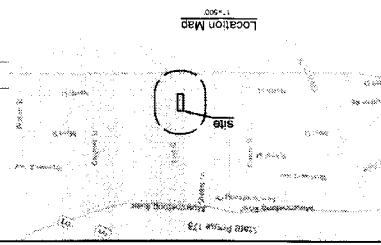


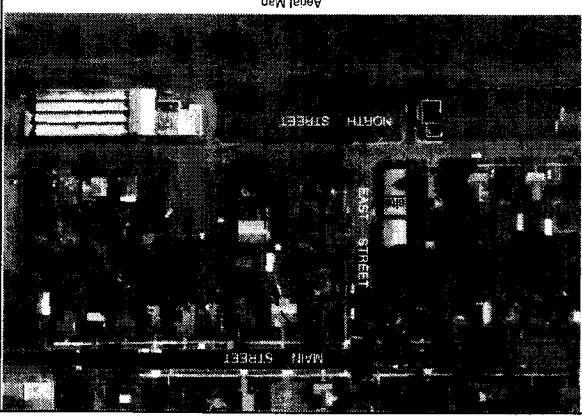
Legend table with symbols for various features like roads, water, and structures.



Metadata section containing project details, drawing information, and a revision table.

Notes section containing numbered notes (1-10) providing additional information about the drawing.

Table with 3 columns: LOT, AREA, and VOLUME. It lists data for lots 1 through 20.



ZONING

270 Attachment 3

**Borough of Bloomsbury  
County of Hunterdon  
VARIANCE  
~~Subdivision~~ Application to  
Bloomsbury Planning Board**

Must be submitted a minimum of 10 days before meeting to be scheduled.

---

FOR OFFICIAL USE ONLY

Date Application Filed: \_\_\_\_\_

Board Action Required By: \_\_\_\_\_

Fee Paid: Amount \_\_\_\_\_ Date: \_\_\_\_\_

Date File Complete: \_\_\_\_\_

I certify that the enclosed application is complete.

\_\_\_\_\_  
Signature of certifying agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Other signature (if required)

\_\_\_\_\_  
Date

---

SECTION 1. GENERAL INFORMATION

A. Applicant: NAME Michael Stasak and Laurel Fox

ADDRESS 376 River Rd

Carpentersville NJ 08865

TELEPHONE NO. ( 908 ) 763 - 3171 ext. \_\_\_\_\_

B. The applicant is a: CORPORATION \_\_\_\_\_ PARTNERSHIP \_\_\_\_\_

INDIVIDUAL(S) X OTHER (please specify) \_\_\_\_\_



**COPY**

BLOOMSBURY CODE

C. If the applicant is a corporation or a partnership, please attach a list of the names and addresses of persons having an interest of 10% or more in the corporation or partnership.

D. The relationship of the applicant to the property in question is:

OWNER \_\_\_\_\_ LESSEE \_\_\_\_\_ PURCHASER UNDER CONTRACT   X  

OTHER (please specify) \_\_\_\_\_

E. Owner: NAME Pro Investment, LLC

ADDRESS 330 Brook Ave

North Plainfield NJ 07060

TELEPHONE NO. ( 908 ) 252-4330 Stephen M. Offen, Esq.  
ext. \_\_\_\_\_

F. Engineer/Surveyor:

NAME James Hill, PE, PP, CME

ADDRESS Frey Engineering

1117 St. Rt. 31, STE 4, Lebanon NJ 08833

TELEPHONE NO. ( 908 ) 238-0502 ext. \_\_\_\_\_

G. Attorney: NAME Robert Boak

ADDRESS PO Box 487, 3594 US Hwy 22 West

Whitehouse, NJ 08888

TELEPHONE NO. ( 908 ) 534-0778 ext. \_\_\_\_\_

SECTION 2. TYPE OF APPLICATION (Check one)

Minor \_\_\_\_\_ Major Preliminary \_\_\_\_\_ Large Scale \_\_\_\_\_

Development \_\_\_\_\_ Major Final \_\_\_\_\_ PUD \_\_\_\_\_

Single-Family Cluster \_\_\_\_\_

Variance (type) Change of Non-Conforming Use "d"

