | | |
| Living Rm | | | | | | | | | | | | | | | | | |
| Dining Rm | | | | | | | | | | | | | | | | | |
| Kitchen | | | | | | | | | | | Base Cost: 0 CCF: 127 CLA: 0 Cost New: 0 | | | | | | |
| Dinette | | | | | | | | | | | Phys Depr: 0.00 (N) Func Depr: Net Depr: 100.00 | | | | | | |
| 5 Fixt Bath | | | | | | | | | | | Loc Depr: Mkt+: Mkt-: Bldg Value: 0 | | | | | | |
| 4 Fixt Bath | | | | | | | | | | | | | | | | | |
| 3 Fixt Bath | | | | | | | | | | | Detached Items: | | | | | | |
| 2 Fixt Bath | | | | | | | | | | | ASPH PAVING14940 x 2.120 + 0 x1.00 x0.75 x1.27= 30287 | | | | | | |
| Bed Room | | | | | | | | | | | | | | | | | |
| Fam Room | | | | | | | | | | | | | | | | | |
| Den/Other | | | | | | | | | | | | | | | | | |
| Old B: 20 | | | | | | | | | | 0 | | | | | | | |
| Old L: 13.B | | | | | | | | | | 10/04/22 | | | | | | | |
| | | | | | | | | | | Land: 444,600 Impr: 30,300 Total: 474,900 | | | | | | | |

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Block: 801 **Land Desc:** 1800SF **Owners Name:** BOROUGH OF LEONIA **Land:** 20,600 **Exemption** **Net Taxable Value** **Deductions**
Lot: 1 **Bldg Desc:** **Street Address:** 312 BROAD AVE **Bank:** **Impr:** 0 **Code:** **Cd No-Ow**
Qual: **Addl Lots:** **City & State:** LEONIA NJ **Zip:** 07605 1820 **Total:** 20,600 **Value:** 0 20,600
Card: M (#1 of 1) **Acreage:** 0.047 **Class:** 15C **Property Loc:** WILLOW TREE RD & SCHOR AV **Zone:** **Map:** LEONIA

| SALES HISTORY | | | | | | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|---------------------------|----|------------------|-----------|----------------|------|---------------------------|-------|----------|------------|--|---|------------------------|--------|----------------------------------|--|-----------|--|
| Grantor | | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. | | | | |
| | | | | | | 2021 | 20600 | 0 | 20600 | | | | | | | | |
| | | | | | | 2022 | 20600 | 0 | 20600 | | | | | | | | |
| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | |
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | | Utilities: | | Basement | |
| | | | | | | | | | | | | Curbs: | | Sewer: | | Main Bldg | |
| | | | | | | | | | | | | Sidewalk: | | Water: | | | |
| | | Units | | Rate | Site | Cond | | Value | Measured: | | ML | Info: | | Gas: | | | |
| | | 2057 SF | | 10.00 | 0 | 100 | 100 | 20570 | Inspected: | | Y | Neigh: | | 90 | | | |
| | | | | | | | | | 10/17/08 | | | VCS: | | SF90 | | | |
| Net Adj: 100.00 | | SF: 2,057 | | Auto: N | | Land Value: 20,570 | | | | | | | | | | | |
| WET LANDS ALONG RR TRACKS | | | | | | | | | | BUILDING INFORMATION | | | | | | | |
| Type and Use: | | | | | | Class/Quality: | | | | | | Heat/AC | | | | | |
| Story Height: | | | | | | Condition: | | | | | | Plumbing | | | | | |
| Style: | | | | | | Year Built/EffA: | | | | | | | | | | | |
| VACANT LAND | | | | | | / () | | | | | | | | | | | |
| Exterior Finish: | | | | | | Info By: | | | | | | Fireplace | | | | | |
| Roof Type: | | | | | | Livable Area: | | | | | | Attic | | | | | |
| | | | | | | 0 SF | | | | | | | | | | | |
| Roof Material: | | | | | | Interior Cond: | | | | | | | | | | | |
| Foundation: | | | | | | Interior Wall: | | | | | | Deck/Patio/Garage/Misc | | | | | |
| Baths: | | M: | | A: | | O: | | | | | | | | | | | |
| Kitchens: | | M: | | A: | | O: | | | | | | | | | | | |
| ROOM COUNT | | | | | | | | | | | | | | | | | |
| | | | | | | B | 1 | 2 | 3/A | Tot | | | | | | | |
| Living Rm | | | | | | | | | | | | | | | | | |
| Dining Rm | | | | | | | | | | | | | | | | | |
| Kitchen | | | | | | | | | | | Base Cost: 0 CCF: 127 CLA: 0 Cost New: 0 | | | | | | |
| Dinette | | | | | | | | | | | Phys Depr: 0.00 (N) Func Depr: Net Depr: 100.00 | | | | | | |
| 5 Fixt Bath | | | | | | | | | | | Loc Depr: Mkt+: Mkt-: Bldg Value: 0 | | | | | | |
| 4 Fixt Bath | | | | | | | | | | | Detached Items: | | | | | | |
| 3 Fixt Bath | | | | | | | | | | | | | | | | | |
| 2 Fixt Bath | | | | | | | | | | | | | | | | | |
| Bed Room | | | | | | | | | | | | | | | | | |
| Fam Room | | | | | | | | | | | | | | | | | |
| Den/Other | | | | | | | | | | | | | | | | | |
| Old B: | | | | | | 21.01 | | 0 | | | | | | | | | |
| Old L: | | | | | | 19 | | 10/04/22 | | Land: 20,600 Impr: 0 Total: 20,600 | | | | | | | |

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Block: 801 **Land Desc:** 3.37 AC **Owners Name:** KURTZ, ANTHONY & NORA III LLC **Land:** 1,663,400 **Exemption** **Net Taxable Value** **Deductions**
Lot: 2 **Bldg Desc:** **Street Address:** 1 WILLOW TREE RD **Bank:** **Impr:** 5,836,600 **Code:** **Cd** **No-Ow**
Qual: **Addl Lots:** L20B-22A, 51A-69 **City & State:** LEONIA NJ **Zip:** 07605 2210 **Total:** 7,500,000 **Value:** 0 7,500,000
Card: M (#1 of 1) **Acreage:** 3.302 **Class:** 4B **Property Loc:** 1 WILLOW TREE ROAD **Zone:** **Map:** **LEONIA**

| SALES HISTORY | | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | | | | | |
|-------------------|------|-----------|-------|-----|------|----------------------|---------|--------------------|------|---------------------------|--------|--|------------|------------|-----------|----------|-----------|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. | | | | | |
| | | | | | 2017 | 1663400 | 5836600 | 7500000 | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| LAND CALCULATIONS | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | | | | | |
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | | Utilities: | | Basement | |
| | | | | | | | | | | | | | Curbs: | | Sewer: | | Main Bldg |
| | | | | | | | | | | | | | Sidewalk: | | Water: | | |
| | | | | | | | | | | | | | Measured: | | Gas: | | |
| | | | | | | | | | | | | | Info: | | Topo: | | |
| | | | | | | | | | | | | | Inspected: | | Neigh: 90 | | Heat/AC |
| | | | | | | | | | | | | | | | VCS: SF90 | | |
| | | | | | | BUILDING INFORMATION | | | | Plumbing | | | | | | | |
| | | | | | | Type and Use: | | Class/Quality: | | Fireplace | | | | | | | |
| | | | | | | Story Height: | | Condition: | | Attic | | | | | | | |
| | | | | | | Style: | | Year Built/EffA: | | Deck/Patio/Garage/Misc | | | | | | | |
| | | | | | | Exterior Finish: | | Info By: | | | | | | | | | |
| | | | | | | Roof Type: | | Livable Area: | | | | | | | | | |
| | | | | | | Roof Material: | | Interior Cond: | | | | | | | | | |
| | | | | | | Foundation: | | Interior Wall: | | | | | | | | | |
| | | | | | | Baths: M: A: O: | | Kitchens: M: A: O: | | | | | | | | | |
| | | | | | | ROOM COUNT | | | | | | Base Cost: 0 CCF: 127 CLA: 0 Cost New: 0 | | | | | |
| | | | | | | | B | 1 | 2 | 3/A | Tot | Phys Depr: 0.00 (N) Func Depr: Net Depr: 100.00 | | | | | |
| | | | | | | Living Rm | | | | | | Loc Depr: Mkt+: Mkt-: Bldg Value: 0 | | | | | |
| | | | | | | Dining Rm | | | | | | Detached Items: | | | | | |
| | | | | | | Kitchen | | | | | | INDUSTRIAL/OFFICE - 64065 SF 6,425,600 | | | | | |
| | | | | | | Dinette | | | | | | 2016 CTB JUDGMENT -589,000 | | | | | |
| | | | | | | 5 Fixt Bath | | | | | | | | | | | |
| | | | | | | 4 Fixt Bath | | | | | | | | | | | |
| | | | | | | 3 Fixt Bath | | | | | | | | | | | |
| | | | | | | 2 Fixt Bath | | | | | | | | | | | |
| | | | | | | Bed Room | | | | | | | | | | | |
| | | | | | | Fam Room | | | | | | | | | | | |
| | | | | | | Den/Other | | | | | | | | | | | |
| | | | | | | Old B: 21.01 | | | | 0 | | Land: 1,663,400 Impr: 5,836,600 Total: 7,500,000 | | | | | |
| | | | | | | Old L: 50 | | | | 05/05/22 | | | | | | | |

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Block: 802 **Land Desc:** .54AC **Owners Name:** MLM ASS.%MINMETALS **Land:** 410,200 **Exemption** **Net Taxable Value** **Deductions**
Lot: 1 **Bldg Desc:** 3S OFFICE BLDG **Street Address:** 120 SCHOR AVENUE **Bank:** 00000 **Impr:** 1,899,800 **Code:** **Cd No-Ow**
Qual: **Addl Lots:** L11-18 **City & State:** LEONIA, NJ **Zip:** 07605 **Total:** 2,310,000 **Value:** 0 2,310,000
Card: M (#1 of 1) **Acreage:** 0.425 **Class:** 4A **Property Loc:** 120 SCHOR AVE **Zone:** **Map:** **LEONIA**

| SALES HISTORY | | | | | | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | | | | | |
|-------------------|----|------------|-----------|---------|------|---------------------|--------|---------|---------|----------------------|------------------|--------------------|-----------|---------------------------|--------|-------------|-----------|-----|--|----------|--|
| Grantor | | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. | | | | | | | | |
| | | | | | | 2015 | 410200 | 1899800 | 2310000 | | | | | | | | | | | | |
| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | | | | | |
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | | Utilities: | | Basement | | | | | |
| | | | | | | | | | | | | | Curbs: | | Sewer: | | Main Bldg | | | | |
| | | | | | | | | | | | | | Sidewalk: | | Water: | | | | | | |
| | | | | | | | | | | | | | Measured: | | Gas: | | | | | | |
| | | | | | | | | | | | | | Info: | | Topo: | | | | | | |
| Net Adj: 100.00 | | SF: 18,517 | | Auto: Y | | Land Value: 410,180 | | | | | | Inspected: | | Neigh: 90 | | Heat/AC | | | | | |
| | | | | | | | | | | | | | | VCS: SF90 | | Plumbing | | | | | |
| | | | | | | | | | | BUILDING INFORMATION | | | | | | | | | | | |
| | | | | | | | | | | Type and Use: | | Class/Quality: | | Fireplace | | | | | | | |
| | | | | | | | | | | Story Height: | | Condition: | | Attic | | | | | | | |
| | | | | | | | | | | Style: | | Year Built/EffA: | | Deck/Patio/Garage/Misc | | | | | | | |
| | | | | | | | | | | Exterior Finish: | | Info By: | | | | | | | | | |
| | | | | | | | | | | Roof Type: | | Livable Area: | | | | | | | | | |
| | | | | | | | | | | Roof Material: | | Interior Cond: | | | | | | | | | |
| | | | | | | | | | | Foundation: | | Interior Wall: | | | | | | | | | |
| | | | | | | | | | | Baths: M: A: O: | | Kitchens: M: A: O: | | | | | | | | | |
| | | | | | | | | | | ROOM COUNT | | | | | | | | | | | |
| | | | | | | | | | | | | B | | 1 | | 2 | | 3/A | | Tot | |
| | | | | | | | | | | | | Living Rm | | | | | | | | | |
| | | | | | | | | | | | | Dining Rm | | | | | | | | | |
| | | | | | | | | | | | | Kitchen | | | | | | | | | |
| | | | | | | | | | | | | Dinette | | | | | | | | | |
| | | | | | | | | | | | | 5 Fixt Bath | | | | | | | | | |
| | | | | | | | | | | | | 4 Fixt Bath | | | | | | | | | |
| | | | | | | | | | | | | 3 Fixt Bath | | | | | | | | | |
| | | | | | | | | | | | | 2 Fixt Bath | | | | | | | | | |
| | | | | | | | | | | | | Bed Room | | | | | | | | | |
| | | | | | | | | | | | | Fam Room | | | | | | | | | |
| | | | | | | | | | | | | Den/Other | | | | | | | | | |
| | | | | | | | | | | | | Old B: 21 | | | | | | | | 0 | |
| | | | | | | | | | | | | Old L: 10 | | | | | | | | 10/04/22 | |
| | | | | | | | | | | Base Cost: 0 | | CCF: 127 | | CLA: 0 | | Cost New: 0 | | | | | |
| | | | | | | | | | | Phys Depr: 0.00 (N) | | Func Depr: | | Net Depr: 100.00 | | | | | | | |
| | | | | | | | | | | Loc Depr: | | Mkt+: Mkt-: | | Bldg Value: 0 | | | | | | | |
| | | | | | | | | | | Detached Items: | | | | | | | | | | | |
| | | | | | | | | | | OFFICE - 12992 SF | | | | 2,422,800 | | | | | | | |
| | | | | | | | | | | 2015 STC APPEAL | | | | -523,000 | | | | | | | |
| | | | | | | | | | | Land: 410,200 | | Impr: 1,899,800 | | Total: 2,310,000 | | | | | | | |

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Block: 802 **Land Desc:** 50X126 **Owners Name:** MT ZION BAPTIST CHURCH **Land:** 288,200 **Exemption** **Net Taxable Value** **Deductions**
Lot: 2 **Bldg Desc:** 1SCBS **Street Address:** 124 SCHOR AVE **Bank:** 00000 **Impr:** 157,900 **Code:** **Cd No-Ow**
Qual: **Addl Lots:** L9 **City & State:** LEONIA NJ **Zip:** 07605 2208 **Total:** 446,100 **Value:** 0 446,100
Card: M (#1 of 1) **Acreage:** 0.145 **Class:** 15D **Property Loc:** 124 SCHOR AVE **Zone:** **Map:** LEONIA

| SALES HISTORY | | | | | | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|-------------------|----|-----------|-----------|---------|------|---------------------|--------|---------------|--------|--------------------|---|----------------------|--------|---|--|------------------------|--|
| Grantor | | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. | | | | |
| | | | | | | 2021 | 288200 | 157900 | 446100 | | | | | | | | |
| | | | | | | 2022 | 288200 | 157900 | 446100 | | | | | | | | |
| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | |
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | | Utilities: | | Basement | |
| | | | | | | | | | | | | Curbs: | | Sewer: | | Main Bldg | |
| | | | | | | | | | | | | Sidewalk: | | Water: | | | |
| | | | | | | | | | | | | Measured: | | Gas: | | | |
| | | | | | | | | | | | | Info: | | Topo: | | | |
| | | | | | | | | | | | | Inspected: | | Neigh: 90 | | | |
| | | | | | | | | | | | | | | VCS: SF90 | | | |
| Net Adj: 100.00 | | SF: 6,317 | | Auto: Y | | Land Value: 288,180 | | | | | | BUILDING INFORMATION | | | | | |
| | | | | | | | | | | | | Type and Use: | | Class/Quality: | | Heat/AC | |
| | | | | | | | | | | | | Story Height: | | Condition: | | Plumbing | |
| | | | | | | | | | | | | Style: | | Year Built/EffA: 1940 / () | | | |
| | | | | | | | | | | | | Exterior Finish: | | Info By: | | Fireplace | |
| | | | | | | | | | | | | Roof Type: | | Livable Area: 0 SF | | Attic | |
| | | | | | | | | | | | | Roof Material: | | Interior Cond: | | | |
| | | | | | | | | | | | | Foundation: | | Interior Wall: | | Deck/Patio/Garage/Misc | |
| | | | | | | | | | | | | Baths: M: A: O: | | Kitchens: M: A: O: | | | |
| ROOM COUNT | | | | | | | | | | | | | | Base Cost: 0 CCF: 127 CLA: 0 Cost New: 0 | | | |
| | | | | | | B | 1 | 2 | 3/A | Tot | Phys Depr: 0.00 (N) Func Depr: Net Depr: 100.00 | | | | | | |
| Living Rm | | | | | | | | | | | Loc Depr: Mkt+: Mkt-: Bldg Value: 0 | | | | | | |
| Dining Rm | | | | | | | | | | | Detached Items: | | | | | | |
| Kitchen | | | | | | | | | | | CHURCH 157,900 | | | | | | |
| Dinette | | | | | | | | | | | | | | | | | |
| 5 Fixt Bath | | | | | | | | | | | | | | | | | |
| 4 Fixt Bath | | | | | | | | | | | | | | | | | |
| 3 Fixt Bath | | | | | | | | | | | | | | | | | |
| 2 Fixt Bath | | | | | | | | | | | | | | | | | |
| Bed Room | | | | | | | | | | | | | | | | | |
| Fam Room | | | | | | | | | | | | | | | | | |
| Den/Other | | | | | | | | | | | | | | | | | |
| Old B: 21 | | | | | | | | | | 0 | | | | | | | |
| Old L: 8 | | | | | | | | | | 10/04/22 | | | | | | | |
| | | | | | | Land: 288,200 | | Impr: 157,900 | | Total: 446,100 | | | | | | | |

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Block: 802 Land Desc: .3333 CE Owners Name: CHOI, DONG SIK & SHIN-JA CHIN Land: 100,000 Exemption Net Taxable Value Deductions
 Lot: 3 Bldg Desc: Street Address: 132 SCHOR AVE Bank: 00660 Impr: 337,800 Code: Cd No-Ow
 Qual: C0001 Adtl Lots: City & State: LEONIA NJ Zip: 07605 Total: 437,800 Value: 0 437,800
 Card: M (#1 of 1) Acreage: 0.000 Class: 2 Property Loc: 132 SCHOR AVE Zone: Map: LEONIA

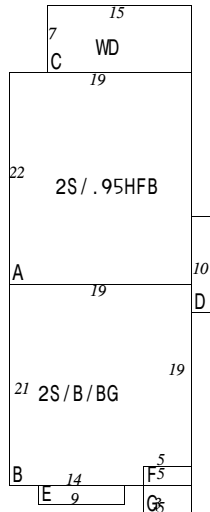
| SALES HISTORY | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|---------------|------|-----------|-------|-----|--------------------|--------|--------|--------|--------------------------|------------------|--------|--------|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. |
| | | | | | 2021 | 100000 | 337800 | 437800 | | | | |
| | | | | | 2022 | 100000 | 337800 | 437800 | | | | |

| LAND CALCULATIONS | | | | | | | | | | | | SITE INFORMATION | | | RESIDENTIAL COST APPROACH | | | | | |
|-------------------|----|----|---|----|-----------------------------------|------|-----|------|------|------|--|------------------|-------|---------------|---------------------------|--------------|--|--|--|--|
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | | | Value | Road: | Utilities: | Basement | | | | |
| | | | | | | | | | | | | | | PAVED | Sewer: YES | BASEMENT | 807 x 9.520 + 2160 x1.54 x1.00= 15158 | | | |
| | | | | | | | | | | | | | | Curbs: YES | Water: YES | BASEMENT FIN | 397 x 13.500 + 1200 x1.30 x1.00= 8527 | | | |
| | | | | | | | | | | | | | | Sidewalk: YES | Gas: YES | Main Bldg | | | | |
| | | | | | | | | | | | | | | Measured: CH | Topo: LEVEL | FIRST STORY | 825 x 149.910 + 0 x1.00 x1.00=123676 | | | |
| | | | | | | | | | | | | | | Info: | Neigh: 408 | UPPER STORY | 852 x 84.360 +16218 x1.00 x1.00= 88093 | | | |
| | | | | | | | | | | | | | | Inspected: Y | VCS: A408 | BRICK SF | 192 x 14.010 + 30 x1.15 x1.00= 3128 | | | |
| | | | | | | | | | | | | | | 11/21/08 | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| Net Adj: 100.00 | | | | | SF: 0 Auto: Y Land Value: 100,000 | | | | | | | | | | | | | | | |

| BUILDING INFORMATION | | | | | |
|----------------------|------------------|------------------|---------------|-----|----------|
| Type and Use: | ONE FAMILY | Class/Quality: | 20 | | |
| Story Height: | | Condition: | TYPICAL | | |
| Style: | TOWN HOUSE (2 F) | Year Built/EffA: | 2003 / 10 (Y) | | |
| Exterior Finish: | BRICK ALUM/VINYL | Info By: | | | |
| Roof Type: | GABLE | Livable Area: | 1677 SF | | |
| Roof Material: | ASPHALT SHINGLE | Interior Cond: | TYPICAL | | |
| Foundation: | CONCRETE BLOCK | Interior Wall: | SHEETROCK | | |
| Baths: | M: A: 4 O: | | | | |
| Kitchens: | M: A: 1 O: | | | | |
| ROOM COUNT | | | | | |
| | B | 1 | 2 | 3/A | Tot |
| Living Rm | | 1 | | | 1 |
| Dining Rm | | 1 | | | 1 |
| Kitchen | | 1 | | | 1 |
| Dinette | | | | | |
| 5 Fixt Bath | | | | | |
| 4 Fixt Bath | | | | | |
| 3 Fixt Bath | | | 2 | | 2 |
| 2 Fixt Bath | 1 | 1 | | | 2 |
| Bed Room | | | 3 | | 3 |
| Fam Room | 1 | | | | 1 |
| Den/Other | | | | | |
| Old B: | Q | | | | 6 |
| Old L: | | | | | 04/20/22 |

Base Cost: 265603 CCF: 127 CLA: 105 Cost New: 355576
 Phys Depr: 5.00 (Y) Func Depr: Net Depr: 95.00
 Loc Depr: Mkt+: Mkt: Bldg Value: 337797

