

Property Detail Report

For property located at
144 Spring St, Newton, NJ 07860

APN: 15-00008-08-00024-0000
Generation date: 06/04/2024

Owner(s) Information

Owners(s) name	SAKELLAROPOULOS, APOSTOLOS	Owner For	12 years
Mailing Address	144 SPRING ST	Absentee	No
City, State Zip	NEWTON, NJ	Corporate Owned	No

Location Information

County	Sussex	Lot Acres	0.126	Class 4 Code	
Municipality	Newton	Lot Sq Ft	5,488.56	Building Class	
Block / Lot / Qual	8.08 / 24 / --	Land Use	Commercial	Building Desc	4S-FB-A
Additional Lots	--	Land Desc	00000.126 AC.	Building Sq.Ft.	14176
Census Code	340373738002000	Zoning	T-6	Year Constructed	1880

Tax Information

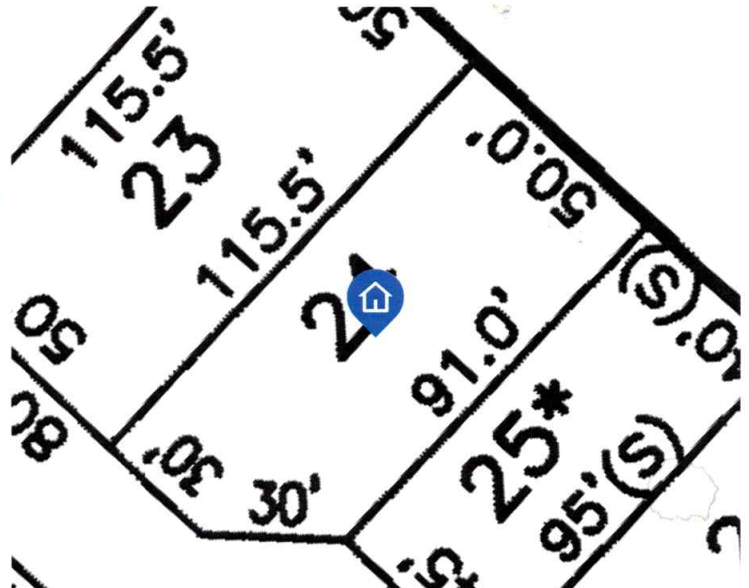
Assessed Year	2024	Land Value	\$103,900	Tax Exemption	--
Tax Year	2023	Improved Value	\$1,330,400	Deductions (Amount)	0
Calculated Tax	\$37,736.12	Total Assessed Value	\$1,434,300	Tax Rate (2023)	4.494
Special Tax Codes	--			Tax Ratio (2023)	76.17

Last Market Sale

Sale / Rec Date	12/22/2011 - 12/22/2011	Buyer Name	SAKELLAROPOULOS, APOSTOLOS	Seller Name	
Sale Price	\$1	Buyer Street		Seller Street	
Price / Sq.Ft.	\$0	Buyer City, State		Seller City, State	
Book / Page	03286 / 00429				
Assessor Code					

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	34037C0292E	09/29/2011	0.12 (100%)	No



TOWNSHIP: NEWTON TOWN (2817)

SUSSEX COUNTY FULL TAX REPORT

GENERAL INFORMATION

Property Mailing Address: **144 Spring St Newton, NJ 07860**
Property Phone:
Owner Name: **Ehr, Spring Street**
Owner's Address: **144 Spring St, Newton, NJ 07860**

Additional Lots:
Building Description: **4S-F,B-A**
Acres: **0.12600**
Lotsize: **00000.126 AC.**
Year Built: **1880**

Mail Carrier Route:
Block/Block Suffix: **00008/0008**
Lot/Lot Suffix: **00024/0000**
Qualifier Code:
Tax Parcel Id: **2815-00008-0008-00024-0000-**

TAX INFORMATION

Tax Year: **2023**
Tax District (Township): **15**
Tax Zone: **T-6**
Tax Special Zone:
Building Class:
Property Class: **4A**
Land Assessment: **103,900**
Improvement Assessment: **1,330,400**
Total Taxable Assessment: **1,434,300**

Total Tax: **37,887.26**
Tax Map Page:
Deed Book: **10304**
Deed Page: **130**
Sale Price: **\$1,250,000.00**
Sale Date: **03/28/2024**
Recorded Date:
Tax Rate: **4.494**
Tax Ratio: **76.17**
Calculated Tax Amount: **37,736.12**

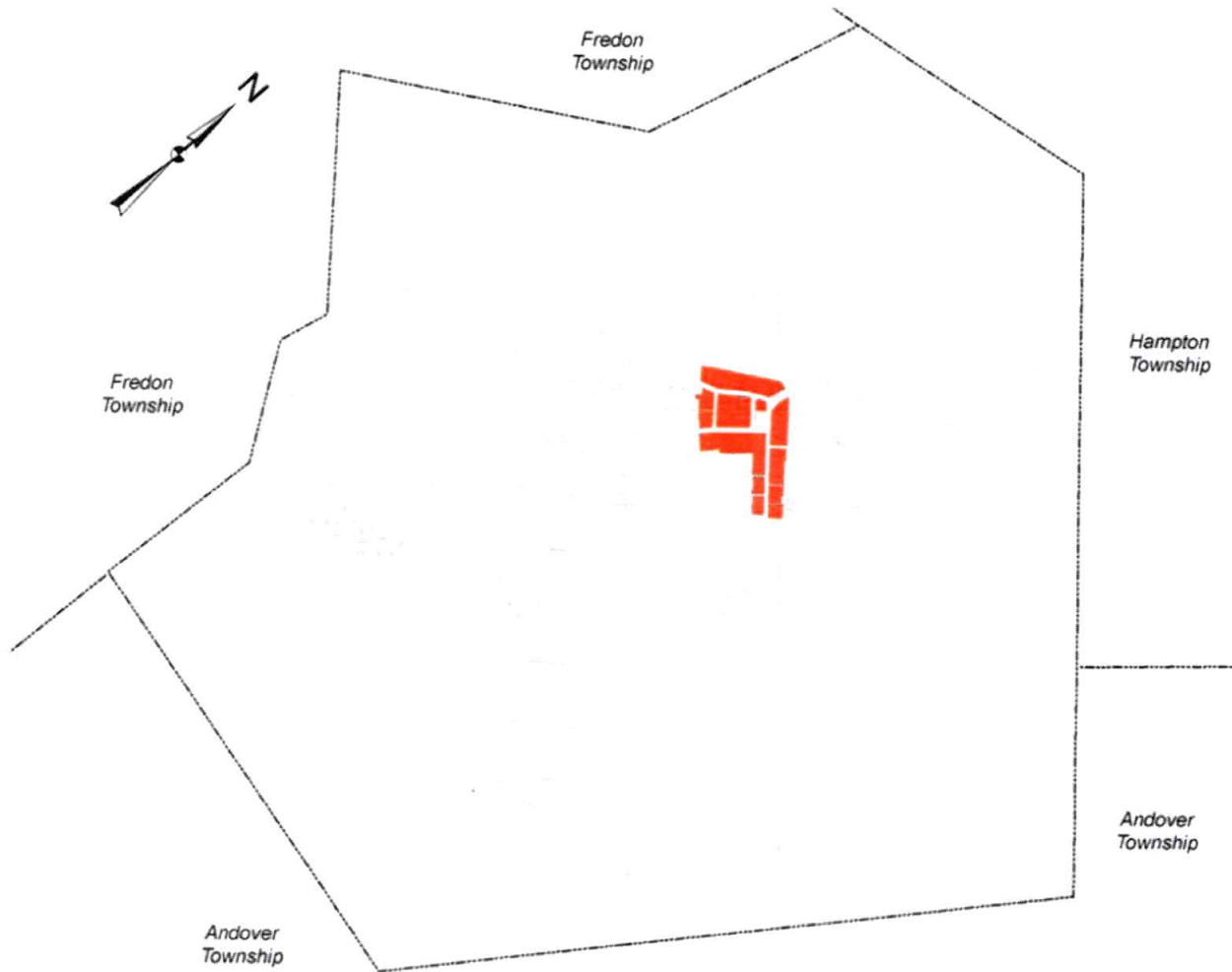
SALES INFORMATION

Current Sale Price: **\$1,250,000.00**
Current Sale Date: **03/28/2024**
Recorded Date:

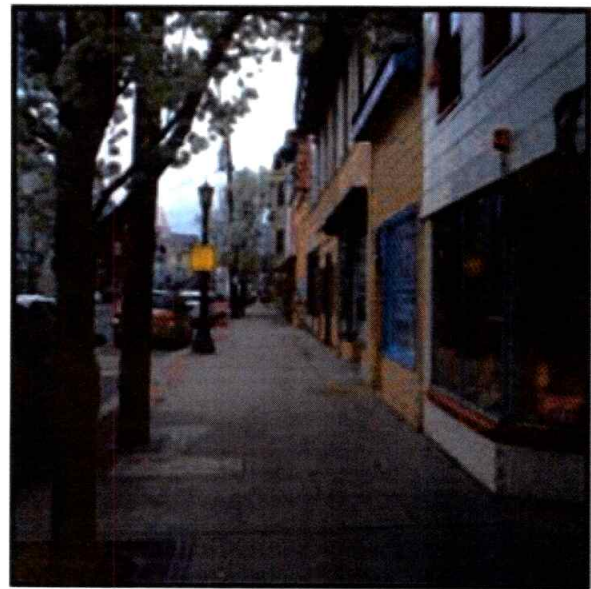
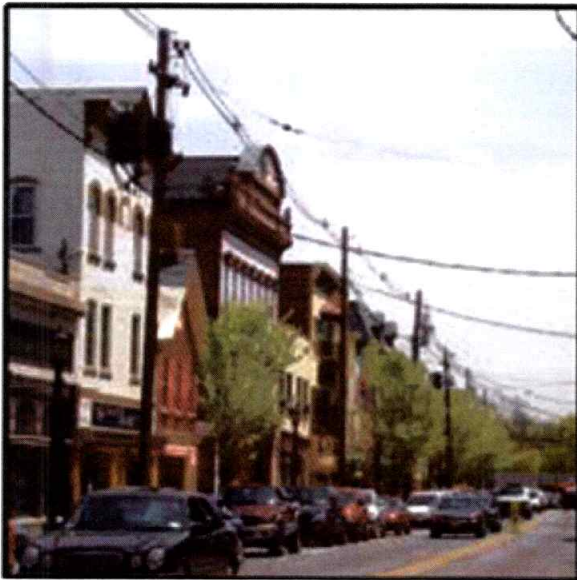
Previous Sale Price: **\$1.00**
Previous Sale Date: **12/22/2011**

Chapter 320. Zoning: Form-Based Code

§ 320-10. T-6 Town Core Zone.



- A. T-6 purpose. The T-6 Transect is a higher density, mixed- and multiple-use downtown area. This area provides for the majority of retail and commercial uses within the Town and should be identified as the Central Business District within the Town. This area has residential and office uses over the commercial uses to support day and evening uses in the downtown.



- (1) The public frontage shall include street trees, streetscaping and street furniture.
- (2) Allowed building types: townhouse, live/work, mixed-use, elevator flats, office, retail, hotels, civic, parking structure with liner building.

B. T-6 bulk requirements.

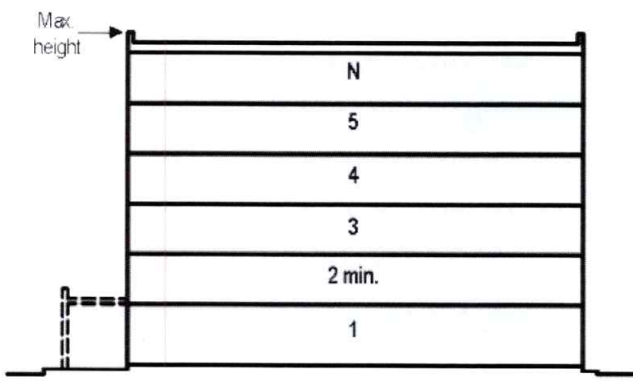
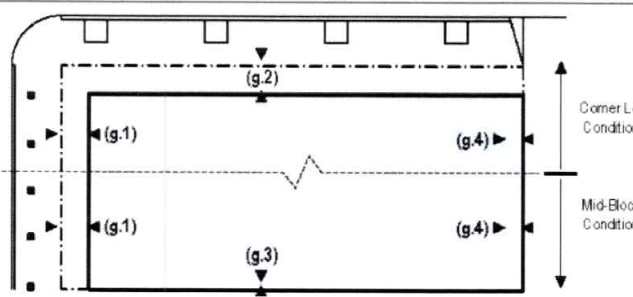
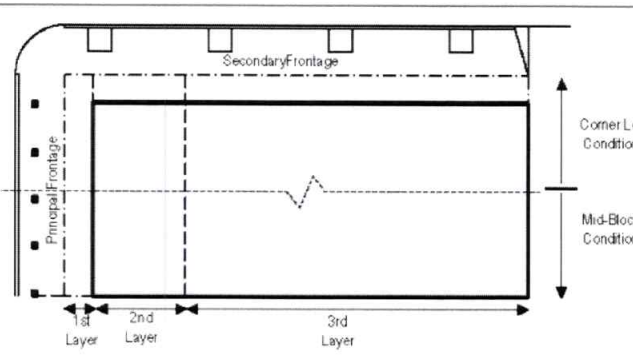
Building Configuration	Principal building	8 stories/100 feet maximum; 2 minimum
	Accessory building	N/A
Lot Occupation	Lot width	18 feet minimum, 700 feet maximum
	Lot coverage	90% maximum
Building Disposition (§ 320-26B)	Edgeyard	Not permitted
	Sidyard	Not permitted
	Rearyard	Permitted
	Courtyard	Permitted
Principal Building Setbacks	Front yard primary (g.1) ¹	2 feet minimum, 12 feet maximum
	Front yard secondary (g.2) ¹ for corner lot	2 feet minimum, 12 feet maximum
	Side yard (g.3) ¹	0 feet minimum, 24 feet maximum
	Rear yard (g.4) ¹	0 foot minimum
	Frontage build-out	80% minimum at setback
Accessory Building Setbacks	Front (h.1) ¹	N/A
	Side yard (h.2) ¹	N/A
	Rear yard (h.3) ¹	N/A
Private Frontages (§ 320-26A)	Common lawn	Not permitted
	Porch and fence	Not permitted
	Terrace	Not permitted
	Forecourt	Permitted

Civic Spaces (§ 320-26C)	Shopfront and awning	Permitted
	Gallery	Permitted
	Arcade	Permitted
	Park	Not permitted
	Green	Not permitted
	Square	Permitted
	Plaza	Permitted
Playground	Permitted	

NOTES:

¹ See § 320-10C.

C. T-6 building configuration and height.

<p>BUILDING CONFIGURATION</p> <ol style="list-style-type: none"> 1. Building height shall be measured from the average elevation of the finished grade along the front of the building to the mean elevation of the roof surface. 2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first-floor commercial function which must be a minimum of 11 feet with a maximum of 24 feet. 	
<p>SETBACKS — PRINCIPAL BLDG</p> <ol style="list-style-type: none"> 1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown. 2. Facades shall be built along the principal frontage to the minimum specified width in the table. 	
<p>PARKING PLACEMENT</p> <ol style="list-style-type: none"> 1. Uncovered parking spaces may be provided within the third layer as shown in the diagram. 2. Covered parking shall be provided within the second and third layer as shown in the diagram. Side- or rear-entry garages may be allowed in the first or second layer at the discretion of the Planning Board. 3. Trash containers shall be stored within the third layer. 	

Chapter 320. Zoning: Form-Based Code

§ 320-2. Zone Map, transect zones and permitted uses.

A. Transect Zone Map. The following map, "Transect Zone Map," codifies the location and identification of each transect as well as special districts within the Town.^[1] The permitted uses for each transect zone or special district are listed in § 320-2C.

[1] *Editor's Note: The map is included at the end of this chapter.*

B. Transect zone district and special district descriptions. The following subsection provides the general description and character of each transect zone district and special district.

