



PROPERTY
PEEK

DELUXE REPORT

Courtesy of:

James Robinson
732-261-0820
james.robinson@cbmoves.com

Property

103 Main St
Readington Township, NJ 08889-3691
Hunterdon County
Block 24 Lot 10

Powered by



Table of contents

Page	Content
1	Cover page
2	Table of Contents
3	Disclaimer of Liability
4	Summary information
5	Property Data & Tax Map
6	Full Taxmap
7	Tax Map + Aerial
8	20 Year Tax Assessment History
10	Zoning
11	Aerials: 2015
12	Aerials: 1974
13	Aerials: 1930
14	Topography (20' contours)
15	Wetlands
16	Category One Streams
17	DEP Contaminated Sites
18	Soils
19	Farmland Preserved + NJ Open Spaces
20	Pinelands Management Area
21	Highlands Designated Areas
22	CAFRA
23	Sewer Services Areas

Disclaimer of Liability

Western Technologies Group, LLC (WTG) provides two guaranteed and insured reports - the Flood Determination and the Tidelands Report - through its websites - wtgroupllc.com, myfloodstatus.com and njpropertyfax.com (hereafter known as "WTG websites"). All other reports, data, images, maps and content provided by the company (including information contained within this Peek Report TM) is provided on an 'as is' basis from publicly sourced data and is therefore not guaranteed for accuracy or completeness. As an example, information provided on wetlands is based on GIS data provided by the State of New Jersey and is an approximation of wetlands areas. Determining exact wetlands types, boundaries, buffers, etc. requires a trained professional to physically walk the property and complete a detailed analysis and present a report of findings.

The WTG websites, including the Peek Report, are provided 'as is' without any implied warranty or condition of any kind. Licensor/user hereby disclaims all warranties, either express or implied, including without limitation the implied warranties or conditions of merchantability, fitness for a particular purpose, or non-infringement. All risk arising out of the use of the WTG websites, this Peek Report TM and the accompanying data and maps is assumed by the user. Western Technologies Group, LLC (WTG) may change or discontinue any aspect of its websites at any time without notice. Western Technologies Group, LLC (WTG) does not warranty or guarantee the accuracy, adequacy, quality, currentness, validity, completeness or suitability of any data for any purpose, that the data will be free of infection by viruses, Trojan horses or other contaminating or destructive properties or that the functions or services will be uninterrupted or error free or that defects will be corrected. The entire risk as to the quality, performance, and the accuracy, adequacy, completeness, currentness, validity and quality of any data is with the user.

**Additional reports, services
and products can be ordered
at myfloodstatus.com.**

**For more information call
855-653-5663**

-
- Flood Determination
 - Tidelands Report
 - Property Peek: Deluxe
 - Elevation Certificate
 - Letter of Map Amendment (LOMA)
 - Electronic Letter of Map Amendment (eLOMA)
-

SUMMARY INFORMATION

103 Main St
 Readington Township, NJ 08889-3691
 Hunterdon County
 Block 24 Lot 10

Current owner:	YAREMCZAK, STEPHEN & MARIO MELE
Zoning:	Mixed Use - Business (B) 98.263% and 1 other zones
Wetlands:	This property does not appear to be in the immediate proximity of a Wetlands Area (>= 200ft)
Soils:	PeoC2 - Penn channery silt loam, 6 to 12 percent slopes, eroded 88.263% and 1 other types
Sewer Service:	Sewer Service Available: Yes Wastewater Management Planning Agency: Hunterdon County BOCF

FLOOD DETERMINATION

Determining a structure's flood risk has become increasingly important in recent years. A WTG Flood Determination provides a comprehensive analysis of current Flood Insurance Rate Maps along with aerial photography overlays to ensure your flood status is accurate. Representing industry best practices, our insured flood determinations offer reliability and security for individuals and professionals alike.

[Click here to order a Flood Determination from our public website www.myfloodstatus.com.](http://www.myfloodstatus.com)

TIDELANDS REPORT

The State of New Jersey lays claim to all tidally flowed waters within the State. This "claim" is often overlooked and can prove to be costly to remove. A WTG Tidelands Report highlights any potential issues by determining if a property is subject to such a claim and by providing any claim instruments pertaining to a property. Find out if New Jersey has title interest in your land today.