## ZONING

### SECTION 3. INFORMATION REGARDING THE PROPERTY

- A. The street address of the property is 70 North Street.
- B. The location of the property is approximately corner feet from the intersection of North Street and East Street.
- C. The block number(s) is 19; the lot number(s) is 18.
- D. Use of property: Existing use Print Shop and Machine Shop.  
Proposed use Auction Storage.
- E. The zone in which the property is located is R-2.  
(The Building Inspector's office can help determine this information.)
- F. Acreage of entire tract to be subdivided 0.17 AC.
- G. Number of lots proposed 1.
- H. Is the subject property located on a county road? Yes ☐ No ☒;  
state road? Yes ☐ No ☒;  
or within 200 feet of a municipal boundary? Yes ☐ No ☒.
- I. Was the property subject to a prior subdivision?  
Yes ☐ No ☒.  
(If yes, attach list of dates of prior subdivisions and resolutions or minutes.)
- J. Number of lots created on tract prior to this application 1.
- K. Are there any existing or proposed deed restrictions, easements, rights-of-way or other dedications?  
Yes ☐ No ☒.

A COPY OF THE DEED MUST ACCOMPANY THIS APPLICATION.

BLOOMSBURY CODE

L. Improvements: List all proposed on-site utility and off-tract improvements.

2 1-story industrial buildings

2,130 s.f. and 7,498 s.f.

M. Plat submission: List maps and other exhibits accompanying this application.

Map, Existing Conditions, Frey Engineering

Summary, Leah Furey Bruder, Professional Planner

No Further Action Letter, NJDEP, Feb. 28, 2012

Septic Report, Delaware Valley Septic, Feb. 22, 2021

SECTION 4. INFORMATION REGARDING APPLICATION

A. Describe any proposed <sup>"d"</sup> variances requested, their location (proposed lot and block), and the sections of the Zoning Ordinance from which relief is granted.

Change of Non-Conforming Use

B. Additional relief required for approval:

1. Waiver of lot to abut street \_\_\_\_\_
2. Exception to the Official Map \_\_\_\_\_
3. Application for construction on mapped street, public drainageway, flood-control basin or public area \_\_\_\_\_

## ZONING

C. Comments by Zoning Officer (for official use only):

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### SECTION 5. CHECKLIST AND WAIVER REQUESTS

A. (This subsection is reserved for the individual municipality to list all the submissions required by its ordinance.)

---

---

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B. Please list which sections of the ordinance the applicant requests a waiver from and the reasons therefor.

ss270-15, 16 - Waiver of Site Plan approval is requested as the  
physical condition of the site will remain essentially unchanged.

---

---

BLOOMSBURY CODE

SECTION 6. AUTHORIZATION AND VERIFICATION

I certify the statements and information contained in this application are true.

Laurel Inc & Michael Pak 3-25-21  
Applicant Date

I authorize the applicant to submit this application and process for approval.

\_\_\_\_\_  
Owner's signature Date

BLOOMSBURY CODE

SECTION 6 AUTHORIZATION AND VERIFICATION

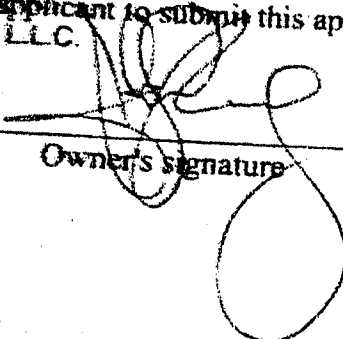
I certify the statements and information contained in this application are true.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

I authorize the applicant to submit this application and process for approval.  
Pc Investment LLC.

By

  
\_\_\_\_\_  
Owner's signature

2/12/21  
Date



## ZONING

### 270 Attachment 13

#### Borough of Bloomsbury

##### **Details Required for Variance Application** **[Added 10-26-2004 by Ord. No. 115-04]**

RB

Application form (20 completed copies).

RB

Plats or plans (20 folded copies) signed and sealed by a New Jersey professional land surveyor or New Jersey professional engineer, as required, and folded into eighths with title blocks revealed or as otherwise approved by the Board Engineer.

RB

Scale of not less than 1" = 100' on one of the four following standard sheet sizes (8 1/2" x 13"; 15" x 21"; 24" x 36"; or 36" x 42").

RB

Key map at less than 1" = 2,000'.

RB

Title block.

RB

Name of development, Bloomsbury Borough and Hunterdon County.

RB

Name, title, address and telephone number of applicant.

RB

Name, title, address and license number of the professional or professionals who prepared the plat or plan.

