



PROPERTY
PEEK

DELUXE REPORT

Courtesy of:

James Robinson
732-261-0820
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Property

1755 Route 31
Clinton Township, NJ 08809-2017
Hunterdon County
Block 68 Lot 9.02

Powered by



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Disclaimer of Liability

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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

1755 Route 31
Clinton Township, NJ 08809-2017
Hunterdon County
Block 68 Lot 9.02

Current owner:	GANGA LLC
Zoning:	Commercial/Business - COMMERCIAL DISTRICT (C-1) 97.797% and 2 other zones
Wetlands:	This property does not appear to be in the immediate proximity of a Wetlands Area (>= 200ft)
Soils:	WadB - Washington loam, 3 to 8 percent slopes 81.55% 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)

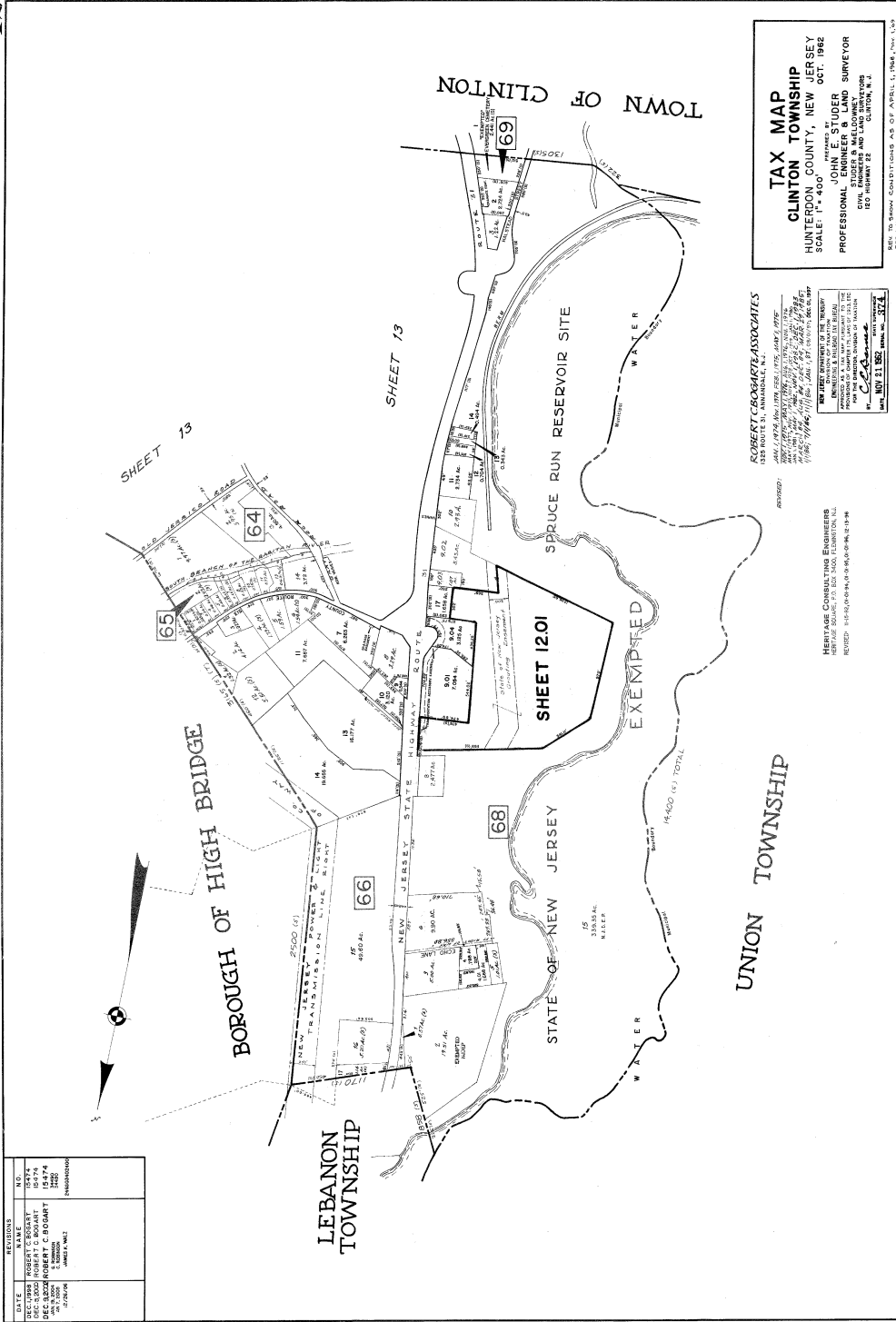
TIDELANDS REPORT

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)



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DATE	REVISIONS	NO.	NAME
02/28/2018	ROBERT C. BOGART	00174	
02/28/2018	ROBERT C. BOGART	00174	
02/28/2018	ROBERT C. BOGART	00174	
02/28/2018	ROBERT C. BOGART	00174	

TAX MAP
CLINTON TOWNSHIP
 HUNTERDON COUNTY, NEW JERSEY
 SCALE: 1" = 400'
 PREPARED BY: JOHN E. STUDDER
 PROFESSIONAL SURVEYOR & LAND SURVEYOR
 100 W. BROADWAY
 SUITE 200
 CLINTON, NJ 08809

ROBERT COBART ASSOCIATES
 1235 ROUTE 51, ANNANDALE, N.J.
 08801
 PREPARED BY: ROBERT COBART
 PROFESSIONAL SURVEYOR & LAND SURVEYOR
 01/18/2018

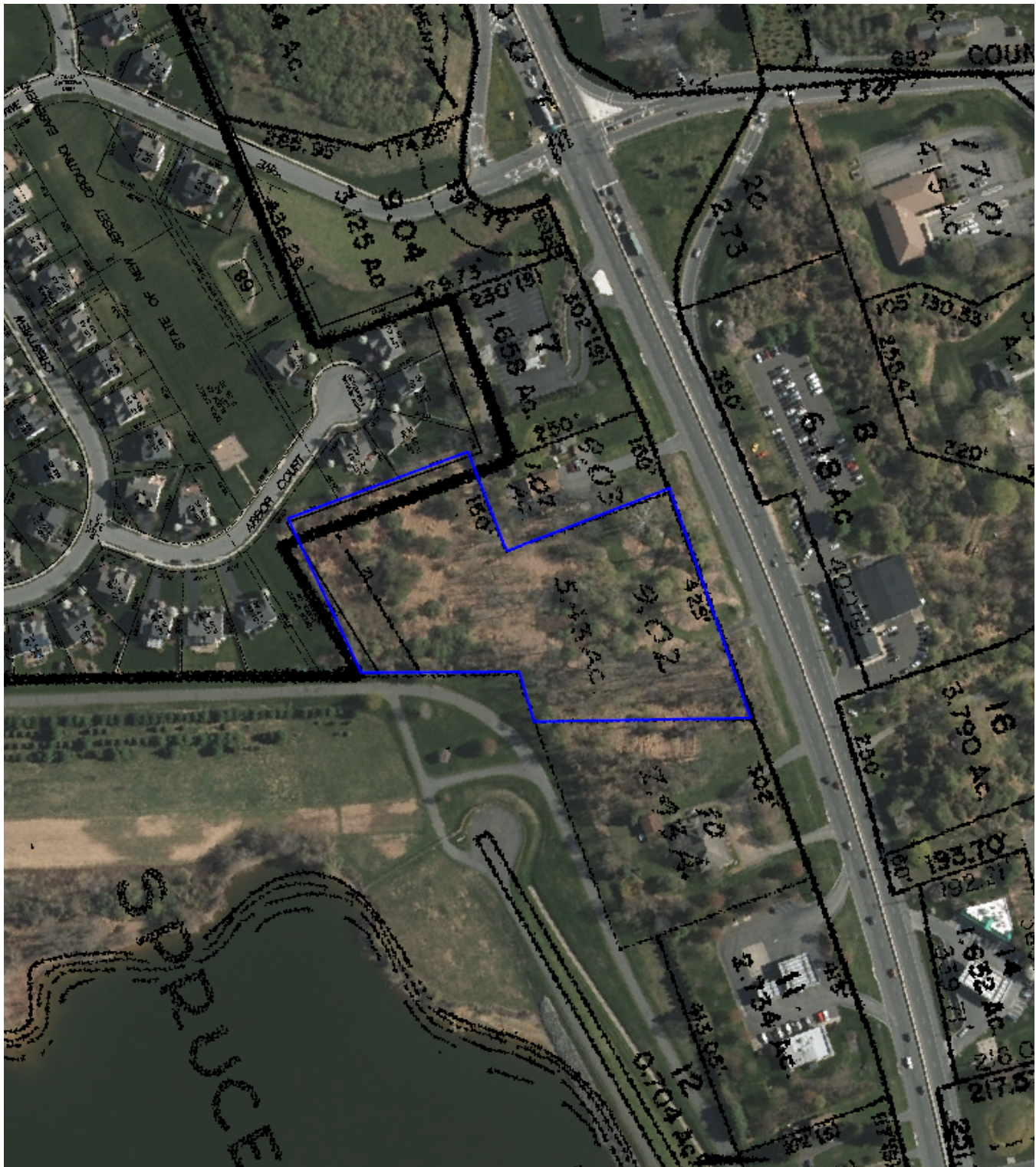
HERITAGE CONSULTING ENGINEERS
 100 W. BROADWAY, SUITE 200
 CLINTON, NJ 08809
 PREPARED BY: HERITAGE CONSULTING ENGINEERS
 01/18/2018