Detached Items:
 Land: 100,000 Impr: 337,800 Total: 437,800



A: 2S/.95HFB u0 r0;u22 r19
 B: 2S/B/BG u0 r0;d21 r14 u2 r5 u19 l19
 C: WD u22 r4;u7 r15
 D: OH u7 r19;r2 d10
 E: 1SOH u-21 r3;d2 r9
 F: OH/OP u-21 r14;u2 r5
 G: OH u-21 r14;d3 r5
 H:
 I:
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 K:
 L:
 M:
 N:
 O:
 P:

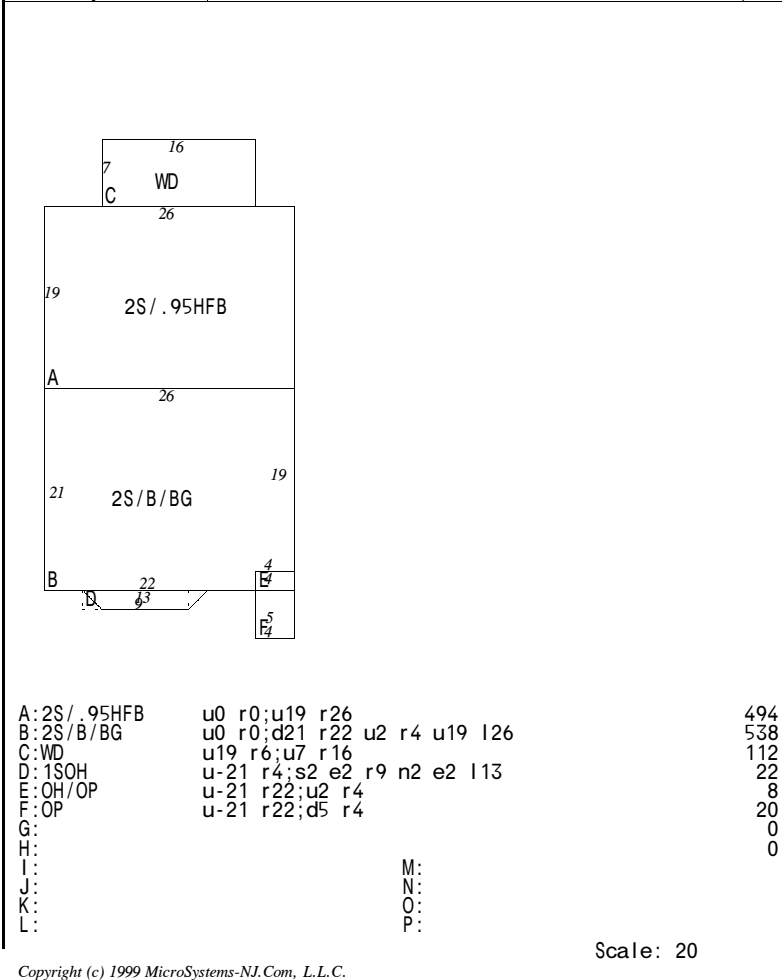
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Scale: 20

Block: 802 Land Desc: .3333 CE Owners Name: TEITELBAUM, MARC A. & JONI RABNER Land: 100,000 Exemption Net Taxable Value Deductions
 Lot: 3 Bldg Desc: Street Address: 136 SCHOR AVE Bank: 00000 Impr: 395,100 Code: Cd No-Ow
 Qual: C0002 Addl Lots: City & State: LEONIA, NJ Zip: 07605 Total: 495,100 Value: 0 495,100
 Card: M (#1 of 1) Acreage: 0.000 Class: 2 Property Loc: 136 SCHOR AVE Zone: Map: LEONIA

| SALES HISTORY | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|-------------------------------|----------|------------|--------|-----|--------------------|--------|--------|--------|--------------------------|------------------|--------|--------|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. |
| LEE, EUGENE & SONG, SOOJIN | 10/07/19 | 3402 /537 | 625000 | | 2021 | 100000 | 395100 | 495100 | | | | |
| CHANG, WON CHRISTOPHER & ANLI | 06/12/14 | 1822 /1636 | 550000 | 04 | 2022 | 100000 | 395100 | 495100 | | | | |

| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | RESIDENTIAL COST APPROACH | | | | |
|-------------------|--------|-----|---|-------|------|-------------|---------|------|------|------------------|-------|---------------|---------------------------|--------------|-----------------------------------|--------|--|
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | Utilities: | Basement | | | |
| | | | | | | | | | | | | PAVED | Sewer: YES | BASEMENT | 1032 x 9.460 + 2220 x1.54 x1.00= | 18453 | |
| | | | | | | | | | | | | Curbs: YES | Water: YES | BASEMENT FIN | 469 x 13.450 + 1220 x1.30 x1.00= | 9786 | |
| | | | | | | | | | | | | Sidewalk: YES | Gas: YES | Main Bldg | | | |
| | | | | | | | | | | | | Measured: CH | Topo: LEVEL | FIRST STORY | 1054 x 149.910 + 0 x1.00 x1.00= | 158005 | |
| | | | | | | | | | | | | Info: | Neigh: 408 | UPPER STORY | 1040 x 84.170 +16390 x1.00 x1.00= | 103927 | |
| | | | | | | | | | | | | Inspected: Y | VCS: A408 | BRICK SF | 192 x 14.010 + 30 x1.15 x1.00= | 3128 | |
| | | | | | | | | | | | | 11/21/08 | | | | | |
| Net Adj: | 100.00 | SF: | 0 | Auto: | Y | Land Value: | 100,000 | | | | | | | | | | |



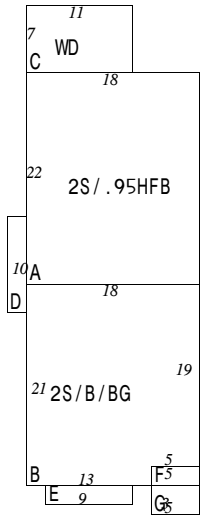
| BUILDING INFORMATION | | | | | |
|----------------------|------------------|------------------|-----------------|------------------------|--------------------------------------|
| Type and Use: | ONE FAMILY | Class/Quality: | 20 | Condition: | TYPICAL |
| Story Height: | | Year Built/EffA: | 2003 / 10 (Y) | Info By: | |
| Style: | TOWN HOUSE (2 F) | Roof Type: | GABLE | Livable Area: | 2094 SF |
| Exterior Finish: | ALUM/VINYL BRICK | Roof Material: | ASPHALT SHINGLE | Interior Cond: | TYPICAL |
| Foundation: | CONCRETE BLOCK | Interior Wall: | SHEETROCK | Deck/Patio/Garage/Misc | |
| Baths: M: | A: 4 | O: | | OPEN PORCH | 28 x 10.770 + 443 x1.30 x1.00= 968 |
| Kitchens: M: | A: 1 | O: | | DECK | 112 x 5.310 + 182 x1.30 x1.00= 1010 |
| | | | | BASEMENT GARAGE | 538 x 5.130 + 1380 x1.58 x1.00= 6541 |
| ROOM COUNT | | | | | |
| | B | 1 | 2 | 3/A | Tot |
| Living Rm | | 1 | | | 1 |
| Dining Rm | | 1 | | | 1 |
| Kitchen | | 1 | | | 1 |
| Dinette | | | | | |
| 5 Fixt Bath | | | | | |
| 4 Fixt Bath | | | 1 | | 1 |
| 3 Fixt Bath | | | 1 | | 1 |
| 2 Fixt Bath | 1 | 1 | | | 2 |
| Bed Room | | | 3 | | 3 |
| Fam Room | 1 | | | | 1 |
| Den/Other | | | | | |
| Old B: | | | | | 6 |
| Old L: | | | | | 04/20/22 |
| Base Cost: | 326227 | CCF: | 127 | CLA: | 100 |
| Phys Depr: | 5.00 (Y) | Func Depr: | | Cost New: | 415939 |
| Loc Depr: | | Mkt+: | Mkt-: | Net Depr: | 95.00 |
| | | | | Bldg Value: | 395142 |
| Detached Items: | | | | | |
| Land: | 100,000 | Impr: | 395,100 | Total: | 495,100 |

Block: 802 **Land Desc:** .3333 CE **Owners Name:** LACANLALE, J., K., M., & C. **Land:** 100,000 **Exemption** **Net Taxable Value** **Deductions**
Lot: 3 **Bldg Desc:** **Street Address:** 140 SCHOR AVENUE **Bank:** 00000 **Impr:** 321,300 **Code:** **Cd No-Ow**
Qual: C0003 **Addl Lots:** **City & State:** LEONIA, NJ **Zip:** 07605 **Total:** 421,300 **Value:** 0 421,300
Card: M (#1 of 1) **Acreage:** 0.000 **Class:** 2 **Property Loc:** 140 SCHOR AVE **Zone:** **Map:** LEONIA

| SALES HISTORY | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|--------------------------------|----------|------------|-------|-----|--------------------|--------|--------|--------|--------------------------|------------------|--------|--------|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. |
| LACANLALE, AGERICO & LINGLINGA | 06/20/15 | 2063 /2114 | | 1 1 | 2021 | 100000 | 321300 | 421300 | | | | |
| | | | | | 2022 | 100000 | 321300 | 421300 | | | | |

| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | RESIDENTIAL COST APPROACH | | | | |
|------------------------|----|----|---|----|--------------|------|----------------|------|----------------------------|------------------|-------|---------------|---------------------------|--|--|--|--|
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | Utilities: | Basement | | | |
| | | | | | | | | | | | | PAVED | Sewer: YES | 764 x 9.630 + 2072 x1.54 x1.00= 14521 | | | |
| | | | | | | | | | | | | Curbs: YES | Water: YES | 376 x 13.500 + 1200 x1.30 x1.00= 8159 | | | |
| | | | | | | | | | | | | Sidewalk: YES | Gas: YES | Main Bldg | | | |
| | | | | | | | | | | | | Measured: CH | Topo: LEVEL | FIRST STORY 782 x 149.910 + 0 x1.00 x1.00=117230 | | | |
| | | | | | | | | | | | | Info: | Neigh: 408 | UPPER STORY 794 x 86.170 +14760 x1.00 x1.00= 83179 | | | |
| | | | | | | | | | | | | Inspected: N | VCS: A408 | BRICK SF 192 x 14.010 + 30 x1.15 x1.00= 3128 | | | |
| | | | | | | | | | | | | 11/2108 | | | | | |
| Net Adj: 100.00 | | | | | SF: 0 | | Auto: Y | | Land Value: 100,000 | | | | | | | | |

| BUILDING INFORMATION | | | | | | | | | | | | | |
|--|--|---|---|-----|-----|----------------------------|--|----------------------|--|---------------------------|--|-------------------------|--|
| Type and Use: ONE FAMILY | Class/Quality: 20 | Heat/AC | | | | | | | | | | | |
| Story Height: | Condition: TYPICAL | HW BASEBOARD 1952 x 3.250 + 1200 x1.15 x1.00= 8676 | | | | | | | | | | | |
| Style: TOWN HOUSE (2 F) | Year Built/EffA: 2003 / 10 (Y) | AC SEPARATE DUC 1952 x 1.530 + 2400 x1.49 x1.00= 8026 | | | | | | | | | | | |
| Exterior Finish: ALUM/VINYL BRICK | Info By: | Plumbing | | | | | | | | | | | |
| Roof Type: GABLE | Livable Area: 1576 SF | 3 FIXTURE BATH 2- 2 x2595.000 + 0 x1.49 x1.00= 0 | | | | | | | | | | | |
| Roof Material: ASPHALT SHINGLE | Interior Cond: TYPICAL | 2 FIXTURE BATH 2- 1 x1895.000 + 0 x1.49 x1.00= 2824 | | | | | | | | | | | |
| Foundation: CONCRETE BLOCK | Interior Wall: SHEETROCK | Fireplace | | | | | | | | | | | |
| Baths: M: A: 4 O: | | Attic | | | | | | | | | | | |
| Kitchens: M: A: 1 O: | | Deck/Patio/Garage/Misc | | | | | | | | | | | |
| ROOM COUNT | | | | | | | | | | | | | |
| | B | 1 | 2 | 3/A | Tot | Base Cost: 252647 | | CCF: 127 | | CLA: 105 | | Cost New: 338231 | |
| Living Rm | | 1 | | | 1 | Phys Depr: 5.00 (Y) | | Func Depr: | | Net Depr: 95.00 | | Net Value: 95.00 | |
| Dining Rm | | 1 | | | 1 | Loc Depr: | | Mkt+: Mkt-: | | Bldg Value: 321320 | | | |
| Kitchen | | 1 | | | 1 | Detached Items: | | | | | | | |
| Dinette | | | | | | | | | | | | | |
| 5 Fixt Bath | | | | | | | | | | | | | |
| 4 Fixt Bath | | | | | | | | | | | | | |
| 3 Fixt Bath | | | 2 | | 2 | | | | | | | | |
| 2 Fixt Bath | 1 | 1 | | | 2 | | | | | | | | |
| Bed Room | | | 3 | | 3 | | | | | | | | |
| Fam Room | 1 | | | | 1 | | | | | | | | |
| Den/Other | | | | | | | | | | | | | |
| Old B: | | | | | | Land: 100,000 | | Impr: 321,300 | | Total: 421,300 | | | |
| Old L: | | | | | | 04/20/22 | | | | | | | |



A: 2S/.95HFB u0 r0:u22 r18
 B: 2S/B/BG u0 r0:d21 r13 u2 r5 u19 l18
 C: WD u22 r0:u7 r11
 D: OH u7 r0:l2 d10
 E: 13OH u-21 r2:d2 r9
 F: OH/OP u-21 r13:u2 r5
 G: OP u-21 r13:d3 r5
 H:
 I:
 J:
 K:
 L:

396
368
77
20
18
10
15
0

M:
N:
O:
P:

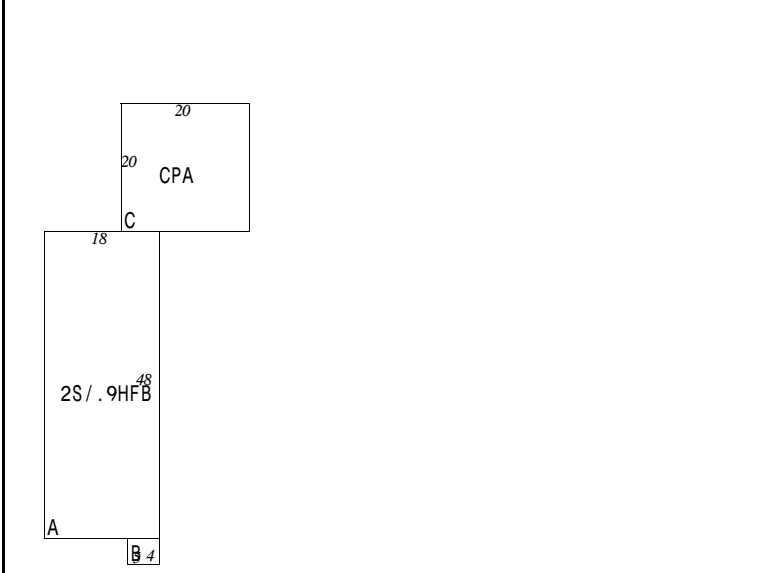
Scale: 20

Block: 802 **Land Desc:** 34X140 2LT **Owners Name:** CASTELLON, M. & J. & MADRID, E. **Land:** 212,500 **Exemption** **Net Taxable Value** **Deductions**
Lot: 4 **Bldg Desc:** F2S **Street Address:** 144 SCHOR AVE **Bank:** 00660 **Impr:** 171,300 **Code:** **Cd No-Ow**
Qual: **Addl Lots:** **City & State:** LEONIA, NJ **Zip:** 07605 **Total:** 383,800 **Value:** 0 383,800
Card: M (#1 of 1) **Acreage:** 0.112 **Class:** 2 **Property Loc:** 144 SCHOR AVE **Zone:** **Map:** LEONIA

| SALES HISTORY | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|----------------------------------|----------|-----------|-------|-----|--------------------|--------|--------|--------|--------------------------|------------------|--------|--------|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. |
| CASTELLON, MARCO H (CARRENO) ETA | 01/10/19 | 3158 /944 | | 1 4 | 2021 | 212500 | 171300 | 383800 | | | | |
| | | | | | 2022 | 212500 | 171300 | 383800 | | | | |

| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | RESIDENTIAL COST APPROACH | | | | | | | | |
|-------------------|----|----|---|----|------|------|-----|------|------|------------------|-------|---------------|---------------------------|---------------------|-------------|----------|-------------|--------------|--|--|--|
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | Utilities: | Basement | | | | | | | |
| | | | | | | | | | | | | PAVED | Sewer: YES | BASEMENT | 864 x | 9.520 + | 2160 x1.00 | x1.00= 10385 | | | |
| | | | | | | | | | | | | Curbs: YES | Water: YES | BASEMENT FIN | 778 x | 13.510 + | 1176 x1.00 | x1.00= 11687 | | | |
| | | | | | | | | | | | | Sidewalk: YES | Gas: YES | Main Bldg | | | | | | | |
| | | | | | | | | | | | | Measured: DA | Topo: | FIRST STORY | 864 x | 54.500 + | 24920 x1.00 | x1.00= 72008 | | | |
| | | | | | | | | | | | | Info: | LEVEL | UPPER STORY | 864 x | 38.530 + | 7720 x1.00 | x1.00= 41010 | | | |
| | | | | | | | | | | | | Inspected: Y | Neigh: 90 | | | | | | | | |
| | | | | | | | | | | | | 11/24/08 | VCS: SFRC | | | | | | | | |
| ECONOMIC 95 | | | | | | | | | | | | Units | | Rate | Site | Cond | Value | | | | |
| | | | | | | | | | | | | 4868 SF | 10.00 | 175000 | 100 100 100 | 223680 | | | | | |
| Net Adj: 95.00 | | | | | | | | | | | | SF: 4,868 | Auto: Y | Land Value: 212,496 | | | | | | | |

ORIGINALLY 2-F, CONVERTED TO 1-F, NOW CONVERTING BACK TO 2-FAM



A: 2S/.9HFB u0 r0;u48 l18
 B: OP u0 r0;d4 l5
 C: CPA u48 r-6;u20 r20
 D:
 E:
 F:
 G:
 H:
 I:
 J:
 K:
 L:

M:
 N:
 O:
 P:

864
20
400
0
0
0
0
0

Scale: 30

| BUILDING INFORMATION | | | |
|----------------------|-----------------|------------------|---------------|
| Type and Use: | 2 FAMILY | Class/Quality: | 45 |
| Story Height: | | Condition: | GOOD |
| Style: | 2 FAMILY COLONI | Year Built/EffA: | 1958 / 55 (Y) |
| Exterior Finish: | ALUM/VINYL | Info By: | |
| Roof Type: | GABLE | Livable Area: | 1728 SF |
| Roof Material: | ASPHALT SHINGLE | Interior Cond: | TYPICAL |
| Foundation: | CONCRETE BLOCK | Interior Wall: | SHEETROCK |
| Baths: | M: 1 | A: 2 | O: |
| Kitchens: | M: 1 | A: 2 | O: |

| ROOM COUNT | | | | | |
|-------------|----|---|---|-----|-----|
| | B | 1 | 2 | 3/A | Tot |
| Living Rm | | 1 | 1 | | 2 |
| Dining Rm | | | | | |
| Kitchen | 1 | 1 | 1 | | 3 |
| Dinette | | | | | |
| 5 Fixt Bath | | | | | |
| 4 Fixt Bath | | | | | |
| 3 Fixt Bath | 1 | 1 | 1 | | 3 |
| 2 Fixt Bath | | | | | |
| Bed Room | 1 | 2 | 1 | | 4 |
| Fam Room | | | | | |
| Den/Other | 1 | | | | 1 |
| Old B: | 21 | | | | 7 |
| Old L: | 4 | | | | |

Base Cost: 155665 **CCF:** 127 **CLA:** 100 **Cost New:** 198473
Phys Depr: 20.90 (Y) **Func Depr:** **Net Depr:** 79.10
Loc Depr: **Mkt+: Mkt-:** **Bldg Value:** 156992

Detached Items:
 VINYL POOL 480 x 19.420 + 9700 x1.00 x0.50 x1.27= 12126
 SHED 1STY 128 x 15.480 + 890 x1.00 x0.59 x1.27= 2160

Land: 212,500 **Impr:** 171,300 **Total:** 383,800

Block: 802
 Lot: 5
 Qual: C0001
 Card: M (#1 of 1)

Land Desc:
 Bldg Desc:
 Addl Lots:
 Acreage: 0.000 Class: 2

Owners Name: LEGRAND REALTY, LLC
 Street Address: 265 KNOX AVENUE
 City & State: CLIFFSIDE PARK, NJ
 Property Loc: 400 GRAND AVENUE
 Bank:
 Zip: 07010
 Zone:

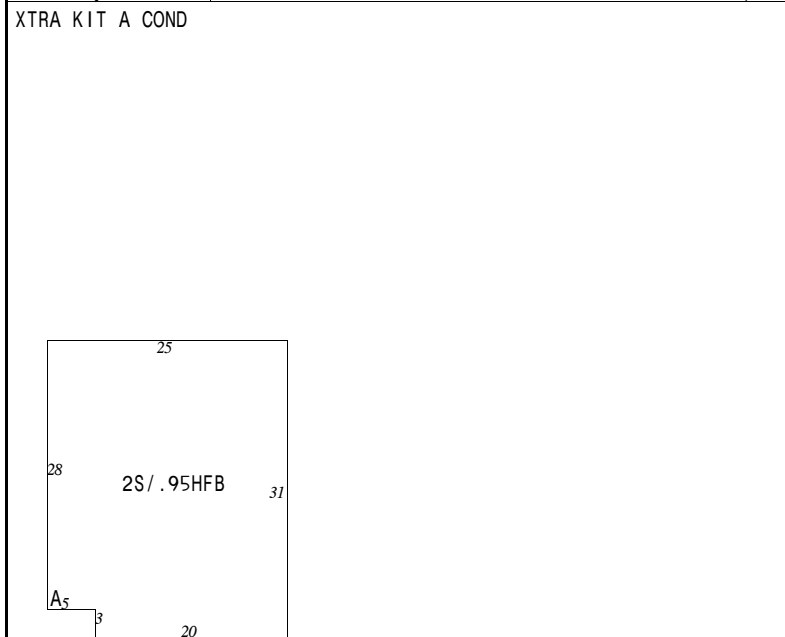
Land: 85,000
 Impr: 270,000
 Total: 355,000
 Exemption Code:
 Value: 0
 Net Taxable Value: 355,000
 Deductions Cd No-Ow
 Map: LEONIA

| SALES HISTORY | | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|-----------------|----------|-----------|--------|-----|------|--------------------|--------|--------|------|--------------------------|--------|--------|--|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. | |
| VN DOUGLAS CORP | 12/17/14 | 1823 /31 | 256250 | 30 | 2021 | 85000 | 270000 | 355000 | | | | | |
| | | | | | 2022 | 85000 | 270000 | 355000 | | | | | |

| LAND CALCULATIONS | | | | | | | | | | | |
|---|----|----|---|----|----------|------|-----|------|-------|-------------|-------|
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value |
| | | | | | | | | | | | |
| | | | | | Units | | | Rate | Site | Cond | Value |
| | | | | | 0.000 AC | | | 0 | 85000 | 100 100 100 | 85000 |
| Net Adj: 100.00 SF: 0 Auto: Y Land Value: 85,000 | | | | | | | | | | | |

| SITE INFORMATION | |
|------------------|---|
| Road: PAVED | Utilities: Sewer: YES Water: YES Gas: YES |
| Curbs: YES | Sidewalk: YES |
| Measured: CH | Info: 12/03/08 |
| Inspected: Y | Neigh: 409 VCS: A409 |

| RESIDENTIAL COST APPROACH | |
|-----------------------------------|--|
| Basement BASEMENT FIN | 760 x 9.630 + 2072 x 1.54 x 1.00 = 14462 722 x 13.510 + 1176 x 1.30 x 1.00 = 14209 |
| Main Bldg FIRST STORY UPPER STORY | 760 x 149.910 + 0 x 1.00 x 1.00 = 113932 760 x 86.170 + 14760 x 1.00 x 1.00 = 80249 |



| BUILDING INFORMATION | |
|--------------------------------|--------------------------------|
| Type and Use: ONE FAMILY | Class/Quality: 20 |
| Story Height: | Condition: TYPICAL |
| Style: TOWN HOUSE (2 F) | Year Built/EffA: 1987 / 26 (Y) |
| Exterior Finish: WOOD SIDING | Info By: |
| Roof Type: GABLE | Livable Area: 1520 SF |
| Roof Material: ASPHALT SHINGLE | Interior Cond: TYPICAL |
| Foundation: CONCRETE BLOCK | Interior Wall: SHEETROCK |
| Baths: M: A: 4 O: | Kitchens: M: A: 1 O: |

| | |
|--|--|
| Heat/AC HW BASEBOARD AC SEPARATE DUC | 2242 x 3.310 + 1080 x 1.15 x 1.00 = 9776 2242 x 1.470 + 2520 x 1.49 x 1.00 = 8665 |
| Plumbing 3 FIXTURE BATH 2 FIXTURE BATH EXTRA KITCHEN | 3- 2 x 2595.000 + 0 x 1.49 x 1.00 = 3867 1- 1 x 1895.000 + 0 x 1.49 x 1.00 = 0 1 x 3485.000 + 0 x 1.45 x 1.00 = 5053 |
| Fireplace FIREPLACE | 1 x 4850.000 + 0 x 1.60 x 1.00 = 7760 |
| Deck/Patio/Garage/Misc DECK | 76 x 4.850 + 218 x 1.30 x 1.00 = 763 |

| ROOM COUNT | | | | | |
|----------------|---|---|---|-----|----------|
| | B | 1 | 2 | 3/A | Tot |
| Living Rm | | 1 | | | 1 |
| Dining Rm | | 1 | | | 1 |
| Kitchen | 1 | 1 | | | 2 |
| Dinette | | | | | |
| 5 Fixt Bath | | | | | |
| 4 Fixt Bath | | | | | |
| 3 Fixt Bath | 1 | | 2 | | 3 |
| 2 Fixt Bath | | 1 | | | 1 |
| Bed Room | 1 | | 2 | | 3 |
| Fam Room | | | | | |
| Den/Other | 1 | | | | 1 |
| Old B: Q1 | | | | | 5 |
| Old L: 1 C0001 | | | | | 04/20/22 |

| | | | |
|------------------------|---------------|----------------|--------------------|
| Base Cost: 258736 | CCF: 127 | CLA: 105 | Cost New: 346383 |
| Phys Depr: 13.00 (Y) | Func Depr: | | Net Depr: 87.00 |
| Loc Depr: | Mkt+: Mkt-: | | Bldg Value: 301353 |
| Detached Items: | | | |
| 2015 CTB JUDGMENT | | | -31,400 |
| Land: 85,000 | Impr: 270,000 | Total: 355,000 | |

A: 2S / .95HFB u0 r0;u28 r25 d31 l20 u3 15
 B: 0
 C: WD 28
 D: WD 48
 E: 0
 F: 0
 G: 0
 H: 0
 I: 0
 J: 0
 K: 0
 L: 0

760
0
28
48
0
0
0
0

M:
N:
O:
P:

Scale: 20

Block: 802 Land Desc: Owners Name: JOO, RICHARD H. & YUNEUJ Land: 85,000 Exemption Net Taxable Value Deductions
 Lot: 5 Bldg Desc: Street Address: 402 GRAND AVE, UNIT #2 Bank: 00660 Impr: 291,100 Code: Cd No-Ow
 Qual: C0002 Addl Lots: City & State: LEONIA, NJ Zip: 07605 Total: 376,100 Value: 0 376,100
 Card: M (#1 of 1) Acreage: 0.000 Class: 2 Property Loc: 402 GRAND AVENUE Zone: Map: LEONIA

| SALES HISTORY | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|----------------------------------|----------|-----------|--------|-----|--------------------|-------|--------|--------|--------------------------|------------------|--------|--------|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. |
| CHOI, YUN-BEOM&SOK, ANDREA JIN-K | 02/07/18 | 2891 /993 | 472000 | | 2021 | 85000 | 291100 | 376100 | | | | |
| | | | | | 2022 | 85000 | 291100 | 376100 | | | | |

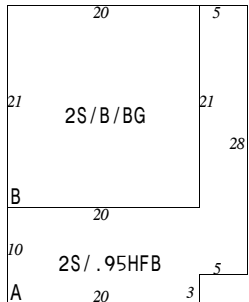
| LAND CALCULATIONS | | | | | | | | | | | |
|-------------------|----|--------|---|-----|----------|------|-----|---------|-------|--------------------|-------|
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value |
| | | | | | | | | | | | |
| | | | | | Units | | | Rate | Site | Cond | Value |
| | | | | | 0.000 AC | | | 0 | 85000 | 100 100 100 | 85000 |
| Net Adj: | | 100.00 | | SF: | | 0 | | Auto: Y | | Land Value: 85,000 | |

| SITE INFORMATION | | | |
|------------------|-------------|--|--|
| Road: | PAVED | | |
| Utilities: | Sewer: YES | | |
| | Water: YES | | |
| | Gas: YES | | |
| Curbs: | YES | | |
| Sidewalk: | YES | | |
| Measured: | CH | | |
| Info: | Topo: LEVEL | | |
| Inspected: | Y | | |
| | Neigh: 409 | | |
| | VCS: A409 | | |
| | 12/03/08 | | |

| RESIDENTIAL COST APPROACH | | | |
|---------------------------|-------|-----------|--------------------------|
| Basement | | | |
| BASEMENT | 760 x | 9.630 + | 2072 x1.54 x1.00= 14462 |
| BASEMENT FIN | 323 x | 13.500 + | 1200 x1.30 x1.00= 7229 |
| Main Bldg | | | |
| FIRST STORY | 760 x | 149.910 + | 0 x1.00 x1.00=113932 |
| UPPER STORY | 760 x | 86.170 + | 14760 x1.00 x1.00= 80249 |

| BUILDING INFORMATION | |
|----------------------|------------------|
| Type and Use: | Class/Quality: |
| ONE FAMILY | 20 |
| Story Height: | Condition: |
| | TYPICAL |
| Style: | Year Built/EffA: |
| TOWN HOUSE (2 F) | 1987 / 26 (Y) |
| Exterior Finish: | Info By: |
| WOOD SIDING | |
| Roof Type: | Livable Area: |
| GABLE | 1520 SF |
| Roof Material: | Interior Cond: |
| ASPHALT SHINGLE | TYPICAL |
| Foundation: | Interior Wall: |
| CONCRETE BLOCK | SHEETROCK |
| Baths: M: A: 4 O: | |
| Kitchens: M: A: 1 O: | |

| | | | |
|------------------------|--------|------------|------------------------|
| Heat/AC | | | |
| HW BASEBOARD | 1843 x | 3.250 + | 1200 x1.15 x1.00= 8268 |
| AC SEPARATE DUC | 1843 x | 1.530 + | 2400 x1.49 x1.00= 7777 |
| Plumbing | | | |
| 3 FIXTURE BATH | 3- 2 x | 2595.000 + | 0 x1.49 x1.00= 3867 |
| 2 FIXTURE BATH | 1- 1 x | 1895.000 + | 0 x1.49 x1.00= 0 |
| Fireplace | | | |
| FIREPLACE | 1 x | 4850.000 + | 0 x1.60 x1.00= 7760 |
| Attic | | | |
| Deck/Patio/Garage/Misc | | | |
| DECK | 76 x | 4.850 + | 218 x1.30 x1.00= 763 |
| BASEMENT GARAGE | 420 x | 4.890 + | 1500 x1.58 x1.00= 5615 |



| ROOM COUNT | | | | | |
|-------------|----|-------|---|-----|----------|
| | B | 1 | 2 | 3/A | Tot |
| Living Rm | | 1 | | | 1 |
| Dining Rm | | 1 | | | 1 |
| Kitchen | | 1 | | | 1 |
| Dinette | | | | | |
| 5 Fixt Bath | | | | | |
| 4 Fixt Bath | | | | | |
| 3 Fixt Bath | 1 | | 2 | | 3 |
| 2 Fixt Bath | | 1 | | | 1 |
| Bed Room | | | 2 | | 2 |
| Fam Room | | | | | |
| Den/Other | 1 | | | | 1 |
| Old B: | 21 | | | | 5 |
| Old L: | 1 | C0002 | | | 04/20/22 |

| | | | | | |
|-----------------|-----------|------------|----------|-------------|---------|
| Base Cost: | 249922 | CCF: 127 | CLA: 105 | Cost New: | 334583 |
| Phys Depr: | 13.00 (Y) | Func Depr: | | Net Depr: | 87.00 |
| Loc Depr: | | Mkt+: | Mkt-: | Bldg Value: | 291087 |
| Detached Items: | | | | | |
| Land: | 85,000 | Impr: | 291,100 | Total: | 376,100 |

A: 2S/.95HFB u0 r0;u10 r20 u21 r5 d28 l5 d3 l20
 B: 2S/B/BG u10 r0;u21 r20
 C:
 D: WD 48
 E: WD 28
 F:
 G:
 H:
 I:
 J:
 K:
 L:
 M:
 N:
 O:
 P:

340
420
0
48
28
0
0
0

Scale: 20

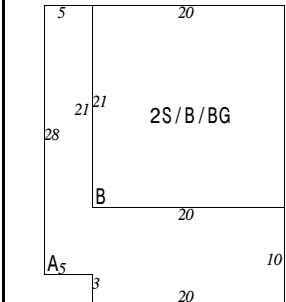
Block: 802 **Land Desc:** **Owners Name:** CHA, SENGHEN **Land:** 85,000 **Exemption:** **Net Taxable Value:** **Deductions:**
Lot: 5 **Bldg Desc:** **Street Address:** 404 GRAND AVE, #3 **Bank:** 00660 **Impr:** 297,400 **Code:** **Cd No-Ow:**
Qual: C0003 **Addl Lots:** **City & State:** LEONIA, NJ **Zip:** 07605 **Total:** 382,400 **Value:** 0 **382,400**
Card: M (#1 of 1) **Acreage:** 0.000 **Class:** 2 **Property Loc:** 404 GRAND AVENUE **Zone:** **Map:** LEONIA

| SALES HISTORY | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|--------------------------------|----------|-----------|--------|-----|--------------------|-------|--------|--------|--------------------------|------------------|--------|--------|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. |
| MANUFACTURERS & TRADERS TRST C | 10/31/18 | 3159 /395 | 370000 | 31 | 2019 | 85000 | 297400 | 382400 | | | | |
| SAUDINO, MICHAEL BC SHERIFF | 05/29/18 | 3090 /488 | 250000 | 12 | | | | | | | | |

| LAND CALCULATIONS | | | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | | | |
|-------------------|----|----|---|----|------|------|-----|------------------|------|------|-------|---------------------------|-------------|---|--|--|--|
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | Utilities: | Basement | | | |
| | | | | | | | | | | | | PAVED | Sewer: YES | 760 x 9.630 + 2072 x 1.54 x 1.00= 14462 | | | |
| | | | | | | | | | | | | Curbs: YES | Water: YES | 323 x 13.500 + 1200 x 1.30 x 1.00= 7229 | | | |
| | | | | | | | | | | | | Sidewalk: YES | Gas: YES | Main Bldg | | | |
| | | | | | | | | | | | | Measured: CH | Topo: LEVEL | FIRST STORY 760 x 149.910 + 0 x 1.00 x 1.00=113932 | | | |
| | | | | | | | | | | | | Info: | Neigh: 409 | UPPER STORY 760 x 86.170 + 14760 x 1.00 x 1.00= 80249 | | | |
| | | | | | | | | | | | | Inspected: N | VCS: A409 | | | | |
| | | | | | | | | | | | | 12/03/08 | | | | | |

Units: 0.000 AC **Rate:** 0 **Site:** 85000 **Cond:** 100 100 100 **Value:** 85000
Net Adj: 100.00 **SF:** 0 **Auto:** Y **Land Value:** 85,000

NOT ON MLS
KIT/BATH ALT.



A: 2S/.95HFB **u0** **r0:**u28 r5 d21 r20 d10 l20 u3 l5 **340**
B: 2S/B/BG **u7** **r5:**u21 r20 **420**
C: **0**
D: WD **28**
E: WD **48**
F: **0**
G: **0**
H: **0**
I: **0**
J: **0**
K: **0**
L: **0**

| BUILDING INFORMATION | | | |
|--------------------------------------|--|--|----------------------------------|
| Type and Use: ONE FAMILY | Class/Quality: 20 | Story Height: | Condition: TYPICAL |
| Style: TOWN HOUSE (2 F | Year Built/EffA: 1987 / 26 (Y) | Exterior Finish: WOOD SIDING | Info By: |
| Roof Type: GABLE | Livable Area: 1520 SF | Roof Material: ASPHALT SHINGLE | Interior Cond: TYPICAL |
| Foundation: CONCRETE BLOCK | Interior Wall: SHEETROCK | Baths: M:1 A:3 O: | Kitchens: M:31 A: O: |

| ROOM COUNT | | | | | |
|-------------|----|---|---|-----|-----|
| | B | 1 | 2 | 3/A | Tot |
| Living Rm | | 1 | | | 1 |
| Dining Rm | | 1 | | | 1 |
| Kitchen | | 1 | | | 1 |
| Dinette | | | | | |
| 5 Fixt Bath | | | | | |
| 4 Fixt Bath | | | | | |
| 3 Fixt Bath | 1 | | 2 | | 3 |
| 2 Fixt Bath | | 1 | | | 1 |
| Bed Room | | | 2 | | 2 |
| Fam Room | | | | | |
| Den/Other | 1 | | | | 1 |
| Old B: | 21 | | | | 5 |
| Old L: | 1 | | | | |

| | | |
|-------------------------------|--|---|
| Heat/AC | HW BASEBOARD 1843 x 3.250 + 1200 x 1.15 x 1.00= 8268 | AC SEPARATE DUC 1843 x 1.530 + 2400 x 1.49 x 1.00= 7777 |
| Plumbing | 3 FIXTURE BATH 3- 2 x 2595.000 + 0 x 1.49 x 1.00= 3867 | 2 FIXTURE BATH 1- 1 x 1895.000 + 0 x 1.49 x 1.00= 0 |
| Fireplace | FIREPLACE 1 x 4850.000 + 0 x 1.60 x 1.00= 7760 | |
| Attic | | |
| Deck/Patio/Garage/Misc | DECK 76 x 4.850 + 218 x 1.30 x 1.00= 763 | BASEMENT GARAGE 420 x 4.890 + 1500 x 1.58 x 1.00= 5615 |
| Costs | Base Cost: 249922 CCF: 127 CLA: 105 Cost New: 334583 | Phys Depr: 11.11(Y) Func Depr: Net Depr: 88.89 |
| Detached Items: | Loc Depr: Mkt+: Mkt: Bldg Value: 297394 | |
| Summary | Land: 85,000 Impr: 297,400 Total: 382,400 | |

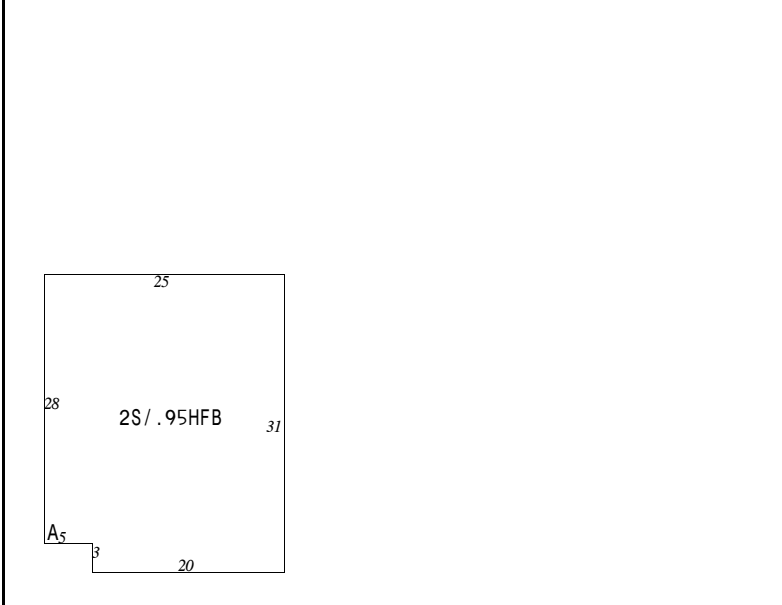
Scale: 20

Block: 802 **Land Desc:** **Owners Name:** LEGRAND REALTY, LLC **Land:** 85,000 **Exemption** **Net Taxable Value** **Deductions**
Lot: 5 **Bldg Desc:** **Street Address:** 265 KNOX AVENUE **Bank:** **Impr:** 270,000 **Code:** **Cd** **No-Ow**
Qual: C0004 **Addl Lots:** **City & State:** CLIFFSIDE PARK, NJ **Zip:** 07010 **Total:** 355,000 **Value:** 0 **355,000**
Card: M (#1 of 1) **Acraige:** 0.000 **Class:** 2 **Property Loc:** 406 GRAND AVENUE **Zone:** **Map:** LEONIA

| SALES HISTORY | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|-----------------|----------|-----------|--------|-----|--------------------|-------|--------|--------|--------------------------|------------------|--------|--------|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. |
| VN DOUGLAS CORP | 12/17/14 | 1823 /36 | 256250 | 30 | 2021 | 85000 | 270000 | 355000 | | | | |
| | | | | | 2022 | 85000 | 270000 | 355000 | | | | |

| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | RESIDENTIAL COST APPROACH | | | | | |
|-------------------|----|----|---|----|------|------|-----|------|------|------------------|-------|---------------|---------------------------|--------------|-------|-----------|--------------------|--------|
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | Utilities: | Basement | | | | |
| | | | | | | | | | | | | PAVED | Sewer: YES | BASEMENT | 760 x | 9.630 + | 2072 x1.54 x1.00= | 14462 |
| | | | | | | | | | | | | Curbs: YES | Water: YES | BASEMENT FIN | 722 x | 13.510 + | 1176 x1.30 x1.00= | 14209 |
| | | | | | | | | | | | | Sidewalk: YES | Gas: YES | Main Bldg | | | | |
| | | | | | | | | | | | | Measured: CH | Topo: | FIRST STORY | 760 x | 149.910 + | 0 x1.00 x1.00= | 113932 |
| | | | | | | | | | | | | Info: | LEVEL | UPPER STORY | 760 x | 86.170 + | 14760 x1.00 x1.00= | 80249 |
| | | | | | | | | | | | | Inspected: N | Neigh: 409 | | | | | |
| | | | | | | | | | | | | 12/02/08 | VCS: A409 | | | | | |

Net Adj: 100.00 SF: 0 Auto: Y Land Value: 85,000



A: 2S/.95HFB u0 r0;u28 r25 d31 l20 u3 15
 B: 760
 C: WD 28
 D: WD 48
 E: 0
 F: 0
 G: 0
 H: 0
 I: 0
 J: 0
 K: 0
 L: 0
 M:
 N:
 O:
 P:

Scale: 20

| BUILDING INFORMATION | | | | | |
|----------------------|------------------|------------------|---------------|--|--|
| Type and Use: | ONE FAMILY | Class/Quality: | 20 | | |
| Story Height: | | Condition: | TYPICAL | | |
| Style: | TOWN HOUSE (2 F) | Year Built/EffA: | 1987 / 26 (Y) | | |
| Exterior Finish: | WOOD SIDING | Info By: | | | |
| Roof Type: | GABLE | Livable Area: | 1520 SF | | |
| Roof Material: | ASPHALT SHINGLE | Interior Cond: | TYPICAL | | |
| Foundation: | CONCRETE BLOCK | Interior Wall: | SHEETROCK | | |
| Baths: | M: A: 4 O: | | | | |
| Kitchens: | M: A: 1 O: | | | | |

| ROOM COUNT | | | | | |
|-------------|----|-------|----------|-----|-----|
| | B | 1 | 2 | 3/A | Tot |
| Living Rm | | 1 | | | 1 |
| Dining Rm | | 1 | | | 1 |
| Kitchen | | 1 | | | 1 |
| Dinette | | | | | |
| 5 Fixt Bath | | | | | |
| 4 Fixt Bath | | | | | |
| 3 Fixt Bath | 1 | | 2 | | 3 |
| 2 Fixt Bath | | 1 | | | 1 |
| Bed Room | | | 2 | | 2 |
| Fam Room | | | | | |
| Den/Other | 2 | | | | 2 |
| Old B: | 21 | | | 5 | |
| Old L: | 1 | C0004 | 04/20/22 | | |

| | | | | | |
|------------------------|-----------------|--------|-------------|-------------------|------|
| Heat/AC | HW BASEBOARD | 2242 x | 3.310 + | 1080 x1.15 x1.00= | 9776 |
| | AC SEPARATE DUC | 2242 x | 1.470 + | 2520 x1.49 x1.00= | 8665 |
| Plumbing | 3 FIXTURE BATH | 3- 2 | x2595.000 + | 0 x1.49 x1.00= | 3867 |
| | 2 FIXTURE BATH | 1- 1 | x1895.000 + | 0 x1.49 x1.00= | 0 |
| Fireplace | FIREPLACE | 1 x | 4850.000 + | 0 x1.60 x1.00= | 7760 |
| Attic | | | | | |
| Deck/Patio/Garage/Misc | DECK | 76 x | 4.850 + | 218 x1.30 x1.00= | 763 |

| | | | | | | | |
|-------------------|-----------|------------|-------|------|-----|-------------|---------|
| Base Cost: | 253683 | CCF: | 127 | CLA: | 105 | Cost New: | 339618 |
| Phys Depr: | 13.00 (Y) | Func Depr: | | | | Net Depr: | 87.00 |
| Loc Depr: | | Mkt+: | Mkt-: | | | Bldg Value: | 295468 |
| Detached Items: | | | | | | | -25,500 |
| 2015 CTB JUDGMENT | | | | | | | |

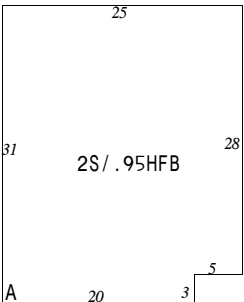
| | | | | | |
|-------|--------|-------|---------|--------|---------|
| Land: | 85,000 | Impr: | 270,000 | Total: | 355,000 |
|-------|--------|-------|---------|--------|---------|

Block: 802 **Land Desc:** **Owners Name:** LEGRAND REALTY, LLC **Land:** 85,000 **Exemption** **Net Taxable Value** **Deductions**
Lot: 5 **Bldg Desc:** **Street Address:** 265 KNOX AVENUE **Bank:** 00597 **Impr:** 270,000 **Code:** **Cd** No-Ow
Qual: C0005 **Addl Lots:** **City & State:** CLIFFSIDE PARK, NJ **Zip:** 07010 **Total:** 355,000 **Value:** 0 **355,000**
Card: M (#1 of 1) **Acres:** 0.000 **Class:** 2 **Property Loc:** 408 GRAND AVENUE **Zone:** **Map:** LEONIA

| SALES HISTORY | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|--------------------|----------|-----------|--------|-----|--------------------|-------|--------|--------|--------------------------|------------------|--------|--------|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. |
| V.N. DOUGLAS CORP. | 12/17/14 | 1823 /41 | 256250 | 30 | 2021 | 85000 | 270000 | 355000 | | | | |
| | | | | | 2022 | 85000 | 270000 | 355000 | | | | |

| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | | | | | |
|-------------------|----|----|---|----|------|------|-----|------|------|------------------|-------|---------------|-------------|---------------------------|-------------------------------------|--------|--|--|--|--|--|
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | Utilities: | Basement | | | | | | | |
| | | | | | | | | | | | | PAVED | Sewer: YES | BASEMENT | 760 x 9.630 + 2072 x 1.54 x 1.00= | 14462 | | | | | |
| | | | | | | | | | | | | Curbs: YES | Water: YES | BASEMENT FIN | 722 x 13.510 + 1176 x 1.30 x 1.00= | 14209 | | | | | |
| | | | | | | | | | | | | Sidewalk: YES | Gas: YES | Main Bldg | | | | | | | |
| | | | | | | | | | | | | Measured: CH | Topo: LEVEL | FIRST STORY | 760 x 149.910 + 0 x 1.00 x 1.00= | 113932 | | | | | |
| | | | | | | | | | | | | Info: | Neigh: 409 | UPPER STORY | 760 x 86.170 + 14760 x 1.00 x 1.00= | 80249 | | | | | |
| | | | | | | | | | | | | Inspected: N | VCS: A409 | | | | | | | | |
| | | | | | | | | | | | | 12/02/08 | | | | | | | | | |
| Units | | | | | | | | | | Rate | | Site | | Cond | | Value | | | | | |
| 0.000 AC | | | | | | | | | | 0 | | 85000 | | 100 100 100 | | 85000 | | | | | |
| Net Adj: 100.00 | | | | | | | | | | SF: 0 | | Auto: Y | | Land Value: 85,000 | | | | | | | |

| BUILDING INFORMATION | | | | | | | | | |
|----------------------|--|----|--|------|------------------|----|--|--|--|
| Type and Use: | | | | | Class/Quality: | | | | |
| ONE FAMILY | | | | | 20 | | | | |
| Story Height: | | | | | Condition: | | | | |
| | | | | | TYPICAL | | | | |
| Style: | | | | | Year Built/EffA: | | | | |
| TOWN HOUSE (2 F) | | | | | 1987 / 26 (Y) | | | | |
| Exterior Finish: | | | | | Info By: | | | | |
| WOOD SIDING | | | | | | | | | |
| Roof Type: | | | | | Livable Area: | | | | |
| GABLE | | | | | 1520 SF | | | | |
| Roof Material: | | | | | Interior Cond: | | | | |
| ASPHALT SHINGLE | | | | | TYPICAL | | | | |
| Foundation: | | | | | Interior Wall: | | | | |
| CONCRETE BLOCK | | | | | SHEETROCK | | | | |
| Baths: | | M: | | A: 4 | | O: | | | |
| Kitchens: | | M: | | A: 1 | | O: | | | |



A: 2S/.95HFB u0 r0;u31 r25 d28 15 d3 l20
 B: 48
 C: WD 48
 D: WD 28
 E:
 F:
 G:
 H:
 I:
 J:
 K:
 L:
 M:
 N:
 O:
 P:

760
0
48
28
0
0
0
0

| ROOM COUNT | | | | | | | | | |
|-------------|----|-------|----------|-----|-----|--|--|--|--|
| | B | 1 | 2 | 3/A | Tot | | | | |
| Living Rm | | 1 | | | 1 | | | | |
| Dining Rm | | 1 | | | 1 | | | | |
| Kitchen | | 1 | | | 1 | | | | |
| Dinette | | | | | | | | | |
| 5 Fixt Bath | | | | | | | | | |
| 4 Fixt Bath | | | | | | | | | |
| 3 Fixt Bath | 1 | | 2 | | 3 | | | | |
| 2 Fixt Bath | | 1 | | | 1 | | | | |
| Bed Room | | | 2 | | 2 | | | | |
| Fam Room | | | | | | | | | |
| Den/Other | 1 | | | | 1 | | | | |
| Old B: | 21 | | | | 5 | | | | |
| Old L: | 1 | C0005 | 04/20/22 | | | | | | |

Base Cost: 253683 **CCF:** 127 **CLA:** 105 **Cost New:** 339618
Phys Depr: 13.00 (Y) **Func Depr:** **Net Depr:** 87.00
Loc Depr: **Mkt+: Mkt-:** **Bldg Value:** 295468

Detached Items:
 2015 CTB JUDGMENT -25,500

Land: 85,000 **Impr:** 270,000 **Total:** 355,000

Scale: 20

Block: 802 **Land Desc:** **Owners Name:** DEGIDIO, MICHAEL B **Land:** 85,000 **Exemption:** **Net Taxable Value:** **Deductions:**
Lot: 5 **Bldg Desc:** **Street Address:** 410 GRAND AVE #6 **Bank:** 00660 **Impr:** 292,000 **Code:** **Cd No-Ow:**
Qual: C0006 **Addl Lots:** **City & State:** LEONIA NJ **Zip:** 07605 **Total:** 377,000 **Value:** 0 377,000
Card: M (#1 of 1) **Acreage:** 0.000 **Class:** 2 **Property Loc:** 410 GRAND AVENUE #6 **Zone:** **Map:** **LEONIA**

| SALES HISTORY | | | | |
|---------------|------|-----------|-------|-----|
| Grantor | Date | Book/Page | Price | Nu# |
| | | | | |
| | | | | |
| | | | | |

| ASSESSMENT HISTORY | | | |
|--------------------|-------|--------|--------|
| Year | Land | Impr | Total |
| 2021 | 85000 | 292000 | 377000 |
| 2022 | 85000 | 292000 | 377000 |
| | | | |
| | | | |

| BUILDING PERMITS/REMARKS | | | |
|--------------------------|------------------|--------|--------|
| Date | Work Description | Amount | Compl. |
| | | | |
| | | | |

| LAND CALCULATIONS | | | | | | | | | | | | | |
|------------------------|----|----|---|----|------------|------|----------------|------|--------------------|------|--------|-----|-------|
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | Units | | Rate | | Site | | Cond | | Value |
| | | | | | 0.000 AC | | 0 | | 85000 | 100 | 100 | 100 | 85000 |
| Net Adj: 100.00 | | | | | SF: | | Auto: Y | | Land Value: | | 85,000 | | |

| SITE INFORMATION | |
|---------------------------------|--|
| Road: PAVED | Utilities: Sewer: YES Water: YES Gas: YES |
| Curbs: YES | Sidewalk: YES |
| Measured: CH | Info: LEVEL |
| Inspected: Y 12/03/08 | Neigh: 409 VCS: A409 |

| RESIDENTIAL COST APPROACH | | |
|---------------------------|--------------------------------------|--------|
| Basement | | |
| BASEMENT | 760 x 9.630 + 2072 x 1.54 x 1.00 = | 14462 |
| BASEMENT FIN | 323 x 13.500 + 1200 x 1.30 x 1.00 = | 7229 |
| Main Bldg | | |
| FIRST STORY | 760 x 149.910 + 0 x 1.00 x 1.00 = | 113932 |
| UPPER STORY | 760 x 86.170 + 14760 x 1.00 x 1.00 = | 80249 |

NOT ON MLS

A: 2S/.95HFB u0 r0;u28 r5 d21 r20 d10 l20 u3 l5
B: 2S/B/BG u7 r5;u21 r20
C:
D: WD 28
E: WD 48
F:
G:
H:
I:
J:
K:
L:

M:
N:
O:
P:

340
420
0
28
48
0
0
0

Scale: 20

| BUILDING INFORMATION | |
|--|--|
| Type and Use: ONE FAMILY | Class/Quality: 20 |
| Story Height: | Condition: TYPICAL |
| Style: TOWN HOUSE (2 F) | Year Built/EffA: 1987 / 26 (Y) |
| Exterior Finish: WOOD SIDING | Info By: |
| Roof Type: GABLE | Livable Area: 1520 SF |
| Roof Material: ASPHALT SHINGLE | Interior Cond: TYPICAL |
| Foundation: CONCRETE BLOCK | Interior Wall: SHEETROCK |
| Baths: M:1 A:3 O: | Kitchens: M:1 A:1 O: |

| | | |
|-------------------------------|-------------------------------------|------|
| Heat/AC | | |
| HW BASEBOARD | 1843 x 3.250 + 1200 x 1.15 x 1.00 = | 8268 |
| AC SEPARATE DUC | 1843 x 1.530 + 2400 x 1.49 x 1.00 = | 7777 |
| Plumbing | | |
| 3 FIXTURE BATH | 2- 2 x 2595.000 + 0 x 1.49 x 1.00 = | 0 |
| 2 FIXTURE BATH | 2- 1 x 1895.000 + 0 x 1.49 x 1.00 = | 2824 |
| Fireplace | | |
| FIREPLACE | 1 x 4850.000 + 0 x 1.60 x 1.00 = | 7760 |
| Attic | | |
| Deck/Patio/Garage/Misc | | |
| DECK | 76 x 4.850 + 218 x 1.30 x 1.00 = | 763 |
| BASEMENT GARAGE | 420 x 4.890 + 1500 x 1.58 x 1.00 = | 5615 |

| ROOM COUNT | | | | | |
|-------------|----|-------|---|-----|----------|
| | B | 1 | 2 | 3/A | Tot |
| Living Rm | | 1 | | | 1 |
| Dining Rm | | 1 | | | 1 |
| Kitchen | | 1 | | | 1 |
| Dinette | | | | | |
| 5 Fixt Bath | | | | | |
| 4 Fixt Bath | | | | | |
| 3 Fixt Bath | | | 2 | | 2 |
| 2 Fixt Bath | 1 | 1 | | | 2 |
| Bed Room | | | 2 | | 2 |
| Fam Room | | | | | |
| Den/Other | 1 | | | | 1 |
| Old B: | 21 | | | | 5 |
| Old L: | 1 | C0006 | | | 04/20/22 |

| | | | |
|-----------------------------|----------------------|-----------------|---------------------------|
| Base Cost: 248879 | CCF: 127 | CLA: 105 | Cost New: 333187 |
| Phys Depr: 12.35 (Y) | Func Depr: | | Net Depr: 87.65 |
| Loc Depr: | Mkt+: | Mkt-: | Bldg Value: 292038 |
| Detached Items: | | | |
| Land: 85,000 | Impr: 292,000 | Total: | 377,000 |

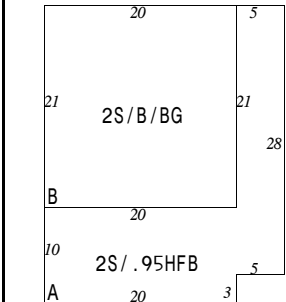
Block: 802 **Land Desc:** **Owners Name:** LEGRAND REALTY. LLC **Land:** 85,000 **Exemption:** **Net Taxable Value:** **Deductions:**
Lot: 5 **Bldg Desc:** **Street Address:** 265 KNOX AVENUE **Bank:** **Impr:** 270,000 **Code:** **Cd No-Ow:**
Qual: C0007 **Addl Lots:** **City & State:** CLIFFSIDE PARK, NJ **Zip:** 07010 **Total:** 355,000 **Value:** 0 **355,000**
Card: M (#1 of 1) **Acreage:** 0.000 **Class:** 2 **Property Loc:** 412 GRAND AVENUE **Zone:** **Map:** LEONIA

| SALES HISTORY | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|-----------------|----------|-----------|--------|-----|--------------------|-------|--------|--------|--------------------------|------------------|--------|--------|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. |
| VN DOUGLAS CORP | 12/17/14 | 1823 /46 | 256250 | 30 | 2021 | 85000 | 270000 | 355000 | | | | |
| | | | | | 2022 | 85000 | 270000 | 355000 | | | | |

| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | RESIDENTIAL COST APPROACH | | |
|-------------------|----|----|---|----|------|------|-----|------|------|------------------|-------|---------------|---------------------------|--------------|--|
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | Utilities: | Basement | |
| | | | | | | | | | | | | PAVED | Sewer: YES | BASEMENT | |
| | | | | | | | | | | | | Curbs: YES | Water: YES | BASEMENT FIN | |
| | | | | | | | | | | | | Sidewalk: YES | Gas: YES | Main Bldg | |
| | | | | | | | | | | | | Measured: CH | Topo: | FIRST STORY | |
| | | | | | | | | | | | | Info: | LEVEL | UPPER STORY | |
| | | | | | | | | | | | | Inspected: R | Neigh: 409 | | |
| | | | | | | | | | | | | 12/02/08 | VCS: A409 | | |

| BUILDING INFORMATION | | | | | | | | | |
|----------------------|----------------|---------------|------------|------------------|------------------|------------------|----------|-----------------|----------------|
| Type and Use: | Class/Quality: | Story Height: | Condition: | Style: | Year Built/EffA: | Exterior Finish: | Info By: | Roof Type: | Livable Area: |
| ONE FAMILY | 20 | | TYPICAL | TOWN HOUSE (2 F) | 1987 / 26 (Y) | WOOD SIDING | | GABLE | 1520 SF |
| | | | | | | | | Roof Material: | Interior Cond: |
| | | | | | | | | ASPHALT SHINGLE | TYPICAL |
| | | | | | | | | Foundation: | Interior Wall: |
| | | | | | | | | CONCRETE BLOCK | SHEETROCK |
| Baths: M: | A: 3 | O: | | | | | | | |
| Kitchens: M: | A: 1 | O: | | | | | | | |

| ROOM COUNT | | | | | | | | | | | |
|-------------|----|-------|---|-----|----------|-------------------|-------------|-------|--------------------|--------|---------|
| | B | 1 | 2 | 3/A | Tot | Base Cost: | | CCF: | CLA: | | |
| Living Rm | | 1 | | | 1 | 246055 | 127 | 105 | 329406 | | |
| Dining Rm | | 1 | | | 1 | 13.00 (Y) | Func Depr: | | Net Depr: 87.00 | | |
| Kitchen | | 1 | | | 1 | Loc Depr: | Mkt+: Mkt-: | | Bldg Value: 286583 | | |
| Dinette | | | | | | Detached Items: | | | | | |
| 5 Fixt Bath | | | | | | 2015 CTB JUDGMENT | | | | | |
| 4 Fixt Bath | | | | | | | | | | | |
| 3 Fixt Bath | | | 2 | | 2 | | | | | | |
| 2 Fixt Bath | | 1 | | | 1 | | | | | | |
| Bed Room | | | 2 | | 2 | | | | | | |
| Fam Room | | | | | | | | | | | |
| Den/Other | 1 | | | | 1 | | | | | | |
| Old B: | 21 | | | | 5 | | | | | | |
| Old L: | 1 | C0007 | | | 04/20/22 | | | | | | |
| | | | | | | Land: | 85,000 | Impr: | 270,000 | Total: | 355,000 |



A: 2S/.95HFB u0 r0;u10 r20 u21 r5 d28 l5 d3 l20
 B: 2S/B/BG u10 r0;u21 r20
 C:
 D: WD 48
 E: WD 28
 F:
 G:
 H:
 I:
 J:
 K:
 L:
 M:
 N:
 O:
 P:

340
420
0
48
28
0
0

Scale: 20

| | | | | | | |
|-------------------|-------------------------|---------------------------------------|--------------|----------------|-------------------|------------|
| Block: 802 | Land Desc: 10.83 PC | Owners Name: DIAZ, MINERVA | Land: 30,000 | Exemption | Net Taxable Value | Deductions |
| Lot: 6 | Bldg Desc: | Street Address: 392 GRAND AVE, UNIT 1 | Bank: 00000 | Code: | | Cd No-Ow |
| Qual: C0001 | Addl Lots: | City & State: LEONIA, NJ | Zip: 07605 | Total: 113,200 | Value: 0 | 113,200 |
| Card: M (#1 of 1) | Acreage: 0.000 Class: 2 | Property Loc: 392 GRAND AVE | Zone: | Map: | LEONIA | |

| SALES HISTORY | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|---------------|------|-----------|-------|-----|--------------------|-------|-------|--------|--------------------------|------------------|--------|--------|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. |
| | | | | | 2021 | 30000 | 83200 | 113200 | | | | |
| | | | | | 2022 | 30000 | 83200 | 113200 | | | | |

| LAND CALCULATIONS | | | | | | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | |
|-------------------|----|----|---|----|------|------|-----|------|------|------|------------------|-------------|------------|--|---------------------------|--|--|--|
| Frt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | Utilities: | Basement | | | | |
| | | | | | | | | | | | | PAVED | Sewer: YES | Main Bldg FIRST STORY 600 x 106.250 + 0 x1.00 x1.00= 63750 UPPER STORY 600 x 51.830 + 9984 x1.00 x1.00= 41082 Heat/AC HW BASEBOARD 1200 x 3.250 + 1200 x1.15 x1.00= 5865 Plumbing 3 FIXTURE BATH 1- 2 x2595.000 + 0 x1.15 x1.00= -2984 2 FIXTURE BATH 1- 1 x1895.000 + 0 x1.15 x1.00= 0 Fireplace Attic Deck/Patio/Garage/Misc DECK 170 x 5.310 + 182 x1.30 x1.00= 1410 | | | | |
| | | | | | | | | | | | Curbs: YES | Water: YES | | | | | | |
| | | | | | | | | | | | Sidewalk: YES | Gas: YES | | | | | | |
| | | | | | | | | | | | Measured: CH | Topo: LEVEL | | | | | | |
| | | | | | | | | | | | Info: | Neigh: 410 | | | | | | |
| | | | | | | | | | | | Inspected: Y | VCS: A410 | | | | | | |
| | | | | | | | | | | | 12/09/08 | | | | | | | |
| | | | | | | | | | | | | | | | | | | |

| | | | | | | |
|----------|--------|-----|---|---------|-------------|--------|
| Net Adj: | 100.00 | SF: | 0 | Auto: Y | Land Value: | 30,000 |
|----------|--------|-----|---|---------|-------------|--------|

A: 2S
 B: WD
 C:
 D:
 E:
 F:
 G:
 H:
 I:
 J:
 K:
 L:

u0 r0;u30 r20
 u0 r0;d10 r17

M:
 N:
 O:
 P:

Scale: 20

| BUILDING INFORMATION | | | | | |
|----------------------|-----------------|------------------|---------------|------------------|--------------------|
| Type and Use: | ONE FAMILY | Class/Quality: | 18 | Story Height: | Condition: TYPICAL |
| Style: | AFFORDABLE HOUS | Year Built/EffA: | 1985 / 28 (Y) | Exterior Finish: | ALUM/VINYL |
| Info By: | | Road Type: | GABLE | Livable Area: | 1200 SF |
| Roof Material: | ASPHALT SHINGLE | Interior Cond: | TYPICAL | Foundation: | CONCRETE BLOCK |
| Interior Wall: | SHEETROCK | Baths: | M: 2 O: 0 | Kitchens: | M: 1 O: 0 |
| ROOM COUNT | | | | | |
| | B | 1 | 2 | 3/A | Tot |
| Living Rm | | 1 | | | 1 |
| Dining Rm | | 1 | | | 1 |
| Kitchen | | 1 | | | 1 |
| Dinette | | | | | |
| 5 Fixt Bath | | | | | |
| 4 Fixt Bath | | | | | |
| 3 Fixt Bath | | | 1 | | 1 |
| 2 Fixt Bath | | 1 | | | 1 |
| Bed Room | | | 3 | | 3 |
| Fam Room | | | | | |
| Den/Other | | | | | |
| Old B: | | 21 | | | 6 |
| Old L: | 23.A | C0001 | | | 04/20/22 |

| | | | | | |
|------------------------|-----------|--------------|----------|---------------|---------|
| Base Cost: | 109123 | CCF: 127 | CLA: 100 | Cost New: | 139132 |
| Phys Depr: | 14.00 (Y) | Func Depr: | | Net Depr: | 86.00 |
| Loc Depr: | | Mkt+: Mkt-: | | Bldg Value: | 119653 |
| Detached Items: | | | | | |
| AFFORDABLE HOUSING | | | | | -36,500 |
| Land: | 30,000 | Impr: | 83,200 | Total: | 113,200 |

