



2018

Preliminary Investigation of an Area in Need of  
Redevelopment (Condemnation):

# Lambertville High School Tract



**JUNE 8, 2018**

City of Lambertville, Hunterdon County, New Jersey

Prepared By:

**Clarke Caton Hintz** | 100 BARRACK STREET | TRENTON, NJ | 08608



# Preliminary Investigation of an Area in Need of Redevelopment (Condemnation): Lambertville High School

City of Lambertville, Hunterdon County, New Jersey

Adopted pursuant to N.J.S.A. 40A:12A-1, *The New Jersey Local Redevelopment and Housing Law*, as a Condemnation Preliminary Investigation by the Planning Board on June 11, 2018.

Endorsed by the City Council on \_\_\_\_\_.

Prepared for City of Lambertville by

**Clarke Caton Hintz:**

---

Michael F. Sullivan, ASLA, AICP,  
*Principal-in-Charge*  
NJPP License #5153

---

Emily Goldman, PP, AICP  
*Project Planner*  
NJPP License #6088

*A signed and sealed copy is available at the municipal building.*



---

## PLANNING BOARD

Paul Kuhl, *Chair*  
John Miller, *Vice-Chair*  
David DelVecchio, *Mayor*  
Steven Stegman, *Council President*  
Michael Biase  
Gina Fischetti  
Filomena Hengst  
David Morgan  
Kenneth Rogers  
Elaine Clisham, *Alternate #1*  
Michelle Komie, *Alternate #2*

---

## STAFF AND CONSULTANTS

Crystal Lawton, T.A.C.O., *Board Secretary*  
Timothy Korzun, Esquire, *Board Attorney*  
Robert Clerico, PE, Van Cleef Engineering, *Board Engineer*  
Emily R. Goldman, PP, AICP, Clarke  
Caton Hintz, *City Planner*



---

## TABLE OF CONTENTS

<b>Introduction</b> .....	<b>5</b>
Statutory Authority and Process .....	5
<b>Study Area Description</b> .....	<b>7</b>
<b>History of the Study Area</b> .....	<b>11</b>
<b>Application of Redevelopment Criteria to the Study Area</b> .....	<b>13</b>
Criterion “c” .....	15
Criterion “d” .....	18
Criterion “e” .....	24
Criterion “f” .....	24
Necessary for Effective Redevelopment of the Study Area .....	24
<b>Recommendation</b> .....	<b>26</b>
<b>Subsequent Procedural Steps</b> .....	<b>26</b>
Public Hearing .....	26
Planning Board Recommendation to City Council .....	25
Redevelopment Plan .....	27

### Appendices

- Appendix A: Resolution # 78-2018
- Appendix B: Evidence of the Former Municipal Landfill
- Appendix C: Former High School Structure Evaluations
- Appendix D: Tax Lien Records
- Appendix E: Historic Newspaper Articles



## INTRODUCTION

The City Council of Lambertville directed the Planning Board, pursuant to Resolution #78-2018 (adopted on May 2, 2018), to conduct a preliminary investigation to determine whether the area known as the Lambertville High School Tract qualified as an *area in need of redevelopment* (AINR), pursuant to the criteria established at N.J.S.A. 40A:12A-1 et seq., known as the “*Local Redevelopment and Housing Law*” (a.k.a “LRHL”, See Appendix A). The Lambertville High School Tract is composed of Block 1073, Lots 1, 3, 5, 6, 7, 8, 9, 10, 11, 32, 33 and 33.01; Block 1090, Lots 4 and 5; and Block 1091, Lots 1 and 1.01 (the “Study Area”) (see *Study Area*). Furthermore, the City Council, in accordance with the requirements of the LRHL, indicated that the the Lambertville High School Tract was being considered as a “condemnation redevelopment area”, such that the use of the power of eminent domain would be used within the AINR, should it be so designated. Subsequent to the City Council resolution, the Planning Board directed this office to undertake such a study.

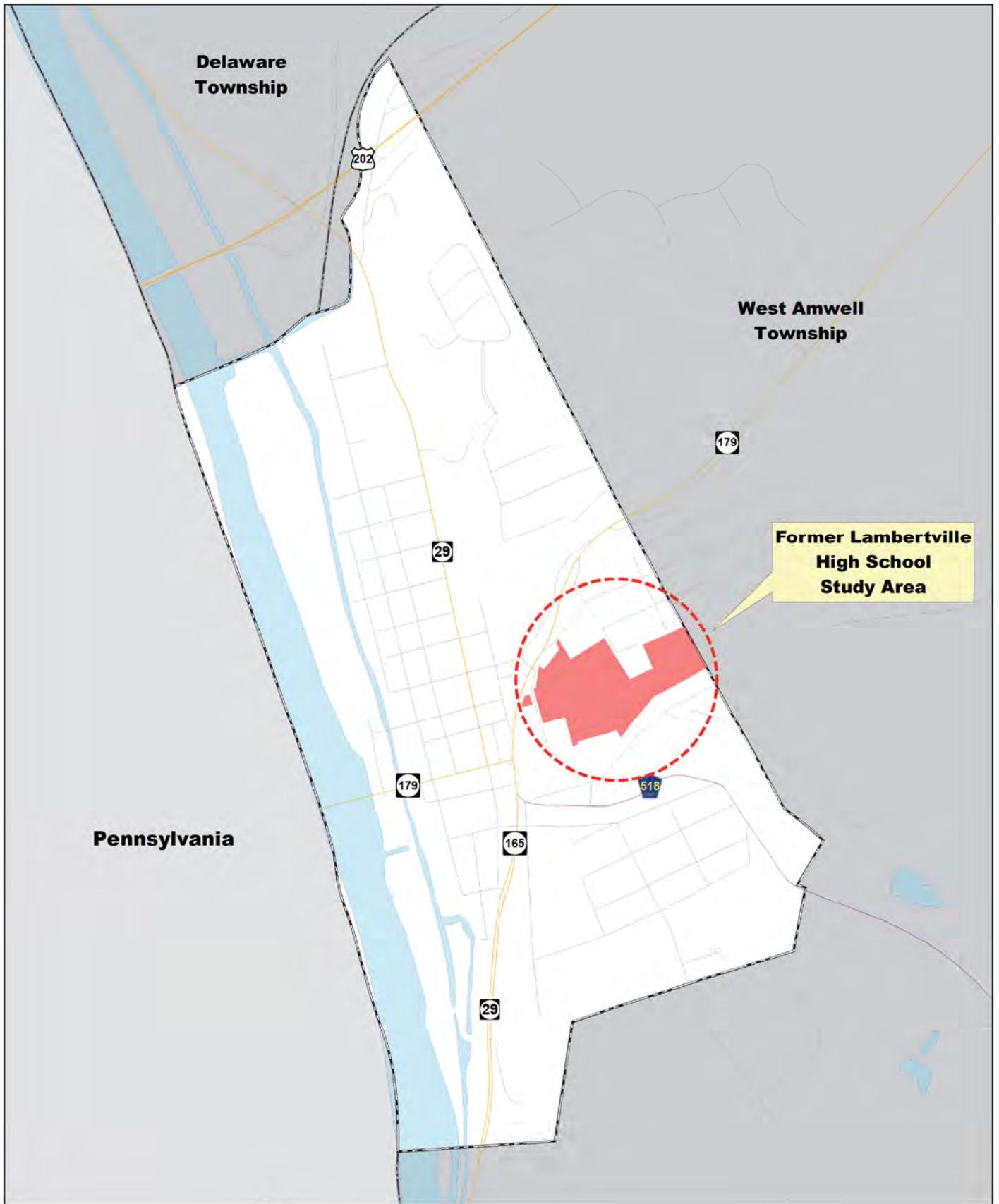
This report, which constitutes a *Preliminary Investigation* of the Lambertville High School Tract, is the statutorily-enabled vehicle by which the Planning Board may respond to the City Council’s request to study the area in question. It provides an examination of the existing conditions of the study area, depicted through photography, written descriptions and data analysis. The information gathered is compared to the criteria contained within the LRHL and, based on that comparison, a recommendation is made as to whether it should be formally identified as an AINR.