1304-C



Tax Map + Aerial

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





20 Year Tax Assessment History



Subject Property				
1755 ROUTE 31, Clinton 08809-2017				
Year	Property Info	Owner Info	Validation	Sales
2019	Block: 68 Lot: 9.02 Class: Class: 1 - Vacant Land Acreage: 5.431	GANGA LLC 1160 ROUTE 22 WEST Mountainside, NJ 07092-2810	Land Value: \$646,200.00 Improvement Value: \$0.00 Total Value: \$646,200.00	Date: 03/09/2012 Price: \$1,550,000.00
2018	Block: 68 Lot: 9.02 Class: Class: 1 - Vacant Land Acreage: 5.431	GANGA LLC 1160 ROUTE 22 WEST Mountainside, NJ 07092-2810	Land Value: \$646,200.00 Improvement Value: \$0.00 Total Value: \$646,200.00	Date: 03/09/2012 Price: \$1,550,000.00
2017	Block: 68 Lot: 9.02 Class: Class: 1 - Vacant Land Acreage: 5.431	GANGA LLC 1160 ROUTE 22 WEST Mountainside, NJ 07092-2810	Land Value: \$646,200.00 Improvement Value: \$0.00 Total Value: \$646,200.00	Date: 03/09/2012 Price: \$1,550,000.00
2016	Block: 68 Lot: 9.02 Class: Class: 1 - Vacant Land Acreage: 5.431	GANGA LLC 1160 ROUTE 22 WEST Mountainside, NJ 07092-2810	Land Value: \$646,200.00 Improvement Value: \$0.00 Total Value: \$646,200.00	Date: 03/09/2012 Price: \$1,550,000.00
2015	Block: 68 Lot: 9.02 Class: Class: 1 - Vacant Land Acreage: 5.431	GANGA LLC 1160 ROUTE 22 WEST Mountainside, NJ 07092-2810	Land Value: \$646,200.00 Improvement Value: \$0.00 Total Value: \$646,200.00	Date: 03/09/2012 Price: \$1,550,000.00
2014	Block: 68 Lot: 9.02 Class: Class: 1 - Vacant Land Acreage: 5.431	GANGA LLC 1160 ROUTE 22 WEST Mountainside, NJ 07092-2810	Land Value: \$646,200.00 Improvement Value: \$0.00 Total Value: \$646,200.00	Date: 03/09/2012 Price: \$1,550,000.00
2013	Block: 68 Lot: 9.02 Class: Class: 1 - Vacant Land Acreage: 5.431	GANGA LLC 1160 ROUTE 22 WEST MOUNTAINSIDE, NJ 07092-	Land Value: \$646,200.00 Improvement Value: \$0.00 Total Value: \$646,200.00	Date: 03/09/2012 Price: \$1,550,000.00
2012	Block: 68 Lot: 9.02 Class: Class: 1 - Vacant Land Acreage: 5.431	GANGA LLC 1160 ROUTE 22 WEST MOUNTAINSIDE, NJ-	Land Value: \$646,200.00 Improvement Value: \$0.00 Total Value: \$646,200.00	Date: 03/09/2012 Price: \$1,550,000.00
2011	Block: 68 Lot: 9.02 Class: Class: 1 - Vacant Land Acreage: 5.431	MANJIT HOLDINGS LLC 1160 ROUTE 22 WEST MOUNTAINSIDE, NJ 07092-	Land Value: \$646,200.00 Improvement Value: \$0.00 Total Value: \$646,200.00	Date: 06/29/2009 Price: \$1,420,000.00
2010	Block: 68 Lot: 9.02 Class: Class: 1 - Vacant Land Acreage: 5.431	MANJIT HOLDINGS LLC 1160 ROUTE 22 WEST MOUNTAINSIDE, NJ 07092-	Land Value: \$646,200.00 Improvement Value: \$0.00 Total Value: \$646,200.00	Date: 06/29/2009 Price: \$1,420,000.00
2009	Block: 68 Lot: 9.02 Class: Class: 1 - Vacant Land Acreage: 5.431	FINE PAINTING AND DECORATING CO INC 1160 ROUTE 22 WEST MOUNTAINSIDE, NJ -2810	Land Value: \$646,200.00 Improvement Value: \$0.00 Total Value: \$646,200.00	Date: 06/24/2009 Price: \$10.00