- (1) T-1 — Natural Areas. The T-1 Transect Zone covers the majority of wetlands, water and wetland buffers and lands which are already preserved from development including parks and cemeteries. Uses permitted in the T-1 Transect include parks and recreation uses for active parks, ecoparks and nature preserves for passive recreation including walking trails and bike paths.
- (2) T-2 — Rural Reserved Areas. The T-2 Transect Zone covers large tracts of land that are undeveloped, farmlands, former quarries, etc., which are located in the outskirts of Town and should be preserved from intensive development and kept as areas which are open and rural in nature.
- (3) T-3 — Neighborhood Residential. The T-3 Transect Zone covers the majority of the single-family residential areas that span out from the downtown and neighborhood center areas and permitted uses generally include single-family residential and accessory apartments.
- (4) T-4 — Neighborhood Services. The T-4 Transect Zone covers smaller mixed-use neighborhood centers and supports larger neighborhood centers that provide local services to neighborhoods. T-4 uses are generally mixed-use buildings with retail and/or offices on the first floor and offices and/or apartments on the upper floors.
- (5) T-5 — Town Core Support Area/Neighborhood Cores. The T-5 Transect Zone covers the area surrounding the Town Core that provides the majority of the housing and employment that directly supports the Town Core. The T-5 Transect also provides for Neighborhood Cores to serve some of the neighborhoods which are closer to the Town Core area. The permitted uses in the T-5 Transect generally include mixed-use, hotels, offices and multifamily buildings.
- (6) T-6 — Town Core. The T-6 Transect is a higher density, mixed and multiple use downtown area. This area provides for the majority of retail and commercial uses within the Town and should be identified as the Central Business District within the Town. This area has residential and office uses over the commercial uses to support day and evening uses in the downtown.
- (7) Special District 1: Hospital District - SD-1 covers the Newton Medical Center and support services for the hospital. The district is intended for hospital and medical uses and offices.
- (8) Special District 2: College District - SD-2 covers the Sussex County Community College campus. The district is intended for a college use and college support services. Student housing is permitted.

- (9) Special District 3: Retail/Manufacturing District - SD-3 covers the area along US Route 206 at its intersection with North and South Park Drive. This area includes existing large-scale retail and industrial uses. The area has potential to accept relocated light manufacturing and industrial uses which currently exist in redevelopment areas.
- (10) Special District 4: Industrial/Manufacturing District - SD-4 covers the existing industrial site and adjacent lands along and across from Sparta Avenue. This area includes an existing manufacturing facility and has potential for additional manufacturing and light industrial development to provide industries and employment within the Town. This area also has potential to accept relocated light manufacturing and industrial uses which currently exist in redevelopment areas. Where proposed development abuts residential areas, year-round buffers should be provided.
- (11) Special District 5: Office/Manufacturing District - SD-5 covers the Sparta Avenue redevelopment area, where office, light industrial and manufacturing uses are permitted.
- (12) Special District 6: Schools District - SD-6 covers the Newton High School, Halsted Street School and Merriam Avenue Elementary School. The district is intended for school uses and support services.
- (13) Special District 7: Senior Community District - SD-7 covers the Bristol Glen/United Methodist Homes Continuing Care and Assisted Living Facility. This district is intended for a continuing care retirement community and related support services.
- (14) Special District 8: Power Substation District - SD-8 covers the Newton Power Substation. The district is intended for use as a power substation and related uses.
- (15) Special District 9: Planned Neighborhood Development District - SD-9 covers approximately 52 acres along High Street at the western edge of Town. This area is intended for a planned mixed-use and residential district that will incorporate affordable housing.

C. Permitted uses. The following tables show permitted uses by transect zone and special district. A mix of uses is permitted based on building types designated as such. Unless expressly permitted in the table, all other uses are deemed to be prohibited.

[Amended 6-25-2012 by Ord. No. 2012-17; 2-4-2014 by Ord. No. 2014-1; 1-28-2015 by Ord. No. 2015-1; 4-24-2017 by Ord. No. 2017-6; 2-26-2018 by Ord. No. 2018-2; 6-11-2018 by Ord. No. 2018-9; 11-26-2018 by Ord. No. 2018-21; 6-24-2019 by Ord. No. 2019-5; 6-28-2021 by Ord. No. 2021-12]

Permitted Uses Table — Transect Zones

KEY:

P — Permitted

NP — Not Permitted

PS — Permitted On Any Level Except Street Level

C — Conditional Use

Use	Transect					
	T-1	T-2	T-3	T-4	T-5	T-6
Government/Civic/Institutional						
Public, private or parochial school	NP	NP	P	P	P	NP
Institutional use	NP	NP	P	P	P	P
General hospital, nursing home, convalescent home	NP	NP	NP	P	P	NP

Use		Transect					
		T-1	T-2	T-3	T-4	T-5	T-6
	Community garden	P	P	P	P	P	P
	Emergency services	NP	NP	P	P	P	P
	Plaza/square/piazza	NP	NP	NP	P	P	P
	Hospital/medical center	NP	NP	NP	NP	NP	NP
	Cultural uses (museum/gallery/library)	NP	NP	NP	P	P	P
	Park/playground	P	P	P	P	P	P
	House of worship	NP	P	P	P	P	P
	All public buildings and uses	NP	NP	NP	P	P	P
	Government or public utility use (not including storage uses and garages)	P	P	P	P	P	P
	Governmental administrative /institutional uses	NP	NP	NP	P	P	P
	Judicial	NP	NP	NP	NP	P	P
	Law enforcement	NP	NP	NP	P	P	P
	Public works	P	P	P	P	P	P
	Community center/senior center	NP	P	P	P	P	P
	Cemeteries	C	C	C	NP	NP	NP
Commercial Retail Services							
	Antique stores	NP	NP	NP	P	P	P
	Appliance stores	NP	NP	NP	P	P	P
	Arts and crafts stores	NP	NP	NP	P	P	P
	Bakeries	NP	NP	NP	P	P	P
	Banks	NP	NP	NP	P	P	P
	Beauty salons, spas and barber shops	NP	NP	NP	P	P	P
	Bed-and-breakfasts	NP	C	C	P	P	P
	Auto body shops	NP	NP	NP	C	C	NP
	Bookstores (excluding adult bookstores)	NP	NP	NP	P	P	P
	Camera and photographic supply stores	NP	NP	NP	P	P	P
	Candy and ice cream shops	NP	NP	NP	P	P	P
	Cannabis delivery	NP	NP	NP	C	NP	NP
	Cannabis retailer	NP	NP	NP	C	NP	NP

Use		Transect					
		T-1	T-2	T-3	T-4	T-5	T-6
	Clothing apparel and shoe stores	NP	NP	NP	P	P	P
	Child-care centers	NP	NP	P	P	P	P
	Coffee shops	NP	NP	NP	P	P	P
	Computer supplies and software stores	NP	NP	NP	P	P	P
	Cosmetic stores, beauty supply stores and perfumeries	NP	NP	NP	P	P	P
	Delicatessens	NP	NP	NP	P	P	P
	Department stores	NP	NP	NP	P	P	P
	Diners, cafes and restaurants	NP	NP	NP	P	P	P
	Drugstores	NP	NP	NP	P	P	P
	Electronics, audio and cell phone stores	NP	NP	NP	P	P	P
	Farmers' market	P	P	P	P	P	P
	Florists	NP	NP	NP	P	P	P
	Food (health) and supplement stores	NP	NP	NP	P	P	P
	Furniture stores	NP	NP	NP	P	P	P
	Garden supply stores	NP	NP	NP	P	P	P
	Gas stations	NP	NP	NP	C	C	NP
	Grocery stores and specialty food stores	NP	NP	NP	P	P	P
	Hobby, toy and game stores	NP	NP	NP	P	P	P
	Home goods, furnishings and accessories stores	NP	NP	NP	P	P	P
	Hotels (excluding extended stay/efficiencies/ single room occupancies)	NP	NP	NP	NP	P	P
	Jewelers and watch stores (excluding pawn shops)	NP	NP	NP	P	P	P
	Luggage and leather goods	NP	NP	NP	P	P	P
	Meat markets	NP	NP	NP	P	P	P
	Motor vehicle sales	NP	NP	NP	C	C	C
	Musical instruments and supplies stores	NP	NP	NP	P	P	P
	Optical goods stores	NP	NP	NP	P	P	P

Use		Transect					
		T-1	T-2	T-3	T-4	T-5	T-6
	Package goods stores/liquor stores	NP	NP	NP	P	P	P
	Paint, wallpaper, and/or hardware stores	NP	NP	NP	P	P	P
	Pet grooming, pet shops and pet supplies	NP	NP	NP	P	P	P
	Pharmacies	NP	NP	NP	P	P	P
	Photographers and picture framers	NP	NP	NP	P	P	P
	Recreational facilities, i.e., gym, bowling alley	NP	NP	NP	P	P	P
	Souvenir shops	NP	NP	NP	P	P	P
	Sports and recreation stores (excluding gun stores)	NP	NP	NP	P	P	P
	Stationery, office supply and card stores	NP	NP	NP	P	P	P
	Taverns and bars	NP	NP	NP	P	P	P
	Tattoo parlor	NP	NP	NP	P	P	P
Business/Office/Professional							
	General and professional offices	NP	NP	NP	P	P	P
	Business services	NP	NP	NP	P	P	P
	Laboratory (medical/dental)	NP	NP	NP	P	P	NP
	Office (dental, medical, veterinary, administrative)	NP	NP	NP	P	P	P
	Photo or art studios	NP	NP	NP	P	P	P
	Home occupations	NP	C	C	P	P	PS
	Professional occupations	NP	C	C	P	P	P
	Licensed taxicab business office	NP	NP	NP	C	C	NP
Light Industrial							
	Research and development	NP	NP	NP	P	NP	NP
	Warehouse and storage	NP	NP	NP	P	P	NP
	Light manufacturing	NP	NP	NP	P	P	NP
	Product filling and assembly	NP	NP	NP	P	P	NP