### Statutory Authority and Process

Under New Jersey’s *Local Redevelopment and Housing Law*, N.J.S.A. 40A:12A-1 et seq., (LRHL) municipalities are empowered to determine whether an area is in need of rehabilitation or

#### NJ Local Redevelopment and Housing Law: *Redevelopment Process*

- Governing body directs the planning board to undertake a preliminary investigation to determine whether or not an identified area is in need of redevelopment.
- Planning board conducts an investigation and holds a public hearing on the proposed redevelopment-area designation.
- Based on the planning board’s recommendation, governing body may designate all or some of the study area as an “area in need of redevelopment”.
- The governing body prepares a redevelopment plan for the area, or directs the planning board to prepare the plan.
- The governing body adopts the redevelopment plan
- The governing body or another public agency/ authority designated as the “redevelopment entity” oversees the implementation of the redevelopment plan.
- The redevelopment entity selects a redeveloper(s) to undertake a project(s) that implement the plan.



0 1,400Ft

Clarke Caton Hintz



Architecture

Planning

Landscape Architecture

FORMER LAMBERTVILLE HIGH SCHOOL TRACT:  
PRELIMINARY INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT

## Location of Study Area

LOCATION:  
Lambertville City, Hunterdon County, NJ

DATE:  
May 2018



redevelopment, to adopt a redevelopment plan, and to implement and carry out redevelopment projects. The City of Lambertville must follow the statutorily defined process set forth in the LHRL (see summary on the prior page). This process may result in the adoption of a redevelopment plan, which is a new set of development regulations, along with the ability to offer enhanced fiscal tools that may act as incentives to prospective developers. Ultimately, it is a means to lay the groundwork for redevelopment that benefits, both, the public and private interests.

## **STUDY AREA DESCRIPTION**

The *Study Area* is located on Connaught Hill, which is bluff area on the eastern edge of the City and is approximately 24.5 acres in size (see *Location of Study Area*). It is bounded by the Connaught Hill Commons neighborhood and Route 179 to the north, West Amwell Township to the east, Quarry Street to the south, and Washington Street and Route 29 to the west. The surrounding land uses immediately adjacent to the *Study Area* include vacant, residential, commercial, and government uses.

Block 1073, Lot 32 is located within the R-2 Residential 2 zoning district and the remaining parcels included within the *Study Area* are located within the Residential Low Density (R-L) zoning district. The purpose of the R-2 Downtown Residential District is to allow for several types of residences, limited institutional, lodging or social uses, and municipal purposes in the lowland area of the municipality. These areas are fully developed and served with public water and sewer. The purpose of the R-L District is:

*To provide for single-family detached dwellings at densities between 1.3 units per acre and 3 acres per unit. The R-L District is characterized by areas of steep slopes; freshwater wetlands; streams; shallow, stony soils; and shallow depth to bedrock that present difficult sites to develop. Because of these characteristics, clustering of residential units on the least constrained land is preferred over conventional development. (§402.1 of the Zoning Ordinance)*

A portion of the *Study Area*, Block 1073, Lots 6, 9, 11, 33, and 33.01; Block 1090, Lots 4 and 5; and Block 1091, Lots 1 and 1.01, are located within the Residential Option 2 Overlay District within the Residential Low Density (R-L) zoning district. The intent of the Residential Option 2 Overlay District is to create a clustered single-family detached neighborhood in an open space setting. Principal buildings require a minimum lot area of 7,500 square feet. Under the existing zoning, the *Study Area* may be developed with approximately 47 single-family detached dwellings.