20 Year Tax Assessment History



Year	Property Info	Owner Info	Validation	Sales
2008	Block: 68 Lot: 9.02 Class: Class: 1 - Vacant Land Acreage: 5.431	INDER LLC 1160 ROUTE 22 Mountainside, NJ 07092-2810	Land Value: \$646,200.00 Improvement Value: \$0.00 Total Value: \$646,200.00	Date: 03/31/1998 Price: \$1.00
2007	Block: 68 Lot: 9.02 Class: Class: 1 - Vacant Land Acreage: 5.431	INDER LLC 1160 ROUTE 22 Mountainside, NJ 07092-2810	Land Value: \$646,200.00 Improvement Value: \$0.00 Total Value: \$646,200.00	Date: 03/31/1998 Price: \$1.00
2006	Block: 68 Lot: 9.02 Class: Class: 1 - Vacant Land Acreage: 5.431	INDER LLC 1160 ROUTE 22 Mountainside, NJ 07092-2810	Land Value: \$646,200.00 Improvement Value: \$0.00 Total Value: \$646,200.00	Date: 03/31/1998 Price: \$1.00
2005	Block: 68 Lot: 9.02 Class: Class: 1 - Vacant Land Acreage: 5.431	INDER LLC 1160 ROUTE 22 Mountainside, NJ 07092-2810	Land Value: \$570,200.00 Improvement Value: \$0.00 Total Value: \$570,200.00	Date: 03/31/1998 Price: \$1.00
2004	Block: 68 Lot: 9.02 Class: Class: 2 - Residential Acreage: 5.431	INDER LLC 1160 ROUTE 22 Mountainside, NJ 07092-2810	Land Value: \$570,200.00 Improvement Value: \$81,200.00 Total Value: \$651,400.00	Date: 03/31/1998 Price: \$1.00
2003	Block: 68 Lot: 9.02 Class: Class: 2 - Residential Acreage: 5.431	INDER LLC 1160 ROUTE 22 Mountainside, NJ 07092-2810	Land Value: \$570,200.00 Improvement Value: \$81,200.00 Total Value: \$651,400.00	Date: 03/31/1998 Price: \$1.00
2002	Block: 68 Lot: 9.02 Class: Class: 2 - Residential Acreage: 5.431	INDER LLC 340 WEST FIRST AVENUE Roselle, NJ 07203-1001	Land Value: \$570,200.00 Improvement Value: \$78,600.00 Total Value: \$648,800.00	Date: 03/31/1998 Price: \$1.00
2001	Block: 68 Lot: 9.02 Class: Class: 2 - Residential Acreage: 5.431	INDER LLC 340 WEST FIRST AVENUE Roselle, NJ 07203-1001	Land Value: \$570,200.00 Improvement Value: \$69,500.00 Total Value: \$639,700.00	Date: 03/31/1998 Price: \$1.00
2000	Block: 68 Lot: 9.02 Class: Class: 2 - Residential Acreage: 5.431	INDER LLC 340 WEST FIRST AVENUE Roselle, NJ 07203-1001	Land Value: \$284,400.00 Improvement Value: \$127,600.00 Total Value: \$412,000.00	Date: 03/31/1998 Price: \$1.00

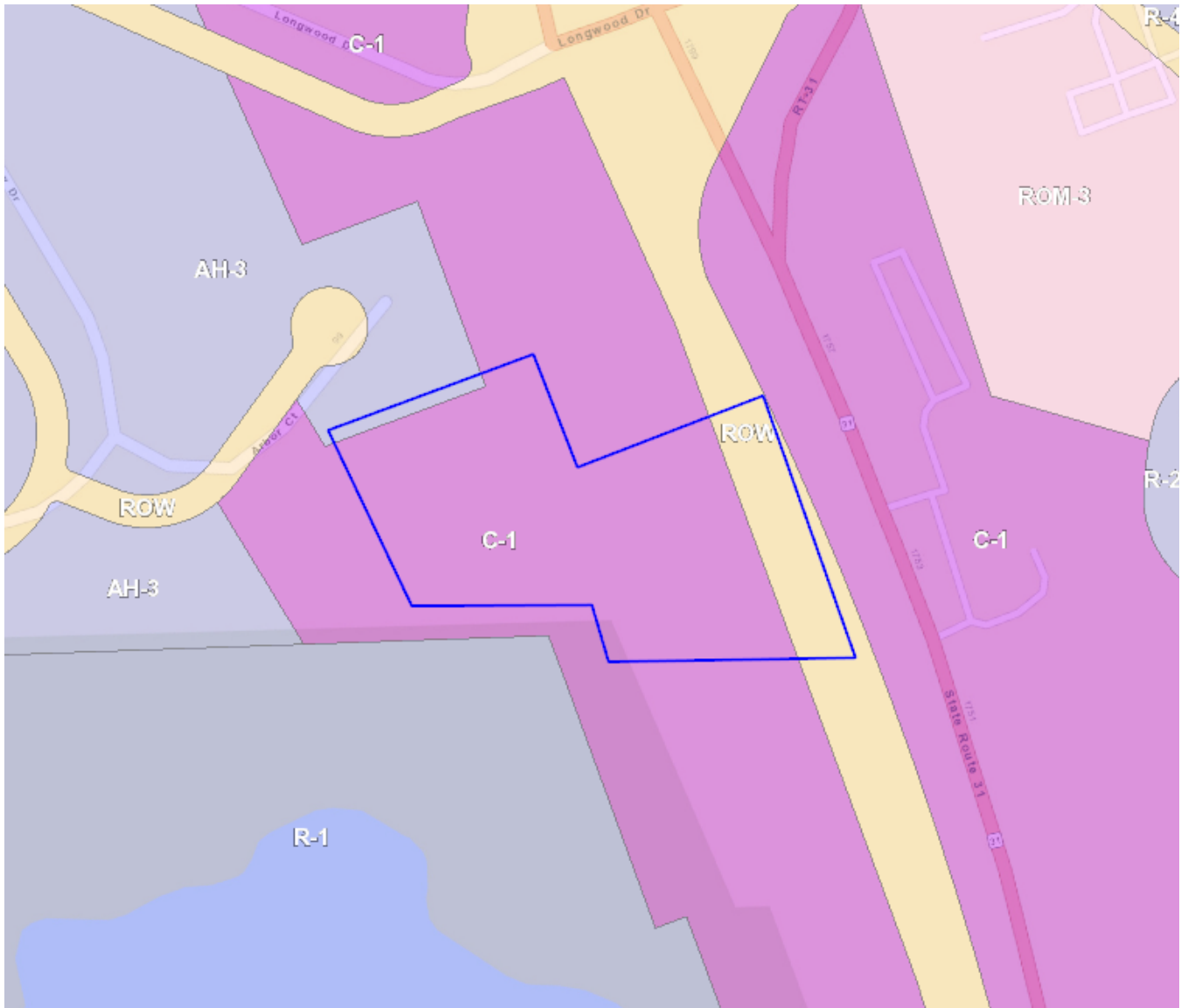


PROPERTY PEEK REPORT



Zoning

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



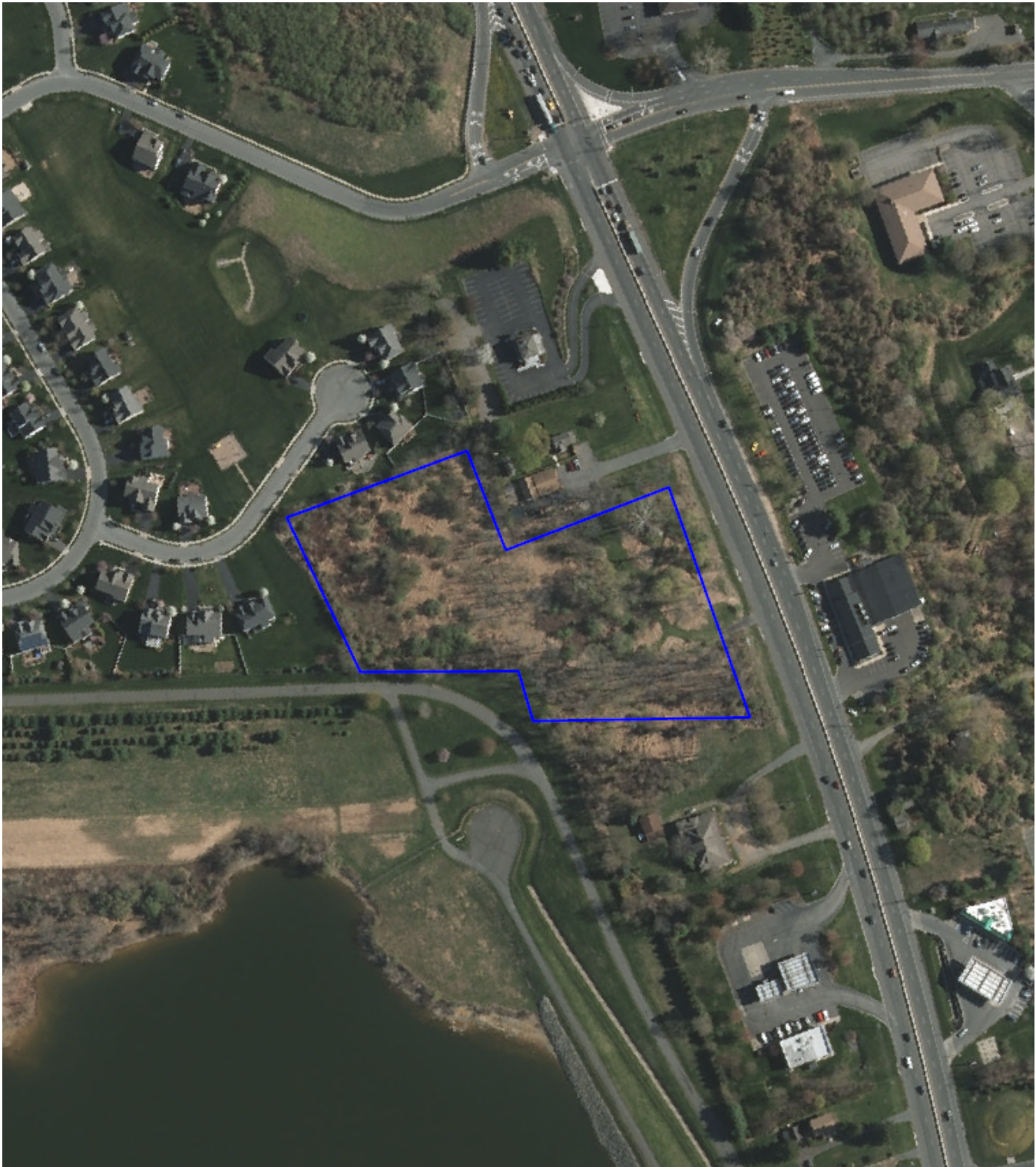
Commercial/Business - COMMERCIAL DISTRICT (C-1) 97.797%
 Residential - RESIDENCE DISTRICT (R-1) 1.987%
 Residential - AFFORDABLE HOUSING DISTRICT (AH-3) 0.216%