Block: 802 Land Desc: 10.83 PC Owners Name: HANNON, KAREN Land: 30,000 Exemption Net Taxable Value Deductions
 Lot: 6 Bldg Desc: Street Address: 392 GRAND AVE APT 2 Bank: 00660 Impr: 78,100 Code: Cd No-Ow
 Qual: C0002 Addl Lots: City & State: LEONIA NJ Zip: 07605 2215 Total: 108,100 Value: 0 108,100
 Card: M (#1 of 1) Acreage: 0.000 Class: 2 Property Loc: 392 GRAND AVE Zone: Map: LEONIA

| SALES HISTORY | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|---------------|------|-----------|-------|-----|--------------------|-------|-------|--------|--------------------------|------------------|--------|--------|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. |
| | | | | | 2021 | 30000 | 78100 | 108100 | | | | |
| | | | | | 2022 | 30000 | 78100 | 108100 | | | | |

| LAND CALCULATIONS | | | | | | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | |
|-------------------|----|----|---|----|------|------|-----|------|------|------|------------------|---------------|-------------|---|---------------------------|--|--|--|
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | Utilities: | Basement | | | | |
| | | | | | | | | | | | | PAVED | Sewer: YES | | | | | |
| | | | | | | | | | | | | Curbs: YES | Water: YES | | | | | |
| | | | | | | | | | | | | Sidewalk: YES | Gas: YES | | | | | |
| | | | | | | | | | | | | Measured: CH | Topo: LEVEL | Main Bldg | | | | |
| | | | | | | | | | | | | Info: | Neigh: 410 | FIRST STORY | | | | |
| | | | | | | | | | | | | Inspected: Y | VCS: A410 | 600 x 106.250 + 0 x 1.00 x 1.00 = 63750 | | | | |
| | | | | | | | | | | | | 12/02/08 | | UPPER STORY | | | | |
| | | | | | | | | | | | | | | 600 x 51.830 + 9984 x 1.00 x 1.00 = 41082 | | | | |
| | | | | | | | | | | | | | | Heat/AC | | | | |
| | | | | | | | | | | | | | | HW BASEBOARD | | | | |
| | | | | | | | | | | | | | | 1200 x 3.250 + 1200 x 1.15 x 1.00 = 5865 | | | | |
| | | | | | | | | | | | | | | Plumbing | | | | |
| | | | | | | | | | | | | | | 3 FIXTURE BATH | | | | |
| | | | | | | | | | | | | | | 1- 2 x 2595.000 + 0 x 1.15 x 1.00 = -2984 | | | | |
| | | | | | | | | | | | | | | 2 FIXTURE BATH | | | | |
| | | | | | | | | | | | | | | 1- 1 x 1895.000 + 0 x 1.15 x 1.00 = 0 | | | | |
| | | | | | | | | | | | | | | Fireplace | | | | |
| | | | | | | | | | | | | | | Attic | | | | |
| | | | | | | | | | | | | | | Deck/Patio/Garage/Misc | | | | |
| | | | | | | | | | | | | | | DECK | | | | |
| | | | | | | | | | | | | | | 110 x 5.310 + 182 x 1.30 x 1.00 = 996 | | | | |

Net Adj: 100.00 SF: 0 Auto: Y Land Value: 30,000

600
110
100
0
0
0
0
0
0
0

A: 2S u0 r0; u20 r30
B: WD u0 r19; d10 r11
C:
D:
E:
F:
G:
H:
I:
J:
K:
L:

M:
N:
O:
P:

Scale: 20

| BUILDING INFORMATION | | | | | |
|----------------------|-----------------|------------------|-----------------|----------------|-----------|
| Type and Use: | ONE FAMILY | Class/Quality: | 18 | Condition: | TYPICAL |
| Story Height: | | Year Built/EffA: | 1985 / 28 (Y) | Info By: | |
| Style: | AFFORDABLE HOUS | Roof Type: | GABLE | Livable Area: | 1200 SF |
| Exterior Finish: | ALUM/VINYL | Roof Material: | ASPHALT SHINGLE | Interior Cond: | TYPICAL |
| | | Foundation: | CONCRETE BLOCK | Interior Wall: | SHEETROCK |
| Baths: | M: A: 2 O: | | | | |
| Kitchens: | M: A: 1 O: | | | | |
| ROOM COUNT | | | | | |
| | B | 1 | 2 | 3/A | Tot |
| Living Rm | | 1 | | | 1 |
| Dining Rm | | | | | |
| Kitchen | | 1 | | | 1 |
| Dinette | | | | | |
| 5 Fixt Bath | | | | | |
| 4 Fixt Bath | | | | | |
| 3 Fixt Bath | | | 1 | | 1 |
| 2 Fixt Bath | | 1 | | | 1 |
| Bed Room | | | 3 | | 3 |
| Fam Room | | | | | |
| Den/Other | | | | | |
| Old B: | 21 | | | | 5 |
| Old L: | 23.A C0002 | | | | 04/20/22 |
| Land: | 30,000 | Impr: | 78,100 | Total: | 108,100 |

Base Cost: 108709 CCF: 127 CLA: 100 Cost New: 138604
 Phys Depr: 14.00 (Y) Func Depr: Net Depr: 86.00
 Loc Depr: Mkt+: Mkt-: Bldg Value: 119199

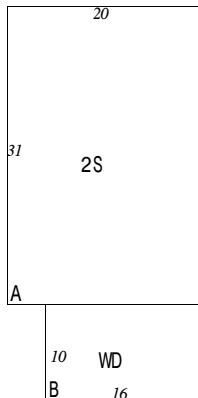
Detached Items:
 AFFORDABLE HOUSING -41,100

Block: 802 **Land Desc:** 10.83 PC **Owners Name:** TORO, RAMIRO A. **Land:** 30,000 **Exemption** **Net Taxable Value** **Deductions**
Lot: 6 **Bldg Desc:** **Street Address:** 392 GRAND AVENUE, APT 4 **Bank:** 00000 **Impr:** 80,300 **Code:** **Cd No-Ow**
Qual: C0004 **Addl Lots:** **City & State:** LEONIA, NJ **Zip:** 07605 **Total:** 110,300 **Value:** 0 **110,300**
Card: M (#1 of 1) **Acreage:** 0.000 **Class:** 2 **Property Loc:** 392 GRAND AVE **Zone:** **Map:** LEONIA

| SALES HISTORY | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|--------------------------------|----------|------------|-------|-----|--------------------|-------|-------|--------|--------------------------|------------------|--------|--------|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. |
| TORO, RAMIRO & CARDONA, LEONOR | 06/29/15 | 2014 /2290 | 10 | 14 | 2021 | 30000 | 80300 | 110300 | | | | |
| | | | | | 2022 | 30000 | 80300 | 110300 | | | | |

| LAND CALCULATIONS | | | | | | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | |
|-------------------|----|----|---|----|------|------|-----|------|------|------|------------------|---------------|-------------|---|---------------------------|--|--|--|
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | Utilities: | Basement | | | | |
| | | | | | | | | | | | | PAVED | Sewer: YES | Main Bldg FIRST STORY 620 x 106.250 + 0 x1.00 x1.00= 65875 UPPER STORY 620 x 51.830 + 9984 x1.00 x1.00= 42119 | | | | |
| | | | | | | | | | | | | Curbs: YES | Water: YES | | | | | Heat/AC HW BASEBOARD 1240 x 3.250 + 1200 x1.15 x1.00= 6014 Plumbing 3 FIXTURE BATH 1- 2 x2595.000 + 0 x1.15 x1.00= -2984 2 FIXTURE BATH 1- 1 x1895.000 + 0 x1.15 x1.00= 0 |
| | | | | | | | | | | | | Sidewalk: YES | Gas: YES | Fireplaces Attic Deck/Patio/Garage/Misc DECK 160 x 5.310 + 182 x1.30 x1.00= 1341 | | | | |
| | | | | | | | | | | | | Measured: CH | Topo: LEVEL | | | | | Base Cost: 112365 CCF: 127 CLA: 100 Cost New: 143265 Phys Depr: 14.00 (Y) Func Depr: Net Depr: 86.00 Loc Depr: Mkt+: Mkt-: Bldg Value: 123208 Detached Items: AFFORDABLE HOUSING -42,900 |
| | | | | | | | | | | | | Inspected: Y | Neigh: 410 | Land: 30,000 Impr: 80,300 Total: 110,300 | | | | |
| | | | | | | | | | | | | 12/03/08 | VCS: A410 | | | | | |

| BUILDING INFORMATION | | | | | |
|-----------------------------------|------|-------|-----------------------------------|-----|----------|
| Type and Use: ONE FAMILY | | | Class/Quality: 18 | | |
| Story Height: | | | Condition: TYPICAL | | |
| Style: AFFORDABLE HOUS | | | Year Built/EffA: 1985 / 28 (Y) | | |
| Exterior Finish: ALUM/VINYL | | | Info By: | | |
| Roof Type: GABLE | | | Livable Area: 1240 SF | | |
| Roof Material: ASPHALT SHINGLE | | | Interior Cond: TYPICAL | | |
| Foundation: CONCRETE BLOCK | | | Interior Wall: SHEETROCK | | |
| Baths: M: | A: 2 | O: | | | |
| Kitchens: M: | A: 1 | O: | | | |
| ROOM COUNT | | | | | |
| | B | 1 | 2 | 3/A | Tot |
| Living Rm | | 1 | | | 1 |
| Dining Rm | | 1 | | | 1 |
| Kitchen | | 1 | | | 1 |
| Dinette | | | | | |
| 5 Fixt Bath | | | | | |
| 4 Fixt Bath | | | | | |
| 3 Fixt Bath | | | 1 | | 1 |
| 2 Fixt Bath | | 1 | | | 1 |
| Bed Room | | | 3 | | 3 |
| Fam Room | | | | | |
| Den/Other | | | | | |
| Old B: | 21 | | | | 6 |
| Old L: | 23.A | C0004 | | | 04/20/22 |



A: 2S u0 r0:u31 r20
 B: WD u0 r4;d10 r16
 C:
 D:
 E:
 F:
 G:
 H:
 I:
 J:
 K:
 L:
 M:
 N:
 O:
 P:

620
160
0
0
0
0
0

Scale: 20

Block: 802 Land Desc: .16 PC Owners Name: MAURICE, LYDIA Land: 30,000 Exemption Net Taxable Value Deductions
 Lot: 6 Bldg Desc: Street Address: 392 GRAND AVE APT 5 Bank: 00000 Impr: 77,200 Code: Cd No-Ow
 Qual: C0005 Addl Lots: City & State: LEONIA NJ Zip: 07605 2215 Total: 107,200 Value: 0 107,200
 Card: M (#1 of 1) Acreage: 0.000 Class: 2 Property Loc: 392 GRAND AVE Zone: Map: LEONIA

| SALES HISTORY | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|---------------|------|-----------|-------|-----|--------------------|-------|-------|--------|--------------------------|------------------|--------|--------|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. |
| | | | | | 2021 | 30000 | 77200 | 107200 | | | | |
| | | | | | 2022 | 30000 | 77200 | 107200 | | | | |

| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | |
|-------------------|--------|----|---|----|------|------|-----|------|------|------------------|-------|---------------|-------------|--|--|--|--|
| Frt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | Utilities: | Basement | | | |
| | | | | | | | | | | | | PAVED | Sewer: YES | | | | |
| | | | | | | | | | | | | Curbs: YES | Water: YES | | | | |
| | | | | | | | | | | | | Sidewalk: YES | Gas: YES | | | | |
| | | | | | | | | | | | | Measured: CH | Topo: LEVEL | Main Bldg | | | |
| | | | | | | | | | | | | Info: | Neigh: 410 | FIRST STORY | | | |
| | | | | | | | | | | | | Inspected: Y | VCS: A410 | UPPER STORY | | | |
| | | | | | | | | | | | | 12/03/08 | | 558 x 106.250 + 0 x1.00 x1.00= 59288 | | | |
| | | | | | | | | | | | | | | 498 x 51.540 +10125 x1.00 x1.00= 35792 | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| Net Adj: | 100.00 | | | | | | | | | | | | | Heat/AC | | | |
| | | | | | | | | | | | | | | HW BASEBOARD | | | |
| | | | | | | | | | | | | | | 1056 x 2.750 + 1800 x1.15 x1.00= 5410 | | | |
| | | | | | | | | | | | | | | Plumbing | | | |
| | | | | | | | | | | | | | | 3 FIXTURE BATH | | | |
| | | | | | | | | | | | | | | 1- 2 x2595.000 + 0 x1.15 x1.00= -2984 | | | |
| | | | | | | | | | | | | | | 2 FIXTURE BATH | | | |
| | | | | | | | | | | | | | | 0- 1 x1895.000 + 0 x1.15 x1.00= -2179 | | | |

Units: 0.000 AC Rate: 0 Site: 30000 Cond: 100 100 100 Value: 30000

SF: 0 Auto: Y Land Value: 30,000

A: 2S
B: WD
C: 1S

u0 r0;u31 r8 d6 r10 d25 l18
u0 r0;d10 r14
u25 r8;u6 r10

498
140
60
0
0
0
0
0

M:
N:
O:
P:

Scale: 20

| BUILDING INFORMATION | | | | | | | |
|----------------------|-----------------|------------------|---------------|-------------|---------|-----------|--------|
| Type and Use: | ONE FAMILY | Class/Quality: | 18 | | | | |
| Story Height: | | Condition: | TYPICAL | | | | |
| Style: | AFFORDABLE HOUS | Year Built/EffA: | 1985 / 28 (Y) | | | | |
| Exterior Finish: | ALUM/VINYL | Info By: | | | | | |
| Roof Type: | GABLE | Livable Area: | 1056 SF | | | | |
| Roof Material: | ASPHALT SHINGLE | Interior Cond: | TYPICAL | | | | |
| Foundation: | CONCRETE BLOCK | Interior Wall: | | | | | |
| Baths: | M: A: 1 O: | | | | | | |
| Kitchens: | M: A: 1 O: | | | | | | |
| ROOM COUNT | | | | | | | |
| | B | 1 | 2 | 3/A | Tot | | |
| Living Rm | | 1 | | | 1 | | |
| Dining Rm | | 1 | | | 1 | | |
| Kitchen | | 1 | | | 1 | | |
| Dinette | | | | | | | |
| 5 Fixt Bath | | | | | | | |
| 4 Fixt Bath | | | | | | | |
| 3 Fixt Bath | | | 1 | | 1 | | |
| 2 Fixt Bath | | | | | | | |
| Bed Room | | | 1 | | 1 | | |
| Fam Room | | | | | | | |
| Den/Other | | | | | | | |
| Old B: | 21 | | | 4 | | | |
| Old L: | 23.A C0005 | | | 04/20/22 | | | |
| Base Cost: | 96530 | CCF: | 127 | CLA: | 100 | Cost New: | 123076 |
| Phys Depr: | 14.00 (Y) | Func Depr: | | Net Depr: | | 86.00 | |
| Loc Depr: | | Mkt+: | Mkt: | Bldg Value: | | 105845 | |
| Detached Items: | | | | | | | |
| AFFORDABLE HOUSING | | | | | | -28,600 | |
| Land: | 30,000 | Impr: | 77,200 | Total: | 107,200 | | |

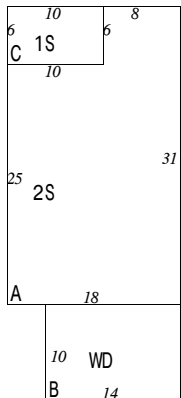
Block: 802 Land Desc: .16PC Owners Name: OVCHARIK,Y,A,Y AND M605 Land: 30,000 Exemption Net Taxable Value Deductions
 Lot: 6 Bldg Desc: Street Address: 392 GRAND AVE APT 6 Bank: 00000 Impr: 81,200 Code: Cd No-Ow
 Qual: C0006 Addl Lots: City & State: LEONIA NJ Zip: 07605 2215 Total: 111,200 Value: 0 111,200
 Card: M (#1 of 1) Acreage: 0.000 Class: 2 Property Loc: 392 GRAND AVE Zone: Map: LEONIA

| SALES HISTORY | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|---------------|------|-----------|-------|-----|--------------------|-------|-------|--------|--------------------------|------------------|--------|--------|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. |
| | | | | | 2021 | 30000 | 81200 | 111200 | | | | |
| | | | | | 2022 | 30000 | 81200 | 111200 | | | | |

| LAND CALCULATIONS | | | | | | | | | | | SITE INFORMATION | | | RESIDENTIAL COST APPROACH | | | | | | | | | | |
|-------------------|------|--------|-------------|-------|------|-------|-----|-------------|--------|------|------------------|---|-------------|---------------------------|-------|------|------|------|-------|----------|---|-------|-------------|-------|
| Frt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | Utilities: | Basement | | | | | | | | | | |
| | | | | | | | | | | | | PAVED | Sewer: YES | | | | | | | | | | | |
| | | | | | | | | | | | | Curbs: YES | Water: YES | | | | | | | | | | | |
| | | | | | | | | | | | | Sidewalk: YES | Gas: YES | | | | | | | | | | | |
| | | | | | | | | | | | | Measured: CH | Topo: LEVEL | Main Bldg | | | | | | | | | | |
| | | | | | | | | | | | | Inspected: Y | Neigh: 410 | FIRST STORY | | | | | | | | | | |
| | | | | | | | | | | | | 12/04/08 | VCS: A410 | UPPER STORY | | | | | | | | | | |
| | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>Units</th> <th>Rate</th> <th>Site</th> <th>Cond</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>0.000 AC</td> <td>0</td> <td>30000</td> <td>100 100 100</td> <td>30000</td> </tr> </tbody> </table> | | | Units | Rate | Site | Cond | Value | 0.000 AC | 0 | 30000 | 100 100 100 | 30000 |
| Units | Rate | Site | Cond | Value | | | | | | | | | | | | | | | | | | | | |
| 0.000 AC | 0 | 30000 | 100 100 100 | 30000 | | | | | | | | | | | | | | | | | | | | |
| Net Adj: | | 100.00 | | SF: | 0 | Auto: | Y | Land Value: | 30,000 | | | | | | | | | | | | | | | |

| BUILDING INFORMATION | | RESIDENTIAL COST APPROACH | |
|-----------------------------------|-----------------------------------|---------------------------|--|
| Type and Use: ONE FAMILY | Class/Quality: 18 | Heat/AC HW BASEBOARD | 1056 x 2.750 + 1800 x1.15 x1.00= 5410 |
| Story Height: | Condition: TYPICAL | Plumbing | 3 FIXTURE BATH 1- 2 x2595.000 + 0 x1.15 x1.00= -2984 2 FIXTURE BATH 1- 1 x1895.000 + 0 x1.15 x1.00= 0 |
| Style: AFFORDABLE HOUS | Year Built/EffA: 1985 / 28 (Y) | Fireplace | |
| Exterior Finish: ALUM/VINYL | Info By: | Attic | |
| Roof Type: GABLE | Livable Area: 1056 SF | Deck/Patio/Garage/Misc | DECK 140 x 5.310 + 182 x1.30 x1.00= 1203 |
| Roof Material: ASPHALT SHINGLE | Interior Cond: TYPICAL | | |
| Foundation: CONCRETE BLOCK | Interior Wall: SHEETROCK | | |
| Baths: M: A: 2 O: | Kitchens: M: A: 1 O: | | |

| ROOM COUNT | | | | | | Base Cost: 98709 | | | CCF: 127 CLA: 100 | | | Cost New: 125854 | | |
|-------------|------------|---|---|-----|----------|----------------------|------------|-------------|--------------------|--------------------|---------|------------------|--|--|
| Living Rm | B | 1 | 2 | 3/A | Tot | Phys Depr: 14.00 (Y) | Func Depr: | Mkt+: Mkt-: | Net Depr: 86.00 | Bldg Value: 108234 | | | | |
| Dining Rm | | 1 | | | 1 | Loc Depr: | | | | | | | | |
| Kitchen | | 1 | | | 1 | Detached Items: | | | AFFORDABLE HOUSING | | | -27,000 | | |
| Dinette | | | | | | | | | | | | | | |
| 5 Fixt Bath | | | | | | | | | | | | | | |
| 4 Fixt Bath | | | | | | | | | | | | | | |
| 3 Fixt Bath | | | 1 | | 1 | | | | | | | | | |
| 2 Fixt Bath | | 1 | | | 1 | | | | | | | | | |
| Bed Room | | | 2 | | 2 | | | | | | | | | |
| Fam Room | | | | | | | | | | | | | | |
| Den/Other | | | | | | | | | | | | | | |
| Old B: | 21 | | | | 5 | Land: | 30,000 | Impr: | 81,200 | Total: | 111,200 | | | |
| Old L: | 23.A C0006 | | | | 04/20/22 | | | | | | | | | |



A: 2S
 B: WD
 C: 1S
 D:
 E:
 F:
 G:
 H:
 I:
 J:
 K:
 L:

u0 r0;u25 r10 u6 r8 d31 l18
 u0 r4;d10 r14
 u25 r0;u6 r10

498
140
60
0
0
0
0

M:
N:
O:
P:

Scale: 20

Block: 802 **Land Desc:** 10.83 PC **Owners Name:** DILLON, N. & POLYANSKAYA, P. & A. **Land:** 30,000 **Exemption:** **Net Taxable Value:** **Deductions:**
Lot: 6 **Bldg Desc:** **Street Address:** 392 GRAND AVE, UNIT 7 **Bank:** 00000 **Impr:** 89,900 **Code:** **Cd No-Ow:**
Qual: C0007 **Addl Lots:** **City & State:** LEONIA, NJ **Zip:** 07605 **Total:** 119,900 **Value:** 0 119,900
Card: M (#1 of 1) **Acreeage:** 0.000 **Class:** 2 **Property Loc:** 392 GRAND AVE **Zone:** **Map:** **LEONIA**

| SALES HISTORY | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|---------------|----------|-----------|--------|-----|--------------------|-------|-------|--------|--------------------------|------------------|--------|--------|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. |
| | 04/30/09 | 108 /807 | 114463 | 04 | 2021 | 30000 | 89900 | 119900 | | | | |
| | | | | | 2022 | 30000 | 89900 | 119900 | | | | |

| LAND CALCULATIONS | | | | | | | | | | | SITE INFORMATION | | | RESIDENTIAL COST APPROACH | | | | | |
|-------------------|----|----|---|----|------|------|-----|------|------|------|------------------|---------------|-------------|---------------------------|------------------|--|--|--|--|
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | Utilities: | Basement | | | | | |
| | | | | | | | | | | | | PAVED | Sewer: YES | | | | | | |
| | | | | | | | | | | | | Curbs: YES | Water: YES | | | | | | |
| | | | | | | | | | | | | Sidewalk: YES | Gas: YES | | | | | | |
| | | | | | | | | | | | | Measured: CH | Topo: LEVEL | | | | | | |
| | | | | | | | | | | | | Inspected: N | Neigh: 410 | | | | | | |
| | | | | | | | | | | | | 12/03/08 | VCS: A410 | | | | | | |
| | | | | | | | | | | | | | | BUILDING INFORMATION | | | | | |
| | | | | | | | | | | | | | | Type and Use: | Class/Quality: | Heat/AC | | | |
| | | | | | | | | | | | | | | ONE FAMILY | 18 | HW BASEBOARD 1240 x 3.250 + 1200 x1.15 x1.00= 6014 | | | |
| | | | | | | | | | | | | | | Story Height: | Condition: | Plumbing | | | |
| | | | | | | | | | | | | | | TYPICAL | | 3 FIXTURE BATH 1- 2 x2595.000 + 0 x1.15 x1.00= -2984 | | | |
| | | | | | | | | | | | | | | Style: | Year Built/EffA: | 2 FIXTURE BATH 1- 1 x1895.000 + 0 x1.15 x1.00= 0 | | | |
| | | | | | | | | | | | | | | AFFORDABLE HOUS | 1985 / 28 (Y) | | | | |
| | | | | | | | | | | | | | | Exterior Finish: | Info By: | | | | |
| | | | | | | | | | | | | | | ALUM/VINYL | | Fireplace | | | |
| | | | | | | | | | | | | | | Roof Type: | Livable Area: | Attic | | | |
| | | | | | | | | | | | | | | GABLE | 1240 SF | | | | |
| | | | | | | | | | | | | | | Roof Material: | Interior Cond: | Deck/Patio/Garage/Misc | | | |
| | | | | | | | | | | | | | | ASPHALT SHINGLE | TYPICAL | DECK 160 x 5.310 + 182 x1.30 x1.00= 1341 | | | |
| | | | | | | | | | | | | | | Foundation: | Interior Wall: | | | | |
| | | | | | | | | | | | | | | CONCRETE BLOCK | SHEETROCK | | | | |
| | | | | | | | | | | | | | | Baths: M: | A: 2 O: | | | | |
| | | | | | | | | | | | | | | Kitchens: M: | A: 1 O: | | | | |

| LAND CALCULATIONS | | | | | | | | | | |
|-------------------|------|-------|-------------|-------|--|--|--|--|--|--|
| Units | Rate | Site | Cond | Value | | | | | | |
| 0.000 AC | 0 | 30000 | 100 100 100 | 30000 | | | | | | |

Net Adj: 100.00 **SF:** 0 **Auto:** Y **Land Value:** 30,000

A: 2S u0 r0;u31 r20
 B: WD u0 r0;d10 r16
 C: 620
 D: 160
 E: 0
 F: 0
 G: 0
 H: 0
 I: 0
 J: 0
 K: 0
 L: 0

M:
N:
O:
P:

Scale: 20

| ROOM COUNT | | | | | |
|-------------|------|-------|---|-----|----------|
| | B | 1 | 2 | 3/A | Tot |
| Living Rm | | 1 | | | 1 |
| Dining Rm | | 1 | | | 1 |
| Kitchen | | 1 | | | 1 |
| Dinette | | | | | |
| 5 Fixt Bath | | | | | |
| 4 Fixt Bath | | | | | |
| 3 Fixt Bath | | | 1 | | 1 |
| 2 Fixt Bath | | 1 | | | 1 |
| Bed Room | | | 3 | | 3 |
| Fam Room | | | | | |
| Den/Other | | | | | |
| Old B: | 21 | | | | 6 |
| Old L: | 23.A | C0007 | | | 04/20/22 |

| | | | |
|-----------------------------|-------------------|-----------------|---------------------------|
| Base Cost: 112365 | CCF: 127 | CLA: 100 | Cost New: 143265 |
| Phys Depr: 14.00 (Y) | Func Depr: | | Net Depr: 86.00 |
| Loc Depr: | Mkt+: | Mkt-: | Bldg Value: 123208 |

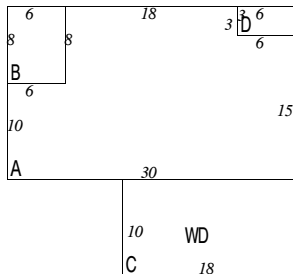
Detached Items:
 AFFORDABLE HOUSING -33,300

| | | |
|---------------------|---------------------|-----------------------|
| Land: 30,000 | Impr: 89,900 | Total: 119,900 |
|---------------------|---------------------|-----------------------|

Block: 802 Land Desc: 9.40 PC Owners Name: DE SILVA, GODFREY & AYOMI Land: 30,000 Exemption Net Taxable Value Deductions
 Lot: 6 Bldg Desc: Street Address: 392 GRAND AVE APT 8 Bank: 00000 Impr: 84,000 Code: Cd No-Ow
 Qual: C0008 Addl Lots: City & State: LEONIA NJ Zip: 07605 2215 Total: 114,000 Value: 0 114,000
 Card: M (#1 of 1) Acreage: 0.000 Class: 2 Property Loc: 392 GRAND AVE Zone: Map: LEONIA

| SALES HISTORY | | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|---------------|------|-----------|-------|-----|------|--------------------|-------|--------|------|--------------------------|--------|--------|--|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. | |
| | | | | | 2021 | 30000 | 84000 | 114000 | | | | | |
| | | | | | 2022 | 30000 | 84000 | 114000 | | | | | |

| LAND CALCULATIONS | | | | | | | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | | | |
|---|----|----|---|----|------|------|-----|------|------|------|-------|-----------------------------|------------------|------------------------|---|---------------------------|-----|---|--|--|--|
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | Utilities: | Basement | | | | | | | |
| | | | | | | | | | | | | PAVED | Sewer: YES | | | | | | | | |
| | | | | | | | | | | | | Curbs: YES | Water: YES | | | | | | | | |
| | | | | | | | | | | | | Sidewalk: YES | Gas: YES | | | | | | | | |
| | | | | | | | | | | | | Measured: CH | Topo: LEVEL | | | | | | | | |
| | | | | | | | | | | | | Info: | Neigh: 410 | | | | | | | | |
| | | | | | | | | | | | | Inspected: Y | VCS: A410 | | | | | | | | |
| | | | | | | | | | | | | 12/03/08 | | | | | | | | | |
| Units Rate Site Cond Value | | | | | | | | | | | | BUILDING INFORMATION | | | | | | | | | |
| 0.000 AC 0 30000 100 100 100 30000 | | | | | | | | | | | | Type and Use: | Class/Quality: | Heat/AC | | | | | | | |
| Net Adj: 100.00 SF: 0 Auto: Y Land Value: 30,000 | | | | | | | | | | | | ONE FAMILY | 18 | HW BASEBOARD | | | | 1014 x 2.750 + 1800 x 1.15 x 1.00= 5277 | | | |
| | | | | | | | | | | | | Story Height: | Condition: | Plumbing | | | | | | | |
| | | | | | | | | | | | | | TYPICAL | 3 FIXTURE BATH | | | | 1- 2 x2595.000 + 0 x 1.15 x 1.00= -2984 | | | |
| | | | | | | | | | | | | Style: | Year Built/EffA: | 2 FIXTURE BATH | | | | 1- 1 x1895.000 + 0 x 1.15 x 1.00= 0 | | | |
| | | | | | | | | | | | | AFFORDABLE HOUS | 1985 / 28 (Y) | | | | | | | | |
| | | | | | | | | | | | | Exterior Finish: | Info By: | Fireplace | | | | | | | |
| | | | | | | | | | | | | ALUM/VINYL | | Attic | | | | | | | |
| | | | | | | | | | | | | Roof Type: | Livable Area: | Deck/Patio/Garage/Misc | | | | | | | |
| | | | | | | | | | | | | GABLE | 1014 SF | DECK | | | | 180 x 5.310 + 182 x 1.30 x 1.00= 1479 | | | |
| | | | | | | | | | | | | Roof Material: | Interior Cond: | | | | | | | | |
| | | | | | | | | | | | | ASPHALT SHINGLE | TYPICAL | | | | | | | | |
| | | | | | | | | | | | | Foundation: | Interior Wall: | | | | | | | | |
| | | | | | | | | | | | | CONCRETE BLOCK | SHEETROCK | | | | | | | | |
| | | | | | | | | | | | | Baths: M: A: 2 O: | | | | | | | | | |
| | | | | | | | | | | | | Kitchens: M: A: 1 O: | | | | | | | | | |
| | | | | | | | | | | | | ROOM COUNT | | | | | | | | | |
| | | | | | | | | | | | | | B | 1 | 2 | 3/A | Tot | Base Cost: 95702 CCF: 127 CLA: 100 Cost New: 122020 | | | |
| | | | | | | | | | | | | Living Rm | | 1 | | | 1 | Phys Depr: 14.00 (Y) Func Depr: Net Depr: 86.00 | | | |
| | | | | | | | | | | | | Dining Rm | | 1 | | | 1 | Loc Depr: Mkt+: Mkt-: Bldg Value: 104937 | | | |
| | | | | | | | | | | | | Kitchen | | 1 | | | 1 | Detached Items: AFFORDABLE HOUSING -20,900 | | | |
| | | | | | | | | | | | | Dinette | | | | | | | | | |
| | | | | | | | | | | | | 5 Fixt Bath | | | | | | | | | |
| | | | | | | | | | | | | 4 Fixt Bath | | | | | | | | | |
| | | | | | | | | | | | | 3 Fixt Bath | | | 1 | | 1 | | | | |
| | | | | | | | | | | | | 2 Fixt Bath | | 1 | | | 1 | | | | |
| | | | | | | | | | | | | Bed Room | | | 2 | | 2 | | | | |
| | | | | | | | | | | | | Fam Room | | | | | | | | | |
| | | | | | | | | | | | | Den/Other | | | | | | | | | |
| | | | | | | | | | | | | Old B: 21 | | | | | 5 | Land: 30,000 Impr: 84,000 Total: 114,000 | | | |
| | | | | | | | | | | | | Old L: 23.A C0008 | | | | | | 04/20/22 | | | |



A: 2S u0 r0;u10 r6 u8 r18 d3 r6 d15 l30
 B: 1S u10 r0;u8 r6
 C: WD u0 r12;d10 r18
 D: 1S u15 r24;u3 r6

474
48
180
18
0
0
0
0

M:
N:
O:
P:

Scale: 20

Block: 802 Land Desc: 10.83 PC Owners Name: ABBASS, MUHAMMAD J. & UZMA Land: 30,000 Exemption Net Taxable Value Deductions
 Lot: 6 Bldg Desc: Street Address: 392 GRAND AVE APT 9 Bank: 00000 Impr: 84,500 Code: Cd No-Ow
 Qual: C0009 Addl Lots: City & State: LEONIA, NJ Zip: 07605 Total: 114,500 Value: 0 114,500
 Card: M (#1 of 1) Acreage: 0.000 Class: 2 Property Loc: 392 GRAND AVE Zone: Map: LEONIA

| SALES HISTORY | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|---------------|----------|-----------|-------|-----|--------------------|-------|-------|--------|--------------------------|------------------|--------|--------|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. |
| | 04/12/95 | 7781 /346 | 68500 | | 2021 | 30000 | 84500 | 114500 | | | | |
| | | | | | 2022 | 30000 | 84500 | 114500 | | | | |

| LAND CALCULATIONS | | | | | | | | | | | |
|-------------------|----|----|---|----|-------|---------|--------------------|-------|------|------|-------|
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Units | | | | | Rate | Site | Cond | Value | | | |
| 0.000 AC | | | | | 0 | 30000 | 100 | 30000 | | | |
| Net Adj: 100.00 | | | | | SF: 0 | Auto: Y | Land Value: 30,000 | | | | |

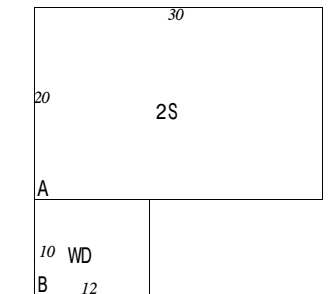
| SITE INFORMATION | | | |
|-------------------|---------------|-----|--|
| Road: | PAVED | | |
| Curbs: | YES | | |
| Sidewalk: | YES | | |
| Measured: | CH | | |
| Info: | 12/03/08 | | |
| Inspected: | N | | |
| Utilities: | Sewer: | YES | |
| | Water: | YES | |
| | Gas: | YES | |
| Topo: | LEVEL | | |
| Neigh: | 410 | | |
| VCS: | A410 | | |

| RESIDENTIAL COST APPROACH | | | |
|-------------------------------|------------------|-------------------|-------|
| Basement | | | |
| Main Bldg | | | |
| FIRST STORY | 600 x 106.250 + | 0 x1.00 x1.00= | 63750 |
| UPPER STORY | 600 x 51.830 + | 9984 x1.00 x1.00= | 41082 |
| Heat/AC | | | |
| HW BASEBOARD | 1200 x 3.250 + | 1200 x1.15 x1.00= | 5865 |
| Plumbing | | | |
| 3 FIXTURE BATH | 1- 2 x2595.000 + | 0 x1.15 x1.00= | -2984 |
| 2 FIXTURE BATH | 1- 1 x1895.000 + | 0 x1.15 x1.00= | 0 |
| Fireplace | | | |
| Attic | | | |
| Deck/Patio/Garage/Misc | | | |
| DECK | 120 x 5.310 + | 182 x1.30 x1.00= | 1065 |

| BUILDING INFORMATION | |
|-----------------------------|-------------------------|
| Type and Use: | Class/Quality: |
| ONE FAMILY | 18 |
| Story Height: | Condition: |
| | TYPICAL |
| Style: | Year Built/EffA: |
| AFFORDABLE HOUS | 1985 / 28 (Y) |
| Exterior Finish: | Info By: |
| ALUM/VINYL | |
| Roof Type: | Livable Area: |
| GABLE | 1200 SF |
| Roof Material: | Interior Cond: |
| ASPHALT SHINGLE | TYPICAL |
| Foundation: | Interior Wall: |
| CONCRETE BLOCK | SHEETROCK |
| Baths: M: A: 2 O: | |
| Kitchens: M: A: 1 O: | |

| ROOM COUNT | | | | | |
|-------------------|---|---|---|-----|----------|
| | B | 1 | 2 | 3/A | Tot |
| Living Rm | | 1 | | | 1 |
| Dining Rm | | 1 | | | 1 |
| Kitchen | | 1 | | | 1 |
| Dinette | | | | | |
| 5 Fixt Bath | | | | | |
| 4 Fixt Bath | | | | | |
| 3 Fixt Bath | | | 1 | | 1 |
| 2 Fixt Bath | | 1 | | | 1 |
| Bed Room | | | 3 | | 3 |
| Fam Room | | | | | |
| Den/Other | | | | | |
| Old B: 21 | | | | | 6 |
| Old L: 23.A C0009 | | | | | 04/20/22 |

| | | | | | | | |
|------------------------|-----------|--------------------|--------|--------------------|---------|------------------|---------|
| Base Cost: | 108778 | CCF: | 127 | CLA: | 100 | Cost New: | 138692 |
| Phys Depr: | 14.00 (Y) | Func Depr: | | Net Depr: | | 86.00 | |
| Loc Depr: | | Mkt+: Mkt-: | | Bldg Value: | | 119275 | |
| Detached Items: | | | | | | | |
| AFFORDABLE HOUSING | | | | | | | -34,800 |
| Land: | 30,000 | Impr: | 84,500 | Total: | 114,500 | | |



A: 2S
 B: WD
 C:
 D:
 E:
 F:
 G:
 H:
 I:
 J:
 K:
 L:
 u0 r0;u20 r30
 u0 r0;d10 r12
 M:
 N:
 O:
 P:

Scale: 20

| | | | | | | |
|-------------------|-------------------|--|-----------------------------|----------------|-------------------|------------|
| Block: 802 | Land Desc: .16 PC | Owners Name: ABRISQUETA, MARIO ELY | Land: 30,000 | Exemption | Net Taxable Value | Deductions |
| Lot: 6 | Bldg Desc: | Street Address: 392 GRAND AVE, UNIT 10 | Bank: 00000 | Code: | | Cd No-Ow |
| Qual: C0010 | Addl Lots: | City & State: LEONIA, NJ | Zip: 07605 | Total: 110,900 | Value: 0 | 110,900 |
| Card: M (#1 of 1) | Acraege: 0.000 | Class: 2 | Property Loc: 392 GRAND AVE | Zone: | Map: | LEONIA |

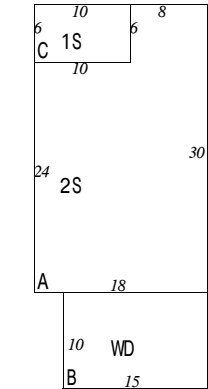
| SALES HISTORY | | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|---------------|----------|-----------|--------|-----|--|--------------------|-------|-------|--------|--------------------------|------------------|--------|--------|
| Grantor | Date | Book/Page | Price | Nu# | | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. |
| | 05/31/11 | 765 /536 | 109427 | 26 | | 2021 | 30000 | 80900 | 110900 | | | | |
| | | | | | | 2022 | 30000 | 80900 | 110900 | | | | |

| LAND CALCULATIONS | | | | | | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | |
|-------------------|----|----|---|----|------|------|-----|------|------|------|------------------|---------------|-------------|--|---------------------------|--|--|--|
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | Utilities: | Basement | | | | |
| | | | | | | | | | | | | PAVED | Sewer: YES | | | | | |
| | | | | | | | | | | | | Curbs: YES | Water: YES | | | | | |
| | | | | | | | | | | | | Sidewalk: YES | Gas: YES | | | | | |
| | | | | | | | | | | | | Measured: CH | Topo: LEVEL | | | | | |
| | | | | | | | | | | | | Info: | Neigh: 410 | | | | | |
| | | | | | | | | | | | | Inspected: Y | VCS: A410 | | | | | |
| | | | | | | | | | | | | 12/02/08 | | | | | | |
| | | | | | | | | | | | | | | Main Bldg | | | | |
| | | | | | | | | | | | | | | FIRST STORY 540 x 106.250 + 0 x1.00 x1.00= 57375 | | | | |
| | | | | | | | | | | | | | | UPPER STORY 480 x 51.540 +10125 x1.00 x1.00= 34864 | | | | |
| | | | | | | | | | | | | | | Heat/AC | | | | |
| | | | | | | | | | | | | | | HW BASEBOARD 1020 x 2.750 + 1800 x1.15 x1.00= 5296 | | | | |
| | | | | | | | | | | | | | | Plumbing | | | | |
| | | | | | | | | | | | | | | 3 FIXTURE BATH 1- 2 x2595.000 + 0 x1.15 x1.00= -2984 | | | | |
| | | | | | | | | | | | | | | 2 FIXTURE BATH 1- 1 x1895.000 + 0 x1.15 x1.00= 0 | | | | |
| | | | | | | | | | | | | | | Fireplace | | | | |
| | | | | | | | | | | | | | | Attic | | | | |
| | | | | | | | | | | | | | | Deck/Patio/Garage/Misc | | | | |
| | | | | | | | | | | | | | | DECK 150 x 5.310 + 182 x1.30 x1.00= 1272 | | | | |

| BUILDING INFORMATION | | | | | |
|----------------------|-----------------|------|------------------|---------------|--|
| Type and Use: | ONE FAMILY | | Class/Quality: | 18 | |
| Story Height: | | | Condition: | TYPICAL | |
| Style: | AFFORDABLE HOUS | | Year Built/EffA: | 1985 / 28 (Y) | |
| Exterior Finish: | ALUM/VINYL | | Info By: | | |
| Roof Type: | GABLE | | Livable Area: | 1020 SF | |
| Roof Material: | ASPHALT SHINGLE | | Interior Cond: | TYPICAL | |
| Foundation: | CONCRETE BLOCK | | Interior Wall: | SHEETROCK | |
| Baths: | M: | A: 2 | O: | | |
| Kitchens: | M: | A: 1 | O: | | |

| ROOM COUNT | | | | | |
|-------------|------|-------|---|----------|-----|
| | B | 1 | 2 | 3/A | Tot |
| Living Rm | | 1 | | | 1 |
| Dining Rm | | 1 | | | 1 |
| Kitchen | | 1 | | | 1 |
| Dinette | | | | | |
| 5 Fixt Bath | | | | | |
| 4 Fixt Bath | | | | | |
| 3 Fixt Bath | | | 1 | | 1 |
| 2 Fixt Bath | | 1 | | | 1 |
| Bed Room | | | 2 | | 2 |
| Fam Room | | | | | |
| Den/Other | | | | | |
| Old B: | 21 | | | 5 | |
| Old L: | 23.A | C0010 | | 04/20/22 | |

| | | | | | |
|--------------------|-----------|-------------|----------|-------------|---------|
| Base Cost: | 95823 | CCF: 127 | CLA: 100 | Cost New: | 122174 |
| Phys Depr: | 14.00 (Y) | Func Depr: | | Net Depr: | 86.00 |
| Loc Depr: | | Mkt+: Mkt-: | | Bldg Value: | 105070 |
| Detached Items: | | | | | |
| AFFORDABLE HOUSING | | | | | -24,200 |
| Land: | 30,000 | Impr: | 80,900 | Total: | 110,900 |