# Study Area Former Lambertville High School

Block 1073, Lots 1, 3, 5-10, 32, 33 and 33.01/  
Block 1090, Lots 4&5/ Block 1091, Lots 1 and 1.01

LOCATION:  
Lambertville City, Hunterdon County, NJ

DATE:  
May 2018



KEY MAP

AERIAL SOURCE:  
Title: New Jersey 2015 High Resolution Orthophotography, NAD83(2011) NJ  
State Plane Feet, MGRID Tiles  
Originator: NJ Office of Information Technology (NJ/OIT),  
Office of Geographic Information Systems (OGIS)  
Originator: U.S. Geological Survey  
Publication Date: 02/24/2015

PARCEL SOURCE:  
Title: Parcels of Hunterdon County, New Jersey State Plane NAD83  
Originator: Hunterdon County Management Information Services, Ann Borowik, GIS Coordinator  
Publication Date: 11/1/2017



**Clarke Caton Hintz** ● ● ●  
Architecture  
Planning  
Landscape Architecture



The *Study Area* is owned by:

Block	Lot	Acres	Owner Name	Existing Zoning District
1073	1	0.07	Owner Unknown c/o M. Wilson	R-L district
1073	3	0.08	Owner Unknown c/o M. Wilson	R-L district
1073	5	1.83	Academy Hill Inc.	R-L District
1073	6	3.64	Academy Hill Inc.	Residential Option 2 Overlay District
1073	7	1.93	Academy Hill Inc.	R-L District
1073	8	0.28	Academy Hill Inc.	R-L District
1073	9	6.73	Academy Hill c/o Towering Oaks	Residential Option 2 Overlay District
1073	10		Academy Hill c/o Towering Oaks (*)	Residential Option 2 Overlay District
1073	11	3.27	Academy Hill c/o Towering Oaks	Residential Option 2 Overlay District
1073	32	0.19	Owner Unknown c/o M. Wilson	R-2 District
1073	33	2.36	Academy Hill c/o T Oaks	Residential Option 2 Overlay District
1073	33.01	0.40	Academy Hill c/o T Oaks	Residential Option 2 Overlay District
1090	4	0.79	Academy Hill Inc.	Residential Option 2 Overlay District
1090	5	0.40	Academy Hill Inc.	Residential Option 2 Overlay District
1091	1	0.48	Academy Hill Inc.	Residential Option 2 Overlay District
1091	1.01	0.52	Academy Hill Inc.	Residential Option 2 Overlay District

\*Per a review of Tax Assessment records, Block 1073, Lot 10 was subdivided in 1995 to create Lot 10.02 and the remaining 2.13 acres of the original Lot 10 was consolidated into Lot 11.

A majority of the lots are vacant, wooden lots with the exception of Block 1073, Lots 5 and 9. Block 1073, Lot 5, which was acquired by Academy Hill Inc. in April 2018, contains a single-family detached dwelling and a shed. Block 1073, Lot 9 contains remnants of the former High School foundations, the stairs from Washington Street up to the former High School, and demolition debris from the former High School which was demolished in 2012. The *Study Area* contains two (2) unimproved, paper streets identified as Southard Street and Allen Street on the City's tax maps.



Dwelling on Block 1073, Lot 5



Shed on Block 1073, Lot 5



Stairs to the former High School



Former High School foundation



## HISTORY OF THE STUDY AREA

Block 1073, Lot 9, known as the former High School, was originally donated to the City in 1853 for the construction of a school. The former High School was used as the local school beginning in 1858 until 1959. In the early years, the school was used for all grade levels. Students came from as far as Milford, Frenchtown, Hopewell, Titusville and Pennington to attend school in the City of Lambertville. As Lambertville's population grew, two elementary schools were built and the school became the "High School". Several additions were added to the building and athletic fields were acquired in the 1920's.



The High School was vacated in 1959 when a new school facility was constructed in neighboring West Amwell Township. Following the relocation of the school, the building was used periodically for limited manufacturing uses until 1992 when a fire caused significant damage to the structure. Since 1992, the building was never restored or renovated; thus it remained vacant and not able to be utilized because of the fire damage until it was ultimately demolished in October 2012. However, the demolition did not remove the former High School in its entirety and the former foundations remain on the property.

Per a Resolution dated March 3, 2003, the Governing Body directed the Planning Board to conduct a preliminary investigation to expand the existing delineated redevelopment area for the area known as Block 1073, Lots 1, 2, 3, 6, 7, 8, 9 (which also includes Lot 10), 11, 32, 33 and 33.01 (referred to as Connaught Hill "Section II") as an area that warrants investigation as to whether it should be declared an area in need of redevelopment. The Planning Board adopted

### ***Lambertville High School Tract: Preliminary Investigation of an Area in Need of Redevelopment***



a Preliminary Investigation prepared by Kendra A. Lelie, PP, AICP of Thos. J. Scangarello & Associates, P.A. in April 2003. The Governing Body adopted a Resolution on June 16, 2003 accepting the Planning Board's recommendation designating the area as being in need of redevelopment. A Redevelopment Plan was never adopted for the redevelopment area.

Following discussions with the landowner, the City of Lambertville's Governing Body directed the Planning Board, pursuant to Resolution Number 108-2015 adopted on July 21, 2015, to conduct a preliminary investigation as to whether the area known as the Former Lambertville High School within the City was in need of redevelopment per the criteria established at N.J.S.A. 40A:12A-1 et seq., known as the "Local Redevelopment and Housing Law". Per Resolution 108-2015, the Governing Body has specifically identified the area known as Block 1073, Lots 1, 3, 6, 7, 8, 9, 10, 11, 32, 33, and 33.01; Block 1090, Lots 4 and 5; and, Block 1091, Lots 1 and 1.01 (the "Study Area") as an area that warrants investigation as to whether it should be declared an area in need of redevelopment (non-condemnation) which included four (4) additional lots that were not included within the original redevelopment area designation. The Planning Board recommended the Governing Body officially delineate the aforementioned area as a redevelopment area. The Governing Body adopted Resolution Number 148-2015 on October 20, 2015 accepting the Planning Board's recommendation in accordance with N.J.S.A. 40A:12A-1 et seq., designating the area as being in need of redevelopment. A Redevelopment Plan was never adopted for the redevelopment area.



Circa 1940 photograph



## APPLICATION OF REDEVELOPMENT CRITERIA TO THE STUDY AREA

Criteria set forth in the LRHL at N.J.S.A. 40A:12A-5 provides the basis for the determination of an area in need of redevelopment (AINR). Although there are a variety of factors that could apply to an area, an area qualifies as being in need of redevelopment if it meets at least one (1) of the eight (8) statutory criteria. These criteria are commonly identified by the letter (a-h) corresponding to the paragraphs of Section 5 of the LRHL. They relate to the impact of a particular area on public health, safety and welfare, primarily through conditions of deterioration, obsolescence, disrepair and faulty designs. The absence of use and an area's relationship to an Urban Enterprise Zone or "smart growth" area are also addressed in the criteria.