[Click here to order a Tidelands Report from our public website www.myfloodstatus.com.](http://www.myfloodstatus.com)



PROPERTY PEEK REPORT

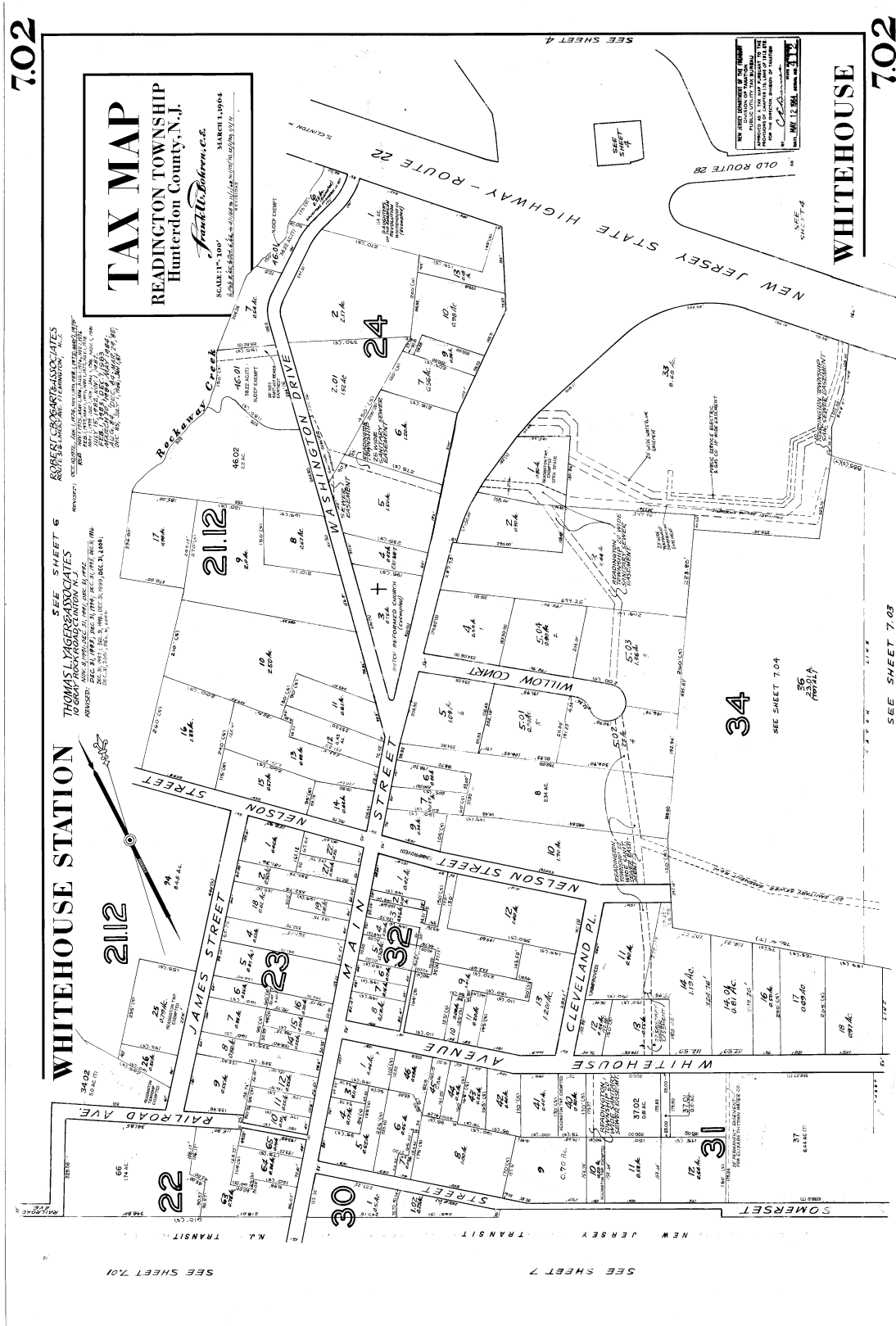


Property data + Tax Map snippet

Property Location			
103 MAIN ST, Whitehouse Station 08889-3691 1022 (Readington Township), Block: 24, Lot: 10 (Old Block: 24, Old Lot: 10)			
Property Information		Assessment Data	
Class: Class: 1 - Vacant Land		Total Value: \$245,300.00	
Additional Lots:		Land Value: \$245,300.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 0.98 AC		% Improvement: 0.0	
Acreage: 0.98		Special Tax Codes:	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: B, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2017 Rate: 2.868; 2017 Ratio: 80.79%; 2017 Taxes: \$7,035.20	
# Dwellings: 1		2018 Rate: 2.936; 2018 Ratio: 81.22%; 2018 Taxes: \$7,202.00	
Census Tract: 111		2019 Rate: 2.983; 2019 Ratio: 81.69%; 2019 Taxes: \$7,317.29	
Current Owner		Sale Data	
YAREMCZAK, STEPHEN & MARIO MELE 96 WOLFF AVENUE Edison, NJ 08837-3311 Previous Owner:		Date: 11/13/2006 Price: \$300,000.00 Ratio: 0.82% Deed Book: 02171 Deed Page: 00682	
Latest Sales Detail			
Recorded: 11/21/2006	Sales Price: \$300,000.00	Recorded:	Sales Price:
Sales Date: 11/13/2006	Sales Ratio: 81.77%	Sales Date:	Sales Ratio:
Deed Book: 02171	Use Code:	Deed Book:	Use Code:
Deed Page: 00682	Not Usable:	Deed Page:	Not Usable:
Buyer		Buyer	
YAREMCZAK, STEPHEN & MARIO MELE 96 WOLFF AVENUE Edison, NJ 08837-3311			
Seller		Seller	
NETCONG PROPERTIES LP C/O C DURLING PO BOX 600 White Hse Sta, NJ 08889-0600			



Tax Map





Tax Map + Aerial

Elevation: 2,400 feet (scale: 1" = 200 feet)





20 Year Tax Assessment History



Subject Property				
103 MAIN ST, Whitehouse Station 08889-3691				
Year	Property Info	Owner Info	Validation	Sales
2019	Block: 24 Lot: 10 Class: Class: 1 - Vacant Land Acreage: 0.98	YAREMCZAK, STEPHEN & MARIO MELE 96 WOLFF AVENUE Edison, NJ 08837-3311	Land Value: \$245,300.00 Improvement Value: \$0.00 Total Value: \$245,300.00	Date: 11/13/2006 Price: \$300,000.00
2018	Block: 24 Lot: 10 Class: Class: 1 - Vacant Land Acreage: 0.98	YAREMCZAK, STEPHEN & MARIO MELE 96 WOLFF AVENUE Edison, NJ 08837-3311	Land Value: \$245,300.00 Improvement Value: \$0.00 Total Value: \$245,300.00	Date: 11/13/2006 Price: \$300,000.00