Legend			
	Agriculture		Industrial
	Mixed Use		Parks / Conservation
	Commercial/Business		Public / Institutional
	Other		Residential
			Transportation
			Water
			Overlay Zone



Aerials: 2015

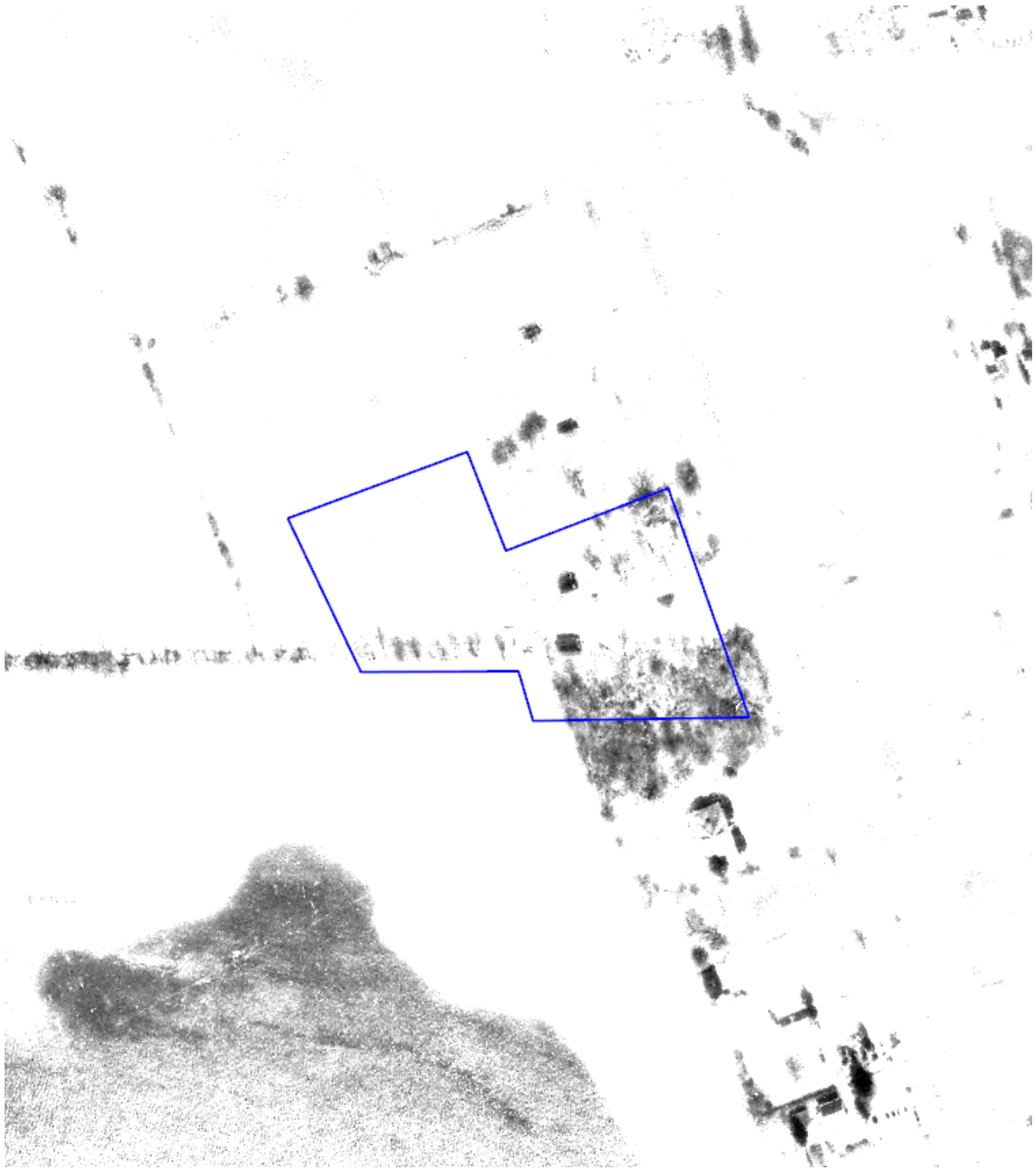
Elevation: 8,400 feet (scale: 1" = 700 feet)