Use		Transect					
		T-1	T-2	T-3	T-4	T-5	T-6
	Artisanal workshop	NP	NP	NP	P	P	P
	Food and beverage production	NP	NP	NP	P	P	P
	Cannabis cultivator	NP	NP	NP	C	C	NP
	Cannabis manufacturer	NP	NP	NP	C	C	NP
	Cannabis wholesaler	NP	NP	NP	C	C	NP
	Cannabis distributor	NP	NP	NP	C	C	NP
Residential							
	Single-family detached	NP	P	P	P	P	NP
	Duplex	NP	NP	P	P	P	NP
	Age restricted	NP	NP	NP	P	P	NP
	Residential over commercial	NP	NP	NP	P	P	P
	Flats or lofts (elevator fed)	NP	NP	NP	P	P	PS
	Group care (elder-care, extended care, special care)	NP	C	C	P	P	P
	Live/work	NP	NP	NP	P	P	P
	Residential cluster development	NP	C	C	NP	NP	NP
Other							
	Club, lodge or fraternal organization	NP	C	C	P	P	P
	Farming and agricultural uses	P	C	C	NP	NP	NP
	Parking structure as principal use	NP	NP	NP	P	P	P
	Surface parking as principal use	NP	NP	NP	P	P	NP
	Temporary uses	P	NP	NP	P	P	P
Accessory Uses							
	Accessory apartment	NP	P	P	P	P	NP
	Carport	NP	P	P	P	P	NP
	Private garage	NP	P	P	P	P	NP
	Storage shed	NP	P	P	P	P	NP
	Surface parking lot	NP	NP	NP	P	P	P
	Parking structure	NP	NP	NP	P	P	P
	Sidewalk cafe (March 1 - Dec. 1 provided snow and ice are not present)	NP	NP	NP	P	P	P

Use	Districts								
	SD-1	SD-2	SD-3	SD-4	SD-5	SD-6	SD-7	SD-8	SD-9
storage uses and garages)									
Governmental administrative/ institutional uses	NP	P	NP	NP	NP	P	P	NP	P
Judicial	NP	NP	NP	NP	NP	NP	NP	NP	NP
Law enforcement	NP	P	NP	NP	NP	P	NP	NP	P
Public works	P	P	P	P	P	P	P	P	P
Community center/senior center	P	P	P	NP	P	P	P	NP	P
Cemeteries	C	NP	C	NP	NP	NP	NP	NP	C
Commercial Retail Services									
Antique stores	NP	NP	P	NP	P	NP	NP	NP	P
Appliance stores	NP	NP	P	NP	P	NP	NP	NP	P
Arts and crafts stores	NP	NP	P	NP	P	NP	P	NP	P
Bakeries	NP	P	P	NP	P	NP	P	NP	P
Banks	NP	P	P	NP	P	NP	P	NP	P
Beauty salons, spas and barber shops	NP	NP	P	NP	P	NP	P	NP	P
Bed-and-breakfasts	NP	NP	P	NP	P	NP	NP	NP	P
Body shops	NP	NP	C	C	NP	NP	NP	NP	NP
Bookstores (excluding adult bookstores)	NP	P	P	NP	P	NP	P	NP	P
Camera and photographic supply stores	NP	NP	P	NP	P	NP	P	NP	P
Candy and ice cream shops	NP	P	P	NP	P	NP	P	NP	P
Cannabis delivery	NP	NP	C	NP	NP	NP	—	—	—
Cannabis retailer	NP	NP	C	NP	NP	NP	—	—	—
Clothing apparel and shoes stores	NP	NP	P	NP	P	NP	P	NP	P
Child-care centers	P	P	P	P	P	P	P	NP	P
Coffee shops	P	P	P	NP	P	NP	P	NP	P
Computer supplies and software stores	NP	NP	P	NP	P	NP	NP	NP	P
Cosmetic stores, beauty supply	NP	NP	P	NP	P	NP	P	NP	P

Use	Districts									
	SD-1	SD-2	SD-3	SD-4	SD-5	SD-6	SD-7	SD-8	SD-9	
stores and perfumeries										
Delicatessens	P	P	P	NP	P	NP	P	NP	P	
Department stores	NP	NP	P	NP	P	NP	NP	NP	P	
Diners, cafes and restaurants	NP	P	P	NP	P	NP	P	NP	P	
Drugstores	NP	NP	P	NP	P	NP	P	NP	P	
Electronics, audio and cell phone stores	NP	NP	P	NP	P	NP	NP	NP	P	
Farmers' markets	P	P	P	P	P	P	P	P	P	
Florists	P	NP	P	NP	P	NP	P	NP	P	
Food (health) and supplement stores	NP	NP	P	NP	P	NP	P	NP	P	
Furniture stores	NP	NP	P	NP	P	NP	NP	NP	P	
Garden supply stores	NP	NP	P	NP	P	NP	NP	NP	P	
Grocery stores and specialty food stores	NP	NP	P	NP	P	NP	NP	NP	P	
Hobby, toy and game stores	NP	NP	P	NP	P	NP	NP	NP	P	
Home goods, furnishings and accessories stores	NP	NP	P	NP	P	NP	NP	NP	P	
Hotels (excluding extended stay/efficiencies/single room occupancies)	NP	NP	P	NP	P	NP	NP	NP	P	
Jewelers and watch stores (excluding pawn shops)	NP	NP	P	NP	P	NP	NP	NP	P	
Luggage and leather goods	NP	NP	P	NP	P	NP	NP	NP	P	
Meat markets	NP	NP	P	NP	P	NP	NP	NP	P	
Motor vehicle sales	NP	NP	C	C	NP	NP	NP	NP	NP	
Musical instruments and supplies stores	NP	NP	P	NP	P	NP	NP	NP	P	
Optical goods stores	NP	NP	P	NP	P	NP	NP	NP	P	

Use		Districts								
		SD-1	SD-2	SD-3	SD-4	SD-5	SD-6	SD-7	SD-8	SD-9
	Package goods stores/liquor stores	NP	NP	P	NP	P	NP	NP	NP	P
	Paint, wallpaper, and/or hardware stores	NP	NP	P	NP	P	NP	NP	NP	P
	Pet grooming, pet shops and pet supplies	NP	NP	P	NP	P	NP	NP	NP	P
	Pharmacies	P	NP	P	NP	P	NP	P	NP	P
	Photographers and picture framers	NP	NP	P	NP	P	NP	NP	NP	P
	Recreational facilities, i.e., gym, bowling alley	NP	P	P	NP	P	NP	P	NP	P
	Souvenir shops	P	P	P	NP	P	NP	P	NP	P
	Sports and recreation stores (excluding gun stores)	NP	NP	P	NP	P	NP	NP	NP	P
	Stationery, office supply and card stores	P	NP	P	NP	P	NP	P	NP	P
	Taverns and bars	NP	NP	P	NP	P	NP	NP	NP	P
	Tattoo parlor	NP	NP	P	NP	NP	NP	NP	NP	P
Business/Office/Professional										
	General and professional offices	NP	NP	P	NP	P	NP	NP	NP	P
	Business services	NP	NP	P	NP	P	NP	NP	NP	P
	Laboratory (medical/dental)	P	NP	P	NP	P	NP	NP	NP	P
	Medical office (professional, dental, medical, veterinary, administrative)	P	NP	P	NP	P	NP	P	NP	P
	Photo or art studios	NP	NP	P	NP	NP	NP	NP	NP	P
	Home occupations	NP	NP	NP	NP	NP	NP	NP	NP	C
	Professional occupations	NP	NP	C	C	NP	NP	C	NP	C
	Licensed taxicab business offices	NP	NP	C	C	NP	NP	NP	NP	NP
Light Industrial										