2017	Block: 24 Lot: 10 Class: Class: 1 - Vacant Land Acreage: 0.98	YAREMCZAK, STEPHEN & MARIO MELE 96 WOLFF AVENUE Edison, NJ 08837-3311	Land Value: \$245,300.00 Improvement Value: \$0.00 Total Value: \$245,300.00	Date: 11/13/2006 Price: \$300,000.00
2016	Block: 24 Lot: 10 Class: Class: 1 - Vacant Land Acreage: 0.98	YAREMCZAK, STEPHEN & MARIO MELE 96 WOLFF AVENUE Edison, NJ 08837-3311	Land Value: \$245,300.00 Improvement Value: \$0.00 Total Value: \$245,300.00	Date: 11/13/2006 Price: \$300,000.00
2015	Block: 24 Lot: 10 Class: Class: 1 - Vacant Land Acreage: 0.98	YAREMCZAK, STEPHEN & MARIO MELE 96 WOLFF AVENUE Edison, NJ 08837-3311	Land Value: \$245,300.00 Improvement Value: \$0.00 Total Value: \$245,300.00	Date: 11/13/2006 Price: \$300,000.00
2014	Block: 24 Lot: 10 Class: Class: 1 - Vacant Land Acreage: 0.98	YAREMCZAK, STEPHEN & MARIO MELE 96 WOLFF AVENUE Edison, NJ 08837-3311	Land Value: \$245,300.00 Improvement Value: \$0.00 Total Value: \$245,300.00	Date: 11/13/2006 Price: \$300,000.00
2013	Block: 24 Lot: 10 Class: Class: 1 - Vacant Land Acreage: 0.98	YAREMCZAK, STEPHEN & MARIO MELE 96 WOLFF AVENUE Edison, NJ 08837-3311	Land Value: \$245,300.00 Improvement Value: \$0.00 Total Value: \$245,300.00	Date: 11/13/2006 Price: \$300,000.00
2012	Block: 24 Lot: 10 Class: Class: 1 - Vacant Land Acreage: 0.98	YAREMCZAK, STEPHEN & MARIO MELE 96 WOLFF AVENUE Edison, NJ 08837-3311	Land Value: \$245,300.00 Improvement Value: \$0.00 Total Value: \$245,300.00	Date: 11/13/2006 Price: \$300,000.00
2011	Block: 24 Lot: 10 Class: Class: 1 - Vacant Land Acreage: 0.98	YAREMCZAK, STEPHEN & MARIO MELE 96 WOLFF AVENUE Edison, NJ 08837-3311	Land Value: \$245,300.00 Improvement Value: \$0.00 Total Value: \$245,300.00	Date: 11/13/2006 Price: \$300,000.00
2010	Block: 24 Lot: 10 Class: Class: 1 - Vacant Land Acreage: 0.98	YAREMCZAK, STEPHEN & MARIO MELE 96 WOLFF AVENUE Edison, NJ 08837-3311	Land Value: \$245,300.00 Improvement Value: \$0.00 Total Value: \$245,300.00	Date: 11/13/2006 Price: \$300,000.00
2009	Block: 24 Lot: 10 Class: Class: 1 - Vacant Land Acreage: 0.98	YAREMCZAK, STEPHEN & MARIO MELE 96 WOLFF AVENUE Edison, NJ 08837-3311	Land Value: \$245,300.00 Improvement Value: \$0.00 Total Value: \$245,300.00	Date: 11/13/2006 Price: \$300,000.00



