

APPLICANT: CRV INVESTMENTS LLC

STATEMENT OF PRINCIPAL POINTS &  
ARGUMENTS IN SUPPORT OF USE VARIANCE

The within Application involves a request for Use Variance approval in connection with the property located at 15 Jackson Avenue and identified as Block 80, Lot 23 on the Tax Map of the Borough of North Plainfield. The property in question falls within the B (Business) Zone and contains an existing residential structure and related improvements. The Applicant is proposing to develop the property with a new, 4-story multi-family building consisting of 13 residential units along with associated parking. The proposed multi-family use is not permitted in the B Zone, therefore, a Use Variance is needed.

The Applicant is electing to bifurcate its Application and proceed solely for the require Use Variance at this time and, if granted, make a subsequent application to this Board for site plan approval and any related variances. The Applicant has provided a detailed concept plan with this Use Variance Application demonstrating that the proposed 4-story building and adequate parking can be accommodated on this property. This concept plan provides conforming building setbacks and depicts areas that can be utilized to provide sufficient buffering and landscaping. If the Use Variance for multi-family is approved, the Applicant will develop a fully engineered site plan with detailed parking, drainage, lighting and landscaping information.

At the Use Variance hearing, professional planning testimony will be offered which will address the positive and negative statutory criteria. The planner will discuss the particular suitability of this site for multi-family use as well as the site's proximity to the B-1 Zone where multi-family uses are conditionally permitted. For comparison purposes, the Applicant's architect has included the zoning criteria for apartment building uses set forth in Section 22-108.3 of the

Borough Code. As set forth on the plans, the proposal can meet all of the apartment building guidelines with the exception of the minimum lot size requirement of 40,000 square feet.

For these reasons, the Applicant respectfully requests that Use Variance approval be granted.



**SOMERSET COUNTY**  
**DOCUMENT COVER SHEET**

**CARL D GENSB**  
**850 CAROLIER LANE**  
**NORTH BRUNSWICK, NJ 08902**

HON. STEVE PETER  
SOMERSET COUNTY CLERK  
PO BOX 3000  
20 GROVE STREET  
SOMERVILLE, NJ 08876



**INSTRUMENT # 2018024344**

**BOOK: 7053 PAGE: 2530-2535**

WWW.CO.SOMERSET.NJ.US

*(Official Use Only)*

DATE OF DOCUMENT: <b>MARCH 12, 2015</b>	TYPE OF DOCUMENT: <b>DEED</b>
FIRST PARTY (Grantor, Mortgagor, Seller or Assignor) <b>GLADYS SANDOVAL</b>	SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee) <b>CRV INVESTMENTS LLC</b>
ADDITIONAL PARTIES:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
MUNICIPALITY: <b>NORTH PLAINFIELD</b>	MAILING ADDRESS OF GRANTEE: <b>33 AVALON DRIVE, COLONIA NJ 07067</b>
BLOCK: <b>80</b>	
LOT: <b>23</b>	
CONSIDERATION: <b>\$ 1.00</b>	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY			
BOOK	PAGE	INSTRUMENT #	DOCUMENT TYPE

**DO NOT REMOVE THIS PAGE**  
**THIS DOCUMENT COVER SHEET IS PART OF THE SOMERSET COUNTY FILING RECORD**  
**RETAIN THIS PAGE FOR FUTURE REFERENCE**

Prepared by: GLADYS SANDOVAL



# DEED

This Deed is made on March, 12, 2015

**BETWEEN**

**GLADYS SANDOVAL**

whose address is: 15 Jackson Ave, Plainfield, NJ 07060-4834

referred to as the

**Grantor.**

**AND**

**CRV INVESTMENTS LLC**

whose address is: 33 Avalon Drive, Colonia, NJ 07067

referred to as the

**Grantee.**

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**TRANSFER OF TITLE.** The grantor does hereby grant and convey the property described below to the Grantee.

**CONSIDERATION** This transfer of ownership is made for the sum and consideration of \$ 1.00. The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** The property located in the Municipality of North Plainfield, Block No. 80, Lot No. 23; Account No.

**PROPERTY DESCRIPTION.** The property consists of all the land, buildings, structures and improvements contained on the property, and is located in the Borough of North Plainfield, County of Somerset, State of New Jersey, and is described as follows:

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of North Plainfield, County of Somerset, State of New Jersey:

Beginning at a point in the Northwesterly sideline of Jackson Avenue (66' ROW), said point being distant 154.4 feet measured Northeasterly said sideline from its intersection with the Northeasterly sideline of Somerset Street (60' ROW); thence:

1. Along said sideline of Jackson Avenue, North 46 degrees 27 minutes East, 30.00 feet to a point; thence
2. North 43 degrees 33 minutes West, 146.00 feet to a point; thence
3. North 46 degrees 27 minutes East, 50.00 feet to a point; thence
4. North 43 degrees 33 minutes West, 90.00 feet to a point; thence
5. South 46 degrees 27 minutes West, 129.79 feet to a point; thence
6. South 44 degrees 37 minutes East, 100.00 feet to a point; thence
7. North 46 degrees 27 minutes East, 25.40 feet to a point; thence
8. South 44 degrees 37 minutes East, 136.04 feet to a point in the Northwesterly sideline of Jackson Avenue, the point and place of BEGINNING.

Being the same property vested in to Grantor by Deed from Karen Vasquez dated March 12, 2015 and recorded in the Somerset County Clerks Office on July 27, 2015 in book 6809 page 2187.