In addition to the criteria contained at N.J.S.A. 40A:12A-5, the LRHL also permits the designation of areas, or portions of study areas that are not necessarily detrimental to the public health, safety and welfare to be designated as an area in need of redevelopment when their inclusion facilitates the redevelopment of the remaining area. At N.J.S.A. 40A:12A-3, the LRHL defines a "redevelopment area" or "area in need of redevelopment" to include:

*"...lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part."*

The Former Lambertville High School Study Area satisfies the criteria for designation as an Area in Need of Redevelopment:

### Redevelopment Criteria "a" through "d" (N.J.S.A. 40A:12A-5)

- a. The generality of buildings is substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment entity, or unimproved land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.



**Block 1073, Lot 9** meets criterion “d” since it contains *“...areas with buildings or improvements which by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities...or obsolete layout, or any combination of these or other factors that are detrimental to the safety, health, morals or welfare of a community”* and criterion “f” since the *“...buildings or improvements have been destroyed, consumed by fire, demolished or altered...in such a way that the aggregate assessed value of the area has been materially depreciated”*.

**Block 1073, Lots 6, 7, 8, 10, 11, 33 and 33.01; Block 1090, Lots 4 and 5; and Block 1091, Lots 1 and 1.01** meets criterion “c” as a result of *“...unimproved land that has remained so for a period of ten years prior to the adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital”* and criterion “d” since it contains *“...areas with buildings or improvements which by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities...or obsolete layout, or any combination of these or other factors that are detrimental to the safety, health, morals or welfare of a community”*.

**Block 1073, Lots 1, 3, and 32** meets criterion “c” as a result of *“...unimproved land that has remained so for a period of ten years prior to the adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital”* and criterion “e” since it contains *“...a growing lack or total lack of proper utilization of areas...resulting in the stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public, health, safety and welfare”*.

**Block 1073, Lot 5** is necessary for the effective redevelopment of the Study Area, as it is identified in the Concept Plan attached to the Settlement Agreement with Fair Share Housing Center (“FSHC”), dated May 22, 2018, that includes market and affordable housing.

### **Redevelopment Criteria “e” through “h” (N.J.S.A. 40A:12A-5)**

- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of real property therein or other conditions, resulting in the stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” P.L. 1983, c.303 (C.52:27H-60 et seq.) (*subject to limited redevelopment powers*)
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.



## Criterion “c”

The *Study Area* satisfies criterion “c” which states that an area may be found in need of redevelopment if the following conditions exists:

*“...unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that be reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, it is not likely to be developed through the instrumentality of private capital.”*

The *Study Area* is comprised of approximately 24.5 acres of vacant and unimproved land hindered by the topography, soils, accessibility, and lack of public utilities. Additionally, a portion of the *Study Area* was a former landfill. The land has remained unimproved for more than ten (10) years prior to the report (except for the former High School structure demolished in 2012 located on Block 1073, Lot 9 and the single-family detached dwelling and shed on Block 1073, Lot 5) by reason of its remoteness, lack of means of access to developed sections of the municipality, and topography as set forth in detail below.

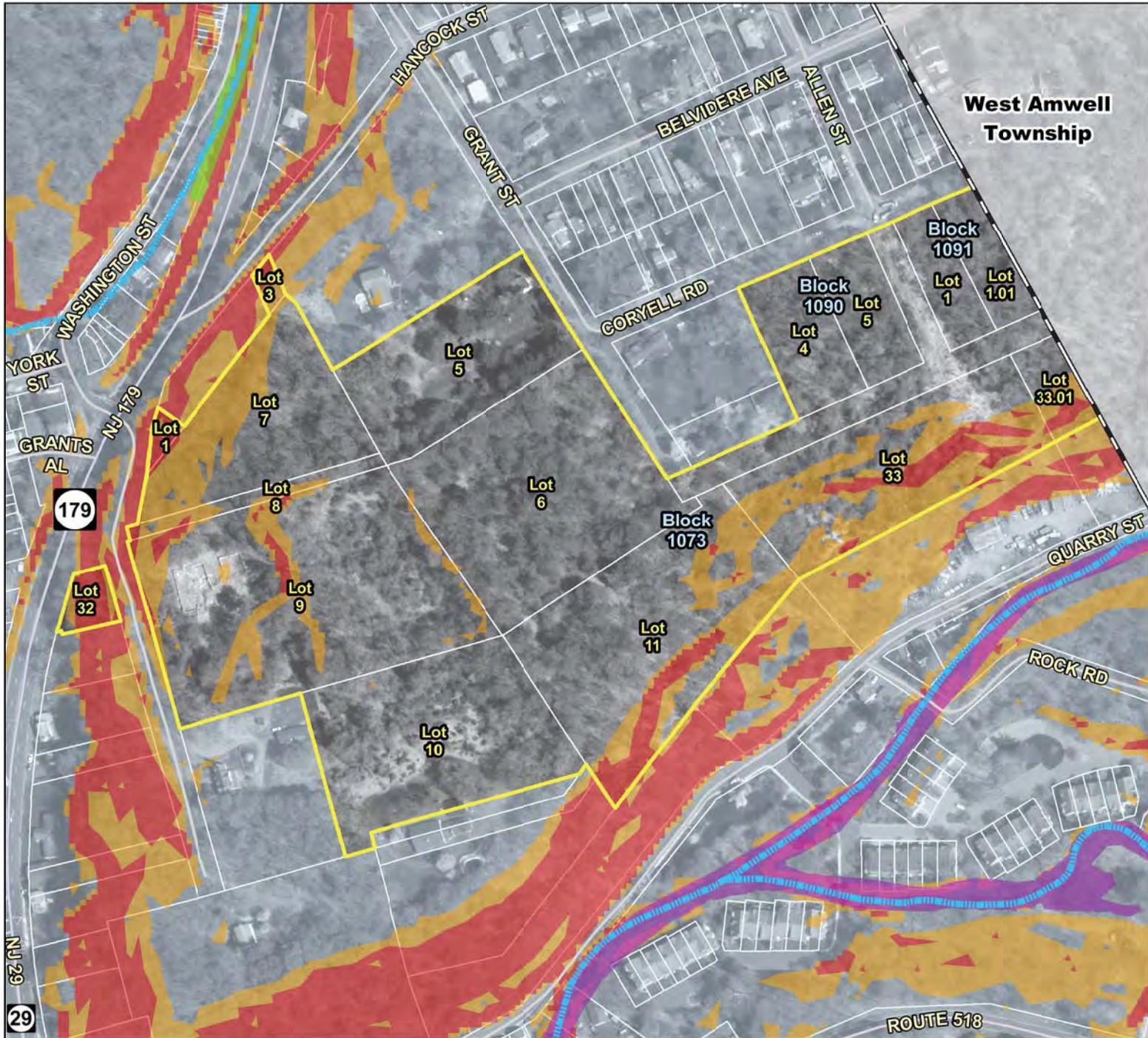
### Topography and Geology

As shown on the following Environmental Constraints figure, the *Study Area* contains a significant amount of slopes in excess of 15% (hereinafter referred to as steep slopes). Development on steep slopes is often challenging due to:

- Slope Stability;
- Drainage and Erosion;
- Infrastructure Availability;
- Access;
- Aesthetics;
- Natural Qualities (i.e. vegetation, wildlife displacement);
- Costs;
- Fire Hazard; and
- Open Space



In addition to the steep slopes, the *Study Area* is underlain by a surficial geology of weathered shale, mudstone, and sandstone and the Passaic Formation bedrock geology with bedrock outcrops. The Passaic formation is defined as a shale, siltstone and mudstone with a depth to bedrock between 0 and 60 inches. The shallow depth to bedrock also adds to the challenges of developing within the *Study Area*.



# Environmental Constraints Former Lambertville High School

Block 1073, Lots 1, 3, 5-10, 32, 33 and 33.01/  
Block 1090, Lots 4&5/ Block 1091, Lots 1 and 1.01

LOCATION:  
Lambertville City, Hunterdon County, NJ

DATE:  
May 2018

## Legend

-  Redevelopment Area Boundary
-  Streams
-  100yr Flood
-  Wetlands 2012
- Slopes**
-  15 to 25 Percent
-  25 Percent and above

AERIAL SOURCE:  
Title: New Jersey 2015 High Resolution Orthophotography, NAD83(2011) NJ  
State Plane Feet, MGRID Tiles  
Originator: NJ Office of Information Technology (NJGIT),  
Office of Geographic Information Systems (OGIS)  
Originator: U.S. Geological Survey  
Publication Date: 02/24/2015

PARCEL SOURCE:  
Title: Parcels of Hunterdon County, New Jersey State Plane NAD83  
Originator: Hunterdon County Management Information Services, Ann Borowik, GIS Coordinator  
Publication Date: 11/1/2017



**Clarke Caton Hintz** ● ● ●  
Architecture  
Planning  
Landscape Architecture

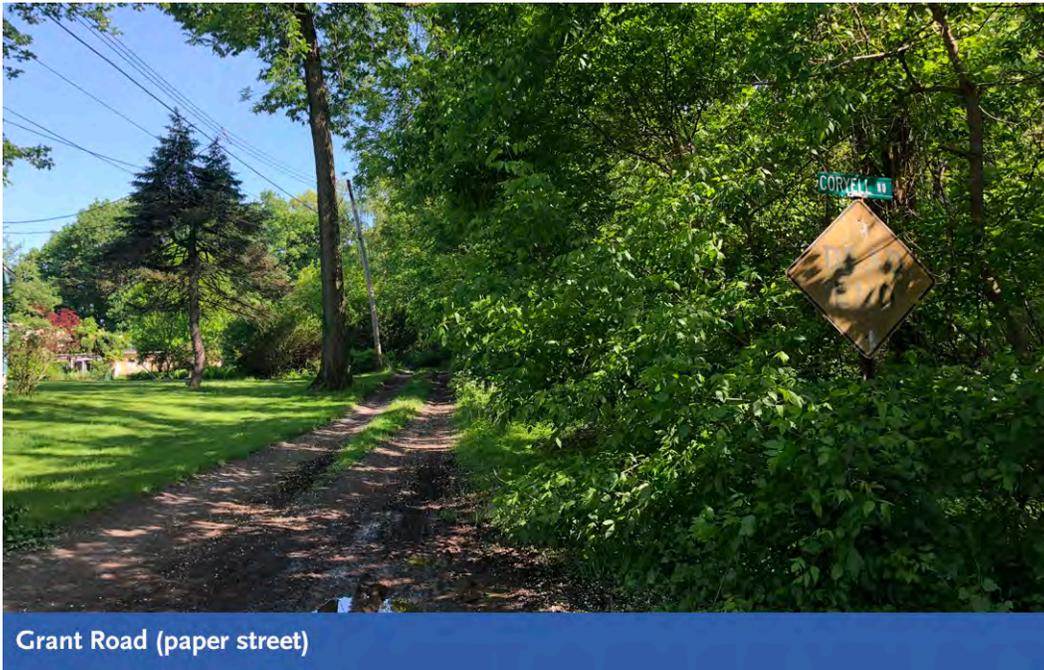


### Former Landfill

A former landfill was located on a portion of the Study Area, including Block 1073, Lots 33 and 33.01; Block 1090, Lots 4 and 5; and, Block 1091, Lots 1 and 1.01. The landfill was operational from the 1930's until the 1960's, as evidenced by the Historic Aerials included in Appendix B. Upon its closure, the City sold the land to Walter R. Lewis pursuant to an April 25, 1967 Sales Agreement and an April 19, 1968 Deed (see Appendix B). Site Remediation pursuant to the New Jersey Department of Environmental Protection Site Remediation Program requirements shall be required before development can occur on the former landfill.

### Lack of Access

The *Study Area* is accessible from a number of small roadways intersecting with Route 179, including but not limited to Washington Street, Hancock Street, and Grant Avenue. However, the roadways within and surrounding the *Study Area* have never been improved and are currently paper streets and unlikely to be developed through the instrumentality of private capital.



Grant Road (paper street)

The undeveloped portion of Allen Street contains an existing electrical distribution line that segregates Block 1073, Lot 33.01 and Block 1091, Lots 1 and 1.01 from the remaining portion of the *Study Area*. The relocation of the existing electrical distribution line may be a costly undertaking adding to the lack of development through private capital.



Allen Street (paper street)

Furthermore, the *Study Area* is physically separated from the downtown portion of the City by Route 179, which is a four-lane highway, which presents accessibility constraints for vehicles and pedestrians.

### Criterion “d”

The *Study Area* satisfies criterion “d” since it contains “*areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities...or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of a community.*” The following discussion provides substantial evidence that the *Study Area* meets Criterion “d”, exhibiting dilapidation and obsolescence.