20 Year Tax Assessment History



Year	Property Info	Owner Info	Validation	Sales
2008	Block: 24 Lot: 10 Class: Class: 1 - Vacant Land Acreage: 0.98	YAREMCZAK, STEPHEN & MARIO MELE 96 WOLFF AVENUE Edison, NJ 08837-3311	Land Value: \$245,300.00 Improvement Value: \$0.00 Total Value: \$245,300.00	Date: Price: \$300,000.00
2007	Block: 24 Lot: 10 Class: Class: 1 - Vacant Land Acreage: 0.98	YAREMCZAK, STEPHEN & MARIO MELE 96 WOLFF AVENUE Edison, NJ 08837-3311	Land Value: \$245,300.00 Improvement Value: \$0.00 Total Value: \$245,300.00	Date: 11/13/2006 Price: \$300,000.00
2006	Block: 24 Lot: 10 Class: Class: 1 - Vacant Land Acreage: 0.98	YAREMCZAK, STEPHEN & MARIO MELE 96 WOLFF AVENUE Edison, NJ 08837-0330	Land Value: \$245,300.00 Improvement Value: \$0.00 Total Value: \$245,300.00	Date: 11/13/2006 Price: \$300,000.00
2005	Block: 24 Lot: 10 Class: Class: 1 - Vacant Land Acreage: 0.98	NETCONG PROPERTIES LP P O BOX 330 Whitehouse, NJ 08888-0330	Land Value: \$245,300.00 Improvement Value: \$0.00 Total Value: \$245,300.00	Date: 11/21/1997 Price: \$1.00
2004	Block: 24 Lot: 10 Class: Class: 1 - Vacant Land Acreage: 0.98	NETCONG PROPERTIES LP P O BOX 330 Whitehouse, NJ 08888-0330	Land Value: \$245,300.00 Improvement Value: \$0.00 Total Value: \$245,300.00	Date: 11/21/1997 Price: \$1.00
2003	Block: 24 Lot: 10 Class: Class: 1 - Vacant Land Acreage: 0.98	NETCONG PROPERTIES LP P O BOX 330 Whitehouse, NJ 08888-0330	Land Value: \$245,300.00 Improvement Value: \$0.00 Total Value: \$245,300.00	Date: 11/21/1997 Price: \$1.00
2002	Block: 24 Lot: 10 Class: Class: 1 - Vacant Land Acreage: 0.98	NETCONG PROPERTIES LP P O BOX 330 Whitehouse, NJ 08888-0330	Land Value: \$200,300.00 Improvement Value: \$0.00 Total Value: \$200,300.00	Date: 11/21/1997 Price: \$1.00
2001	Block: 24 Lot: 10 Class: Class: 1 - Vacant Land Acreage: 0.98	NETCONG PROPERTIES LP P O BOX 330 Whitehouse, NJ 08888-0330	Land Value: \$200,300.00 Improvement Value: \$0.00 Total Value: \$200,300.00	Date: 11/21/1997 Price: \$1.00
2000	Block: 24 Lot: 10 Class: Class: 1 - Vacant Land Acreage: 0.98	NETCONG PROPERTIES LP P O BOX 330 Whitehouse, NJ 08888-0330	Land Value: \$178,500.00 Improvement Value: \$0.00 Total Value: \$178,500.00	Date: 11/21/1997 Price: \$1.00