Aerials: 1974

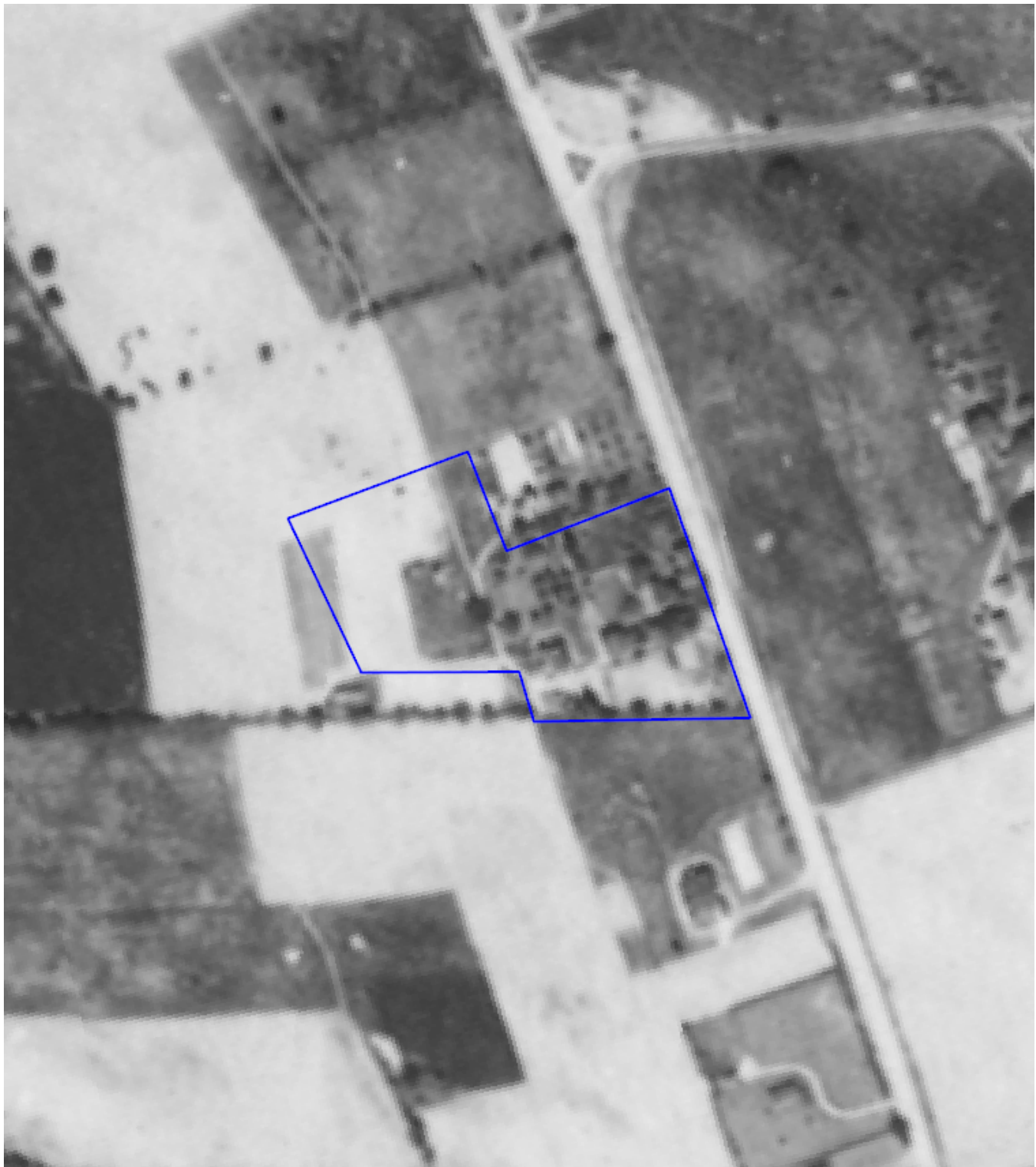
Elevation: 8,400 feet (scale: 1" = 700 feet)





Aerials: 1930

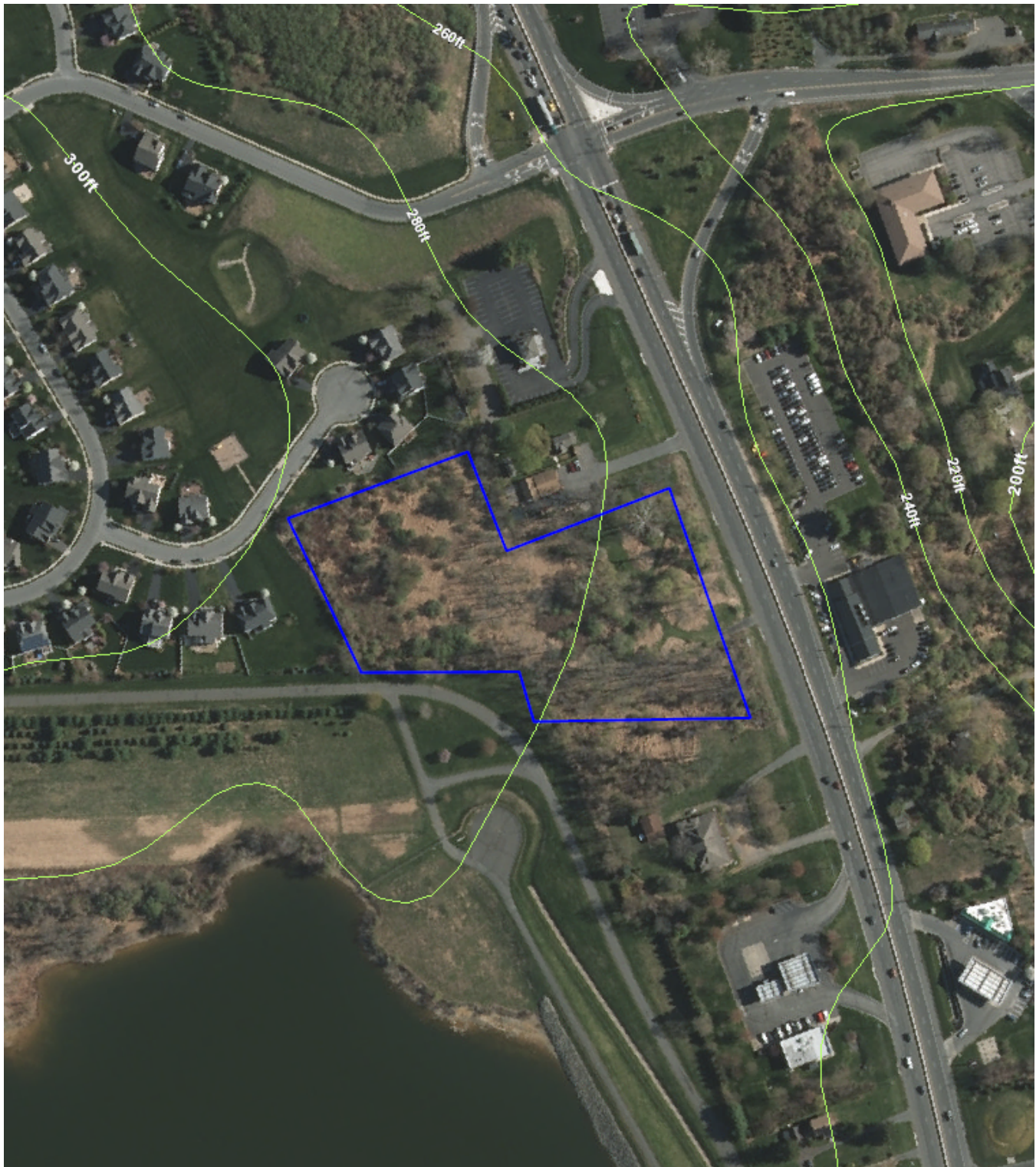
Elevation: 8,400 feet (scale: 1" = 700 feet)





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)