NEW JERSEY DEPARTMENT OF THE TREASURY  
DIVISION OF REVENUE

**CERTIFICATE OF FORMATION**

**C.R.V. INVESTMENTS LLC**

0400480977

The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey state law on 03/22/2012 and was assigned identification number 0400480977. Following are the articles that constitute its original certificate.

**1. Name:**

C.R.V. INVESTMENTS LLC

**2. Registered Agent:**

CARLOS ROMAN

**3. Registered Office:**

800 EAST SECOND ST  
PLAINFIELD, NJ 07062

**4. Business Purpose:**

CONDUCTING BUSINESS

**5. Members/Managers:**

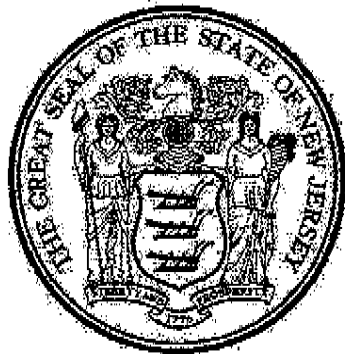
CARLOS ROMAN  
800 EAST SECOND ST  
PLAINFIELD, NJ 07062

**6. Main Business Address:**

800 EAST SECOND ST  
PLAINFIELD, NJ 07062

**Signatures:**

CARLOS ROMAN  
AUTHORIZED REPRESENTATIVE



*IN TESTIMONY WHEREOF, I have  
hereunto set my hand and affixed my  
Official Seal at Trenton, this  
22nd day of March, 2012*

A handwritten signature in black ink, appearing to read "Andrew P. Sidamon-Eristoff".

*Andrew P. Sidamon-Eristoff  
State Treasurer*

Certification# 124307825

Verify this certificate at  
[https://www1.state.nj.us/TYTR\\_StandingCert/JSP/Verify\\_Cert.jsp](https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp)

Date of this notice: 03-23-2012

Employer Identification Number:  
45-4862109

Form: SS-4

Number of this notice: CP 575 G

C R V INVESTMENTS LLC  
CARLOS ROMAN SOLE MBR  
PO BOX 1760  
PERTH AMBOY, NJ 08862

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

**WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER**

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 45-4862109. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

**IMPORTANT REMINDERS:**

- \* Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.**
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub. Thank you for your cooperation.



**BOROUGH OF NORTH PLAINFIELD**  
**MUNICIPAL BUILDING**  
263 Somerset Street  
North Plainfield, NJ 07060

**CERTIFICATE OF OWNERSHIP**

**TO THE NORTH PLAINFIELD PLANNING BOARD/BOARD OF ADJUSTMENT**

I, hereby certify that I am the owner of land at

**15 Jackson Avenue**

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and the proposed (~~Site Plan Review~~) (~~Subdivision~~) (Variance) of this land is made with my free consent and in accordance with my desire.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

07/30/2020



**Borough of North Plainfield**  
MUNICIPAL BUILDING  
263 Somerset Street  
North Plainfield, NJ 07060-4895

**Statement of Ownership**

Statement, in compliance with Chapter 38 of the Laws of 1977, setting forth the names and addresses of stockholders owning more than 10% of  
**CRV Investments LLC**

The following constitute the names and addresses of all stockholders in the corporation who own ten percent (10%) or more of the corporate stock of the applicant and I certify that the following information is correct to the best of my knowledge.

CARLOS ROMAN of CRV Investments LLC

<u>Name</u>	<u>Address</u>	<u>% of Ownership</u>
<u>CARLOS ROMAN</u>	<u>33 AVALON DR. COLONIA, NJ</u>	<u>100%</u>



**Borough of North Plainfield**  
 MUNICIPAL BUILDING  
 263 Somerset Street  
 North Plainfield, New Jersey 07060-4895

**Zoning Department**  
**(908) 769-2900 Ext. 2915**  
**Board of Adjustment/Planning Board Application**

Address of Property: 15 Jackson Avenue

Block: 80 Lot: 23 Zone: B

Name of Applicant or Project: CRV Investments LLC

Applicant's Name: CRV Investments LLC is owner - leasee – purchaser  
 under contract

Applicant's Address: 33 Avalon Drive, Colonia, NJ 07067

Daytime Phone Contact: contact attorney

**Attorney (if any):**

Name/Firm: Joseph Paparo, Esq. – Porzio Bromberg & Newman

Address: 100 Southgate Parkway, P.O. Box 1997, Morristown, NJ 07962

Daytime Phone Contact: (973) 889-4042 Fax: (973) 538-5146

Where do you want correspondence regarding this application sent?

Attorney  Applicant  Pickup  Other

**Type of Application:**

1. One and two family "C" bulk variance
2. Use variance "D" with/without site plan **X (bifurcated use variance application)**
3. Minor Sub Division
4. Sub Division with "C" variance
5. Site Plan Review with/without "C" variances – Amended Site Plans
6. "A" appeal of Zoning Officer's Decision

7. "A" appeal of Historic Preservation Commission Decision

8. Other \_\_\_\_\_

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**Documents Submitted:**

Application	Date: <u>July 30, 2021</u>	Number of Copies	<u>2</u>
Survey	Date: <u>April 10, 2017</u>	Number of Copies	<u>2</u>
Site Plan	Date: <u>July 27, 2021</u>	Number of Copies	<u>2</u>
Checklist	Date: <u>July 27, 2021</u>	Number of Copies	<u>2</u>

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***For Board of Adjustment/Planning Board use only;***

***Date of Final Application:*** \_\_\_\_\_ ***Going to Board of Adjustment/Planning Board***

***Date of Hearing:*** \_\_\_\_\_ ***File #:*** \_\_\_\_\_

**Brief Description of Project/Relief Requested**

Project Name: Multi-family (13 units)