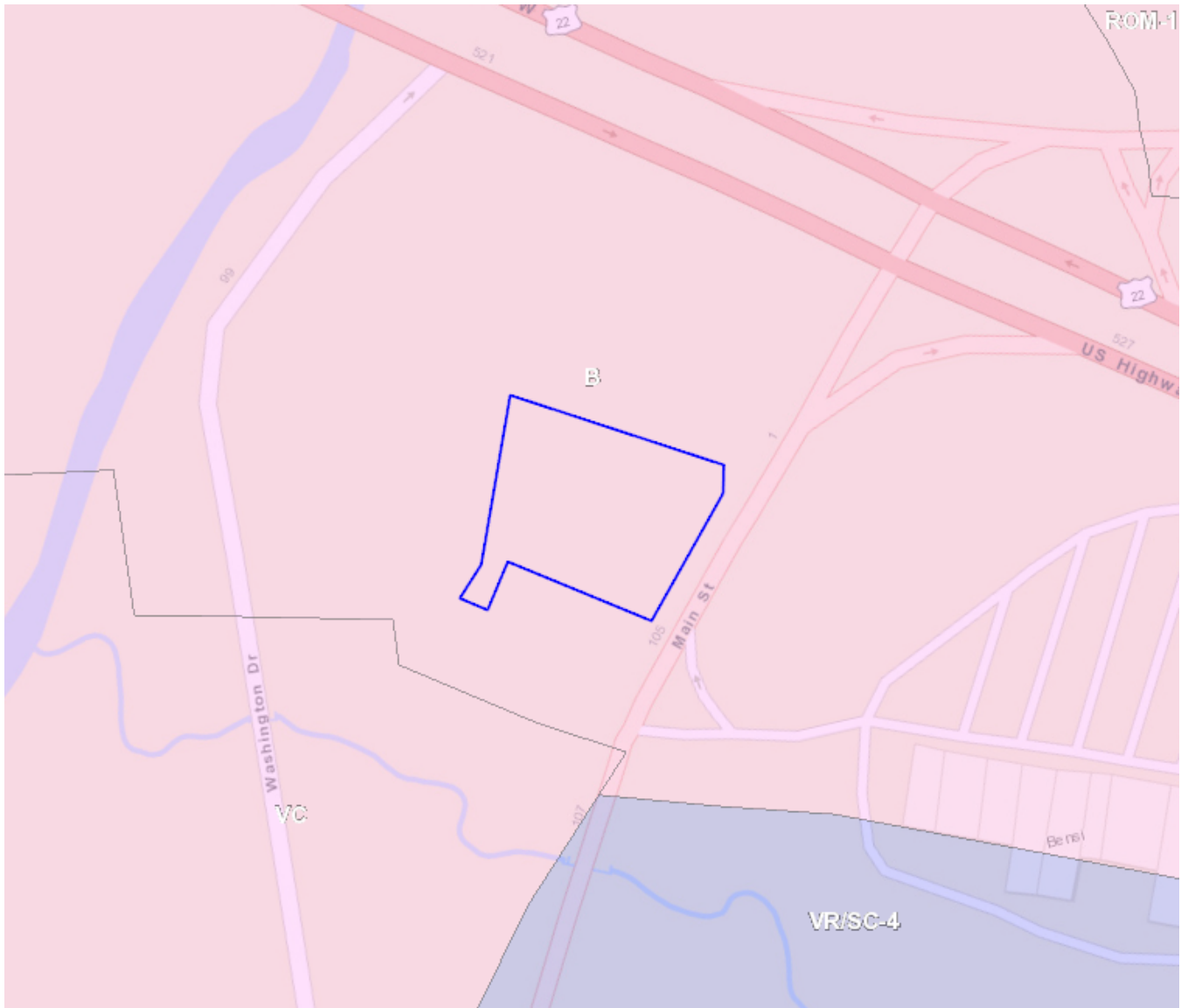


PROPERTY PEEK REPORT

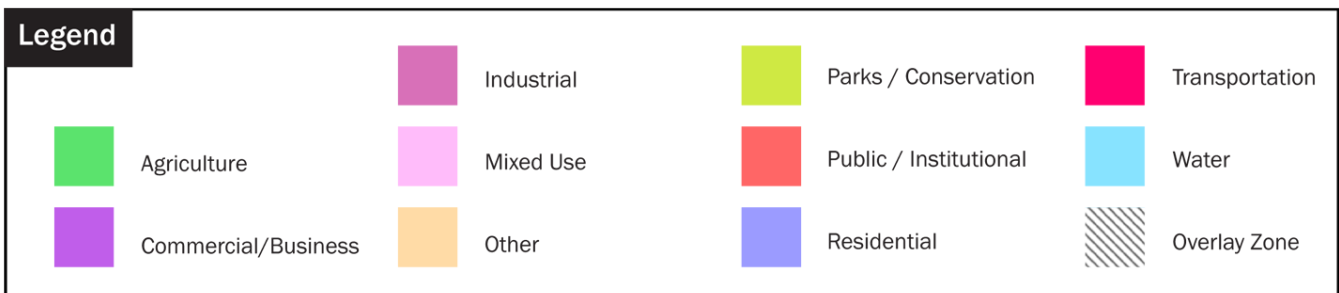


Zoning

Elevation: 3,600 feet (scale: 1" = 300 feet)



Mixed Use - Business (B) 98.263%
Mixed Use - Village Commercial (VC) 1.737%





Aerials: 2015

Elevation: 7,200 feet (scale: 1" = 600 feet)





Aerials: 1974

Elevation: 7,200 feet (scale: 1" = 600 feet)





Aerials: 1930

Elevation: 7,200 feet (scale: 1" = 600 feet)





Topography (20' contours)

Elevation: 6,000 feet (scale: 1" = 500 feet)





Wetlands

Elevation: 2,400 feet (scale: 1" = 200 feet)



 Wetlands

Legend

This property does not appear to be in the immediate proximity of a Wetlands Area (≥ 200 ft) as designated by the State of New Jersey. However, for more information contact Western Technologies Group (908-725-1143).



Category One Streams

Elevation: 2,400 feet (scale: 1" = 200 feet)



Legend

300' Buffer sub-divisions



= CAT 1 water



= 0-150' buffer
(most restrictive)



= 151-300' buffer
(less restrictive)



