



SCHOOR DEPALMA
Engineers and Design Professionals

**Block 233, Lots 1-14
City of Plainfield, New Jersey**

AREA IN NEED OF REDEVELOPMENT STUDY

Prepared for:

City of Plainfield Planning Board

Prepared by:

SCHOOR DEPALMA, INC.

John E. Taikina, AICP, PP

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

April 20, 2000

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I. PURPOSE

The City Council of the City of Plainfield, pursuant to N.J.S.A. 40A: 12A-1 et seq., has adopted a resolution directing the Planning Board to conduct a preliminary investigation and hearing in order to evaluate and make recommendations to the governing body as to whether a certain area of the City is "In Need of Redevelopment", utilizing the statutory criteria set forth in the New Jersey Local Redevelopment and Housing Law (NJLRHL), N.J. S. A. 40A:12A-1 et seq. The subject tract is located in the area bound by Plainfield Avenue, West Front Street, Wayewood Park, and the NJ Transit Raritan Valley Line, formerly known as the Central Railroad of NJ. The tract is further identified as being indicated on Sheet 158 of the Tax Map of the City of Plainfield, and identified as Block 233, Lots 1-14 inclusive.

The tract contains those properties identified as 601-639 West Front Street, 110-134 Plainfield Avenue and 101-133 Wayewood Park.
(See attached map.)

This report discusses the statutory standards under which the Planning Board and Governing Body must act when conducting this evaluation and when recommending and making decision in this regard. The second section of the report describes the redevelopment powers and procedures, the third section provides an analysis of the subject tract, and the fourth section puts forth findings and recommendations regarding the applicability of the statutory criteria relative to the subject property.

Accompanying this report is a map showing the subject property investigated.

II. GENERAL DESCRIPTION OF REDEVELOPMENT POWERS AND PROCEDURES

Conditions Establishing Need for Redevelopment

P.L. 1949 c. 306 has been supplemented and amended as the Local Redevelopment and Housing Law (LRHL). The criteria which the City must therefore utilize in order to make a determination as to the designation of an area as a redevelopment area can be found at N.J.S.A. 40A: 12A-5. Following this statute, the City may determine any area In Need of Redevelopment if within the delineated area any one of the following conditions is found:

- a) The generality of buildings is substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b) The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c) Land that is owned by the municipality, the county, a local housing authority, development 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, obsolescent, overcrowding, faulty arrangement or design, lack of ventilation, light, and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e) A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant, or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare.
- f) Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g) In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act." P.L.1983, c.303 (C.52-27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c. 79(C.40A: 12A-5 and 40A: 12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c. 431 (C40A: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 described in P.L.1 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 government body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

III. STUDY OF THE RECOMMENDED TRACT

A. MASTER PLAN

The 1998 city master identifies the area in which the subject tract is located as a Mixed-Use District. This designation recognizes those areas of the City that have a palette of uses, including residential uses, but where current commercial zoning has introduced deleterious land uses and factors that are detrimental to the welfare of the City as a whole. The designation is intended to provide an opportunity for redevelopment that introduces more compatible uses within individual areas, while serving as a transitional buffer between commercial districts and residential neighborhoods. Recommended land uses include retail, personal and commercial service establishments, offices, restaurants, health and fitness clubs and mixed-use residential dwellings.

B. ZONING ORDINANCE

The present zoning ordinance is inconsistent with the master plan in that the tract is split between the B-3 General Business District and the R-3 One and Two-Family Residence District. While portions of the tract conform to the B-3 District, the abandonment of large parcels, including Marino's, indicates the obsolescence and inappropriateness of these types of uses for this area of Plainfield. The proposed zoning ordinance better portrays the parcels as a Mixed Use District, encouraging the redevelopment of the area with more compatible uses while eliminating deleterious land uses. The site is also located within the City's Urban Enterprise Zone.

C. SUBJECT TRACT

The subject tract is specifically identified as 601-639 West Front Street, 110-134 Plainfield Avenue and 101-133 Waynewood Park. The subject tract is located in the area bound by Plainfield Avenue, West Front Street, Waynewood Park, and the NJ Transit Raritan Valley Line, formerly known as the Central Railroad of NJ. The tract is further identified as being indicated on Sheet 158 of the Tax Map of the City of Plainfield, and identified as Block 233, Lots 1-14 inclusive. Lots 1- 13. It constitutes an entire block bounded by the above streets, and is approximately 7.378 acres in size.