RB

Name, title and address of the owner or owners of record.

RB

Scale (written and graphic).

—

Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.

RB

Acreage figures (both with and without areas within public rights-of-way) and North arrow.

RB

Approval signature lines.

RB

Existing block and lot number(s) of the property that is the subject of the application.

RB

The location of existing property lines (with bearings and distances), streets, structures (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drainpipes, any natural features such as wetlands and treed areas, and any historic features both within the tract and within 200 feet of its boundary.

BLOOMSBURY CODE

N/A  
RB

The location and width of all existing and proposed utility easements.

Zoning districts affecting the property, including district names and requirements, with proposed variance requests noted on the plat or plan.

Proposed buffer and landscaped areas.

N/A  
RB

Delineation of floodplains, including both floodway and flood-fringe areas.

Contours as shown on the USGS topographic sheets.

N/A

Marshes, ponds and land subject to flooding within the tract and within 100 feet thereof.

RB

The names of all adjacent property owners as they appear on the most recent tax list prepared by the Borough Tax Assessor.

RB

Certificate from the Borough Tax Collector that all taxes and assessments are paid to date.

RB

Any variance applications to the Planning Board not involving a site plan or subdivision application shall not require an environmental impact statement unless specifically requested by the Board. The Planning Board shall inform the applicant regarding any information that may be required.

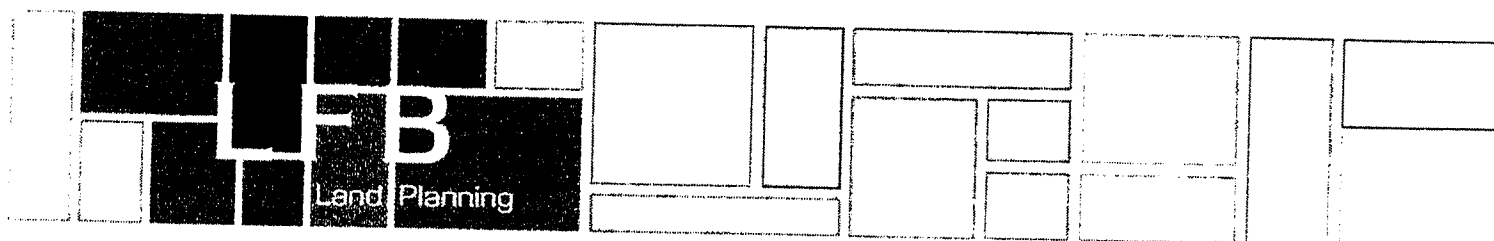
RB

Deeds/easements/record of covenants.



Signature and title of person who prepared checklist

**ROBERT BOAK  
ATTORNEY AT LAW  
OF THE STATE OF NEW JERSEY**



## **Leah Furey Bruder, PP, AICP LFB Land Planning**

### **Professional Licenses:**

New Jersey Professional Planner -  
License No. 33LI00585100  
(July 2004)

### **Professional Accreditations:**

American Institute of Certified Planners -  
Planner 021181  
(July 2004)

### **Professional Affiliations:**

American Planning Association,  
NJ Chapter APA Executive Committee  
New Jersey Future, Member

### **Personal Affiliations:**

Girl Scouts of Central and Southern NJ,  
Service Unit 243 Manager and Troop  
Leader

### **Education:**

Rutgers University  
New Brunswick, NJ  
Bloustein School of Planning and  
Policy  
Master of City Regional Planning  
(MCRP)

American University  
Washington, DC  
Bachelor of Arts, International  
Development

### **Experience Summary:**

Leah Furey Bruder is a licensed Professional Planner and a Member of the American Institute of Certified Planners. Ms. Furey Bruder has experience working with municipal government, with non-profit organizations, and in private consulting practice. She has served numerous planning boards, zoning boards and governing bodies throughout southern and central New Jersey. For municipal clients, Ms. Furey Bruder has prepared master plans, master plan reexaminations, redevelopment investigations and plans, housing plans, land development ordinances, design standards and public involvement strategies. She also routinely provides professional planning advice to governing bodies, planning boards and zoning boards of adjustment, to proactively address land use concerns, to assist municipalities in visualizing and communicating about important land use decisions, to review development applications for consistency with municipal objectives, and to provide expert testimony.