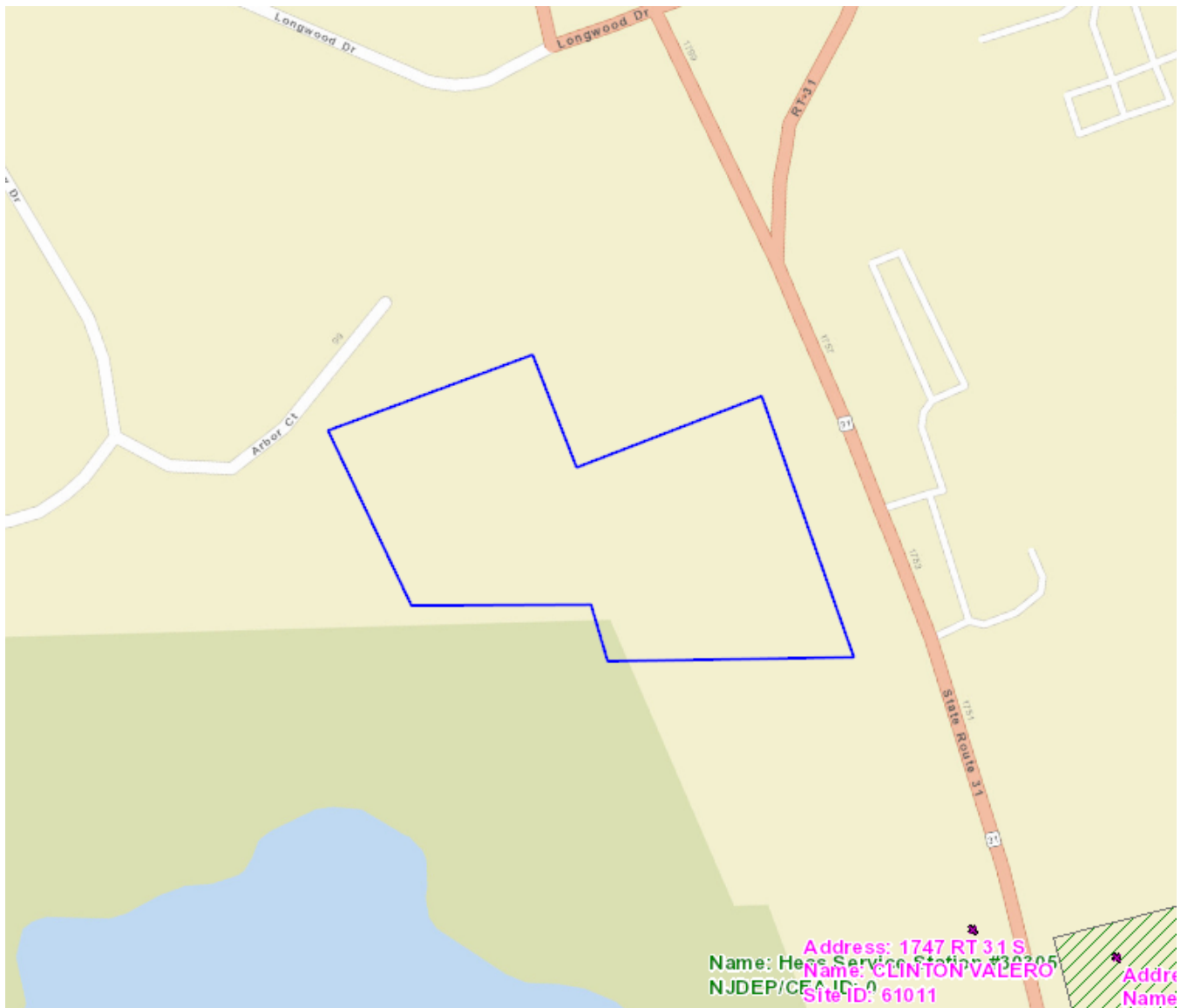


= 151-300' buffer
(less restrictive)



DEP Contaminated Sites

Elevation: 8,400 feet (scale: 1" = 700 feet)

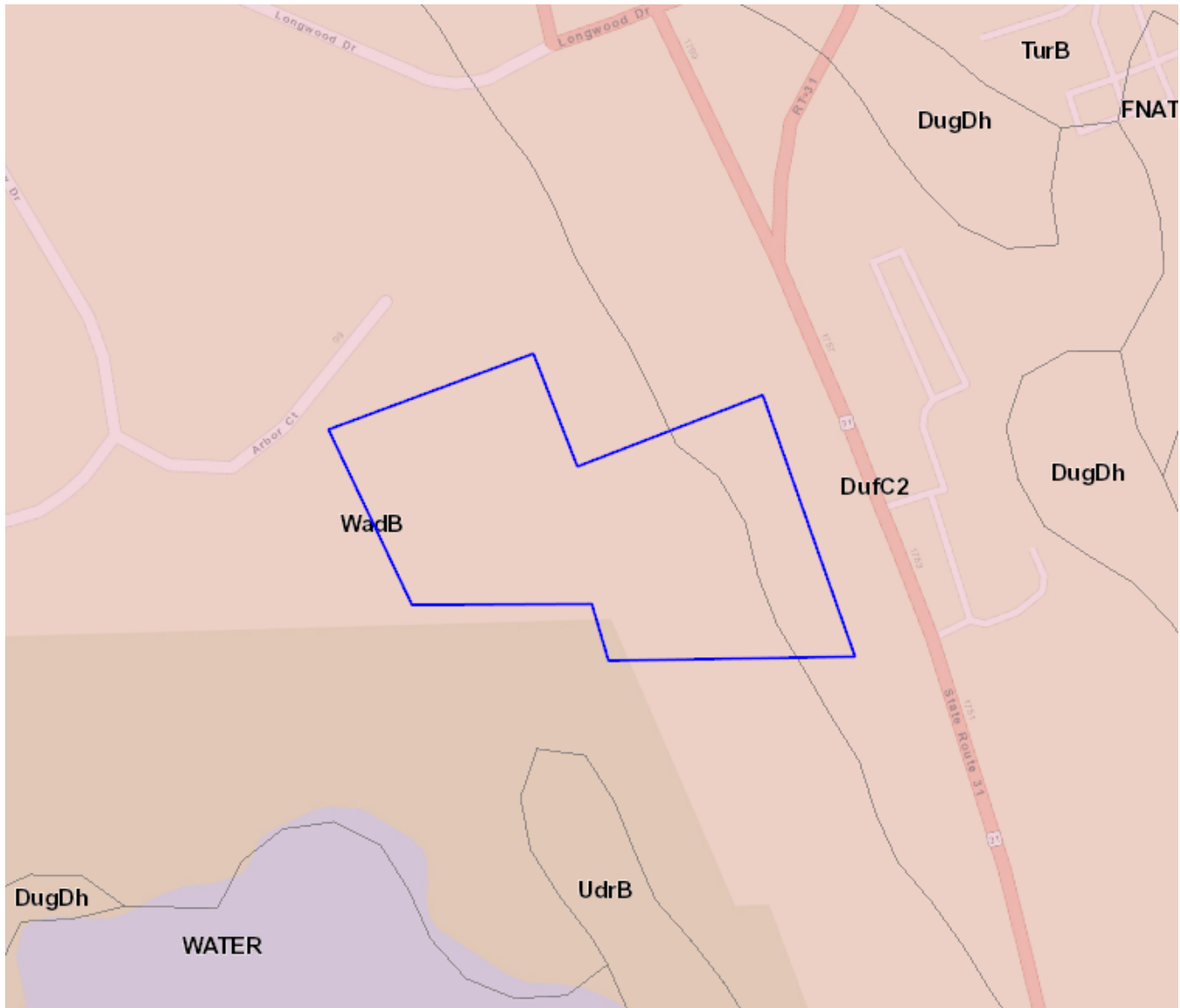


Legend	
	Known Contaminated Site
	Deed Notice Area
	Brownfields
	Groundwater contamination (CKE)
	Brownfield Development Area
	Groundwater contamination (CEA)



Soils

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



Legend

WadB - Washington loam, 3 to 8 percent slopes 81.55%
DufC2 - Duffield silt loam, 6 to 12 percent slopes, eroded 18.45%