Address: 15 Jackson Avenue

Block: 80 Lot: 23 Zone: B

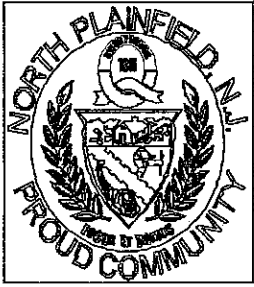
Proposed Use: Multi-family Permitted Use: No

**Site Information:**

Bulk Requirements	Required	Proposed	Ord. Section
Lot Area	N/A	19,357 sf.	22-102.3 (Attachment 2)
Front Yard	10 ft.	171 ft.	22-102.3 (Attachment 2)
Rear Yard	25 ft.	30 ft.	22-102.3 (Attachment 2)
Side Yard	15 ft.	25 ft.	22-102.3 (Attachment 2)
Combined Side Yard	30 ft.	50 ft.	22-102.3 (Attachment 2)
Accessory Buildings	N/A	N/A	
Pool Set Backs	N/A	N/A	
Buffer Area	N/A	N/A	
Building Coverage	30%	20%	22-107.2
Landscaping Coverage	N/A	N/A	
Paving Coverage Floor Area	N/A	N/A	
Height	35 ft./2.5 stories	50 ft./4 stories	22-102.3 (Attachment 2)
Parking Required	39 spaces	21 spaces	22-117.2
Lighting	N/A	N/A	
Dumpster Shielding	N/A	N/A	
Fencing	N/A	N/A	
Other Requirements	N/A	N/A	

  
Applicants Signature

07/30/2021  
Date



**BOROUGH OF NORTH PLAINFIELD**  
**263 SOMERSET STREET**  
**NORTH PLAINFIELD, NJ 07060**

Applicant: Jenny Scassera / CRV Investments

Property Address: 15 Jackson Ave. N. Plainfield, NJ

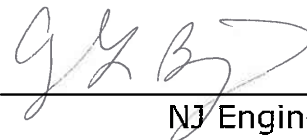
File Case #: \_\_\_\_\_

	SUPPLIED	WAIVER REQUESTED
1. Name and title of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Name of owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Name and title of person preparing map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Place for signature of Chairman of Planning Board or Board of Adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Place for signature of Secretary of Planning Board or Board of Adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Place for signature of Borough Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Lot and block numbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Street address	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Date, scale and "north" sign	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Tax Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Zone district in which property in question falls, zone district of adjoining properties and all properties within a 200 foot radius of property in question	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Names and owners of contiguous land (THIS ITEM HAS BEEN ORDERED)	<input type="checkbox"/>	<input type="checkbox"/>
13. All driveways and streets within 200 feet of site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. The entire property in question, even though only a portion of said property is involved in the site plan; provided, however, where it is physically impossible to show the entire property on the required sheet, a separate map at an appropriate scale may be submitted	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Dimensions of lot, setbacks, front yard and rear yard, size, kind and location of fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Bearings and distances of property lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>



- |  |                                     |                                     |
|--|-------------------------------------|-------------------------------------|
| 17.Existing and proposed contours of site as 2 foot intervals for areas less than 5 percent grade  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 18.Existing and proposed spot elevations based upon the U.S. Coastal Geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 19.Locatin of all existing trees, or tree masses, indicating general sizes and species of trees  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 20.Significant existing physical features including streams, water courses, rock outcrops, swampy soil, etc.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 21.All existing and proposed utility lines within and adjacent to the subject property   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 22.Existing and proposed sanitary sewage disposal system   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 23.Storm drainage plan showing location of inlets, pipes, swales, berms and other storm drainage facilities including roof leaders, indicating existing and proposed runoff calculations   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 24.The outside dimensions of existing and/or proposed principal building(s) and all accessory structures   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 25.Typical floor plans and elevations  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 26.Location, dimensions and details of all signs   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 27.Exterior lighting plan including type of standards, radius of light and intensity in foot candles   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 28.Landscaping and buffering plan showing what will remain and what will be planted including names of plants and trees and dimensions, approximate times of planting, and method of planting (base rooted, ball and burlap, etc.)           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 29.Method of solid waste disposal  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 30.Plan of off-street parking area layout and off-street loading facilities showing location and dimensions of individual parking spaces, loading areas, aisles, traffic patterns and driveways for ingress and egress                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 31.Rights of way, easements and all land to be dedicated to the municipality or reserved for specific uses   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

\_\_\_\_\_  
Signature of person preparing plans

  
NJ Engineer/Architect

\_\_\_\_\_  
NJ - 21AI02123400

\_\_\_\_\_  
Registration Number

BOROUGH OF NORTH PLAINFIELD

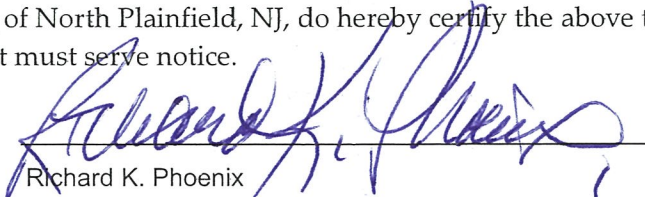
#21-15

OWNERS OF ADDRESSES OF PROPERTY OWNERS WITHIN 200 FEET OF: 15 Jackson Avenue Block 80 Lot 23