Ms. Furey Bruder has extensive experience in the preparation and design of comprehensive plans, housing plans, and redevelopment plans that present a balance between locally appropriate development, growing a viable local economy, and the conservation of environmental assets and local character. Ms. Furey Bruder has worked with municipal clients, county planning offices and state agencies to support planning and design in accordance with a community's vision and capacity.

Private sector land planning specialties include facilitating communication between land owners/developers and municipalities and other regulators, conducting site feasibility analysis and impact analysis, creating alternative development options and designs, achieving land development approvals, and providing expert testimony.

**Block 19 Lot 18**  
**70 North Street**  
**Bloomsbury Borough**  
**Variance Narrative**

The applicant requests use variance relief to permit the existing structures located at 70 North Street to be utilized by a local auction company. M.J. Stasak Auctions will store inventory and conduct online auctions within the buildings at the site.

The 7,500 square foot lot is located at the corner of North Street and East Street and is within the R-2 zoning district. The lot is developed with two 1-story commercial structures that have most recently been used as a machine shop for a printing business. In accordance with section 270-159A of the Borough code, the R-2 Medium-Low Density Residential District permits single-family dwellings, places of worship, municipal buildings and facilities, and public and private schools. Though the property has been occupied by commercial uses for decades, the proposed commercial use and the existing commercial buildings are not permitted in the R-2 district. **A D(1) use variance is therefore required to permit a use and principal structure in a district restricted against such use or structure.**

The property is surrounded to the north, east, and west by other properties in the R-2 zone, and to the south across North Street by light industrial buildings within the ROM Research, Office, Manufacturing District. The surrounding area includes a mix of residential and commercial uses. The proposed use would be permitted in the ROM district. Approval of the requested use variance will enable this commercial property to be put to productive use in a manner that is not incompatible with the surrounding area and will not have a detrimental impact on the neighborhood. The applicant's business is owned and managed by three people, and there are no additional employees. The business is quiet, as the auctions take place entirely online or at the seller's location.

Additional planning testimony in support of the D(1) variance will be provided at the public hearing on the application.

DEED

Prepared by:   
Victoria A. Morrison, Esq.

THIS DEED is made the 14 day of June, 2001,

BETWEEN

SANFORD L.P., an Illinois limited partnership, having an address at 29 East Stephenson Street, Freeport, Illinois 61032, referred to as GRANTOR,

AND

PRO INVESTMENT, L.L.C., a New Jersey limited liability company, whose address is 70 North Street, Bloomsbury, New Jersey 08804, as GRANTEE. The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the real property described below to the Grantee. This transfer is made for the sum of FIFTY THOUSAND AND 00/100 DOLLARS (\$50,000.00). The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of the Borough of Bloomsbury, Block No. 19, Lot No. 18 and Block No. 20, Lot No. 18, Account No.: \_\_\_\_\_

\_\_\_\_ No property tax identification number is available on the date of the deed. (Check if applicable)

**Property.** The property consists of the land and all the buildings and improvements erected thereon, and all tenements, hereditaments and appurtenances thereto in the Borough of Bloomsbury, County of Hunterdon and State of New Jersey. The legal description is:

See description attached hereto as **Exhibit A** and made a part hereof.

Being the same lands and premises conveyed to Grantor by deed from Koh-I-Noor, Inc., a New Jersey corporation, dated December 31, 1998, and recorded in the Hunterdon County Clerk's Office on February 26, 1999, in Deed Book 1205, Page 1054 et seq.



Consideration:	50000.00
Realty Tax:	175.00 R
Fees:	26.00

Instr# 8320593 Dorothy K. Tirpok  
Recorded/Filed ASB Hunterdon County Clerk  
06/20/2001 13:04 Bk 2011 Pg 770 #Pg 5 DEED

Hunterdon County Clerk Instrument 20010620000969320 Book: 2011 Page: 770 Page 1 of 5

Exhibit A

**BEGINNING** at an iron pin found at the intersection of the northerly side of the 50 foot wide right of way of North Street and the westerly side of the 66 foot wide right of way of East Street, being the southeasterly-most corner of this tract; thence

- 1) Along the northerly side of the 50 foot wide right of way of North Street, South 75 degrees 30 minutes 00 seconds West, 50.00 feet to an iron pin found; thence
- 2) Along the easterly side of the lands of David Heinrich (Tax Map Block 19, Lot 16.01), North 14 degrees 30 minutes 00 seconds West, 150.00 feet to an iron pin found; thence
- 3) Along the southerly side of the lands of Kenneth R. and Nadia C. Grisewood (Tax Map Block 19, Lot 19), North 75 degrees 30 minutes 00 seconds East, 50.00 feet to a rebar set; thence
- 4) Along the westerly side of the 66 foot wide right of way of East Street, South 14 degrees 30 minutes 00 seconds East, 150.00 feet to the place of **BEGINNING**.