Farmland Preserved + NJ Open Spaces

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



Legend



= Open Spaces, State



= Open Spaces, County



= Preserved Farmland

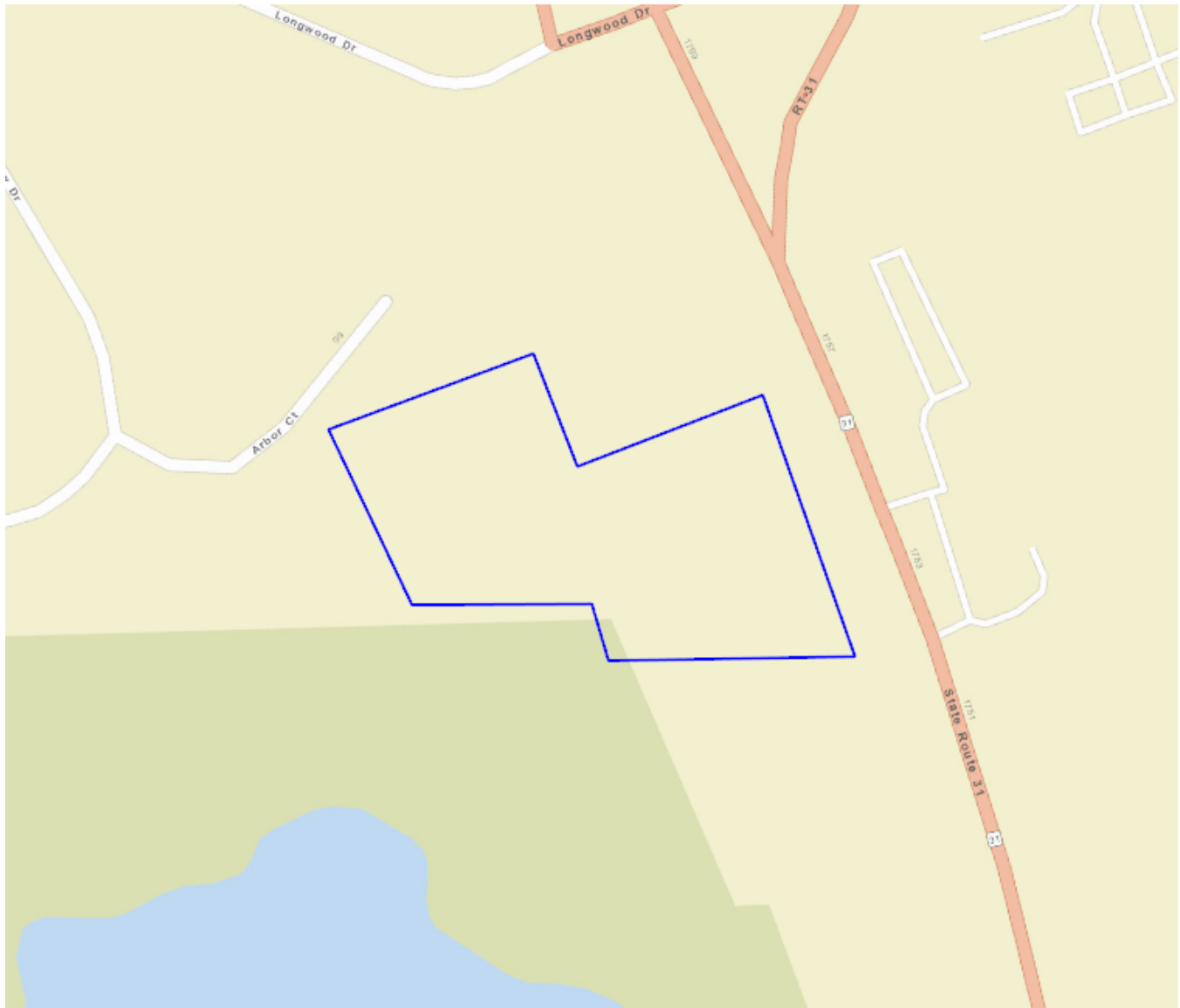


PROPERTY PEEK REPORT



Pinelands Management Area

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

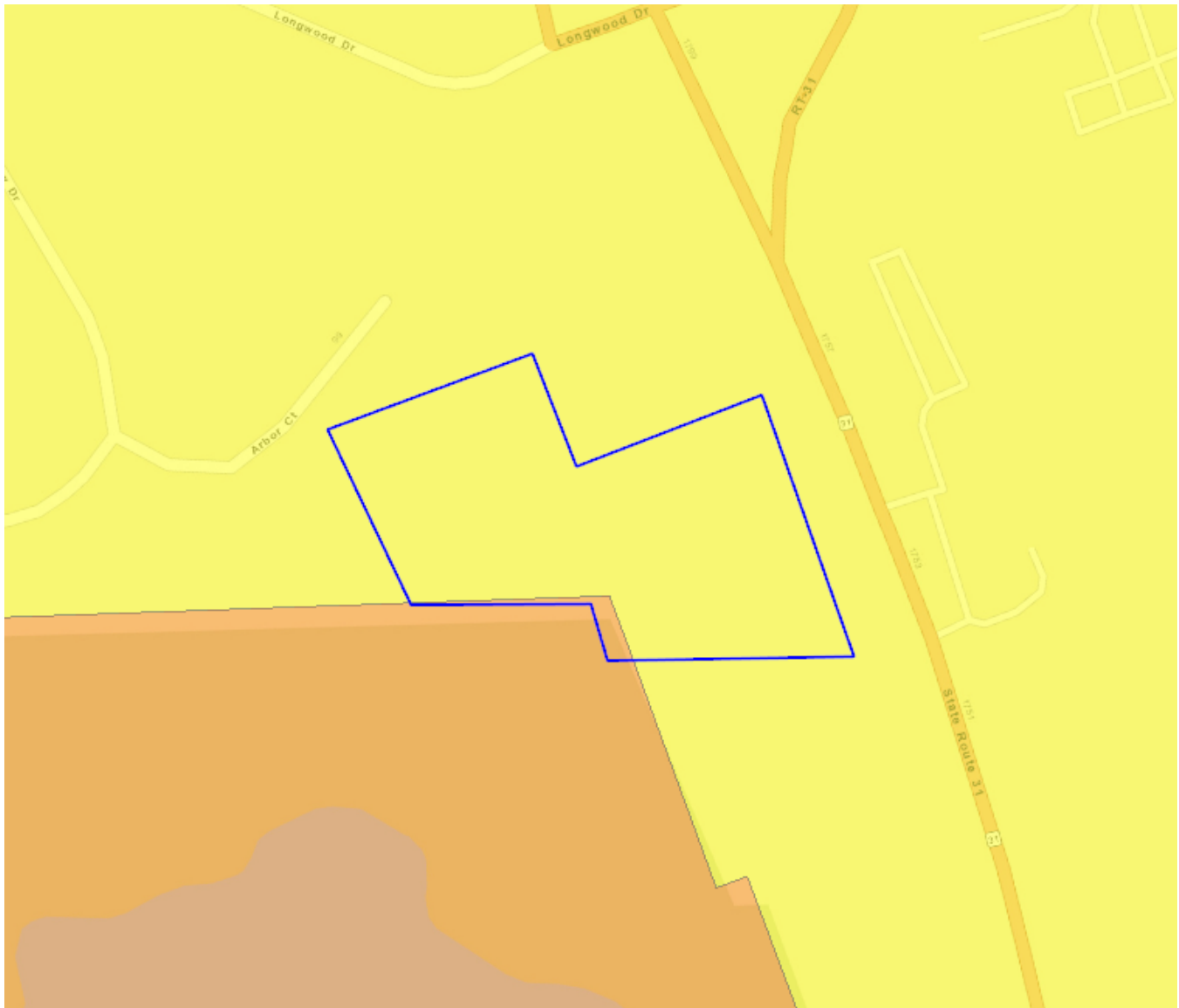


Legend			
	Agricultural Production		Forest Area
	Federal or Military		Pinelands Town
	Pinelands Village		Preservation Area
	Regional Growth Area		Special AG Production Area
	Rural Development Area		