Address and Block and Lot

DATE OF SERVICE	MANNER OF SERVICE	BLOCK NO.	LOT NO.	OWNER'S NAME	OWNER'S ADDRESS All North Plainfield Addresses Unless Otherwise Indicated	ADDRESS OF PROPERTY WITHIN 200 FEET
				Somerset County Planning Board	Cty Admin. Bldg. Somerville, 08876	
		80.0	1	Tagman & Cernuto Realty LLP	358-360 Somerset Street 07060	358-360 Somerset Street
		"	2	Webb, Juanita Crystal	22 Fairview Avenue 07060	22 Fairview Avenue
		"	3	Equity Trust Company c/o Wei Lin	8 Softwood Way, Warren, NJ 07059	24 Fairview Avenue
		"	4	Wang, Sheng Shi & Liu, Li Zhen	26-28 Fairview Avenue 07060	26-28 Fairview Avenue
		"	5	Romero, Roberto & Ana	30 Fairview Avenue 07060	30 Fairview Avenue
		"	6	Kuga, Eulalia	PO Box 7101, Watchung, NJ 07069	32 Fairview Avenue
		"	7	Velez, Alex & Dal Mora, Francesca	34 Fairview Avenue 07060	34 Fairview Avenue
		"	8	Tomaro, Douglas	36 Fairview Avenue 07060	36 Fairview Avenue
		"	13	Vaughan, Joseph & Susana	161 Watchung Avenue 07060	161 Watchung Avenue
		"	14	Boehm, Ronald	44 Elm Avenue, Warren, NJ 07059	157 Watchung Avenue
		"	17	Lopez, Maria & Giraldo, Carlos	37 Jackson Avenue 07060	37 Jackson Avenue
		"	18	Burgos, Rafael & Espinoza, Victor	33 Jackson Avenue 07060	33 Jackson Avenue
		"	19	Alexander, Kirt & Desouza, Nerissa	31 Jackson Avenue 07060	31 Jackson Avenue
		"	20	Prado, Leonel	25 Jackson Avenue 07060	25 Jackson Avenue
		"	21	Klein, John	23 Jackson Avenue 07060	21-23 Jackson Avenue
		"	22	Parin, Robert & Sophia % Bassp	478 Raritan Road, Clark, NJ 07066	17-19 Jackson Avenue
		"	24	326 Somerset Street, LLC	PO Box 1454, Plainfield, NJ 07060	326 Somerset Street
		"	25	Torres, Juan Manuel & Mariluz	13 Blue Ridge Avenue, Green Brook, NJ 08812	328 Somerset Street
		"	26	Somerset Family & Child Care LLC	332-36 Somerset Street 07060	332-36 Somerset Street
		"	27	Holy Family Realty, LLC	340 Somerset Street 07060	338 Somerset Street

I, Richard K. Phoenix, RMC, Borough Clerk of North Plainfield, NJ, do hereby certify the above to be a current tax duplicate of names and addresses of owners to whom the Applicant must serve notice.

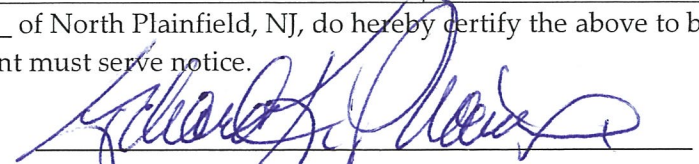
  
Richard K. Phoenix

BOROUGH OF NORTH PLAINFIELD

OWNERS OF ADDRESSES OF PROPERTY OWNERS WITHIN 200 FEET OF: 15 Jackson Avenue Block 80 Lot 23  
 Address and Block and Lot

DATE OF SERVICE	MANNER OF SERVICE	BLOCK NO.	LOT NO.	OWNER'S NAME	OWNER'S ADDRESS All North Plainfield Addresses Unless Otherwise Indicated	ADDRESS OF PROPERTY WITHIN 200 FEET
		80.0	28	Holy Family Realty LLC	340 Somerset Street 07060	340 Somerset Street
		"	29	342-344 Somerset Street LLC	13 Blue Ridge Avenue, Green Brook, NJ 08812	342-344 Somerset Street
		"	30	Laundry Hub, LLC	350 Somerset Street 07060	350 Somerset Street
		97.0	10	Landmark Realty, LLC	672 Wood Avenue, Colonia, NJ 07067	345-53 Somerset Street
		"	11	Colonial Court, LLC	81 Industrial Road, Berkeley Heights, NJ 07922	335-43 Somerset Street
		"	12	Church of God Prophecy of NJ, Inc.	18 Park Place 07060	2-14 Park Place
		81.0	1	Amini, Ammdullah & Hekmstullah	510 Kosciusko Avenue, South Plainfield, NJ 07080	314 Somerset Street
		"	2	14 Jackson Avenue LLC	14 Jackson Avenue 07060	14 Jackson Avenue
		"	3	Schirripa, Estate of Marianna	16 Jackson Avenue 07060	16 Jackson Avenue
		"	4	Espinoza, Carlos	20 Jackson Avenue 07060	20 Jackson Avenue
		"	5	Reinoso, Abel & Flor	22 Jackson Avenue 07060	22 Jackson Avenue
		"	6	Pellegrino, H. & Pellegrino, J.	28 Jackson Avenue 07060	26 Jackson Avenue
		"	7	Smith, Reanna	30 Jackson Avenue 07060	30 Jackson Avenue
		"	18	Exempt Firemens Association Hall	298-300 Somerset Street 07060	298-300 Somerset Street
		"	19	Robles, Tania & Kahe, Jamshid	7 Lyons Road, Basking Ridge, NJ 07920	302-306 Somerset Street
				UTILITY COMPANIES AS REQUIRED	(SEE ENCLOSED)	

I, Richard K. Phoenix, RMC, Borough Clerk of North Plainfield, NJ, do hereby certify the above to be a current tax duplicate of names and addresses of owners to whom the Applicant must serve notice.