Use		Districts								
		SD-1	SD-2	SD-3	SD-4	SD-5	SD-6	SD-7	SD-8	SD-9
	Research and development	P	NP	P	P	P	NP	NP	NP	NP
	Warehouse and storage	NP	NP	P	P	P	NP	NP	NP	NP
	Light manufacturing	NP	NP	P	P	P	NP	NP	NP	NP
	Product filling and assembly	NP	NP	P	P	P	NP	NP	NP	NP
	Artisanal workshop	NP	NP	P	P	P	NP	NP	NP	NP
	Food and beverage production	NP	NP	P	C	C	NP	NP	NP	NP
Residential										
	Single-family detached	NP	NP	p[2]	NP	NP	NP	P	NP	P
	Duplex	NP	NP	p[3]	NP	NP	NP	P	NP	P
	Age restricted	NP	NP	NP	NP	NP	NP	P	NP	P
	Residential over commercial	NP	P	P	NP	P	NP	P	NP	P
	Flats or lofts (elevator fed)	NP	P	NP	NP	P	NP	P	NP	P
	Group care unit (elder-care, extended care, special care)	P	NP	NP	NP	NP	NP	P	NP	C
	Live/work	NP	NP	P	NP	P	NP	P	NP	P
	Residential cluster	NP	NP	NP	NP	NP	NP	NP	NP	NP
Other										
	Club, lodge or fraternal organization	NP	P	P	C	C	NP	C	NP	C
	Farming and agricultural uses	C	C	NP	NP	NP	NP	C	NP	C
	Parking structure as principal use	P	P	P	NP	P	NP	P	NP	P
	Surface parking as principal use	NP	P	P	NP	NP	NP	P	P	P
	Temporary uses	P	P	P	P	P	P	P	P	P
Accessory Uses										
	Accessory apartment	NP	NP	NP	NP	NP	NP	NP	NP	P
	Carport	NP	NP	NP	NP	NP	NP	P	NP	P
	Private garage	NP	NP	NP	NP	NP	NP	P	NP	P
	Storage shed	NP	NP	NP	NP	NP	NP	P	NP	P

Use	Districts									
	SD-1	SD-2	SD-3	SD-4	SD-5	SD-6	SD-7	SD-8	SD-9	
Surface parking lot	P	P	P	P	P	P	P	P	P	P
Parking structure	P	P	P	NP	P	P	P	NP	P	
Sidewalk cafe (March 1 - Dec. 1 provided snow and ice are not present)	NP	P	P	NP	NP	NP	P	NP	P	
Street furniture	P	P	P	NP	P	P	P	NP	P	
Drive-through facility	NP	NP	P	NP	NP	NP	NP	NP	NP	
Outdoor displays (March 1 - Dec. 1 provided snow and ice are not present)	NP	P	P	NP	NP	NP	P	NP	P	
Temporary out- door storage of manufactured items pending shipment (max. 48 hours)	NP	NP	P	P	P	NP	NP	NP	NP	

[2] Subject to § 320-27B(1).

[3] Subject to § 320-27B(1).

§ 320-27. Preexisting nonconforming lots, uses and structures.

[Amended 8-26-2013 by Ord. No. 2013-22]

The following provisions shall apply to all lawfully existing nonconforming uses, structures, driveways or lots as well as all uses, structures or lots that become nonconforming by reason of any subsequent amendment to this chapter.

- A. Existing uses, expansion of nonconforming uses. Any nonconforming use existing at the time, or created as a result, of the passage of this chapter may be continued upon the lot or in the structure so occupied. No nonconforming use may be extended or expanded over a larger area than it occupies at the time of enactment of this chapter.
- B. Existing structures, enlargement or nonconforming structures. Any nonconforming structure existing at the time, or created as a result, of the passage of this chapter may be occupied, restored or repaired in the event of partial destruction thereof. Any such structure, which is substantially destroyed as deemed by the Construction Official, shall not be reconstructed or used except in conformance with this chapter. No nonconforming structure may be enlarged or expanded to cover a larger area than it occupied at the time of the adoption of this chapter without an appeal for variance relief.
 - (1) New single-family and duplex residential uses are not permitted. Single-family and duplex residential uses existing in the SD-3 District prior to the effective date of this chapter, May 2, 2012, may remain subject to the bulk standards in effect prior to this ordinance. Such single-family and duplex residential uses may be rebuilt either within the same footprint or in a new location subject to the standards of the zone in effect prior to May 2, 2012, if partially or completely destroyed by natural causes or involuntarily destroyed by human causes. This does not apply to residences that have been destroyed by voluntary means. Remodeling and

expansion of preexisting nonconforming residences is permitted, provided that the expansion complies with ordinance standards of the zone in effect prior to May 2, 2012 or is within the existing building footprint.

[Added 11-26-2018 by Ord. No. 2018-21]

- C. Any nonconforming driveway existing at the time, or created as a result, of the passage of Ordinance No. 2013-22 (August 26, 2013) may be restored, replaced or repaired, provided such driveway has not been abandoned (pursuant to Subsection **F** below). No nonconforming driveway may be enlarged or expanded to cover a larger area than it occupied at the time of the adoption of Ordinance No. 2013-22 (August 26, 2013) without an appeal for variance relief.
- D. Existing lots, nonconforming area, width and setback.
 - (1) Any lot nonconforming in area or width which was under one ownership or under contract of sale as of May 1969, when the owner thereof owns no adjoining land may be used as a lot for any purpose permitted in the zone, provided that the lot complies with all other regulations for the zone.
 - (2) Where a lot is situated between two lots, each of which is developed with a main building which projects beyond the established front building line and has been so maintained since May 1969, the minimum front yard depth required for such lot may be the average of the front yard of the existing buildings. Where a lot is situated between one lot developed as described above and a vacant lot, the minimum front depth required for such lot may be the average of the front yard of the existing buildings and the established front setback.
- E. Conversion to permitted use. After a nonconforming building or use has been converted to a permitted use, it shall not be changed back again to a nonconforming use.
- F. Abandonment. If a nonconforming use has been abandoned, such use shall not be reinstated. Cessation of a nonconforming use for a continuous period of one year may be taken as prima facie evidence of an intent to abandon such use.

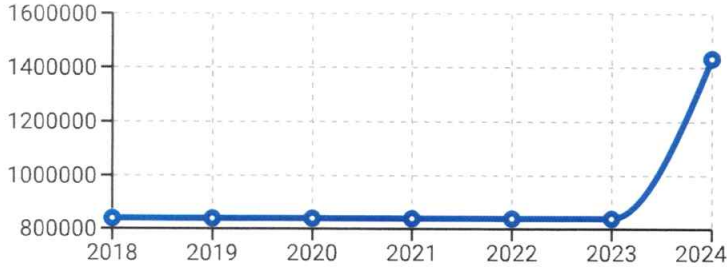
Property Detail Report

For property located at
144 Spring St, Newton, NJ 07860

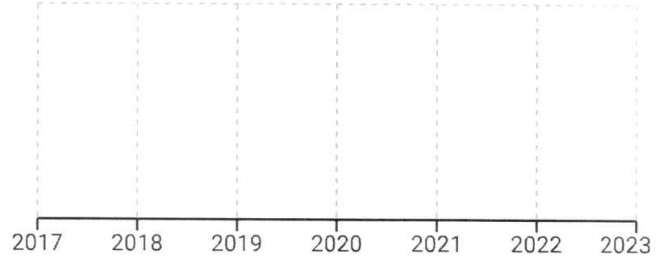
APN: 15-00008-08-00024-0000
Generation date: 06/04/2024