DEP Contaminated Sites

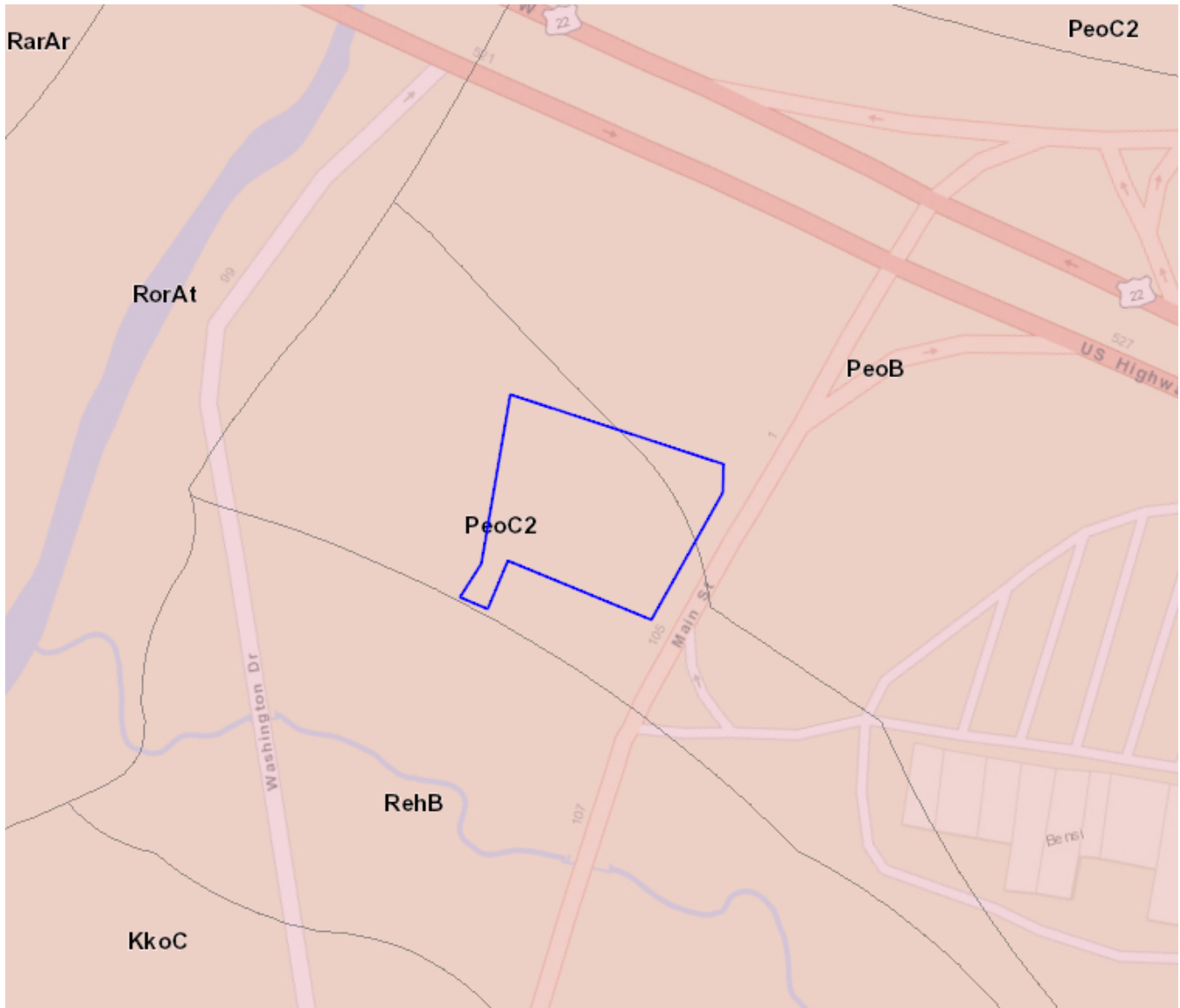
Elevation: 7,200 feet (scale: 1" = 600 feet)





Soils

Elevation: 6,000 feet (scale: 1" = 500 feet)



Legend

PeoC2 - Penn channery silt loam, 6 to 12 percent slopes, eroded 88.263%
PeoB - Penn channery silt loam, 2 to 6 percent slopes 11.737%



Farmland Preserved + NJ Open Spaces

Elevation: 6,000 feet (scale: 1" = 500 feet)



Legend



= Open Spaces, State



= Open Spaces, County



= Preserved Farmland



Pinelands Management Area

Elevation: 6,000 feet (scale: 1" = 500 feet)








Highlands Designated Areas

Elevation: 6,000 feet (scale: 1" = 500 feet)



Legend

	Highland Planning Areas		Highlands Preservations Areas		= Highland Centers
---	-------------------------	---	-------------------------------	---	--------------------









CAFRA (Coastal Area Facility Review Act)

Elevation: 3,600 feet (scale: 1" = 300 feet)