The study area is readily accessible from West Front Street (Route 28) and has access to areas on the south side of the Raritan Valley Line through the Plainfield Avenue underpass.

Surrounding land uses include the Plainfield Housing Authority residences to the east across Plainfield Avenue, along with several one and two family homes and a auto service station. Across from the tract to the North on West Front Street is the Drake House Museum and several one to four family dwellings. Across Waynewood Avenue to the west are some one and two family dwellings and an abandoned industrial building slated for demolition as part of the City's "Redevelopment Plan for 197 City-Owned, In Foreclosure and Bankrupt Properties."

This portion of West Front Street is transitional in nature, with little commercial use absent the gas station to the east, and a significant population of surrounding residential neighborhoods.

D. INDIVIDUAL LOTS

A site survey was conducted of all of the lots in the subject tract. The findings are contained on the following page.

IV. FINDINGS AND RECOMMENDATIONS

Based upon the above analysis of the subject tract and the statutory criteria found within the NJLRHL, the consultant is of the opinion that the tract DOES satisfy at least one of the statutory criteria and thus is IN NEED OF REDEVELOPMENT. The criteria the author believes is pertinent to this study are criteria a, b, d, e and g in Section II above:

- a. The generality of buildings is substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

Block 233, Lot 7 – This 2.5 story frame dwelling was used as a two-family residence. It is in a general state of disrepair, with broken windows, collapsed entry steps, peeling paint, missing slates in the roof, with a portion of the doors and windows boarded-up. Like many of the dwellings in the study tract, the entire side and rear yard has been paved for parking and ease of maintenance.

The site condition is indicative of Criterion “a”.

Block 233, Lot 10 – This 2 story frame dwelling was used as a two-family rental unit, prior to its abandonment. The property is extremely dilapidated, with the windows being broken or boarded, siding missing from areas of the façade and graffiti evident on doors and siding. The entire yard has been paved for parking.

The site condition is indicative of Criterion “a”.

- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings or the same being allowed to fall into so great a state of disrepair as to be untenable.

Block 233, Lots 2 & 12 – This abandoned former car dealership consists of a paved parking area and several buildings on a 4.78 acres site. The main dealership building is partially boarded up. The balance of the buildings are secured by their location inside a razor wire topped chain link fence. The

nature of the buildings, either in the all glass 1960's era façade of the dealership or the low-rise cinder block buildings in the rear of the property, is such that they are unlikely to be reused for potentially valuable use or to be retenanted in their condition and configuration. The state of dilapidation and abandonment exerts a negative influence on the rest of the Block and is unlikely to be privately rehabilitated without government intervention.

The site also has the lowest ratio of improvements to land value in the Block at 0.44. This is indicative of a lack of proper utilization.

The site meets the standards for Criterion "b & e".

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

Block 233, Lot 1 – This 2 story frame multi-family structure contains 4 dwelling units. The structure exhibits sagging roofs at points where additions are attached to the primary initial structure. Portions of the clapboard and aluminum siding are sagging or missing and windows are blocked up from the inside with insulation and other finish materials. These types of conditions are indicative of a faulty arrangement or design, typically resulting from the hodgepodge of additions to expand the structure. The rear of the lot is paved over to accommodate parking for several vehicles in tandem fashion, resulting in excessive land coverage to accommodate this crowded property.

The site condition is indicative of Criterion "d".

Block 233, Lots 3 & 4 – The two properties are used together as a used car sales facility. The lots are completely paved resulting in excessive land coverage, and surrounded by a six foot tall chain link fence. This land use is not envisioned in the master plan or the newly proposed zoning for the study area and is deleterious to the intent of the plans to provide for appropriate transitions between residential neighborhoods and commercial uses. Further the ratio of improvements to land values for the properties is 0.91, indicative of a lack of proper utilization of land potentially useful and valuable and contributing to the public welfare.

The site meets the standards for Criterion "d & e".

Block 233, Lot 5 – This 2.5 story frame structure is used as a three family dwelling. The property is entirely paved to accommodate adequate parking resulting in excessive land coverage, while the rear roof is in disrepair, with sheathing exposed around the chimney.

The site condition is indicative of Criterion "d".

Block 233, Lot 6 – The 2 story frame structure is also used as a three family dwelling. The yard area is completely paved indicating excessive land coverage. The siding of the structure is buckling and falling in places and windows are covered with plastic sheeting to provide additional protection from the elements, indicating some obsolete elements of the structure.

The site conditions are indicative of Criterion "d".