**BEING** known and designated as Tax Lot 18 in Block 19.

**NOTE:** Lots and Blocks shown for informational purposes only.

**BEGINNING** at an iron pipe found, which is the southeasterly-most corner of this tract, at the intersection of the north side of the 66 foot wide right of way of Main Street and the west side of the 50 foot wide right of way of Gardner Street; thence

- 1) Along the north side of the 66 foot wide right of way of Main Street, South 75 degrees 30 minutes 00 seconds West, 149.45 feet to an iron pipe found; thence
- 2) Along the easterly side of the lands of Eric R. and Cheryl L. Weger (Tax Map Block 20, Lot 16), North 14 degrees 20 minutes 06 seconds West, 122.62 feet to an iron pipe found; thence
- 3) Along the southerly side of the lands of Harry E. Stopp, Sr. (Tax Map Block 20, Lot 15) and Hilda M. Hood (Tax Map Block 20, Lot 17), North 77 degrees 12 minutes 47 seconds East, 93.20 feet to an iron pipe found on the north side of a retaining wall; thence
- 4) Along the southerly side of the lands of Hilda M. Hood (Tax Map Block 20, Lot 17), North 71 degrees 46 minutes 37 seconds East, 56.62 feet to an iron pipe found; thence
- 5) Along the west side of the 50 foot wide right of way of Gardner Street, South 14 degrees 14 minutes 40 seconds East, 123.51 feet to the place of **BEGINNING**.

**BEING** known and designated as Tax Map Lot 18 in Block 20.

**SOURCE:**  
ALTA/CSM LAND TITLE SURVEY  
FOR 88 MAIN STREET  
KOH-I-NOOR PROJECT (SITE #2)  
SHEET 5 OF 5  
DATED OCT. 9, 1998

**LEGEND:**  
● MONITORING WELL LOCATIONS

**SITE ACCESS EASEMENTS**  
**KOH-I-NOOR / RAGAN BUILDING**  
**88 MAIN STREET (BLOCK 20 LOT 8)**  
**BLOOMSBURY, HUNTERDON COUNTY NEW JERSEY**

**PAULUS SOKOLOWSKI & SARTOR, INC.**  
CONSULTING ENGINEERS & ENVIRONMENTAL PLANNERS  
WARREN, NEW JERSEY

Dwn By: MR	Scale: 1" = 40'	Proj. No.: 0857-026-04
Ckd By: DW	Date: May 30, 2001	Fig. No.: 1

Subject to current real property taxes, zoning, and other governmental restrictions, and all covenants, conditions, restrictions, easements, right-of-ways and other matters of record, and such state of facts as an accurate survey may reveal.

Grantor hereby reserves for itself, its successors and assigns, an exclusive and unrestricted easement (the "Easement") to access across, through, on, over, in, under, and above the portion of the Property described on **Exhibit B** attached hereto and made a part hereof, (the "Easement Area") for the sole purpose of accessing, operating, repairing, maintaining, replacing and/or removing that certain ground water purification system (the "System") on the Property, including the installation of additional monitoring, recovery, reinjection or other wells as required by the New Jersey Department of Environmental Protection ("NJDEP"). The Easement shall consist of a line of access from the nearest public roadway to the System. The Easement Area shall extend ten (10) feet on both sides of said line of access and the System and all parts thereof, and shall include any additional adjacent area reasonably designated by a consultation between Grantor and Grantee and reasonably necessary for the staging of any repair, maintenance, replacement and/or removal of the System. The Easement shall continue until Grantor completes its remedial obligations.

**Promises by Grantor.** The Grantor promises that Grantor has done no act to encumber the property. This promise is called a "covenant as to Grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

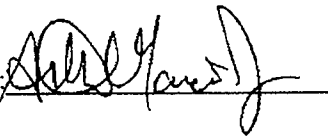
**Signatures.** This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

**WITNESS/ATTEST:**

**GRANTOR:**

SANFORD L.P.