## Dilapidation and Lack of Maintenance

Subsequent to the fire, the property owner had the former High School building evaluated to determine if it could be restored and rebuilt or needed to be demolished (see the May 27, 1992 Harrison-Hamnett, P.C. letter in Appendix C). The building was a three-story masonry wall bearing structure. The floors and roof framing were wood construction. The roof for most of the building was destroyed by the fire. The debris from the roof and interior walls was resting on the floor framing below. The floor framing was mostly left undamaged by the fire. As a result, Harrison-Hamnett, P.C. determined that building was in adequate condition to be restored or renovated.

Per a January 23, 1998 Lambertville Fire Department letter (see Appendix C), the Fire Department had the following concerns regarding the structure:

- Most of the doorways and window openings on the first and second floor were not sealed up to prevent entrance into the building.
- The stairs on the outside of the building leading to the second floor doorways were not sealed up.
- Lack of access to all sides of the building in the case of future fires or emergency egress.
- Property not secured (i.e. driveway not chained or signed).
- There were signs of dumping of garbage and debris around the building (i.e. trash, beer bottles and paper).



Former High School post fire



Former High School post fire



Former High School post fire



- Debris from the original 1992 fire had not been cleared up around the structure.

At the time of visual inspection inside the building sometime between January 21 and January 23, 1998, all of the plaster and mortar had deteriorated away throughout the whole building resulting in a hazard. There were also signs in the 2<sup>nd</sup> floor hallway that the walls were about to collapse.

On August 10, 2011, the City of Lambertville issued a Notice of Imminent Hazard for Block 1073, Lot 9 that indicated the “structure is in immediate danger of collapse, which would endanger



**NOTICE OF IMMINENT HAZARD**  
IDENTIFICATION

Permit # \_\_\_\_\_  
Date Issued \_\_\_\_\_  
Control # \_\_\_\_\_

---

Work Site Location 40 WASHINGTON STREET Block 1073 Lot 9 Qualification Code Q0004  
Lambertville

---

Owner in Fee MERRICK WILSON C/O TOWERING OAKS Contractor \_\_\_\_\_  
Address 1332 MOON DRIVE Address \_\_\_\_\_  
YARDLEY, PA 19067

---

To:  Owner  Other: \_\_\_\_\_  
 Agent/Contractor \_\_\_\_\_

---

DATE OF INSPECTION: 08/10/11 DATE OF THIS NOTICE: 08/10/11

---

**ACTION**

**Take NOTICE** that as a result of the inspections conducted by this agency on 08/10/11 of the above property, an imminent hazard has been found to exist pursuant to N.J.S.A 52:27D-132 and N.J.A.C 5:23-2.32. The building or structure, or portion thereof, deemed an imminent hazard is described as follows:  
Structure is in immediate danger of collapse, which would endanger life. Structure is open to access by anyone.

As such, you are hereby **ORDERED** to immediately and forthwith vacate the above structure or portion thereof.  
Further, you are **ORDERED** to:

Immediately correct above noticed imminent hazards so as to render the structure temporarily safe and secure.  
 Demolish the above structure by \_\_\_\_\_

Failure to immediately comply with this **ORDER** may result in the necessary correction being made by Construction Official at the expense of the property owner pursuant to N.J.A.C. 5:23-2.32(b)5.  
Failure to render the structure temporarily safe and secure and/or demolish the structure in accordance with this **ORDER** will result in this matter being forwarded to legal counsel for prosecution, and assessment of penalties up to \$2,000 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this **ORDER**.

---

If you wish to contest this ORDER, you must apply for a stay to a court of competent jurisdiction within 24 hours.

---

If you have any questions concerning this matter, please call: Kenneth O Rogers, Construction Official (609) 397-0803  
By ORDER of : \_\_\_\_\_ Date: \_\_\_\_\_  
Construction Official

---

Notice and Order No. 40664 PermitsNJ PNJF242 rev. (11/2009)  
Printed On: 05/03/2018 15:57

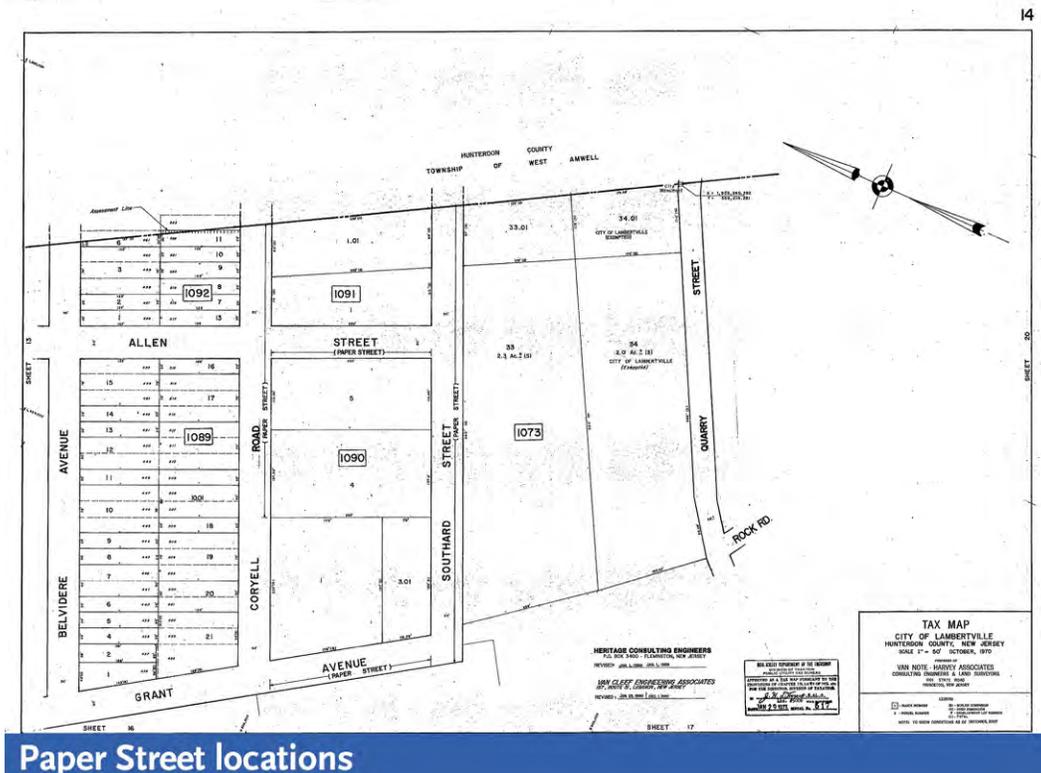


life. Structure is open to access by anyone.” The Notice ordered the landowner to immediately correct the imminent hazards so as to render the structure temporarily safe and secure.