Highlands Designated Areas

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



Legend



Highland Planning Areas



Highlands Preservations Areas



= Highland Centers

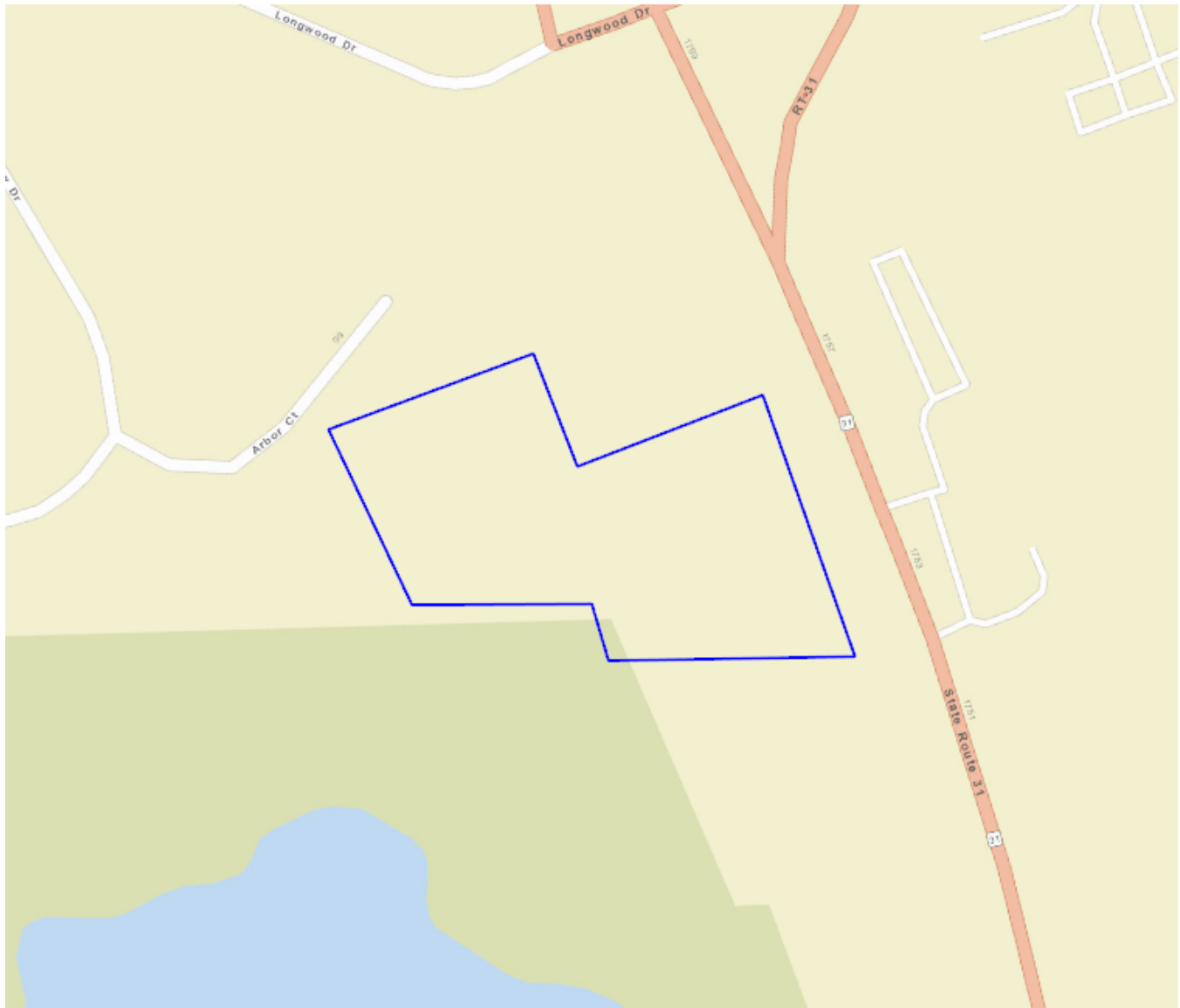


PROPERTY PEEK REPORT



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

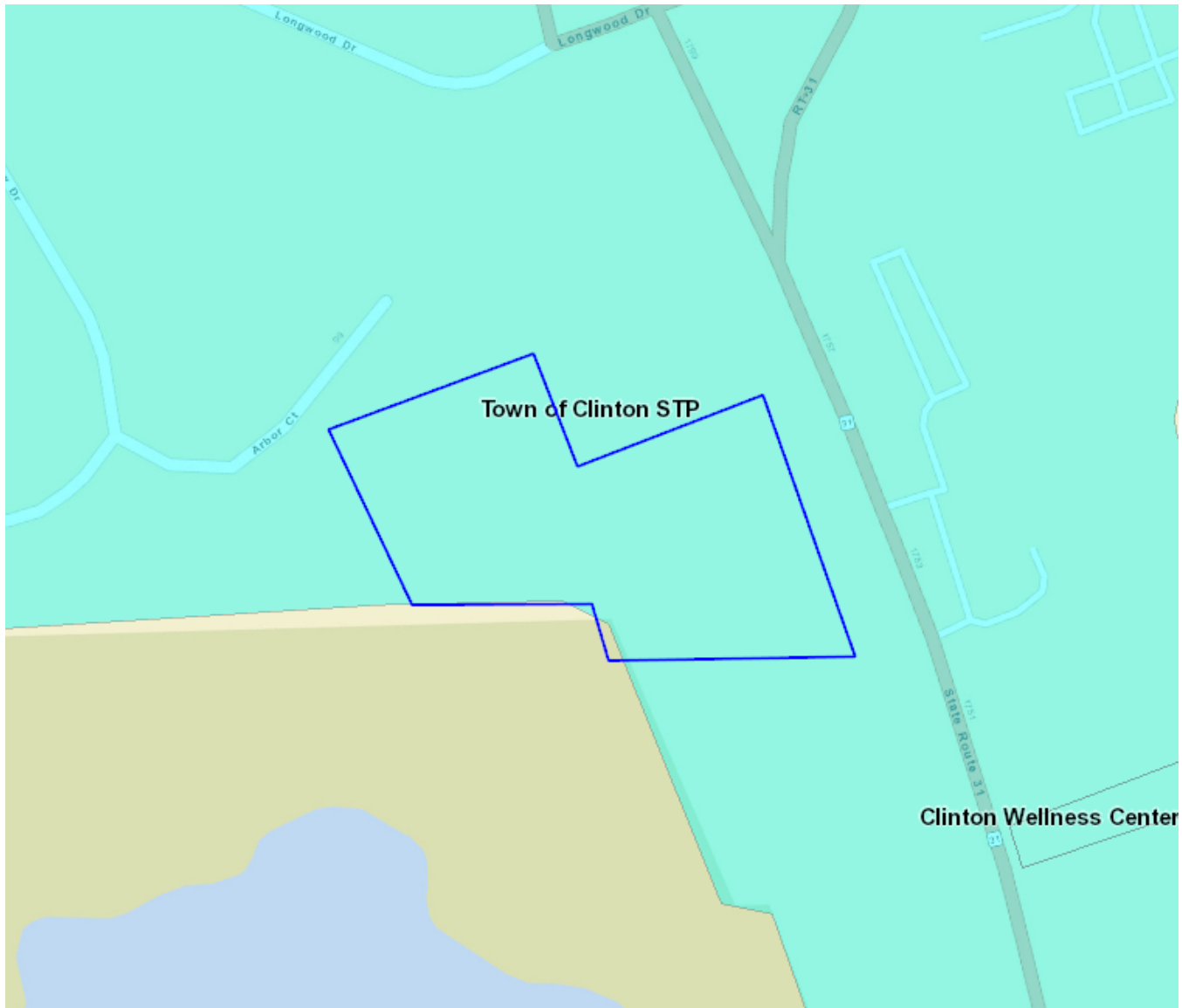



PROPERTY PEEK REPORT



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
Town of Clinton STP	Hunterdon County BOCF	Discharge to surface water, including surface water limited (discharge to surface water with conditions)	NJ0020389