By: NEWELL OPERATING COMPANY,  
Its General Partner

By: 

By:   
C. R. Davenport  
Vice President - Treasurer



**ACKNOWLEDGMENT**

**State of Illinois, County of Stephenson SS:**

I CERTIFY that on June 4, 2001, C. R. Davenport personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person signed, sealed and delivered the attached document as Vice President – Treasurer of NEWELL OPERATING COMPANY, a corporation of the State of Delaware, which is the general partner of SANFORD L.P., an Illinois limited partnership, the partnership named in this document; and

(b) this document was signed and delivered by the corporation as its voluntary act and deed as a general partner on behalf of said partnership by virtue of authority from its Board of Directors.

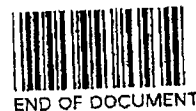
(c) the full and actual consideration paid or to be paid for the transfer of title is \$50,000.00. (Such consideration is defined in N.J.S.A. 46:15-5).



*Linda L. Stichter*

***Record and Return to:***

Stephen M. Offen, Esq.  
Schachter, Trombadore, Offen, Stanton & Pavics  
45 East High Street  
P.O. Box 520  
Somerville, New Jersey 08876





State of New Jersey

CHRIS CHRISTIE  
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BOB MARTIN  
Commissioner

KIM GUADAGNOLI  
Lt. Governor

Bureau of Industrial Site Remediation  
401-05E  
P.O. Box 420  
Trenton, NJ 08625-0420  
Phone #: 609-777-0899  
Fax #: 609-633-1454

Mr. Michael Peterson  
Vice President  
Securities Counsel and Assistant Corporate Secretary  
Newell Rubbermaid, Inc.  
3 Glenlake Parkway  
Atlanta, GA 30328

FEB 28 2012

Re: Conditional No Further Action Letter with Requirements for Biennial Certifications

Remedial Action Type: Restricted Use for the Entire Site

Former Kehl-Noor, Inc. Facility

100 North Street

Bloomington, Hamilton County

Block & Lot: Block 8 Lots 1, 2, 3; Block 19 Lot 18; Block 20 Lot 18;

Block 21 Lots 6, 17, 18, 20

ISRA Case #/Document Title: E99491 Kehl-Noor Incorporated

Program Interest #: 026407

Activity Number: ISR000002

ISRA Transaction: Sale of Property and Cessation of Operations

Remedial Action Groundwater Permit #: ISR 010001

Remedial Action Soil Permit #: RAP120001

Dear Mr. Peterson:

Pursuant to N.J.S.A. 58:10B-13.1 and N.J.A.C. 7:26C, the New Jersey Department of Environmental Protection (Department) issues this Conditional No Further Action Letter for the remediation of the industrial establishment specifically referenced above, so long as Newell Rubbermaid, Inc. did not withhold any information from the Department. This action is based upon information in the Department's case file and Newell Rubbermaid, Inc.'s affidavit dated February 24, 2012. In issuing this Conditional No Further Action Letter, the Department has relied upon the certified representations and information provided to the Department. To remain in compliance with the terms of this Conditional No Further Action Letter, Newell Rubbermaid, Inc. as well as each subsequent owner, lessee and operator must comply with the conditions noted below:

By issuance of this Conditional No Further Action Letter, the Department acknowledges the completion of a Preliminary Assessment, Site Investigation, Remedial Investigation and Remedial Action pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E) for the industrial establishment.

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B-13.1 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained herein. The Covenant Not to Sue remains effective only as long as the real property referenced above continues to meet the conditions of this Conditional No Further Action Letter and applicable permits.

### CONDITIONS

Pursuant to N.J.S.A. 58:10B-12c, Newell Rubbermaid, Inc. and any other person who was liable for the cleanup and removal costs, and remains liable pursuant to the Spill Act, shall inform the Department in writing within 14 calendar days whenever its name or address changes. Any notices submitted pursuant to this paragraph shall reference the above case numbers and shall be sent to: Bureau of Case Assignment and Initial Notice - Case Assignment Section, 401-05H, P.O. Box 420, Trenton, N.J. 08625-0420.