Over time, lack of maintenance, renovation and restoration has been manifested in the dilapidation and demolition of the building leaving foundations, partial walls and debris on site. Such dilapidation contributes to the vacant and unmaintained character of the *Study Area*. With no active use and no effective maintenance, the groundwork is laid for activities that violate Lambertville’s regulations and detrimental to the public health, safety and welfare.

### Obsolescent Site Design

The *Study Area* is accessed by five (5) paper streets that are currently undeveloped including parts of Allen Street, Coryell Road, Grant Avenue, Southard Street, and Washington Street as shown on the City’s Tax Map.



On May 23, 2018, evidence of encroachments into the Coryell Road (paper street) right-of-way was documented. A right-of-way encroachment is identified as “any building, fence, sign



*(permanent or temporary), or any other structure or object of any kind (with the exception of utilities and public road signs), which is placed, located or maintained in, on, under, or over any portion of the right-of-way.”<sup>1</sup> Pursuant to the Municipal Land Use Law (“MLUL”), N.J.S.A. 40:55D-34, “for purposes of preserving the integrity of the official map of a municipality no permit shall be issued for any building or structure in the bed of any street or public drainage way, flood control basin or public area.” As shown in the photos below, a trampoline, basketball net and debris are located within the Coryell Road right-of-way. The trampoline, basketball net, and debris are in violation of the MLUL and are detrimental to the safety, health, morals and welfare of the community.*



---

<sup>1</sup> “A Planners Dictionary”, edited by Michael Davidson and Fay Dolnick, American Planning Association, Planning Advisory Service Report Number 521/522.



Coryell Road (paper street) encroachment

### **Lack of Public Utilities**

The extension of public water service to the *Study Area* is hindered by the difficult topographic conditions that exist. The City of Lambertville’s water supply originates from a reservoir located on an adjacent hillside southeast of the *Study Area*. As a result, the existing development within the neighboring Connaught Hill Commons relies on individual wells. Consequently, the extension of public water services to the *Study Area* may require a pump station and force main, which is both costly and labor intensive to construct.

Public sanitary sewers are present within the adjacent Connaught Hill Commons area. However, the sanitary sewer lines do not extend into the *Study Area*. On July 11, 2017, the New Jersey Department of Environmental Protection (“NJDEP”) adopted an amendment to the Upper Delaware Water Quality Management Plan to expand the sewer service area of the Lambertville Municipal Utilities Authority to include the *Study Area*. It should be noted that an extension of the sanitary sewer main may also require upgrades to the downstream sanitary sewer mains to accommodate the capacity of any future improvements within the Study Area.

The lack of public utilities contributes to the obsolete layout within the Study Area and is detrimental to the safety, health, morals and welfare of the community.



## Dumping and Litter

On May 23, 2018, areas of litter were observed within the *Study Area*. The dumpsters containing demolition debris of the former High School structure on Block 1073, Lot 9 were emptied adjacent to the former structure and left onsite. There is also an unmarked, 55-gallon drum located on Block 1073, Lot 6 and evidence of dumping on Block 1073, Lot 33 and Block 1090, Lot 5. Pursuant to §4-1.1 of the Lambertville’s City Code, “*litter shall mean garbage, refuse, or rubbish and all other waste materials which, if thrown or deposited herein prohibited, tends to create a danger to public health, safety and welfare.*” All of this debris contributes to the unsafe and unhealthy conditions on Connaught Hill.



Litter adjacent to the former High School



55-gallon drum



Evidence of dumping on Allen Street



### Criterion “e”

Three (3) of the sixteen (16) lots have tax liens on them. The three (3) lots with tax liens include:

- Block 1073, Lot 1;
- Block 1073, Lot 3; and
- Block 1073, Lot 32.

The tax liens are held by the City of Lambertville for Block 1073, Lots 1, 3, and 32. As of May 3, 2018, the total redemption value plus interest, costs, penalties, and other accruing municipal taxes and/or other municipal charges for Block 1073, Lots 1, 3, and 32 are \$510.94, \$603.59, and \$1,036.12, respectively. The above tax liens contribute to the stagnant or not fully productive condition of the land because development cannot occur on the three (3) properties until the liens are canceled or paid in full.

Copies of the tax liens are provided in Appendix D.

The *Study Area* also has some title issues, such as unresolved deed restrictions on lot size and vacation of paper streets, that contribute to the lack of proper utilization of the area.

### Criterion “f”

Block 1073, Lot 9, consisting of 6.73 acres, contained the former High School that succumbed to fire on April 22, 1992 with such intensity that residents could feel the heat on the city streets hundreds of feet below the hillside where the structure sat. Pursuant to an April 23, 1992 article in the Trenton Times (see Appendix E), six local fire companies fought the fire for more than three hours. Firefighters said they were slowed in their efforts because there are no fire hydrants on the steep hill where the school house was located.

Prior to its demolition in 2012, the structure had experienced damage that made the building unusable and therefore not taxable. In 2002, ten (10) years after the fire, the assessed value of the parcel was \$75,100.00; while in 2017 (post-demolition) the assessed value of the parcel is \$157.00. As such, a decrease in the assessed value of the property has resulted because the structure was classified an imminent hazard and demolished in 2012. Therefore, Block 1073, Lot 9 meets the “f” criteria at N.J.S.A. 40A:12A-5(f).