Block 233, Lots 8 & 9 – This property is used as a funeral home. The lot is completely covered with buildings and associated parking. A frame garage in the rear of the parcel is in a state of disrepair, while the paint in the rear of the funeral home is peeling on a rear addition.

While the property condition is indicative of Criterion "d", it is believed the property is more appropriately included under Section 3 of the statute whereby a redevelopment area may include lands and buildings which of themselves are not detrimental to the health safety and welfare of the community, but the inclusion of which, with or without changes to their condition, is necessary for the effective redevelopment of the area of which they are a part.

Block 233, Lot 11 – This 2 story frame dwelling is used as a two family home. The building is partially painted as of this date, and the property is entirely paved to accommodate parking and a paved play area.

The site conditions are indicative of Criterion "d".

- e) A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare.

Block 233, Lots 1-14 -- The entirety of the block indicates a lack of of proper utilization as evidenced by the following comparison of the relative improvements on the parcels to the land value of the parcels for Block 233 with the surrounding blocks and the City as a whole.

LOCATION	# OF PARCELS	LAND VALUE	BUILDING VALUE	TOTAL VALUE	RATIO
Plainfield City	10,848	\$589,843,032	\$944,077,562	\$1,533,273,933	1.60
Block 231	24	\$1,046,900.00	\$2,017,000.00	\$3,063,900.00	1.93
Block 232	15	\$332,300.00	\$785,300.00	\$1,117,600.00	2.36
Block 233	14	\$1,065,500.00	\$1,093,900.00	\$2,159,400.00	1.03
Block 234	15	\$711,700.00	\$1,384,100.00	\$2,095,800.00	1.94
Block 235	14	\$1,207,400.00	\$5,134,300.00	\$6,341,700.00	4.25
Block 236	20	\$467,400.00	\$616,600.00	\$1,084,000.00	1.32

As indicated, the study tract has a significantly lower ratio of improvement value to land value, a good indicator of proper utilization.

Diverse ownership -- Common ownership of properties within any of the subject blocks is limited and has contributed to a lack of development and redevelopment activity in the subject tract. This diversity of ownership has resulted in a lack of full productive use of the blocks, in a manner that would contribute and serve the public health, safety and welfare.

Block 233, Lots 13 &14 – The two properties, located at the corner of West Front Street and Waywood Park are in good condition. Their separate ownership, and relatively small size contribute to the lack of proper utilization of the tract as a whole. More importantly, their location at the prominent corner accentuates their importance to the redevelopment of the tract as a whole. It is therefore recommended that the parcels be included under Section 3 of the statute whereby a redevelopment area may include lands and buildings which of themselves are not detrimental to the health safety and welfare of the community, but the inclusion of which, with or without changes to their condition, is necessary for the effective redevelopment of the area of which they are a part.

7. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act." P.L.1983, c.303 (C.52-27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c. 79(C.40A: 12A-5 and 40A: 12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c. 431 (C40A: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 described in P.L.1 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 government body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

The city does have an enterprise zone that has been designated in full compliance with the "New Jersey Urban Enterprise Zone Act", and the subject tract is located within this Urban Enterprise Zone. It is therefore recommended that all parcels be included in the area in need of redevelopment for the purposes of exemptions and abatements as provided for in the statute.

Based upon the above findings, it is the recommendation to the Planning Board that they find the subject tract In Need of Redevelopment. It should further adopt a resolution recommending that City Council adopt a resolution making a formal designation of such a determination and directing the Planning Board to prepare a redevelopment plan for the property.

V. PUBLIC HEARING TESTIMONY

As required by the Local Redevelopment Housing Law, (N.J.S.A. 40A:12A-6) the Planning Board gave public notice in The Courier News and Star Ledger on April 20 and April 24, 2000. Public notices were sent to all property owners and parties whose names are listed on the assessment records as claimants of an interest in any parcel on April 19 and 20, 2000. A public hearing was held on this matter on May 4, 2000 at the City Hall Library, 515 Watchung Avenue, Plainfield. A map showing all of the affected properties, as well as a statement setting forth the basis for the investigation was prepared by the Division of Planning and Community Development. These documents were available in the City Clerk and Planning Offices as of April 20, 2000. Public comments at the hearing are as follows:

PROPERTY ADDRESS	CLASS	BLOCK	LOT	AREA (s.f.)	LAND VALUE	IMP. VALUE	TOTAL VALUE	IMPROV/LAND RATIO	CRITERION
635-39 W Front St	2	233	1	11,748	42,500	105,100	147,600	2.47	d
611-19 W Front St	4A	233	2	27,491	80,000	40,000	120,000	0.50	b & e
605-609 W Front St	4A	233	3	29,741	108,000	101,600	209,600	0.94	d & e
601-03 W Front St	4A	233	4	9,179	51,900	45,100	97,000	0.87	d & e
110-12 Plainfield Av	2	233	5	5,122	25,200	86,000	111,200	3.41	d
114-16 Plainfield Av	2	233	6	5,563	30,600	88,600	119,200	2.90	d
118-20 Plainfield Av	2	233	7	8,826	38,100	31,600	69,700	0.83	a
122-24 Plainfield Av	4A	233	8	9,260	39,100	102,000	141,100	2.61	d & sect 3
126-28 Plainfield Av	1	233	9	7,307	17,200	0	17,200	0.00	d & sect 3
130 Plainfield Ave	2	233	10	4,485	21,300	104,600	125,900	4.91	a
132-34 Plainfield Av	2	233	11	9,702	25,000	35,000	60,000	1.40	d
115-33 Waynewood Park	4A	233	12	176,550	522,500	227,500	750,000	0.44	b & e
107-13 Waynewood Park	2	233	13	10,080	32,600	50,400	83,000	1.55	Sect 3
101-05 Waynewood Park	2	233	14	6,322	31,500	76,400	107,900	2.43	Sect 3
				321,376	1,065,500	1,093,900	2,159,400	1.03	
				7.378 acres					

Approved Value?

LOCATION: 2012 BLOCK : 233
 LOT : 1 +
 +

PROPERTY INFORMATION

Property : 635-39 W Front St
 Plainfield City, NJ
 Dimensions : 161 X 72.97
 Coordinants : 0.00 / 0.00
 Land Assess : 42,500.00
 Build Asses : 105,100.00
 Total Assess : 147,600.00

Description: 72.97x161 Irr : 2sf2g 4f
 Zoning/Type: / 2
 Acreage : 0
 Class : 2

OWNER INFORMATION

Owner : Ms. Mercedes Carbajal
 Company :
 Last : Carbajal
 First : Mercedes
 Salutation : Ms. Carbajal
 Address : 635-39 W Front St
 City, ST Zip: Plainfield NJ 07060
 Phones H#: W# :

PAST SALE INFORMATION

Last Sale : 0.00 on NO DATE GIVEN
 Book/Page : 4174 / 73

(1)	**/**/**** -	0.00
(2)	**/**/**** -	0.00
(3)	**/**/**** -	0.00
(4)	**/**/**** -	0.00

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LOCATION: 2012 BLOCK : 233
 LOT : 4 +
 +

PROPERTY INFORMATION

Property : 601-03 W Front St
 Plainfield City, NJ
 Dimensions : 139.5 X 65.8
 Coordinants : 0.00 / 0.00
 Land Assess : 51,900.00
 Build Asses : 45,100.00
 Total Assess : 97,000.00

Description: 65.8x139.5 Irr : 1scb
 Zoning/Type: / 4a
 Acreage : 0
 Class : 4a

OWNER INFORMATION

Owner : Mr. Giovanni Valentino
 Company :
 Last : Valentino
 First : Giovanni
 Salutation : Mr. Valentino
 Address : 15 Adams Rd
 City, ST Zip: Martinsville , NJ 08836
 Phones H#: W# :

PAST SALE INFORMATION

Last Sale : 0.00 on NO DATE GIVEN
 Book/Page : 3059 / 670

(1) **/**/**** -	0.00
(2) **/**/**** -	0.00
(3) **/**/**** -	0.00
(4) **/**/**** -	0.00

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LOCATION: 2012 BLOCK : 233
 LOT : 5 +
 +

PROPERTY INFORMATION

Property : 110-12 Plainfield Av
 Plainfield City, NJ
 Dimensions : 102.43 X 50
 Coordinants : 0.00 / 0.00
 Land Assess : 25,200.00
 Build Asses : 86,000.00
 Total Assess : 111,200.00

Description: 50x102.43 Irr : 2.5sf 3f
 Zoning/Type: / 2
 Acreage : 0
 Class : 2

OWNER INFORMATION

Owner : Mr. & Mrs. Ramnarine Ramesar
 Company :
 Last : Ramesar
 First : Ramnarine & Bibi
 Salutation : Mr. & Mrs. Ramesar
 Address : 110-12 Plainfield Ave
 City, ST Zip: Plainfield , NJ 07060
 Phones H#: W# :