Assessment History

Tax Assessment Value



Total Tax



Tax History

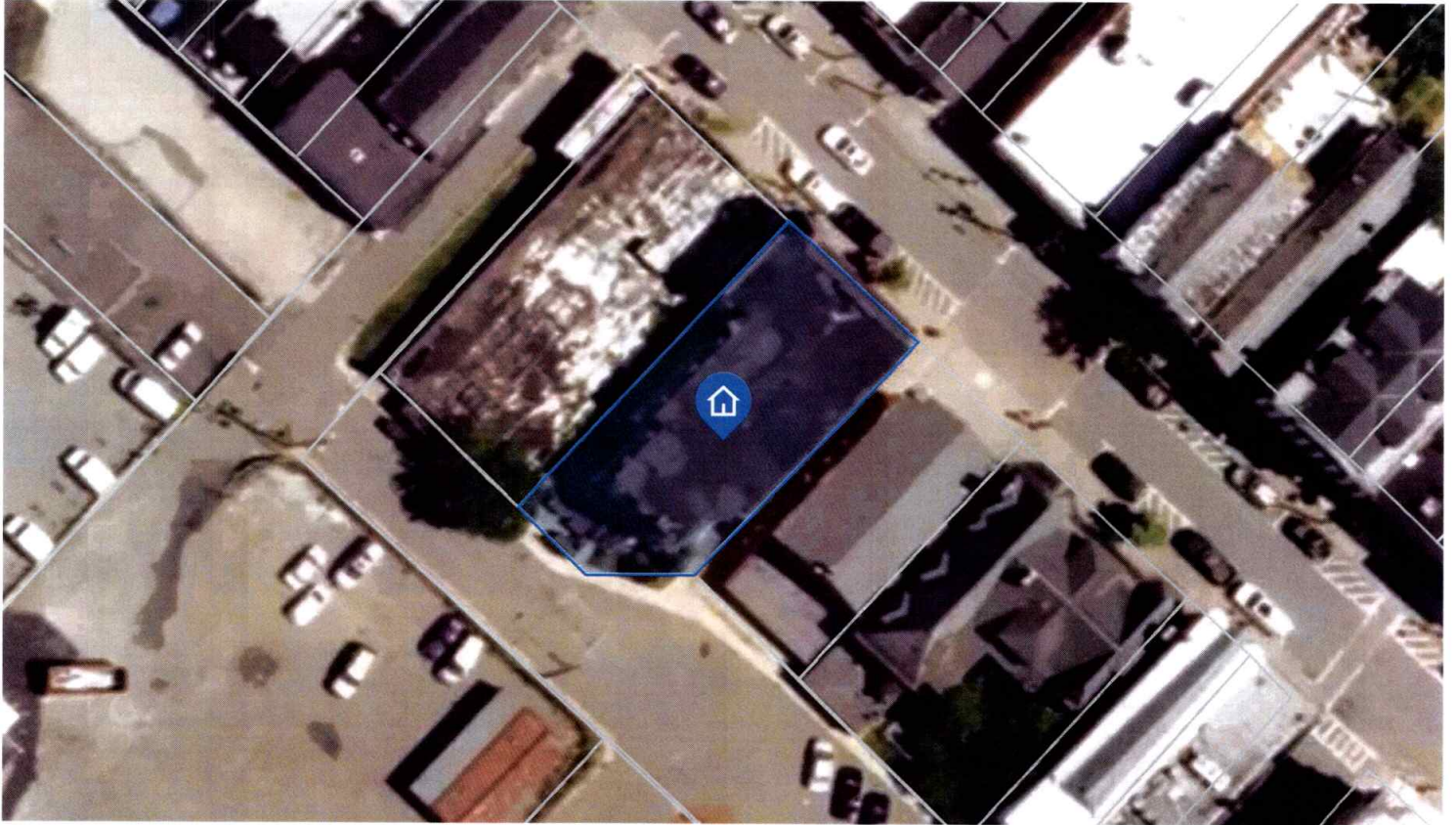
Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2023	\$37,736.12	-\$151.14	-0.4%	\$93,900	\$745,800	\$839,700
2022	\$37,887.26	\$167.94	0.45%	\$93,900	\$745,800	\$839,700
2021	\$37,719.32	\$579.39	1.56%	\$93,900	\$745,800	\$839,700
2020	\$37,139.93	\$1,150.39	3.2%	\$93,900	\$745,800	\$839,700
2019	\$35,989.54	\$193.13	0.54%	\$93,900	\$745,800	\$839,700
2018	\$35,796.41	\$209.92	0.59%	\$93,900	\$745,800	\$839,700
2017	\$35,586.49	\$571	1.63%	\$93,900	\$745,800	\$839,700
2016	\$35,015.49	\$923.67	2.71%	\$93,900	\$745,800	\$839,700
2015	\$34,091.82	\$705.35	2.11%	\$93,900	\$745,800	\$839,700
2014	\$33,386.47	\$2,816.87	9.21%	\$93,900	\$745,800	\$839,700
2013	\$30,569.60	\$692.92	2.32%	\$93,900	\$806,000	\$899,900
2012	\$29,876.68	\$539.94	1.84%	\$93,900	\$806,000	\$899,900
2011	\$29,336.74	\$540.07	1.88%	\$93,900	\$806,000	\$899,900
2010	\$28,796.67	\$1,615.76	5.94%	\$118,900	\$944,100	\$1,063,000
2009	\$27,180.91	\$1,392.61	5.4%	\$118,900	\$944,100	\$1,063,000
2008	\$25,788.30	\$6,399.3	33%	\$118,900	\$944,100	\$1,063,000
2007	\$19,389.00	\$1,041.6	5.68%	\$32,700	\$367,900	\$400,600
2006	\$18,347.40	\$1,402.1	8.27%	\$32,700	\$367,900	\$400,600
2005	\$16,945.30	\$1,121.6	7.09%	\$32,700	\$367,900	\$400,600
2004	\$15,823.70	\$1,001.5	6.76%	\$32,700	\$367,900	\$400,600
2003	\$14,822.20	\$721.1	5.11%	\$32,700	\$367,900	\$400,600
2002	\$14,101.10	\$761.2	5.71%	\$32,700	\$367,900	\$400,600
2001	\$13,339.90	\$440.6	3.42%	\$32,700	\$367,900	\$400,600
2000	\$12,899.30	\$600.9	4.89%	\$32,700	\$367,900	\$400,600

Property Detail Report

For property located at
144 Spring St, Newton, NJ 07860

APN: 15-00008-08-00024-0000
Generation date: 06/04/2024

FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.12 (100%)	34037C0292E	No	

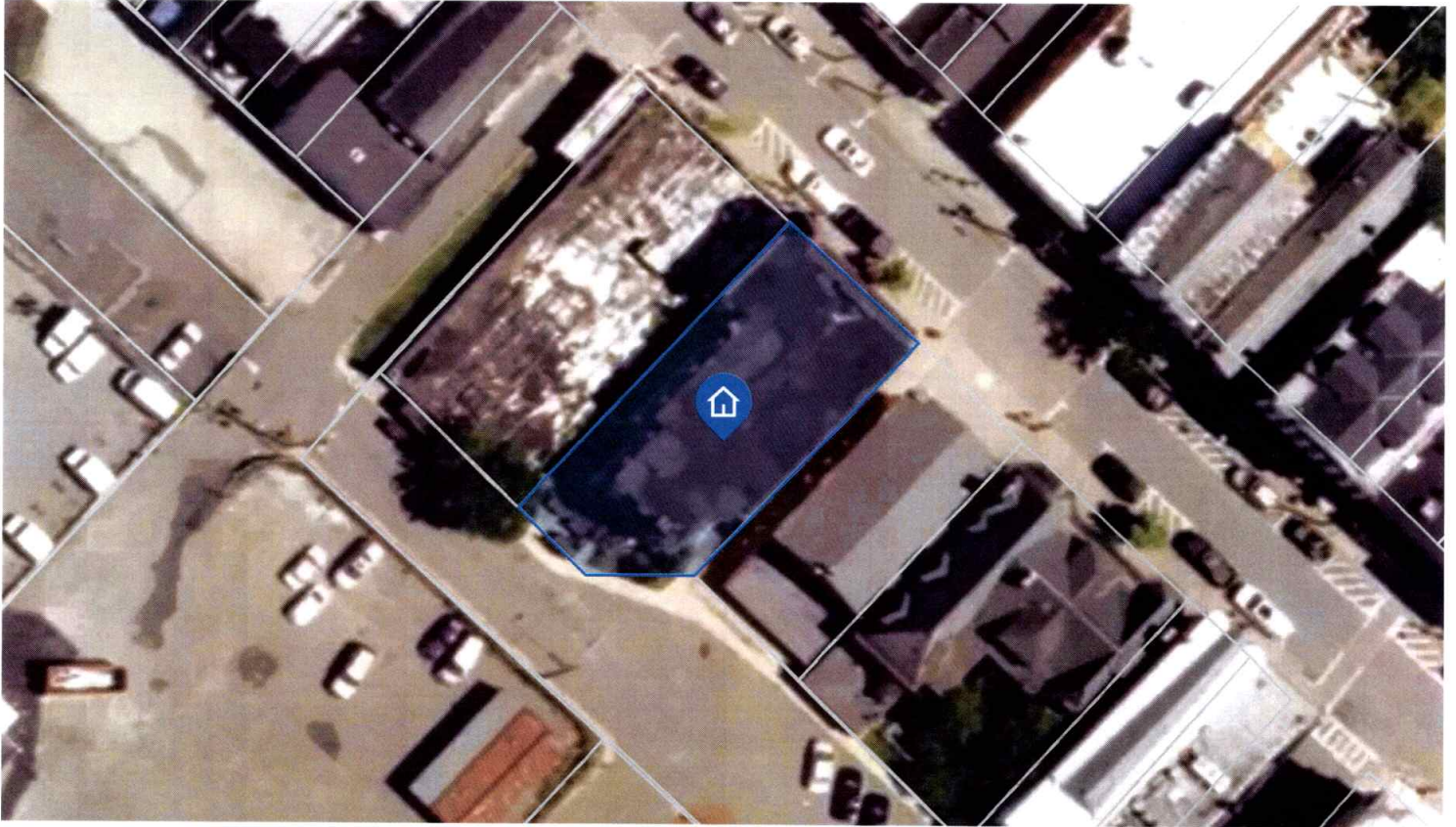
- FLOODWAY
- 1% ANNUAL CHANGE FLOOD HAZARD
- 0.2% ANNUAL CHANGE FLOOD HAZARD
- UNDETERMINED