Newell Rubbermaid, Inc., as well as each subsequent owner, lessee and operator (collectively Successors) shall comply with each of the following:

#### Monitoring of Compliance for Institutional and Engineering Controls and Biennial Certifications

Pursuant to N.J.S.A. 58:10B-13.1 and N.J.A.C. 7:26E-8, Newell Rubbermaid, Inc. and the Successors shall conduct monitoring for compliance and effectiveness of the institutional and engineering controls specified in this document and submit written biennial certifications to the Department that the institutional and engineering controls are being properly maintained and continue to be protective of public health and safety and the environment. The due dates for the biennial certifications have been established in the soil and ground water remedial action permits. Any such certification shall include the information called upon to determine that no changes have occurred.

#### Deed Notice (Institutional and Engineering Control)

Pursuant to N.J.S.A. 58:10B-13a, Newell Rubbermaid, Inc. and the Successors shall ensure that the Deed Notice filed on March 23, 2012 with Hunterdon County Clerk's Office is complied with including maintenance of applicable engineering controls. The deed notice can be found at recording book #2283 and page numbers 1-32 located at the county office.

#### Well Decommissioning

Pursuant to N.J.S.A. 58:4A, Newell Rubbermaid, Inc. shall properly decommission all monitoring wells installed as part of a remediation that will no longer be used for ground water monitoring. A New Jersey licensed well driller shall decommission the wells in

accordance with the requirements of N.J.A.C. 7:2D-3.1 (et seq.). After the well has been decommissioned by a New Jersey licensed well driller, the well driller is required to submit a copy of the decommissioning report on your behalf to the Bureau of Water Systems and Well Permitting. Please note that only a New Jersey licensed well driller may perform this work. More information about regulations regarding the maintenance and decommissioning of wells in New Jersey can be found at <http://www.nj.gov/dep/watersupply/>. For a list of New Jersey licensed well drillers, click on the "reports" button in the left column and select "access the well permit reports." Questions can be emailed to "[wellpermitting@dep.state.nj.us](mailto:wellpermitting@dep.state.nj.us)".

## NOTICES

### Building Inspectors Not Addressed

Please be advised that the remediation that is covered by this Conditional No Further Action Letter does not address the remediation of hazardous substances that may exist in building interiors or equipment, including, but not limited to, radon, asbestos and lead. As a result, any risks to human health presented by any building interior or equipment remains. A complete building interior evaluation should be completed before any change in use or re-occupancy is considered.

Thank you for your attention to these matters. If you have any questions please contact me at (609) 633-1424.

Sincerely,



Maurice Migliorino, Acting Chief  
Bureau of Industrial Site Remediation

cc:

Rob Hoch, BOMM  
Robert Soboleski, BOMM  
Maurice Migliorino, BISR  
Honorable Mark Peck, Mayor, Bloomsbury Borough  
Bloomsbury Borough Code Enforcement Department  
Bloomsbury Borough Health Department  
Bloomsbury Borough Building Department  
Bloomsbury Borough Clerk's Office  
Huntdon County Clerk's Office  
Huntdon County Engineering Department  
Huntdon County Health Department  
Huntdon County Planning Board  
Andrew Markoski, Patriot Environmental Management, LLC  
Hudson Green, Patriot Environmental Management, LLC

DEED NOTICE

IN ACCORDANCE WITH N.J.S.A. 58:10B-13, THIS DOCUMENT IS TO BE  
RECORDED IN THE SAME MANNER AS ARE DEEDS AND OTHER INTERESTS IN  
REAL PROPERTY.

Prepared by:  
[Signature]

ANDREW K. MARKOSKI  
[Print name below signature]  
PATRIOT ENVIRONMENTAL MGMT.

20120203000028350 1/31  
02/03/2012 01:23:38 PM 00  
Bk: 2283 Pg: 1  
Mary H. Meli  
Hunterdon County Clerk

Recorded by:

\_\_\_\_\_  
[Signature, Officer of County Recording Office]

\_\_\_\_\_  
[Print name below signature]

DEED NOTICE

This Deed Notice is made as of the 3RD day of FEBRUARY, 2012, by  
Quovadis, LLC, 99 North Street, Bloomsbury, New Jersey 08804 (together with his/her/its/their  
successors and assigns, collectively "Owner").

1. THE PROPERTY. Quovadis, LLC is the owner in fee simple of certain real property  
designated as Block 8 Lot 3, on the tax map of the Borough of Bloomsbury, Hunterdon County;  
the New Jersey Department of Environmental Protection Program Interest Number (Preferred  
ID) for the contaminated site which includes this property is #026407; and the property is more  
particularly described in Exhibit A, which is attached hereto and made a part hereof (the  
"Property").