A: 2S
 B: WD
 C: 1S
 D:
 E:
 F:
 G:
 H:
 I:
 J:
 K:
 L:

u0 r0;u24 r10 u6 r8 d30 l18
 u0 r3;d10 r15
 u24 r0;u6 r10

M:
 N:
 O:
 P:

480
150
60
0
0
0
0

Scale: 20

Block: 802 **Land Desc:** 50X151 **Owners Name:** 388 GRAND AVE, LLC **Land:** 210,200 **Exemption** **Net Taxable Value** **Deductions**
Lot: 7 **Bldg Desc:** F3S 3FDWG **Street Address:** 1 WILLOW TREE RD **Bank:** 02640 **Impr:** 297,800 **Code:** **Cd No-Ow**
Qual: **Addl Lots:** **City & State:** LEONIA, NJ **Zip:** 07605 **Total:** 508,000 **Value:** 0 508,000
Card: M (#1 of 1) **Acreage:** 0.173 **Class:** 2 **Property Loc:** 388 GRAND AVE **Zone:** **Map:** LEONIA

| SALES HISTORY | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|-------------------------|----------|-------------|--------|-----|--------------------|--------|--------|--------|--------------------------|------------------|--------|--------|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. |
| PAK, NAM KYU & YONG CHU | 07/08/14 | 1707 / 1283 | 700000 | | 2020 | 210200 | 297800 | 508000 | | | | |

| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | RESIDENTIAL COST APPROACH | | |
|-------------------|-------|-----|-------|---------|-------------|---------|-------|--------|------|------------------|-------|---------------|---------------------------|--------------|--|
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | Utilities: | Basement | |
| | | | | | | | | | | | | PAVED | Sewer: YES | BASEMENT | |
| | | | | | | | | | | | | Curbs: YES | Water: YES | BASEMENT FIN | |
| | | | | | | | | | | | | Sidewalk: YES | Gas: YES | Main Bldg | |
| | | | | | | | | | | | | Measured: DA | Topo: | FIRST STORY | |
| | | | | | | | | | | | | Info: | ROLLING TOPO | UPPER STORY | |
| | | | | | | | | | | | | Inspected: N | Neigh: 52 | | |
| | | | | | | | | | | | | 11/25/08 | VCS: SF52 | | |
| ECONOMIC | | | | 95 | Units | | Rate | Site | Cond | Value | | | | | |
| TRAFFIC | | | | 85 | 7534 SF | | 10.00 | 185000 | 100 | 100 | 100 | 260340 | | | |
| Net Adj: | 80.75 | SF: | 7,533 | Auto: Y | Land Value: | 210,224 | | | | | | | | | |

20 DECK

A: 2S/.9HFB u0 r0;u21 r14 u22 r22 d43 l36
 B: 2S u0 r0;d7 r19
 C: WD/1S u0 r19;d7 r17
 D: 2S/B/BG u21 r0;u22 r14
 E: 2S/.9HFB
 F: WDK 250
 G: 250
 H: 0
 I: 0
 J: 0
 K: 0
 L: 0

M:
 N:
 O:
 P:

Scale: 20

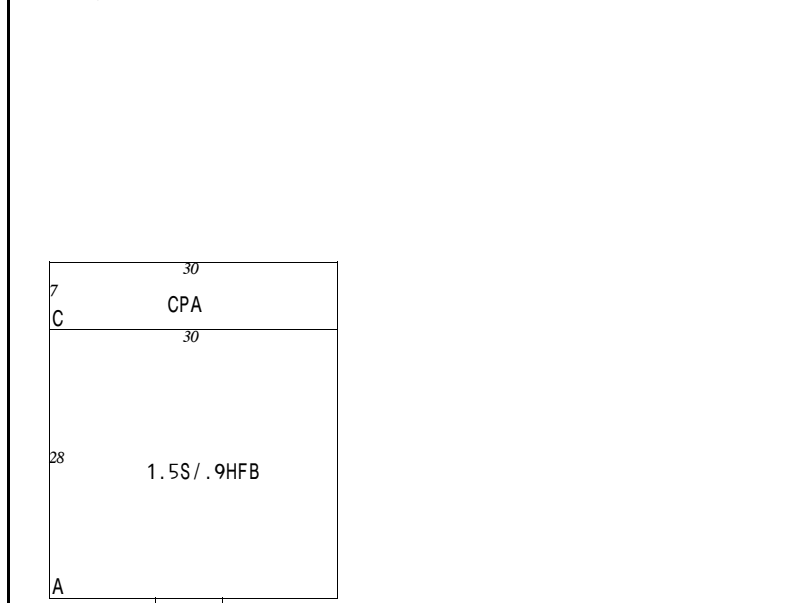
| BUILDING INFORMATION | | | | | |
|----------------------|-----------------|------------------|---------------|----------------------|----------|
| Type and Use: | 3 FAMILY | Class/Quality: | 47 | Condition: | TYPICAL |
| Story Height: | | Year Built/EffA: | 1920 / 93 (Y) | Info By: | |
| Style: | 3 FAMILY COLONI | Roof Type: | FLAT/SHED | Livable Area: | 3481 SF |
| Exterior Finish: | ALUM/VINYL | Roof Material: | BUILT-UP/ROLL | Interior Cond: | TYPICAL |
| Foundation: | STONE | Interior Wall: | PLASTER | Baths: M: A: 3 O: | |
| | | | | Kitchens: M: A: 3 O: | |
| ROOM COUNT | | | | | |
| | B | 1 | 2 | 3/A | Tot |
| Living Rm | 1 | 1 | 1 | | 3 |
| Dining Rm | | | | | |
| Kitchen | 1 | 1 | 1 | | 3 |
| Dinette | | | | | |
| 5 Fixt Bath | | | | | |
| 4 Fixt Bath | | | | | |
| 3 Fixt Bath | 1 | 1 | 1 | | 3 |
| 2 Fixt Bath | | | | | |
| Bed Room | 1 | 2 | 2 | | 5 |
| Fam Room | | | | | |
| Den/Other | | | | | |
| Old B: | 21 | | | | 8 |
| Old L: | 25.1 | | | | 04/20/22 |

| | | | | | |
|------------------------|-----------------|------------------|----------------|-------------------|---------|
| Heat/AC | HOT WATER OR ST | 4597 x | 4.430 + | 0 x1.15 x1.00= | 23419 |
| Plumbing | 3 FIXTURE BATH | 3- 3 x2595.000 + | 0 x1.12 x1.00= | | 0 |
| Fireplace | | | | | |
| Attic | | | | | |
| Deck/Patio/Garage/Misc | DECK | 119 x | 5.310 + | 182 x1.15 x1.00= | 936 |
| | DECK | 250 x | 5.203 + | 203 x1.15 x1.00= | 1729 |
| | BASEMENT GARAGE | 308 x | 4.980 + | 1464 x1.13 x1.00= | 3388 |
| Base Cost: | 362178 | CCF: | 127 | CLA: | 100 |
| Phys Depr: | 35.50 (Y) | Func Depr: | | Cost New: | 461777 |
| Loc Depr: | | Mkt+: | Mkt-: | Net Depr: | 64.50 |
| | | | | Bldg Value: | 297846 |
| Detached Items: | | | | | |
| Land: | 210,200 | Impr: | 297,800 | Total: | 508,000 |

Block: 802 **Land Desc:** 50X151 **Owners Name:** 380 GRAND AVE, LLC **Land:** 210,200 **Exemption** **Net Taxable Value** **Deductions**
Lot: 8 **Bldg Desc:** 1.5S-F-F **Street Address:** 1 WILLOW TREE RD **Bank:** 00000 **Impr:** 122,600 **Code:** **Cd No-Ow**
Qual: **Addl Lots:** **City & State:** LEONIA, NJ **Zip:** 07605 **Total:** 332,800 **Value:** 0 332,800
Card: M (#1 of 1) **Acres:** 0.173 **Class:** 2 **Property Loc:** 380 GRAND AVE **Zone:** **Map:** LEONIA

| SALES HISTORY | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|---------------|----------|-----------|--------|-----|--------------------|--------|--------|--------|--------------------------|------------------|--------|--------|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. |
| | 12/19/11 | 911 /966 | 312500 | | 2021 | 210200 | 122600 | 332800 | | | | |
| | | | | | 2022 | 210200 | 122600 | 332800 | | | | |

| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | RESIDENTIAL COST APPROACH | | | | | |
|-------------------|-------|----|---|----|------|------|-----|------|------|------------------|-------|---------------|---------------------------|------------------------|--------|------------|-------------|--------------|
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | Utilities: | Basement | | | | |
| | | | | | | | | | | | | PAVED | Sewer: YES | BASEMENT | 840 x | 9.520 + | 2160 x1.00 | x1.00= 10157 |
| | | | | | | | | | | | | Curbs: YES | Water: YES | BASEMENT FIN | 756 x | 13.510 + | 1176 x1.00 | x1.00= 11390 |
| | | | | | | | | | | | | Sidewalk: YES | Gas: YES | Main Bldg | | | | |
| | | | | | | | | | | | | Measured: DA | Topo: | FIRST STORY | 840 x | 49.000 + | 22576 x1.00 | x1.00= 63736 |
| | | | | | | | | | | | | Info: | ROLLING TOPO | HALF STORY | 840 x | 20.240 + | 3400 x1.00 | x1.00= 20402 |
| | | | | | | | | | | | | Inspected: N | Neigh: 52 | | | | | |
| | | | | | | | | | | | | 11/25/08 | VCS: SF52 | | | | | |
| ECONOMIC | | | | | 95 | | | | | | | | | Heat/AC | | | | |
| TRAFFIC | | | | | 85 | | | | | | | | | HW BASEBOARD | 2100 x | 3.310 + | 1080 x1.00 | x1.00= 8031 |
| | | | | | | | | | | | | | | Plumbing | | | | |
| | | | | | | | | | | | | | | 3 FIXTURE BATH | 2- 2 x | 2595.000 + | 0 x1.00 | x1.00= 0 |
| | | | | | | | | | | | | | | 2 FIXTURE BATH | 1- 1 x | 1895.000 + | 0 x1.00 | x1.00= 0 |
| Net Adj: | 80.75 | | | | | | | | | | | | | Fireplace | | | | |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | Attic | | | | |
| | | | | | | | | | | | | | | DORMER | 25 x | 123.000 + | 0 x1.00 | x1.00= 3075 |
| | | | | | | | | | | | | | | Deck/Patio/Garage/Misc | | | | |
| | | | | | | | | | | | | | | OPEN PORCH | 28 x | 10.770 + | 443 x1.00 | x1.00= 745 |
| | | | | | | | | | | | | | | PATIO | 210 x | 5.203 + | 203 x1.00 | x1.00= 1296 |



| BUILDING INFORMATION | | | |
|----------------------|-----------------|------------------|---------------|
| Type and Use: | ONE FAMILY | Class/Quality: | 16 |
| Story Height: | | Condition: | TYPICAL |
| Style: | CAPE COD | Year Built/EffA: | 1961 / 52 (Y) |
| Exterior Finish: | ASBESTOS SIDING | Info By: | |
| Roof Type: | GABLE | Livable Area: | 1344 SF |
| Roof Material: | ASPHALT SHINGLE | Interior Cond: | ESTIMATED |
| Foundation: | CONCRETE BLOCK | Interior Wall: | SHEETROCK |
| Baths: | M:1 | A:2 | O: |
| Kitchens: | M:31 | A: | O: |

| ROOM COUNT | | | | | |
|-------------|---|---|---|-----|------|
| | B | 1 | 2 | 3/A | Tot |
| Living Rm | | 1 | | | 1 |
| Dining Rm | | 1 | | | 1 |
| Kitchen | | 1 | | | 1 |
| Dinette | | | | | |
| 5 Fixt Bath | | | | | |
| 4 Fixt Bath | | | | | |
| 3 Fixt Bath | | 1 | 1 | | 2 |
| 2 Fixt Bath | 1 | | | | 1 |
| Bed Room | | 2 | 2 | | 4 |
| Fam Room | | | | | |
| Den/Other | 1 | | | | 1 |
| Old B: | | | | | 7 |
| Old L: | | | | | 26.1 |

Base Cost: 118832 **CCF:** 127 **CLA:** 100 **Cost New:** 151511
Phys Depr: 19.07 (Y) **Func Depr:** **Net Depr:** 80.93
Loc Depr: **Mkt+: Mkt-:** **Bldg Value:** 122623

Detached Items:
Land: 210,200 **Impr:** 122,600 **Total:** 332,800

A: 1.5S/.9HFB u0 r0;u28 r30
 B: OP u0 r11;d4 r7
 C: CPA u28 r0;u7 r30
 D:
 E:
 F:
 G:
 H:
 I:
 J:
 K:
 L:

840
28
210
0
0
0
0

M:
N:
O:
P:

Scale: 20

04/20/22

Block: 802 **Land Desc:** L28A 100X295 **Owners Name:** HARPER MGMT CORP **Land:** 720,000 **Exemption** **Net Taxable Value** **Deductions**
Lot: 9 **Bldg Desc:** B2S 16FDWG **Street Address:** 213 LAFAYETTE AVE **Bank:** 00000 **Impr:** 651,000 **Code:** **Cd No-Ow**
Qual: **Addl Lots:** **City & State:** WESTWOOD NJ **Zip:** 07675 **Total:** 1,371,000 **Value:** 0 1,371,000
Card: M (#1 of 1) **Acreage:** 0.634 **Class:** 4C **Property Loc:** 372 GRAND AVE **Zone:** **Map:** **LEONIA**

| SALES HISTORY | | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | | | | | | | |
|-------------------|----------|-----------|-------|------|------|--------------------|--------|---------|------|---------------------------|--------|--------------------|----------------------|---------------------|----------------|------------------------|-----------|------------------|--|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. | | | | | | | |
| | 11/22/96 | 7938 /637 | | 1 25 | 2021 | 720000 | 651000 | 1371000 | | | | | | | | | | | |
| | | | | | 2022 | 720000 | 651000 | 1371000 | | | | | | | | | | | |
| LAND CALCULATIONS | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | | | | | | | |
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | | Utilities: | | Basement | | | |
| | | | | | | | | | | | | | Curbs: | | Sewer: | | Main Bldg | | |
| | | | | | | | | | | | | | Sidewalk: | | Water: | | | | |
| | | | | | | | | | | | | | Measured: | | Gas: | | | | |
| | | | | | | | | | | | | | Info: | | Topo: | | | | |
| | | | | | | | | | | | | | Inspected: | | Neigh: 52 | | Heat/AC | | |
| | | | | | | | | | | | | | | | VCS: SF52 | | | | |
| Units | | | | | | Rate | | Site | | Cond | | Value | BUILDING INFORMATION | | | | | | |
| 16 UN | | | | | | 45000 | | | | 100 100 100 | | 720000 | Type and Use: | | Class/Quality: | | Plumbing | | |
| Net Adj: 100.00 | | | | | | SF: 27,618 | | Auto: N | | Land Value: 720,000 | | | Story Height: | | Condition: | | Fireplace | | |
| | | | | | | | | | | | | Style: | | Year Built/EffA: | | Attic | | | |
| | | | | | | | | | | | | Exterior Finish: | | Info By: | | Deck/Patio/Garage/Misc | | | |
| | | | | | | | | | | | | Roof Type: | | Livable Area: | | | | | |
| | | | | | | | | | | | | Roof Material: | | Interior Cond: | | | | | |
| | | | | | | | | | | | | Foundation: | | Interior Wall: | | | | | |
| | | | | | | | | | | | | Baths: M: A: O: | | | | | | | |
| | | | | | | | | | | | | Kitchens: M: A: O: | | | | | | | |
| | | | | | | | | | | | | ROOM COUNT | | | | | | | |
| | | | | | | | | | | | | | | Base Cost: 0 | | CCF: 127 CLA: 0 | | Cost New: 0 | |
| | | | | | | | | | | | | | | Phys Depr: 0.00 (N) | | Func Depr: | | Net Depr: 100.00 | |
| | | | | | | | | | | | | | | Loc Depr: | | Mkt+: Mkt-: | | Bldg Value: 0 | |
| | | | | | | | | | | | | | | | | Detached Items: | | | |
| | | | | | | | | | | | | | | | | APT - 16 UNITS | | 651,000 | |
| | | | | | | | | | | | | | | | | Land: 720,000 | | Impr: 651,000 | |
| | | | | | | | | | | | | | | | | Total: 1,371,000 | | | |
| | | | | | | | | | | | | Old B: 21 | | 0 | | | | | |
| | | | | | | | | | | | | Old L: 27 | | 04/20/22 | | | | | |

A:
B:
C:
D:
E:
F:
G:
H:
I:
J:
K:
L:

0
0
0
0
0
0
0
0
0
0

M:
N:
O:
P:

Block: 802 **Land Desc:** 50X295 6LT **Owners Name:** SAI, NOBUAKI & GRETA **Land:** 233,400 **Exemption:** **Net Taxable Value:** **Deductions:**
Lot: 10 **Bldg Desc:** F2S 3FDWG **Street Address:** 368 GRAND AVE **Bank:** 00660 **Impr:** 198,700 **Code:** **Cd No-Ow:**
Qual: **Addl Lots:** **City & State:** LEONIA NJ **Zip:** 07605 2206 **Total:** 432,100 **Value:** 0 **432,100**
Card: M (#1 of 1) **Acreage:** 0.294 **Class:** 2 **Property Loc:** 368 GRAND AVE **Zone:** **Map:** **LEONIA**

| SALES HISTORY | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|---------------|------|-----------|-------|-----|--------------------|--------|--------|--------|--------------------------|------------------|--------|--------|
| Grantor | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. |
| | | | | | 2021 | 233400 | 198700 | 432100 | | | | |
| | | | | | 2022 | 233400 | 198700 | 432100 | | | | |

| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | RESIDENTIAL COST APPROACH | | | | | |
|-------------------|----|----|---|----|------|------|-----|------|------|------------------|-------|---------------|---------------------------|------------------------|---------|----------|-------------|--------------|
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | Utilities: | Basement | | | | |
| | | | | | | | | | | | | PAVED | Sewer: YES | BASEMENT | 1009 x | 9.460 + | 2220 x1.15 | x1.00= 13530 |
| | | | | | | | | | | | | Curbs: YES | Water: YES | BASEMENT FIN | 808 x | 13.360 + | 1296 x1.15 | x1.00= 13905 |
| | | | | | | | | | | | | Sidewalk: YES | Gas: YES | Main Bldg | | | | |
| | | | | | | | | | | | | Measured: DA | Topo: | FIRST STORY | 1018 x | 81.970 + | 37800 x1.00 | x1.00=121245 |
| | | | | | | | | | | | | Info: | ROLLING TOPO | UPPER STORY | 744 x | 72.350 + | 0 x1.00 | x1.00= 53828 |
| | | | | | | | | | | | | Inspected: Y | Neigh: 52 | BRICK SF | 360 x | 11.180 + | 80 x1.15 | x1.00= 4721 |
| | | | | | | | | | | | | 11/25/08 | VCS: SF52 | | | | | |
| | | | | | | | | | | | | | | Heat/AC | | | | |
| | | | | | | | | | | | | | | HOT WATER OR ST | 1463 x | 3.740 + | 1584 x1.15 | x1.00= 8114 |
| | | | | | | | | | | | | | | HW BASEBOARD | 1463 x | 3.250 + | 1200 x1.15 | x1.00= 6848 |
| | | | | | | | | | | | | | | Plumbing | | | | |
| | | | | | | | | | | | | | | 3- 3 x2595.000 + | 0 x1.12 | x1.00= | 0 | |
| | | | | | | | | | | | | | | 2- 1 x1895.000 + | 0 x1.12 | x1.00= | 2122 | |
| | | | | | | | | | | | | | | 1- 1 x3485.000 + | 0 x1.20 | x1.00= | 4182 | |
| | | | | | | | | | | | | | | Fireplace | | | | |
| | | | | | | | | | | | | | | Attic | | | | |
| | | | | | | | | | | | | | | UNF DORMER | 7 x | 68.000 + | 0 x1.15 | x1.00= 547 |
| | | | | | | | | | | | | | | FIN ATTIC | 595 x | 12.465 + | 2070 x1.15 | x1.00= 10910 |
| | | | | | | | | | | | | | | UNFIN ATTIC | 149 x | 7.355 + | 0 x1.15 | x1.00= 1260 |
| | | | | | | | | | | | | | | Deck/Patio/Garage/Misc | | | | |
| | | | | | | | | | | | | | | OPEN PORCH | 12 x | 32.910 + | 0 x1.15 | x1.00= 454 |

Net Adj: 80.75 **SF:** 12,815 **Auto:** Y **Land Value:** 233,428

A: 8HFA/2S/.8HFBu0 r0;u15 l4 u14 r29 d14 l3 d15 l22
B: 8HFA/OH u13 r0;u2 l4
C: 1S/.8HFB u17 r-4;n3 w3 u4 n3 e3 d10
D: OP u11 r22;u4 r3
E: 1S/.8HFB u29 r-3;u9 r28
F: 1SOH u29 r-3;u9 l1
G:
H:
I:
J:
K:
L:

M:
N:
O:
P:

Scale: 20

| BUILDING INFORMATION | | | | | |
|-------------------------|---------------------|-------------|-------------------------|---------------|-----|
| Type and Use: | 3 FAMILY | | Class/Quality: | 47 | |
| Story Height: | | | Condition: | TYPICAL | |
| Style: | 2 FAMILY COLONI | | Year Built/EffA: | 1900 / 99 (Y) | |
| Exterior Finish: | ALUM/VINYL BRICK | | Info By: | | |
| Roof Type: | GABLE | | Livable Area: | 2119 SF | |
| Roof Material: | ASPHALT SHINGLE | | Interior Cond: | TYPICAL | |
| Foundation: | STONE | | Interior Wall: | SHEETROCK | |
| Baths: | M: | A: 4 | O: | | |
| Kitchens: | M: | A: 2 | O: | | |
| ROOM COUNT | | | | | |
| | B | 1 | 2 | 3/A | Tot |
| Living Rm | 1 | 1 | | | 2 |
| Dining Rm | | | | | |
| Kitchen | 1 | 1 | 1 | | 3 |
| Dinette | | | | | |
| 5 Fixt Bath | | | | | |
| 4 Fixt Bath | | | | | |
| 3 Fixt Bath | 1 | 1 | 1 | | 3 |
| 2 Fixt Bath | | | | 1 | 1 |
| Bed Room | 1 | 2 | 3 | 1 | 7 |
| Fam Room | | | | | |
| Den/Other | | | | | |
| Old B: | 21 | | 9 | | |
| Old L: | 28.B | | 04/20/22 | | |

| | | | | |
|------------------------|-----------|-------------------|-----------------|---------------------------|
| Base Cost: | 241666 | CCF: 127 | CLA: 100 | Cost New: 308124 |
| Phys Depr: | 35.50 (Y) | Func Depr: | | Net Depr: 64.50 |
| Loc Depr: | | Mkt+: | Mkt-: | Bldg Value: 198740 |
| Detached Items: | | | | |
| Land: | 233,400 | Impr: | 198,700 | Total: 432,100 |