Property Detail Report

For property located at
144 Spring St, Newton, NJ 07860

APN: 15-00008-08-00024-0000
Generation date: 06/04/2024

DEP Wetlands



Description

Area

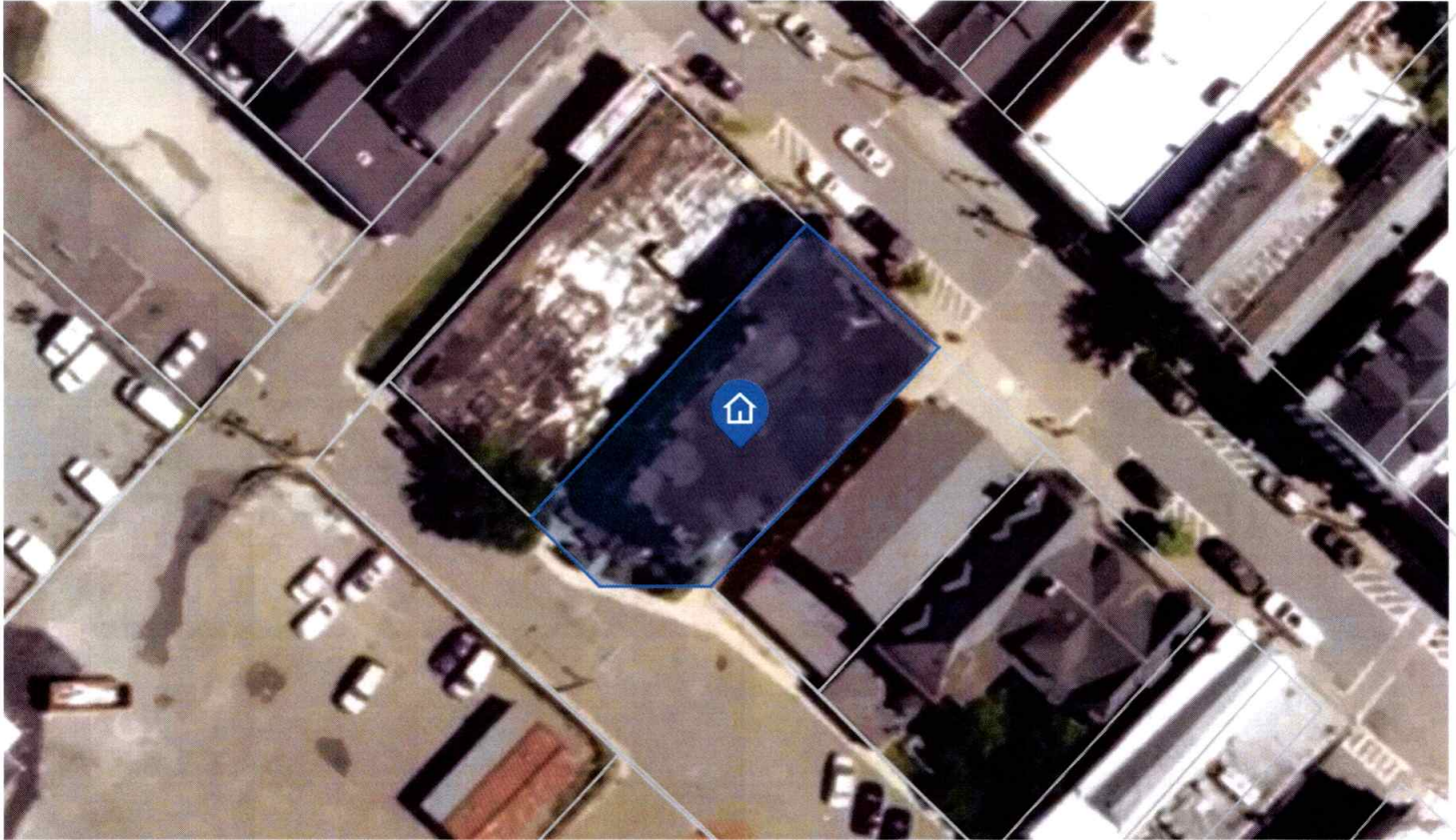
This parcel does not appear to have any relations with DEP Wetlands

Property Detail Report

For property located at
144 Spring St, Newton, NJ 07860

APN: 15-00008-08-00024-0000
Generation date: 06/04/2024

Pinelands



Code	Name	Area (Acres)
	This parcel does not appear to have any relations with Pinelands	

- Preservation Area District
- Forest Area
- Agricultural Production Area
- Rural Development Area
- Regional Growth Area
- Pinelands Town
- Military and Federal Installation Area
- Pinelands Village
- Special AG Production Area
- Forest Area
- Forest Area Water
- Rural Development Area
- Regional Growth Area
- Pinelands Town
- Pinelands Village

BLOCK	LOT	ADDRESS	PROPERTY OWNER	REASON FOR EXEMPTION
8.01	1	065A	FIRST UNITED PRESBYTERIAN CHURCH	PARKING AREA
8.01	7	0149	TOWN OF NEWTON	PARKING AREA
8.01	8	0139	CHRIST EPISCOPAL CHURCH	CHURCH
8.01	9	0138	CHRIST EPISCOPAL CHURCH	CHURCH
8.01	10	0362	FIRST UNITED PRESBYTERIAN CHURCH	CHURCH
8.02	1	0448	COUNTY OF SUSSEX	PARK/OFFICE BLDG.
8.03	1	0129	COUNTY OF SUSSEX	ADMINISTRATIVE BLDG.
8.03	3	0129	COUNTY OF SUSSEX	ADMINISTRATIVE BLDG.
8.03	4	0823	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.04	1	0292	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.04	4	0292	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.04	15	0669	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.05	1	0349	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.05	2	0349	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.05	3	0349	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.05	4	0349	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.05	5	0349	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.05	6	0349	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.05	7	0349	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.05	8	0349	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.05	9	0349	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.05	10	0349	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.05	11	0482	UNITED STATES POSTAL SERVICE	POST OFFICE
8.05	12	0482	UNITED STATES POSTAL SERVICE	POST OFFICE
8.05	13	0482	UNITED STATES POSTAL SERVICE	POST OFFICE
8.05	14	0482	UNITED STATES POSTAL SERVICE	POST OFFICE
8.05	15	0482	UNITED STATES POSTAL SERVICE	POST OFFICE
8.05	16	0482	UNITED STATES POSTAL SERVICE	POST OFFICE
8.05	17	0482	UNITED STATES POSTAL SERVICE	POST OFFICE
8.05	18	0482	UNITED STATES POSTAL SERVICE	POST OFFICE
8.05	19	0482	UNITED STATES POSTAL SERVICE	POST OFFICE
8.05	20	0482	UNITED STATES POSTAL SERVICE	POST OFFICE
8.05	21	0482	UNITED STATES POSTAL SERVICE	POST OFFICE
8.05	22	0482	UNITED STATES POSTAL SERVICE	POST OFFICE
8.05	23	0482	UNITED STATES POSTAL SERVICE	POST OFFICE
8.05	24	0482	UNITED STATES POSTAL SERVICE	POST OFFICE
8.05	25	0482	UNITED STATES POSTAL SERVICE	POST OFFICE
8.05	26	0482	UNITED STATES POSTAL SERVICE	POST OFFICE
8.05	27	0482	UNITED STATES POSTAL SERVICE	POST OFFICE
8.05	28	0482	UNITED STATES POSTAL SERVICE	POST OFFICE
8.05	29	0482	UNITED STATES POSTAL SERVICE	POST OFFICE
8.05	30	0176	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.05	31	0156	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.05	32	0156	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.05	33	0156	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.05	34	0156	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.05	35	0156	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.05	36	0156	TOWN OF NEWTON PARKING AUTHORITY	PARKING AREA
8.05	37	0152	JEWISH CENTER OF SUSSEX COUNTY	MAINT BLDG.
8.05	38	0152	JEWISH CENTER OF SUSSEX COUNTY	MAINT BLDG.
8.05	39	0152	JEWISH CENTER OF SUSSEX COUNTY	MAINT BLDG.
8.05	40	0152	JEWISH CENTER OF SUSSEX COUNTY	MAINT BLDG.
8.05	41	0152	JEWISH CENTER OF SUSSEX COUNTY	MAINT BLDG.
8.05	42	0152	JEWISH CENTER OF SUSSEX COUNTY	MAINT BLDG.
8.05	43	0152	JEWISH CENTER OF SUSSEX COUNTY	MAINT BLDG.
8.05	44	166	NEWTON CEMETERY COMPANY	CEMETERY
8.05	45	0274	NEWTON CEMETERY COMPANY	CEMETERY
8.05	46	0274	NEWTON CEMETERY COMPANY	CEMETERY
8.05	47	0274	NEWTON CEMETERY COMPANY	CEMETERY
8.05	48	0274	NEWTON CEMETERY COMPANY	CEMETERY
8.05	49	0274	NEWTON CEMETERY COMPANY	CEMETERY
8.05	50	0156	JEWISH CENTER OF SUSSEX COUNTY	COMMUNITY CENTER