2. DEPARTMENT'S-ASSIGNED-BUREAU. The Bureau of Industrial Site Remediation  
was the New Jersey Department of Environmental Protection program that was responsible for  
the oversight of the remediation of the Property. The matter was Case No. 026407 and ISRA  
#E99491.

3. SOIL CONTAMINATION. Newell Rubbermaid, Inc. has remediated contaminated soil  
at the Property, and the New Jersey Department of Environmental Protection approved a  
remedial action on May 2, 2008, such that soil contamination remains in certain areas of the  
Property which contains contaminants in concentrations that do not allow for the unrestricted use  
of the Property; this soil contamination is described, including the type, concentration and



190 Route 173 West  
Suite 5  
Asbury, NJ 08802

February 22, 2021

Re: Septic System @  
70 North St  
Block 70 Lot 18  
Township: Bethlehem

As requested, Delaware Valley Septic Inspection & Repairs Svcs, LLC performed an inspection of the onlot wastewater system at the above noted address. Attached is the report of that inspection which will document our findings

The system contains three main components: the treatment tank that traps and treats the solids, the conveyance system which moves the liquid from the treatment tank to the absorption area, and the absorption area where the liquid percolates into the ground.

**The treatment tank was found in "Satisfactory Condition."**

The treatment tank was opened and inspected. The septic tank was then pumped. No cracks or leaks in the tank were noted at the time of the inspection. The baffle that directs the solids to the base of the tank (inlet baffle) was found in satisfactory condition. The baffle that prohibits floating solids from leaving the tank (outlet baffle) was also found in satisfactory condition.

**The conveyance system was found in "Satisfactory Condition,"**

Liquid leaves the treatment tank through an outlet line and enters the seepage pit. This portion of the system is considered the conveyance system. The outlet line was viewed with an inline camera and was found in **Satisfactory Condition**".

**The absorption area was found in "Satisfactory Condition."**

The seepage pit was located and viewed with the camera. The seepage pit was empty at the time of our inspection. A load test was performed to simulate a daily use of the system. There was no breakout on backup noticed during the time of our inspection. The absorption area was found in satisfactory condition at the time of our inspection.

**Recommendations**

D.V.S.I. recommends pumping the tank every 24-36 months as routine maintenance.

NJAC 7:9A-1.1 – Standards for individual Subsurface Sewage Disposal Systems, defines the criteria for recognizing malfunctioning systems at NJAC 7:9A-3.4(a). The six (6) criteria include:

1. Contamination of nearby wells or surface water bodies by sewage or effluent as indicated by the presence of fecal bacteria where the ratio of fecal coliform to fecal streptococci is 4 or greater;;
2. Ponding or breakout of sewage or effluent onto the surface of the ground;
3. Seepage of sewage or effluent into portions of building below ground; or
4. Back-up of sewage into the building served which is not caused by a physical blockage of the internal plumbing.
5. Any leakage from or into septic tanks, connecting pipes, distribution boxes and other components that are not designed to discharge sanitary sewage or effluent; or
6. Any discharge of sanitary sewage without a

Watering sampling is normally performed as part of a home inspection and is not typically included with a septic inspection. Should the laboratory analysis of the water sample indicate a presence of total coliform, a second water sample should be collected and analyzed to determine if the septic system is malfunctioning as defined in item one (1) above.

**This Report is Not a Warranty**

Delaware Valley Septic Inspection & Repairs Svcs., LLC provides no warranty, expressed or implied, including any warranty of the merchantability or fitness for purpose, or any other warranty whatsoever, that the system meets any code or specifications, or will function properly for any period of time.

Based on today's observation and the information provided by the owner(s) or their agent, D.V.S.I. submits this sub-face sewage disposal system inspection. The inspection is based on the current condition of the on-site sewage disposal system. D.V.S.I. makes no representation that the system was designed, installed or meets N.J.A.C. 7:9A-1.1 et seq. D.V.S.I. has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time. Because of numerous factors (usage, soil type, installation, maintenance, etc.,) which affect the proper operation of a sub-surface disposal system, as well as the inability of D.V.S.I. to supervise or monitor the use and maintenance of the system, this report shall not be construed as a warranty by D.V.S.I. that the system will function properly for any prospective buyer.

Stephen M. Kusior, DVSI