  
 Richard K. Phoenix 31 August 2021

## NOTICE

N.J.S.A. 40:55D-12 REQUIRES AN APPLICANT TO GIVE NOTICE OF HEARINGS, NOT ONLY TO PROPERTY OWNERS WITHIN 200 FEET OF THE PROPERTY, BUT ALSO TO PUBLIC UTILITIES AND CABLE TELEVISION COMPANIES WHICH OWN LAND OR FACILITIES OR POSSESS A RIGHT OF WAY OR EASEMENT WITHIN 200 FEET OF THE PROPERTY.

For your information, the following utilities and cable television companies provide service in the Borough of North Plainfield:

Donna Short  
GIS Supervisor  
New Jersey American Water Company, Inc.  
1025 Laurel Oak Road  
Voorhees, NJ 08043

Plainfield Area Regional Sewerage Authority  
200 Clay Avenue  
Middlesex, NJ 08846

Public Service Electric and Gas Company  
Manager - Corporate Properties  
80 Park Plaza, T6B  
Newark, NJ 07102

Verizon  
540 Broad Street  
Newark, NJ 07101

Comcast of Plainfield, LLC  
General Manager  
800 Rahway Avenue  
Union, NJ 07083

Furnishing of the within addresses is not a representation that service to the utilities and cable television company herein satisfies the requirements of N.J.S.A. 40:55D-12.





## Borough of North Plainfield

Department of Health, Housing & Property  
263 Somerset Street  
North Plainfield, New Jersey 07060  
(908) 769-2900, ext. 2915

Office of the Tax Collector

To Whom It May Concern:

The Property known as Block 80 Lot 23 on the map of North Plainfield is:

Owned by: CRV Investments LLC

Address: 15 Jackson Avenue

Property taxes due or delinquent are:

Taxes are Current. 4<sup>th</sup> Qtr taxes are \$2591.25 due 11/1/21  
Sewer is Current. \$244.43 due 10/1/21

Assessments for improvements due or delinquent are:

*Kathleen A. Intravento*

Tax Collector

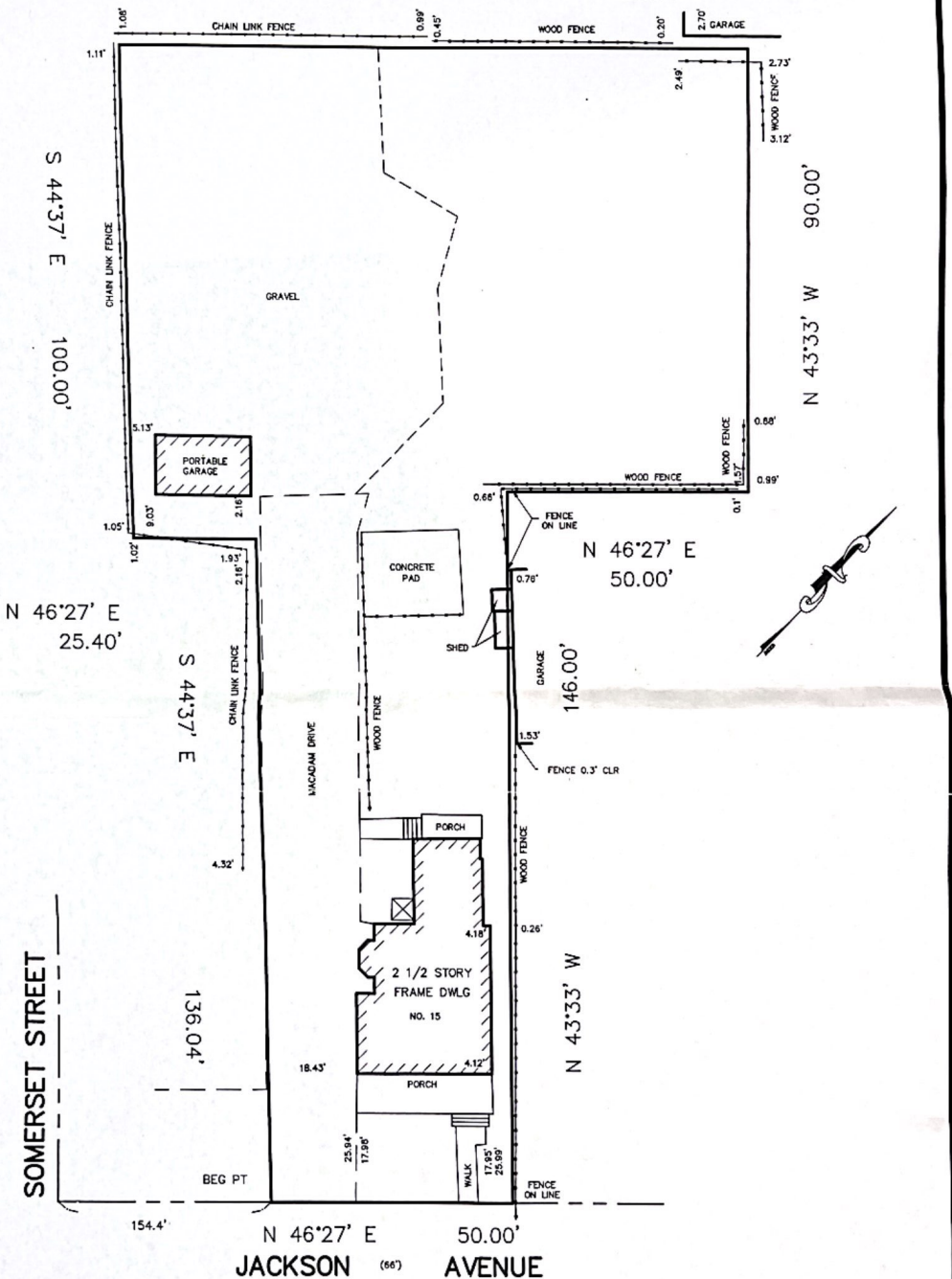
*9/8/21*  
Date

# SURVEY OF PROPERTY

BOROUGH OF NORTH PLAINFIELD

SOMERSET COUNTY, NEW JERSEY

S 46°27' W TAX MAP LOT 23 BLOCK 80 129.79'



LOT AREA = 19,357.09 S.F.