PAST SALE INFORMATION

Last Sale : 0.00 on NO DATE GIVEN
 Book/Page : 3499 / 540

(1)	**/**/**** -	0.00
(2)	**/**/**** -	0.00
(3)	**/**/**** -	0.00
(4)	**/**/**** -	0.00

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LOCATION: 2012 BLOCK : 233
LOT : 6 +
 +

PROPERTY INFORMATION

Property : 114-16 Plainfield Av
 Plainfield City, NJ
Dimensions : 103.01 X 54
Coordinants : 0.00 / 0.00
Land Assess : 30,600.00
Build Asses : 88,600.00
Total Assess : 119,200.00

Description: 54x103.01 : 2sf 3f
Zoning/Type: / 2
Acreage : 0.1277
Class : 2

OWNER INFORMATION

Owner : Mr. Richard Marks
Company :
Last : Marks
First : Richard
Salutation : Mr. Marks
Address : 11 Pearl St
City, ST Zip: North Plainfield , NJ 07060
Phones H#: W# :

PAST SALE INFORMATION

Last Sale : 0.00 on NO DATE GIVEN
Book/Page : 3545 / 106

- (1) **/**/**** - 0.00
- (2) **/**/**** - 0.00
- (3) **/**/**** - 0.00
- (4) **/**/**** - 0.00

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LOCATION: 2012 BLOCK : 233
LOT : 7 +
 +

PROPERTY INFORMATION

Property : 118-20 Plainfield Av
 Plainfield City, NJ
Dimensions : 144.69 X 61
Coordinants : 0.00 / 0.00
Land Assess : 38,100.00
Build Asses : 31,600.00
Total Assess : 69,700.00

Description: 61x144.69 : 2.5sflg 2f
Zoning/Type: / 2
Acreage : 0.2026
Class : 2

OWNER INFORMATION

Owner : Mr. Fred Fusco
Company :
Last : Fusco
First : Fred
Salutation : Mr. Fusco
Address : 118-20 Plainfield Av
City, ST Zip: Plainfield , NJ 07060
Phones H#: W# :

PAST SALE INFORMATION

Last Sale : 0.00 on NO DATE GIVEN
Book/Page : 4544 / 303

- (1) **/**/**** - 0.00
- (2) **/**/**** - 0.00
- (3) **/**/**** - 0.00
- (4) **/**/**** - 0.00

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LOCATION: 2012 BLOCK : 233
 LOT : 8 +
 +

PROPERTY INFORMATION

Property : 122-24 Plainfield Av
 Plainfield City, NJ
 Dimensions : 144.69 X 64
 Coordinants : 0.00 / 0.00
 Land Assess : 39,100.00
 Build Asses : 102,000.00
 Total Assess : 141,100.00

Description: 64x144.69 : 2.5sf3g 1a
 Zoning/Type: / 4a
 Acreage : 0.2126
 Class : 4a

OWNER INFORMATION

Owner : Ms. Diane Gentles
 Company :
 Last : Gentles
 First : Diane Jones
 Salutation : Ms. Gentles
 Address : 122 Plainfield Ave
 City, ST Zip: Plainfield , NJ 07060
 Phones H#: W# :

PAST SALE INFORMATION

Last Sale : 0.00 on NO DATE GIVEN
 Book/Page : 3389 / 961

(1)	**/**/**** -	0.00
(2)	**/**/**** -	0.00
(3)	**/**/**** -	0.00
(4)	**/**/**** -	0.00

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LOCATION: 2012 BLOCK : 233
LOT : 9 +
 +

PROPERTY INFORMATION

Property : 126-28 Plainfield Av
 Plainfield City, NJ
Dimensions : 144.69 X 50.5
Coordinants : 0.00 / 0.00
Land Assess : 17,200.00
Build Asses : 0.00
Total Assess : 17,200.00

Description: 50.5x144.69 :
Zoning/Type: / 1
Acreage : 0.1677
Class : 1

OWNER INFORMATION

Owner : Ms. Diane Gentles
Company :
Last : Gentles
First : Diane
Salutation : Ms. Gentles
Address : 122 Plainfield Ave
City, ST Zip: Plainfield , NJ 07060
Phones H#: W# :

PAST SALE INFORMATION

Last Sale : 0.00 on NO DATE GIVEN
Book/Page : 3922 / 103

- (1) **/**/**** - 0.00
- (2) **/**/**** - 0.00
- (3) **/**/**** - 0.00
- (4) **/**/**** - 0.00