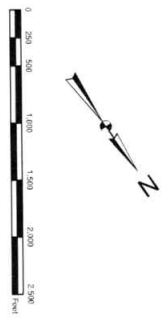
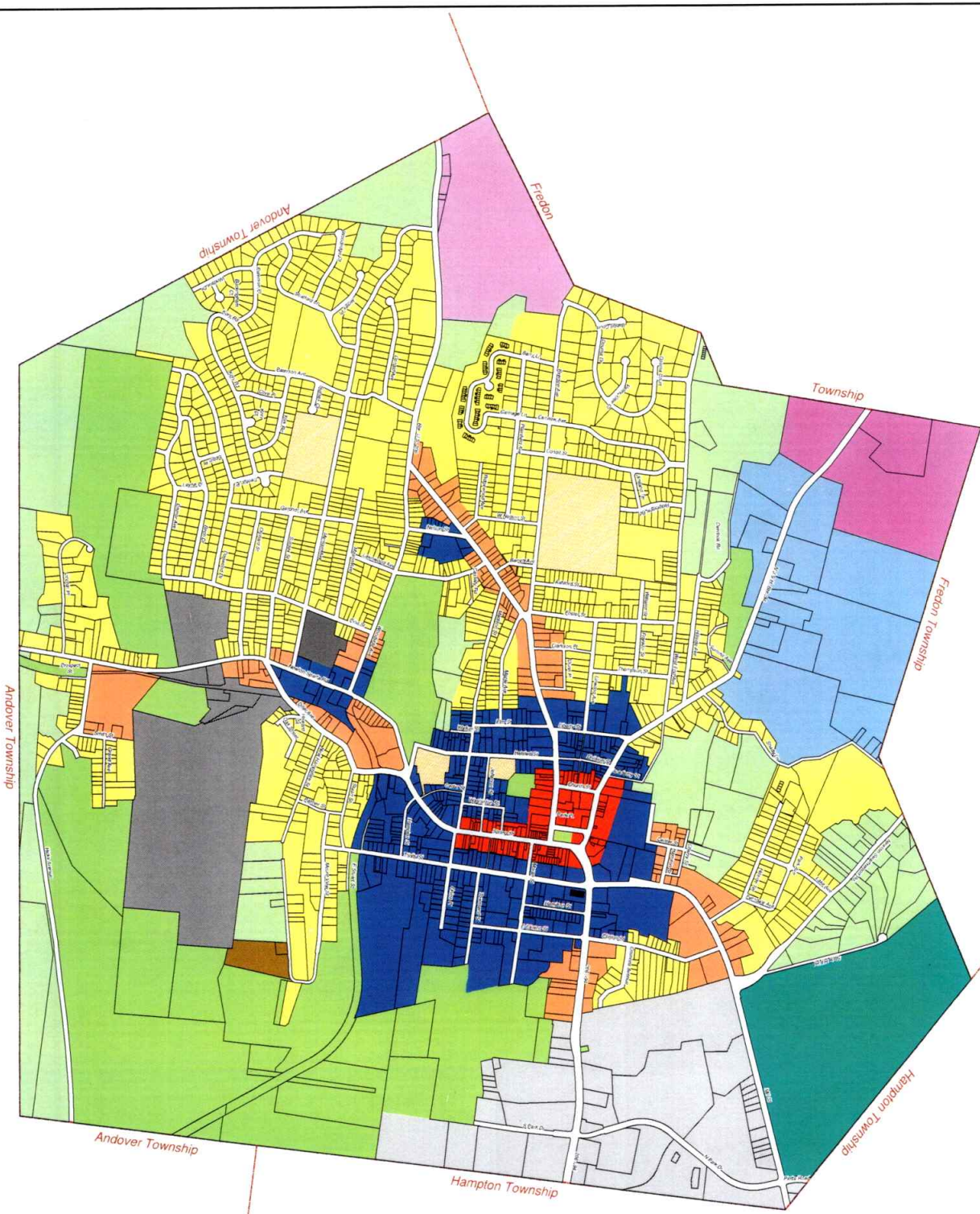
Block	Lot	Qual	Type	Floor	Sq. Ft.
8.03	3	C101	Office	Lower	3,061
8.03	3	C102	Office	Lower	1,487
8.03	3	C103	Office	Lower	1,986
8.03	3	C104	Office	Lower	1,655
8.03	3	C204	Office	Main	4,665
8.03	3	C301	Office	Upper	6,259
8.03	3	C302	Office	Upper	3,272
8.03	3	C303	Office	Upper	6,172
8.03	3	C304	Office	Upper	4,655
8.03	3	C305	Office	Upper	2,242

TAX MAP
TOWN OF NEWTON
 SUSSEX COUNTY, NEW JERSEY
 SCALE: 1" = 100' OCT 2009
 Prepared By
HAROLD E. PELLOW
 NEW JERSEY PROFESSIONAL ENGINEER AND
 LAND SURVEYOR, LIC. 2824
 HAROLD E. PELLOW & ASSOCIATES, INC.
 17 PLAINS ROAD, AUGUSTA, NEW JERSEY
 TO SHOW DIMENSIONS AS OF FEB. 2012

DATE	REVISED	DATE
FEB. 2012		
DEC. 2011		

HAROLD E. PELLOW & ASSOCIATES, INC.
 HAROLD E. PELLOW - N.J. PROFESSIONAL
 ENGINEER & LAND SURVEYOR, LIC. NO. 13279

MAP REFERENCES:
 1. THIS SHEET HAS BEEN REWRAN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/CAM) BASED
 ON THE ORIGINAL SURVEY RECORDS AND PLANS. THE ORIGINAL RECORDS AND PLANS
 WERE CHECKED FOR ACCURACY AND CORRECTED PRIOR TO JULY 2007 FOR REVISIONS AND
 CONDITIONS PRIOR TO JULY 2007.
 SEE APPROVED ORIGINAL MAPS ON FILE IN THE MUNICIPAL TAX ASSESSOR'S OFFICE.



- Transect Zones**
- T-1 - Natural Areas
 - T-2 - Rural Reserved Areas
 - T-3 - Neighborhood Residential
 - T-4 - Neighborhood Services
 - T-5 - Town Core Support Area / Neighborhood Corers
 - T-6 - Town Core
 - SD-1 - Hospital District
 - SD-2 - College District
 - SD-3 - Retail - Manufacturing District
 - SD-4 - Industrial - Manufacturing District
 - SD-5 - Office - Manufacturing District
 - SD-6 - Schools District
 - SD-7 - Senior Community District
 - SD-8 - Power Substation District
 - SD-9 - Planned Neighborhood Development

ZONING MAP
 Town of Newton
 Sussex County - New Jersey

Prepared by:
HFA HUNTLEY, FISHKILL, N.J. Professional Engineer
 CONSULTING ENGINEERS
 100 S. FRENCH AVE. SUITE 200
 FRENCHTOWN, NJ 08824

Project: Newton, NJ Zoning Map
 and Land Survey, L.S. No. 13229
 Produced: October 08/17
 Date Revised: 05/21/14