## PARKER

ENGINEERING & SURVEYING P.C.  
370 EAST MAIN STREET, SOMERVILLE, N.J. 08876  
(908) 725-4400 - FAX (908) 722-4401

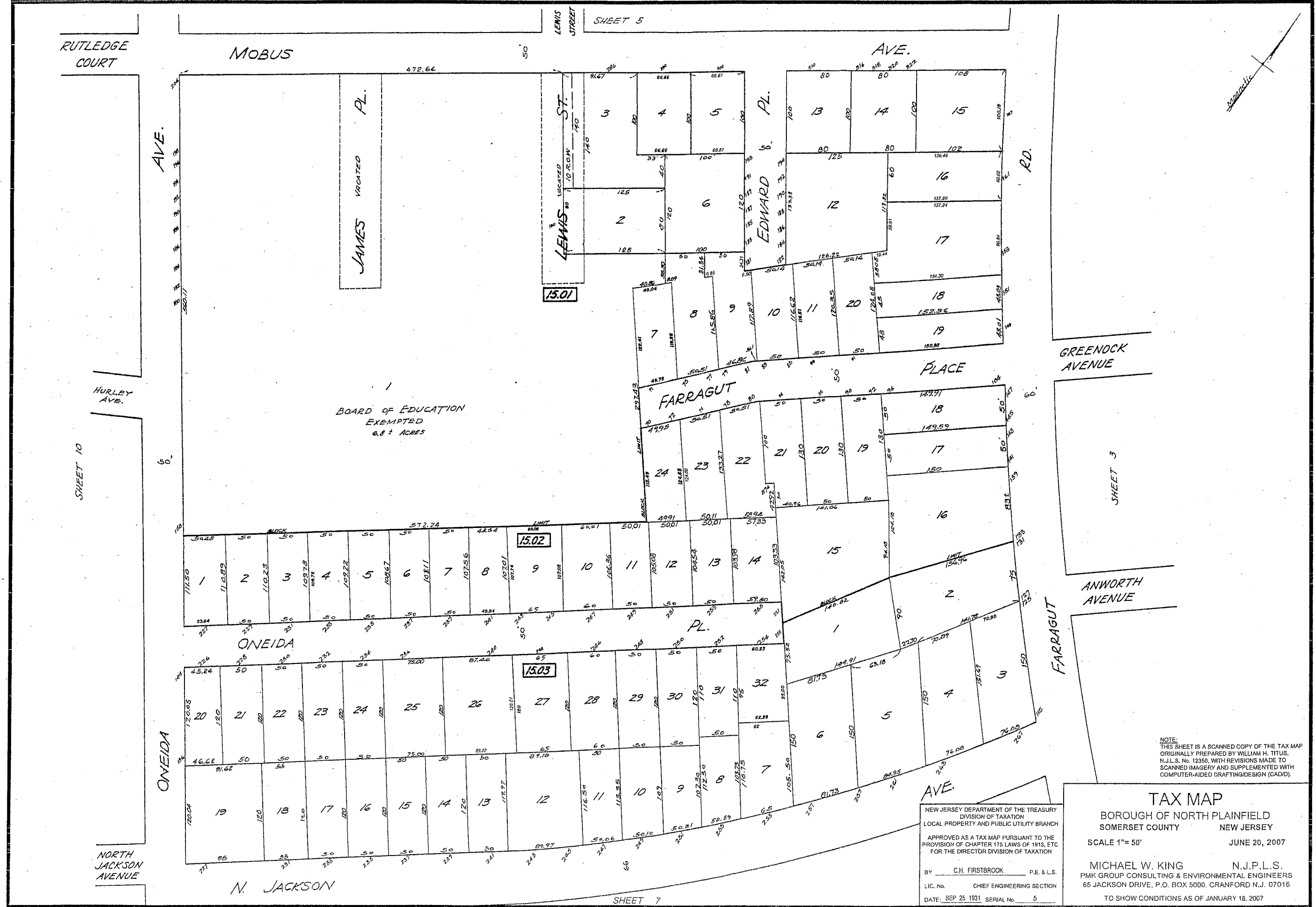
THIS SURVEY IS CERTIFIED TO

A WRITTEN WARNING AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 15:40-5.1(4)

*Daniel E. Parker*

DANIEL E. PARKER NO.35866  
NEW JERSEY LAND SURVEYOR

DATE 04-10-17	SCALE 1" = 20'	FILE 12623
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BOARD OF EDUCATION  
EXEMPTED  
6.8 ± ACRES

NOTE:  
THIS SHEET IS A SCANNED COPY OF THE TAX MAP  
ORIGINALLY PREPARED BY WILLIAM H. TITUS,  
N.J.L.S. No. 12350, WITH REVISIONS MADE TO  
SCANNED IMAGERY AND SUPPLEMENTED WITH  
COMPUTER-AIDED DRAFTING/DESIGN (CAD/D).