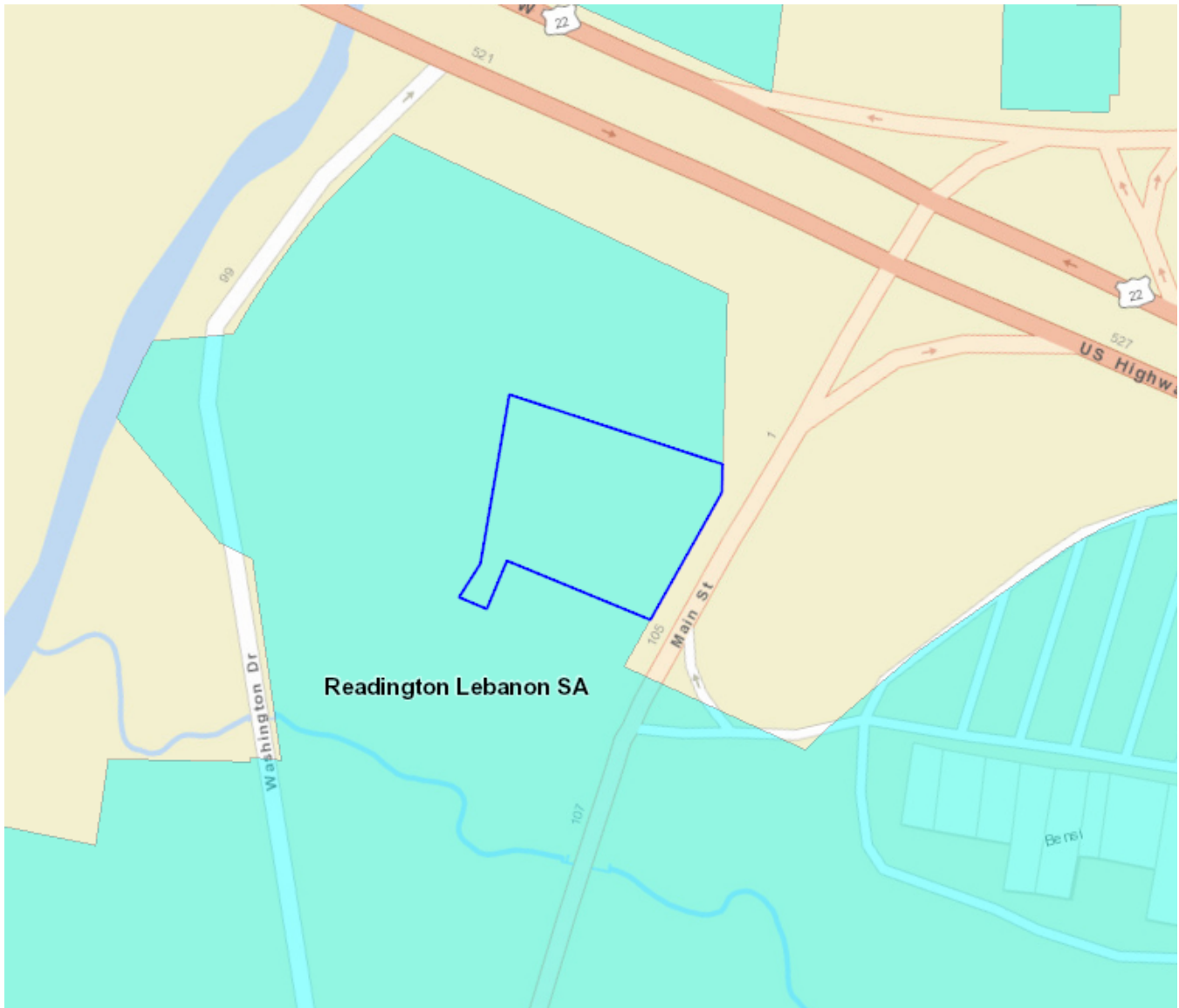
Legend

 CAFRA Center	 CAFRA node	 Non-Mainland Coastal Center
 CAFRA Core	 Mainland Coastal Center	 CAFRA Planning Area



Sewer Services Areas

Elevation: 6,000 feet (scale: 1" = 500 feet)



Sewer Available

Legend		Sewer Service Available: Yes (shaded in light blue).	
Wastewater Treatment Plant	Wastewater Management Planning Agency	Service Discharge Type	NJPDES Permit
Readington Lebanon SA	Hunterdon County BOCF	Discharge to surface water, including surface water limited (discharge to surface water with conditions)	NJ0098922