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LOCATION: 2012 BLOCK : 233
LOT : 11 +
 +

PROPERTY INFORMATION

Property : 132-34 Plainfield Av
 Plainfield City, NJ
Dimensions : 147 X 66
Coordinants : 0.00 / 0.00
Land Assess : 25,000.00
Build Asses : 35,000.00
Total Assess : 60,000.00

Description: 66x147 Irr : 2sf 2f
Zoning/Type: / 2
Acreage : 0
Class : .2

OWNER INFORMATION

Owner : Mr. & Mrs. Daniel Cotto
Company :
Last : Cotto
First : Daniel & Ramon
Salutation : Mr. & Mrs. Cotto
Address : 621 Rock Ave
City, ST Zip: Piscataway , NJ 08854
Phones H#: W# :

PAST SALE INFORMATION

Last Sale : 0.00 on NO DATE GIVEN
Book/Page : 4171 / 262

- (1) **/**/**** - 0.00
- (2) **/**/**** - 0.00
- (3) **/**/**** - 0.00
- (4) **/**/**** - 0.00

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LOCATION: 2012 BLOCK : 233
 LOT : 12 +
 +

PROPERTY INFORMATION

Property : 115-33 Waynewood Park
 Plainfield City, NJ
 Dimensions : 642 X 275
 Coordinants : 0.00 / 0.00
 Land Assess : 522,500.00
 Build Asses : 227,500.00
 Total Assess : 750,000.00

Description: 275x642 Irr : 5-1sb&1sf 2f
 Zoning/Type: / 4a
 Acreage : 0
 Class : 4a

OWNER INFORMATION

Owner : Mr. Realty Giant
 Company :
 Last : Giant
 First : Realty L L C
 Salutation : Mr. Giant
 Address : 2055 Amwell Rd
 City, ST Zip: Somerset , NJ 08873
 Phones H#: W# :

PAST SALE INFORMATION

Last Sale : 0.00 on NO DATE GIVEN
 Book/Page : 4699 / 168

(1)	**/**/**** -	0.00
(2)	**/**/**** -	0.00
(3)	**/**/**** -	0.00
(4)	**/**/**** -	0.00

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 jim@oats.com

LOCATION: 2012 BLOCK : 233
 LOT : 13 +
 +

PROPERTY INFORMATION

Property : 107-13 Waynewood Park
 Plainfield City, NJ
 Dimensions : 120 X 84
 Coordinants : 0.00 / 0.00
 Land Assess : 32,600.00
 Build Asses : 50,400.00
 Total Assess : 83,000.00

Description: 84x120 Irreg : 1sf
 Zoning/Type: / 2
 Acreage : 0
 Class : .2

OWNER INFORMATION

Owner : Mr. & Mrs. Paul Sutt
 Company :
 Last : Sutt
 First : Paul E & Clara M
 Salutation : Mr. & Mrs. Sutt
 Address : Rd 1 Box 301 Mountain Rd
 City, ST Zip: Lebanon , NJ 08833
 Phones H#: W# :

PAST SALE INFORMATION

Last Sale : 0.00 on NO DATE GIVEN
 Book/Page : 3821 / 162

(1) **/**/**** -	0.00
(2) **/**/**** -	0.00
(3) **/**/**** -	0.00
(4) **/**/**** -	0.00

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LOCATION: 2012 BLOCK : 233
 LOT : 14 +
 +

PROPERTY INFORMATION

Property : 101-05 Waynewood Park
 Plainfield City, NJ
 Dimensions : 74.38 X 85
 Coordinants : 0.00 / 0.00
 Land Assess : 31,500.00
 Build Asses : 76,400.00
 Total Assess : 107,900.00

Description: 85x74.38 Irr : 2sf 2f
 Zoning/Type: / 2
 Acreage : 0
 Class : 2

OWNER INFORMATION

Owner : Mr. & Mrs. M Vargas
 Company :
 Last : Vargas
 First : M F & J
 Salutation : Mr. & Mrs. Vargas
 Address : 101-105 Waynewood Park
 City, ST Zip: Plainfield , NJ 07060
 Phones H#: W# :

PAST SALE INFORMATION

Last Sale : 0.00 on NO DATE GIVEN
 Book/Page : 3575 / 512

(1)	**/**/**** -	0.00
(2)	**/**/**** -	0.00
(3)	**/**/**** -	0.00
(4)	**/**/**** -	0.00

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