NEW JERSEY DEPARTMENT OF THE TREASURY  
DIVISION OF TAXATION  
LOCAL PROPERTY AND PUBLIC UTILITY BRANCH  
APPROVED AS A TAX MAP PURSUANT TO THE  
PROVISION OF CHAPTER 175 LAWS OF 1910, ETC.  
FOR THE DIRECTOR DIVISION OF TAXATION  
BY: C.H. FIRSTBROOK P.E. & L.S.  
LIC. No. CHIEF ENGINEERING SECTION  
DATE: SEP 25 1931 SERIAL No. 5



**TAX MAP**  
BOROUGH OF NORTH PLAINFIELD  
SOMERSET COUNTY NEW JERSEY  
SCALE 1"= 50' JUNE 20, 2007  
MICHAEL W. KING N.J.P.L.S.  
PMK GROUP CONSULTING & ENVIRONMENTAL ENGINEERS  
65 JACKSON DRIVE, P.O. BOX 5000, CRANFORD N.J. 07016  
TO SHOW CONDITIONS AS OF JANUARY 18, 2007




# 15 Jackson Ave.

200 ft Radius map

## Legend

-  15 Jackson Ave
-  Circle Measure

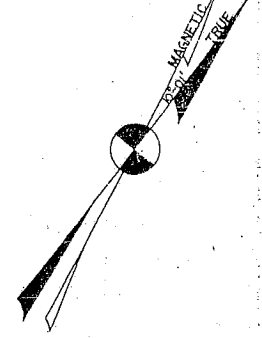
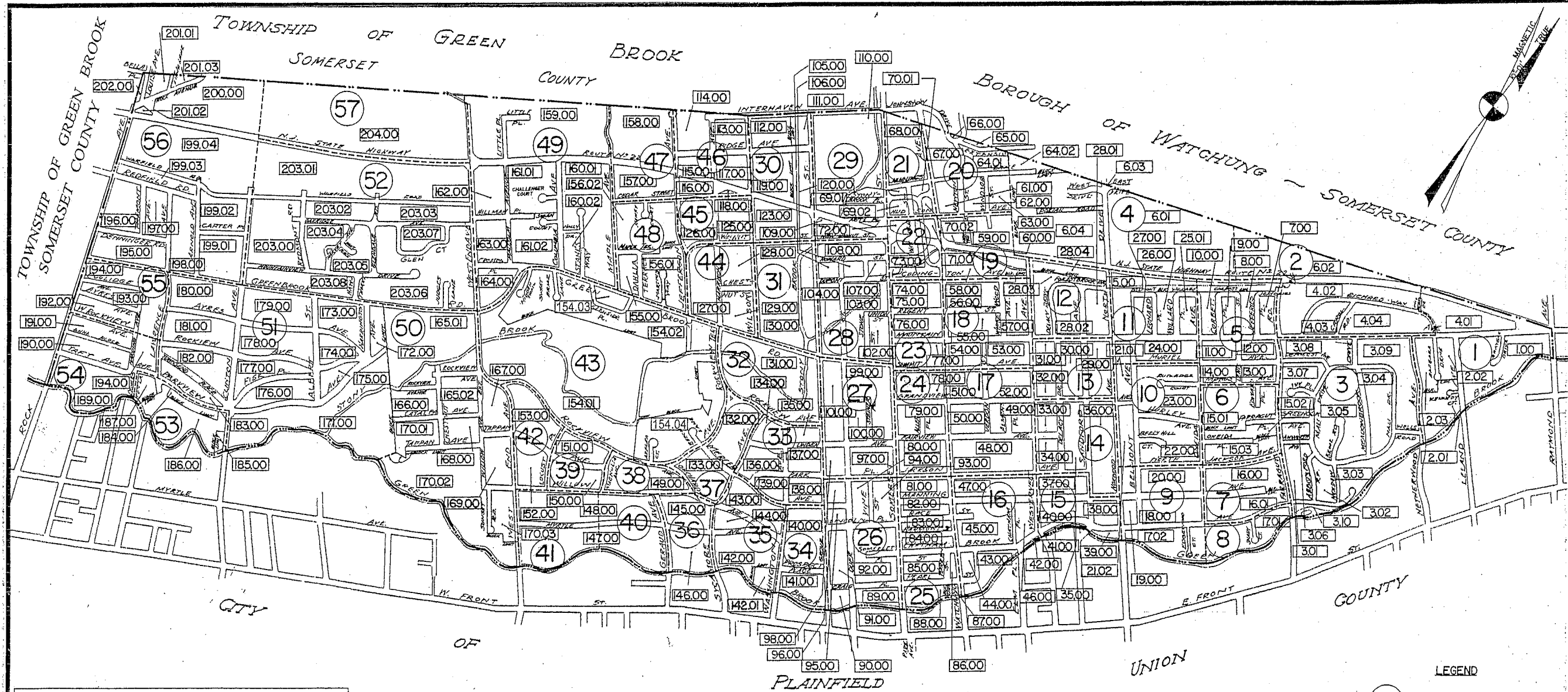
15 Jackson Ave 

JACKSON AVE.

SOMERSET ST.