Block: 802 **Land Desc:** L30 160X320 **Owners Name:** WALKER, WALKER & GROSSMAN LLC **Land:** 1,560,000 **Exemption** **Net Taxable Value** **Deductions**
Lot: 11 **Bldg Desc:** 20LT B2S39FDWG **Street Address:** PO BOX 933 **Bank:** 00000 **Impr:** 1,811,000 **Code:** **Cd No-Ow**
Qual: **Addl Lots:** **City & State:** MAHWAH NJ **Zip:** 07430 **Total:** 3,371,000 **Value:** 0 3,371,000
Card: M (#1 of 1) **Acreage:** 1.370 **Class:** 4C **Property Loc:** 356-364 GRAND AVE **Zone:** **Map:** LEONIA

| SALES HISTORY | | | | | | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|-------------------|----|------------|-----------|---------|------|-----------------------|---------|---------|---------|--------------------|---|--|------------|---------------------------|-----------|------------------------|-----------|
| Grantor | | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. | | | | |
| | | | | | | 2021 | 1560000 | 1811000 | 3371000 | | | | | | | | |
| | | | | | | 2022 | 1560000 | 1811000 | 3371000 | | | | | | | | |
| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | |
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | | Utilities: | | Basement | |
| | | | | | | | | | | | | | Curbs: | | Sewer: | | Main Bldg |
| | | | | | | | | | | | | | Sidewalk: | | Water: | | |
| | | | | | | | | | | | | | Measured: | | Gas: | | |
| | | | | | | | | | | | | | Info: | | Topo: | | |
| | | | | | | | | | | | | | Inspected: | | Neigh: 52 | | Heat/AC |
| | | | | | | | | | | | | | | | VCS: SF52 | | |
| Net Adj: 100.00 | | SF: 59,676 | | Auto: N | | Land Value: 1,560,000 | | | | | | BUILDING INFORMATION | | | | | |
| | | | | | | | | | | | | Type and Use: | | Class/Quality: | | Plumbing | |
| | | | | | | | | | | | | Story Height: | | Condition: | | | |
| | | | | | | | | | | | | Style: | | Year Built/EffA: | | | |
| | | | | | | | | | | | | | | 1964 / () | | | |
| | | | | | | | | | | | | Exterior Finish: | | Info By: | | Fireplace | |
| | | | | | | | | | | | | Roof Type: | | Livable Area: | | Attic | |
| | | | | | | | | | | | | | | 0 SF | | | |
| | | | | | | | | | | | | Roof Material: | | Interior Cond: | | | |
| | | | | | | | | | | | | Foundation: | | Interior Wall: | | Deck/Patio/Garage/Misc | |
| | | | | | | | | | | | | Baths: M: A: O: | | | | | |
| | | | | | | | | | | | | Kitchens: M: A: O: | | | | | |
| ROOM COUNT | | | | | | | | | | | | | | | | | |
| | | | | | | B | 1 | 2 | 3/A | Tot | | | | | | | |
| Living Rm | | | | | | | | | | | | | | | | | |
| Dining Rm | | | | | | | | | | | | | | | | | |
| Kitchen | | | | | | | | | | | Base Cost: 0 CCF: 127 CLA: 0 Cost New: 0 | | | | | | |
| Dinette | | | | | | | | | | | Phys Depr: 0.00 (N) Func Depr: Net Depr: 100.00 | | | | | | |
| 5 Fixt Bath | | | | | | | | | | | Loc Depr: Mkt+: Mkt-: Bldg Value: 0 | | | | | | |
| 4 Fixt Bath | | | | | | | | | | | Detached Items: | | | | | | |
| 3 Fixt Bath | | | | | | | | | | | APT - 39 UNITS 1,811,000 | | | | | | |
| 2 Fixt Bath | | | | | | | | | | | | | | | | | |
| Bed Room | | | | | | | | | | | | | | | | | |
| Fam Room | | | | | | | | | | | | | | | | | |
| Den/Other | | | | | | | | | | | | | | | | | |
| Old B: 21 | | | | | | | | | | 0 | | | | | | | |
| Old L: 29 | | | | | | | | | | 04/20/22 | | Land: 1,560,000 Impr: 1,811,000 Total: 3,371,000 | | | | | |

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Block: 802 **Land Desc:** L41-49 277X150 **Owners Name:** KURTZ, ANTHONY D. II LLC **Land:** 624,200 **Exemption** **Net Taxable Value** **Deductions**
Lot: 20 **Bldg Desc:** 16LT **Street Address:** 1 WILLOW TREE RD **Bank:** 00000 **Impr:** 2,375,800 **Code:** **Cd** **No-Ow**
Qual: **Addl Lots:** **City & State:** LEONIA NJ **Zip:** 07605 2210 **Total:** 3,000,000 **Value:** 0 3,000,000
Card: M (#1 of 1) **Acreage:** 0.916 **Class:** 4A **Property Loc:** 2 WILLOW TREE RD **Zone:** **Map:** LEONIA

| SALES HISTORY | | | | | | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|--|----|------------|-----------|---------|------|---------------------|--------|---------|---------|---|------------------|--------------------------------|------------|---|-----------|----------|-----------|
| Grantor | | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. | | | | |
| | | | | | | 2015 | 624200 | 2375800 | 3000000 | | | | | | | | |
| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | |
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | | Utilities: | | Basement | |
| | | | | | | | | | | | | | Curbs: | | Sewer: | | Main Bldg |
| | | | | | | | | | | | | | Sidewalk: | | Water: | | |
| | | | | | | | | | | | | | Measured: | | Gas: | | |
| | | | | | | | | | | | | | Info: | | Topo: | | |
| | | | | | | | | | | | | | Inspected: | | Neigh: 90 | | Heat/AC |
| | | | | | | | | | | | | | | | VCS: SF90 | | |
| Units Rate Site Cond Value 39922 SF 10.00 225000 100 100 100 624220 | | | | | | | | | | BUILDING INFORMATION | | | | Plumbing | | | |
| Net Adj: 100.00 | | SF: 39,921 | | Auto: Y | | Land Value: 624,220 | | | | Type and Use: | | Class/Quality: | | Fireplace | | | |
| | | | | | | | | | | Story Height: | | Condition: | | Attic | | | |
| | | | | | | | | | | Style: | | Year Built/EffA: 2001 / () | | Deck/Patio/Garage/Misc | | | |
| | | | | | | | | | | Exterior Finish: | | Info By: | | | | | |
| | | | | | | | | | | Roof Type: | | Livable Area: 0 SF | | | | | |
| | | | | | | | | | | Roof Material: | | Interior Cond: | | | | | |
| | | | | | | | | | | Foundation: | | Interior Wall: | | | | | |
| | | | | | | | | | | Baths: M: A: O: | | | | | | | |
| | | | | | | | | | | Kitchens: M: A: O: | | | | | | | |
| ROOM COUNT | | | | | | | | | | Base Cost: 0 CCF: 127 CLA: 0 Cost New: 0 | | | | | | | |
| | | | | | | | | | | | | | | Phys Depr: 0.00 (N) Func Depr: Net Depr: 100.00 | | | |
| | | | | | | | | | | | | | | Loc Depr: Mkt+: Mkt-: Bldg Value: 0 | | | |
| | | | | | | | | | | | | | | Detached Items: | | | |
| | | | | | | | | | | | | | | OFFICE/INDUSTRIAL - 21056 SF 3,483,800 | | | |
| | | | | | | | | | | | | | | 2012-2015 STC JUDGMENTS -1,108,000 | | | |
| | | | | | | | | | | | | | | Land: 624,200 Impr: 2,375,800 Total: 3,000,000 | | | |
| | | | | | | | | | | | | | | Old B: 21 0 | | | |
| | | | | | | | | | | | | | | Old L: 40 05/05/22 | | | |

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Block: 802 **Land Desc:** 153635 SF 3.53 AC **Owners Name:** 400 WILLOW TREE RD LLC **Land:** 1,754,000 **Exemption:** **Net Taxable Value:** **Deductions:**
Lot: 21 **Bldg Desc:** **Street Address:** ONE WILLOW TREE RD **Bank:** 00000 **Impr:** 5,546,000 **Code:** **Cd No-Ow:**
Qual: **Addl Lots:** **City & State:** LEONIA, NJ **Zip:** 07605 **Total:** 7,300,000 **Value:** 0 7,300,000
Card: M (#1 of 1) **Acreage:** 3.510 **Class:** 4A **Property Loc:** 400 WILLOW TREE RD **Zone:** **Map:** **LEONIA**

| SALES HISTORY | | | | | | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | | | | | | | | | | | | | |
|----------------------|----|-------------|------------|---------|------|-----------------------|---------|------------|---------|---------------------|------------------|-----------|-----------|-------------------------------|--------|----------|-----------|------------------|--|--|--|----------|--|--|--|-----|--|--|--|
| Grantor | | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. | | | | | | | | | | | | | | | | |
| | | 12/18/09 | 342 / 1347 | 6250000 | | 2021 | 1754000 | 5546000 | 7300000 | | | | | | | | | | | | | | | | | | | | |
| | | | | | | 2022 | 1754000 | 5546000 | 7300000 | | | | | | | | | | | | | | | | | | | | |
| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | | | | | | | | | | | | | |
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | | Utilities: | | Basement | | | | | | | | | | | | | |
| | | | | | | | | | | | | | Curbs: | | Sewer: | | Main Bldg | | | | | | | | | | | | |
| | | | | | | | | | | | | | Sidewalk: | | Water: | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | Measured: | | Gas: | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | Info: | | Topo: | | | | | | | | | | | | | | |
| Net Adj: 100.00 | | SF: 152,896 | | Auto: Y | | Land Value: 1,753,960 | | Inspected: | | Neigh: 90 | | VCS: SF90 | | | | Heat/AC | | | | | | | | | | | | | |
| BUILDING INFORMATION | | | | | | | | | | Type and Use: | | | | Class/Quality: | | | | | | | | | | | | | | | |
| Story Height: | | | | | | | | | | Condition: | | | | Plumbing | | | | | | | | | | | | | | | |
| Style: | | | | | | | | | | Year Built/EffA: | | | | Fireplace | | | | | | | | | | | | | | | |
| | | | | | | | | | | 1980 / () | | | | Attic | | | | | | | | | | | | | | | |
| Exterior Finish: | | | | | | | | | | Info By: | | | | Deck/Patio/Garage/Misc | | | | | | | | | | | | | | | |
| Roof Type: | | | | | | | | | | Livable Area: | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | 0 SF | | | | | | | | | | | | | | | | | | | |
| Roof Material: | | | | | | | | | | Interior Cond: | | | | | | | | | | | | | | | | | | | |
| Foundation: | | | | | | | | | | Interior Wall: | | | | | | | | | | | | | | | | | | | |
| Baths: M: A: O: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Kitchens: M: A: O: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ROOM COUNT | | | | | | | | | | B | | | | 1 | | | | 2 | | | | 3/A | | | | Tot | | | |
| Living Rm | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dining Rm | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Kitchen | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dinette | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 Fixt Bath | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 Fixt Bath | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 Fixt Bath | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 Fixt Bath | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bed Room | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fam Room | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Den/Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Old B: 21 | | | | | | | | | | | | | | | | | | | | | | 0 | | | | | | | |
| Old L: 20.06 | | | | | | | | | | | | | | | | | | | | | | 05/05/22 | | | | | | | |
| | | | | | | | | | | Land: 1,754,000 | | | | Impr: 5,546,000 | | | | Total: 7,300,000 | | | | | | | | | | | |
| | | | | | | | | | | Base Cost: 0 | | | | CCF: 127 CLA: 0 | | | | Cost New: 0 | | | | | | | | | | | |
| | | | | | | | | | | Phys Depr: 0.00 (N) | | | | Func Depr: | | | | Net Depr: 100.00 | | | | | | | | | | | |
| | | | | | | | | | | Loc Depr: | | | | Mkt+: Mkt-: | | | | Bldg Value: 0 | | | | | | | | | | | |
| | | | | | | | | | | Detached Items: | | | | OFFICE/DATA CENTER - 67800 SF | | | | 5,546,000 | | | | | | | | | | | |

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Block: 1201 **Land Desc:** 50X597 **Owners Name:** BOROUGH OF LEONIA **Land:** 430,200 **Exemption** **Net Taxable Value** **Deductions**
Lot: 1 **Bldg Desc:** **Street Address:** 312 BROAD AVE **Bank:** 00000 **Impr:** 0 **Code:** **Cd No-Ow**
Qual: **Addl Lots:** L3 **City & State:** LEONIA NJ **Zip:** 07605 1820 **Total:** 430,200 **Value:** 0 430,200
Card: M (#1 of 1) **Acreage:** 0.717 **Class:** 15C **Property Loc:** SPRING ST PARK **Zone:** **Map:** LEONIA

| SALES HISTORY | | | | | | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | | | |
|---|----|------|-----------|-------|------|------|--------|------|--------|----------------------|------------------|------------------|--------|---------------------------|-----------|---|--|--|--|
| Grantor | | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. | | | | | | |
| | | | | | | 2021 | 430200 | 0 | 430200 | | | | | | | | | | |
| | | | | | | 2022 | 430200 | 0 | 430200 | | | | | | | | | | |
| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | | | |
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | | Utilities: | Basement | | | | |
| | | | | | | | | | | | | Curbs: | | Sewer: | Main Bldg | | | | |
| | | | | | | | | | | | | Sidewalk: | | Water: | | | | | |
| | | | | | | | | | | | | Measured: ML | | Gas: | | | | | |
| | | | | | | | | | | | | Info: | | Topo: | | | | | |
| | | | | | | | | | | | | Inspected: Y | | Neigh: PARK | | | | | |
| | | | | | | | | | | | | 10/17/08 | | VCS: APRK | | | | | |
| Net Adj: 100.00 SF: 31,253 Auto: Y Land Value: 430,200 | | | | | | | | | | BUILDING INFORMATION | | | | | | | | | |
| GRASS | | | | | | | | | | Type and Use: | | Class/Quality: | | Heat/AC | | | | | |
| | | | | | | | | | | Story Height: | | Condition: | | Plumbing | | | | | |
| | | | | | | | | | | Style: | | Year Built/EffA: | | | | | | | |
| | | | | | | | | | | VACANT LAND | | / () | | | | | | | |
| | | | | | | | | | | Exterior Finish: | | Info By: | | | | | | | |
| | | | | | | | | | | Roof Type: | | Livable Area: | | Fireplace | | | | | |
| | | | | | | | | | | | | 0 SF | | Attic | | | | | |
| | | | | | | | | | | Roof Material: | | Interior Cond: | | | | | | | |
| | | | | | | | | | | Foundation: | | Interior Wall: | | Deck/Patio/Garage/Misc | | | | | |
| | | | | | | | | | | Baths: M: A: O: | | | | | | | | | |
| | | | | | | | | | | Kitchens: M: A: O: | | | | | | | | | |
| | | | | | | | | | | ROOM COUNT | | | | | | | | | |
| | | | | | | | | | | | B | 1 | 2 | 3/A | Tot | | | | |
| | | | | | | | | | | Living Rm | | | | | | | | | |
| | | | | | | | | | | Dining Rm | | | | | | | | | |
| | | | | | | | | | | Kitchen | | | | | | Base Cost: 0 CCF: 127 CLA: 0 Cost New: 0 | | | |
| | | | | | | | | | | Dinette | | | | | | Phys Depr: 0.00 (N) Func Depr: Net Depr: 100.00 | | | |
| | | | | | | | | | | 5 Fixt Bath | | | | | | Loc Depr: Mkt+: Mkt-: Bldg Value: 0 | | | |
| | | | | | | | | | | 4 Fixt Bath | | | | | | Detached Items: | | | |
| | | | | | | | | | | 3 Fixt Bath | | | | | | | | | |
| | | | | | | | | | | 2 Fixt Bath | | | | | | | | | |
| | | | | | | | | | | Bed Room | | | | | | | | | |
| | | | | | | | | | | Fam Room | | | | | | | | | |
| | | | | | | | | | | Den/Other | | | | | | | | | |
| | | | | | | | | | | Old B: 24. A | | | | 0 | | Land: 430,200 Impr: 0 Total: 430,200 | | | |
| | | | | | | | | | | Old L: 1 | | | | 10/04/22 | | | | | |

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Block: 1202 **Land Desc:** 2.66AC **Owners Name:** BOROUGH OF LEONIA **Land:** 1,276,800 **Exemption** **Net Taxable Value** **Deductions**
Lot: 1 **Bldg Desc:** M1S **Street Address:** 312 BROAD AVE **Bank:** 00000 **Impr:** 0 **Code:** **Cd No-Ow**
Qual: **Addl Lots:** **City & State:** LEONIA NJ **Zip:** 07605 1820 **Total:** 1,276,800 **Value:** 0 1,276,800
Card: M (#1 of 1) **Acreage:** 2.660 **Class:** 15C **Property Loc:** SPRING ST PARK **Zone:** **Map:** LEONIA

| SALES HISTORY | | | | | | | | | | ASSESSMENT HISTORY | | | | BUILDING PERMITS/REMARKS | | | |
|--------------------------------------|----|--------------------|-----------|----------------|------------------|------------------------------|---------|---------------|---------|------------------------|------------------|---------------|--------|---------------------------|--|-----------|--|
| Grantor | | Date | Book/Page | Price | Nu# | Year | Land | Impr | Total | Date | Work Description | Amount | Compl. | | | | |
| | | | | | | 2021 | 1276800 | 0 | 1276800 | | | | | | | | |
| | | | | | | 2022 | 1276800 | 0 | 1276800 | | | | | | | | |
| LAND CALCULATIONS | | | | | | | | | | SITE INFORMATION | | | | RESIDENTIAL COST APPROACH | | | |
| Frnt | Rr | SB | T | FF | Avgd | Tabl | EqF | Rate | Site | Cond | Value | Road: | | Utilities: | | Basement | |
| | | | | | | | | | | | | Curbs: | | Sewer: | | Main Bldg | |
| | | | | | | | | | | | | Sidewalk: | | Water: | | | |
| USE | | 80 | | Units | | Rate | | Site | | Cond | | Measured: | | Gas: | | | |
| | | | | 2.660 AC | | 600000 | | 0 100 100 100 | | 1596000 | | Info: | | Topo: | | | |
| | | | | | | | | | | | | Inspected: | | Neigh: PARK | | | |
| | | | | | | | | | | | | | | VCS: APRK | | | |
| Net Adj: 80.00 | | SF: 115,869 | | Auto: Y | | Land Value: 1,276,800 | | | | | | | | | | | |
| BASEBALL FIELD, CHILDRENS PLAYGROUND | | | | | | | | | | BUILDING INFORMATION | | | | Heat/AC | | | |
| Type and Use: | | | | | Class/Quality: | | | | | Plumbing | | | | | | | |
| Story Height: | | | | | Condition: | | | | | Fireplace | | | | | | | |
| Style: | | | | | Year Built/EffA: | | | | | Attic | | | | | | | |
| Exterior Finish: | | | | | Info By: | | | | | Deck/Patio/Garage/Misc | | | | | | | |
| Roof Type: | | | | | Livable Area: | | | | | | | | | | | | |
| Roof Material: | | | | | Interior Cond: | | | | | | | | | | | | |
| Foundation: | | | | | Interior Wall: | | | | | | | | | | | | |
| Baths: | | M: | | A: | | O: | | | | | | | | | | | |
| Kitchens: | | M: | | A: | | O: | | | | | | | | | | | |
| ROOM COUNT | | | | | | | | | | Base Cost: | | CCF: 127 CLA: | | Cost New: | | | |
| | | B | | 1 | | 2 | | 3/A | | Tot | | Phys Depr: | | Func Depr: | | Net Depr: | |
| Living Rm | | | | | | | | | | | | 0 | | 0.00 (N) | | 100.00 | |
| Dining Rm | | | | | | | | | | | | | | | | 0 | |
| Kitchen | | | | | | | | | | | | | | | | 0 | |
| Dinette | | | | | | | | | | | | | | | | 0 | |
| 5 Fixt Bath | | | | | | | | | | | | | | | | 0 | |
| 4 Fixt Bath | | | | | | | | | | | | | | | | 0 | |
| 3 Fixt Bath | | | | | | | | | | | | | | | | 0 | |
| 2 Fixt Bath | | | | | | | | | | | | | | | | 0 | |
| Bed Room | | | | | | | | | | | | | | | | 0 | |
| Fam Room | | | | | | | | | | | | | | | | 0 | |
| Den/Other | | | | | | | | | | | | | | | | 0 | |
| Old B: | | 24 | | | | | | | | | | | | | | 0 | |
| Old L: | | 1.A | | | | | | | | | | | | | | 10/04/22 | |
| | | | | | | | | | | Land: | | Impr: | | Total: | | 1,276,800 | |
| | | | | | | | | | | 0 | | 0 | | 1,276,800 | | | |

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**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: December 5, 2022

RESOLUTION NO. 2022-269

| Council | Motion | Second | Yes | No | Abstain | Absent |
|----------------------|--------|--------|-----|----|---------|--------|
| Davis | | | | | | |
| Fusco | | | | | | |
| Grandelis | | | | | | |
| Hesterbrink | | | | | | |
| Terrell | | | | | | |
| Ziegler | | | | | | |
| Mayor Zeigler | --- | --- | | | | |

CLOSED SESSION

BE IT RESOLVED in compliance with N.J.S.A. 10:4-12, the Mayor and Council of the Borough of Leonia entered into Closed Executive Session to discuss the following matters:

- A. Contract Negotiations

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on December 5, 2022.

Trina Lindsey, RMC
Borough Clerk