REVISIONS			
DATE	NAME	LIC. NO.	REVISED SHEET
FEB. 1977	CILO & VILET		KEY MAP, 1, 18, 20, 25, 26, 29, 31, 43, 48-51
SEP. 26, 1978	CILO & VILET		51
JUNE 18, 1979	MICHAEL J. HOLODY	27	KEY MAP, 5, 28, 34, 41, 44, 49, 50, 52
AUG. 1, 1979	CILO & VILET		5, 5, 6, 9
DEC. 27, 1979	MICHAEL J. HOLODY		10, 21, 22, 25, 26, 29, 32, 43, 48, 47, 55
DEC. 28, 1977	MICHAEL J. HOLODY		7, 16, 13, 15, 18, 19, 20, 22, 23, 24, 26, 27, 30, 31, 32, 33, 35, 36, 38, 40, 41, 44, 49, 50, 52
FEB. 7, 1978	MICHAEL J. HOLODY		KEY MAP, 4, 7, 8-11, 13-17, 19, 20, 22, 23, 25, 26, 27, 29, 31, 32, 37, 46, 49, 51, 57
APR. 15, 1981	MICHAEL J. HOLODY		18, 27, 33, 48, 47, 44, 51, 55, 56
JULY, 1989	MIKA	28	
FEB. 1984	P.B. FIRSTBROOK	18, 24	
JUNE, 1984	DAMIAN GECHA	27	
AUG. 16, 1984	DAMIAN GECHA	25	
NOV. 20, 1984	DAMIAN GECHA	16, 27, 44, 45, 59	
NOV. 26, 1984	DAMIAN GECHA	27, 32	
NOV. 27, 1984	DAMIAN GECHA	30	
DEC. 18, 1984	DAMIAN GECHA	7	KEY MAP, 4, 10, 20
JAN. 5, 1985	DAMIAN GECHA	8, 17, 22, 29, 33, 42	
JAN. 27, 1985	DAMIAN GECHA	25, 26	
JAN. 28, 1985	DAMIAN GECHA	KEY MAP, F	
FEB. 5, 1985	DAMIAN GECHA	20	
FEB. 11, 1985	DAMIAN GECHA	28	
FEB. 27, 1985	DAMIAN GECHA	7	
DEC. 10, 1985	DAMIAN GECHA	27	
DEC. 11, 1985	DAMIAN GECHA	1, 27	
DEC. 12, 1985	DAMIAN GECHA	49, 54	
JAN. 1986	WILLIAM H. TITUS	12296	KEY MAP, 1, 4, 5, 23, 30-33, 35-52, 57
JAN. 1986	P.A. WATTERFIELD	20591	KEY MAP
DEC. 1987	BRENDAN J. HALLY	31693	KEY MAP
DEC. 1988	BRENDAN J. HALLY	31693	KEY MAP
JAN. 1989	P.A. WATTERFIELD	20591	KEY MAP
JAN. 2001	BRENDAN J. HALLY	31693	KEY MAP
JAN. 2002	BRENDAN J. HALLY	31693	KEY MAP
JAN. 2003	BRENDAN J. HALLY	31693	KEY MAP
AUG. 22, 2007	MICHAEL W. KING	27480	KEY MAP-07

NOTES:  
 1. THE AREAS, BOUNDARIES AND DIMENSIONS SHOWN ON THIS TAX MAP ARE DERIVED FROM GROUND SURVEYS, AERIAL SURVEYS AND RECORDED PLANS, MAPS, DEEDS AND WALLS.  
 2. THIS SHEET IS A SCANNED COPY OF THE TAX MAP ORIGINALLY PREPARED BY WILLIAM H. TITUS, N.J.L.S. No. 12350, WITH REVISIONS MADE TO SCANNED IMAGERY AND SUPPLEMENTED WITH COMPUTER-AIDED DRAFTING/DESIGN (CADD).  
 TO SHOW CONDITIONS AS OF: JANUARY 18, 2007  
 THIS TAX MAP SUPERSEDES THE TAX MAP APPROVED JANUARY, 1988

# TAX MAP

## OF THE

# BOROUGH OF

# NORTH PLAINFIELD

## SOMERSET COUNTY, N.J.

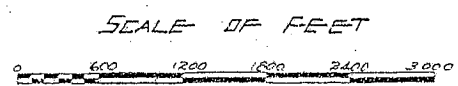
### 1930

I HEREBY CERTIFY THAT THIS MAP HAS BEEN REVISED UNDER MY IMMEDIATE SUPERVISION AND COMPLIES WITH THE LAWS OF THE STATE OF NEW JERSEY.  
 WILLIAM H. TITUS N.J.L.S. NO. 12350

I HEREBY CERTIFY THAT THIS MAP HAS BEEN REVISED UNDER MY IMMEDIATE SUPERVISION AND COMPLIES WITH THE LAWS OF THE STATE OF NEW JERSEY.  
 MICHAEL W. KING N.J.P.L.S. LIC. NO. 27480

LEGEND

- DETAIL SHEET NUMBER
- BLOCK NUMBER
- SHEET LIMIT
- BLOCK LIMIT



CH FIRSTBROOK BORO ENGR.  
 PLAINFIELD, N.J.

TAX MAP  
 BOROUGH OF NORTH PLAINFIELD  
 SOMERSET COUNTY NEW JERSEY  
 SCALE 1"=600' JUNE 20, 2007  
 MICHAEL W. KING N.J.P.L.S.  
 PMK GROUP CONSULTING & ENVIRONMENTAL ENGINEERS  
 65 JACKSON DRIVE, P.O. BOX 5000, CRANFORD N.J. 07016

NEW JERSEY DEPARTMENT OF THE TREASURY  
 DIVISION OF TAXATION  
 LOCAL PROPERTY AND PUBLIC UTILITY BRANCH  
 APPROVED AS A TAX MAP PURSUANT TO THE PROVISIONS OF CHAPTER 175 LAWS OF 1913, ETC. FOR THE DIRECTOR DIVISION OF TAXATION  
 BY: C.H. FIRSTBROOK P.E. & L.S.  
 LIC. NO. CHIEF ENGINEERING SECTION  
 DATE: SEP 25 1931 SERIAL: 5