### Necessary for Effective Redevelopment of the Study Area

Block 1073 Lot 5 is necessary for the redevelopment of the *Study Area* as envisioned in the Settlement Agreement with FSHC. The LRHL provides that, in addition to the criteria contained at N.J.S.A. 40A:12A-5, the LRHL also permits the designation of areas, or portions



of Study Areas to be designated as an area in need of redevelopment when their inclusion facilitates the redevelopment of the remaining area. At N.J.S.A. 40A:12A-3, the LRHL defines a “redevelopment area” or “area in need of redevelopment” to include:

*“...lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”*

Block 1073 Lot 5 represents a much smaller portion (roughly 9.25%) of the *Study Area*. However, this lot represents an integral component of the redevelopment that will share utility and street infrastructure with the remainder of the *Study Area* and contribute towards the affordable housing set-aside as identified in the Concept Plan included as Exhibit B in the Settlement Agreement with FSHC. Furthermore, it will be a component of Lambertville’s third round Housing Plan Element and Fair Share Plan (HPE/FSP) that depends on integration with development on the remainder of the *Study Area*. The City’s draft HPE/FSP includes the construction of 12 townhouse units and an access roadway within this portion of *Study Area* that will contribute to the 139 total units, including 28 affordable unit, to be constructed within the *Study Area*. All of the affordable units are planned as family rental dwellings. As the site and building plans are developed it is important that they be developed in concert with the remainder of the *Study Area* as part of a holistic compact residential development. Therefore, Block 1073 Lot 5 should be included to provide the groundwork for the effective redevelopment of the *Study Area*.

## RECOMMENDATION

This report and appendices constitutes the preparation of a preliminary investigation for determining an Area in Need of Redevelopment as directed by the governing body of the City of Lambertville. **It is the conclusion of this preliminary investigation that the Study Area qualifies under the criteria set forth at N.J.S.A. 40A:12A-1 et seq., to be designated as an Area in Need of Redevelopment.** The *Study Area* satisfies criterion “a”, “b”, “c”, “d”, “e”, and “f” due to persistent site conditions that exhibit obsolescence and dilapidation that are detrimental to the public’s safety and welfare.

## SUBSEQUENT PROCEDURAL STEPS

### Public Hearing

Upon receipt of this preliminary investigation, the Planning Board is required to hold a public hearing. Notices for the hearing are required to be published in the newspaper of record in the municipality once each week for two (2) consecutive weeks. A copy of the notice should be



mailed to the last owner of record of each property within the proposed Redevelopment Area. The notice shall also be sent to all persons at their last known address, if any, whose names are noted on the assessment records as claimants of an interest in any such parcel. The newspaper notice should be published in the official paper.

### **Planning Board Recommendation to City Council**

Once the hearing has been completed, the Planning Board makes a recommendation to City Council that the delineated area, or any part of such an area, should or should not be determined to be an Area in Need of Redevelopment. City Council may then adopt a resolution determining that the delineated area, or portion, is a Redevelopment Area. Notice of such determination is then sent to each property owner and each objector who has sent in a written protest.

### **Redevelopment Plan**

If so designated by the City, the next action would be the creation and adoption of a redevelopment plan for the Redevelopment Area. A Redevelopment Plan is adopted by ordinance by the governing body before any project is initiated. Depending on the nature of the Redevelopment Plan, it may contain some or all of the land use controls for a particular Redevelopment Area. Furthermore, a plan may be created in such a way as to provide for detailed recommendations regarding circulation, open space, housing, urban design, and architecture. At a minimum, pursuant to N.J.S.A. 40A:12A-7.a, a redevelopment plan is required to address a series of required elements. A Redevelopment Plan should be, either, substantially consistent with the municipal master plan or designed to effectuate the master plan.



**APPENDIX A**

**Resolution # 78-2018**

**CITY OF LAMBERTVILLE  
RESOLUTION NUMBER 78-2018**

**A RESOLUTION OF THE CITY OF LAMBERTVILLE, COUNTY OF  
HUNTERDON, DIRECTING THE CITY PLANNING BOARD TO CONDUCT A  
PRELIMINARY INVESTIGATION TO DETERMINE WHETHER BLOCK 1073,  
LOTS 1, 3, 5, 6, 7, 8, 9, 10, 11, 32, 33 AND 33.01, BLOCK 1090, LOTS 4 AND 5, AND  
BLOCK 1091, LOTS 1 AND 1.01 OR ANY PART THEREOF IS AN AREA IN NEED OF  
REDEVELOPMENT AS DEFINED IN N.J.S.A. 40A:12-6, WITH THE POWER OF  
EMINENT DOMAIN**

**WHEREAS**, the governing body of the City of Lambertville seeks to undertake a redevelopment effort within the City; and

**WHEREAS**, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by Resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is a redevelopment area pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the City Council of the City of Lambertville considers it to be in the best interest of the City to have the City's Planning Board conduct such an investigation regarding **BLOCK 1073, LOTS 1, 3, 5, 6, 7, 8, 9, 10, 11, 32, 33 AND 33.01, BLOCK 1090, LOTS 4 AND 5, AND BLOCK 1091, LOTS 1 AND 1.01** which parcels are currently in private ownership, as described and delineated on the official Tax Map of the City of Lambertville; and

**WHEREAS**, such preliminary investigation will be designed to evaluate such area to determine whether designation of these properties as an "area in need of redevelopment" is in conformance with statutory criteria and the City's efforts toward redevelopment, pursuant to the Master Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Lambertville, County of Hunterdon, that:

1. The Planning Board of the City of Lambertville is hereby directed to conduct a preliminary investigation to determine whether the aforementioned parcels are an area in need of redevelopment according to the criterion set forth in N.J.S.A. 40A:12A-5;

2. The Planning Board of the City of Lambertville is hereby directed to study the aforementioned parcels, to develop a map showing the boundaries of the proposed redevelopment area, to provide public notice and conduct public hearings pursuant to N.J.S.A. 40A:12A-6 and to draft a report/Resolution containing its findings;

3. Pursuant to N.J.S.A. 40A:12A-6 the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area including the power of eminent domain (“Condemnation Redevelopment Area”) as to all property within the redevelopment area;

4. The results of such preliminary investigation shall be submitted to the City Council for review and approval in accordance with the provisions of the New Jersey Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

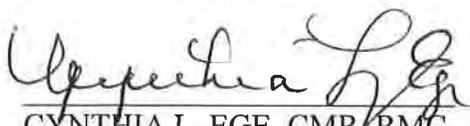
**ADOPTED** at a meeting of the City Council of the City of Lambertville, Hunterdon County, on May 2, 2018;

CITY OF LAMBERTVILLE



DAVID M. DELVECCHIO  
MAYOR

ATTEST:



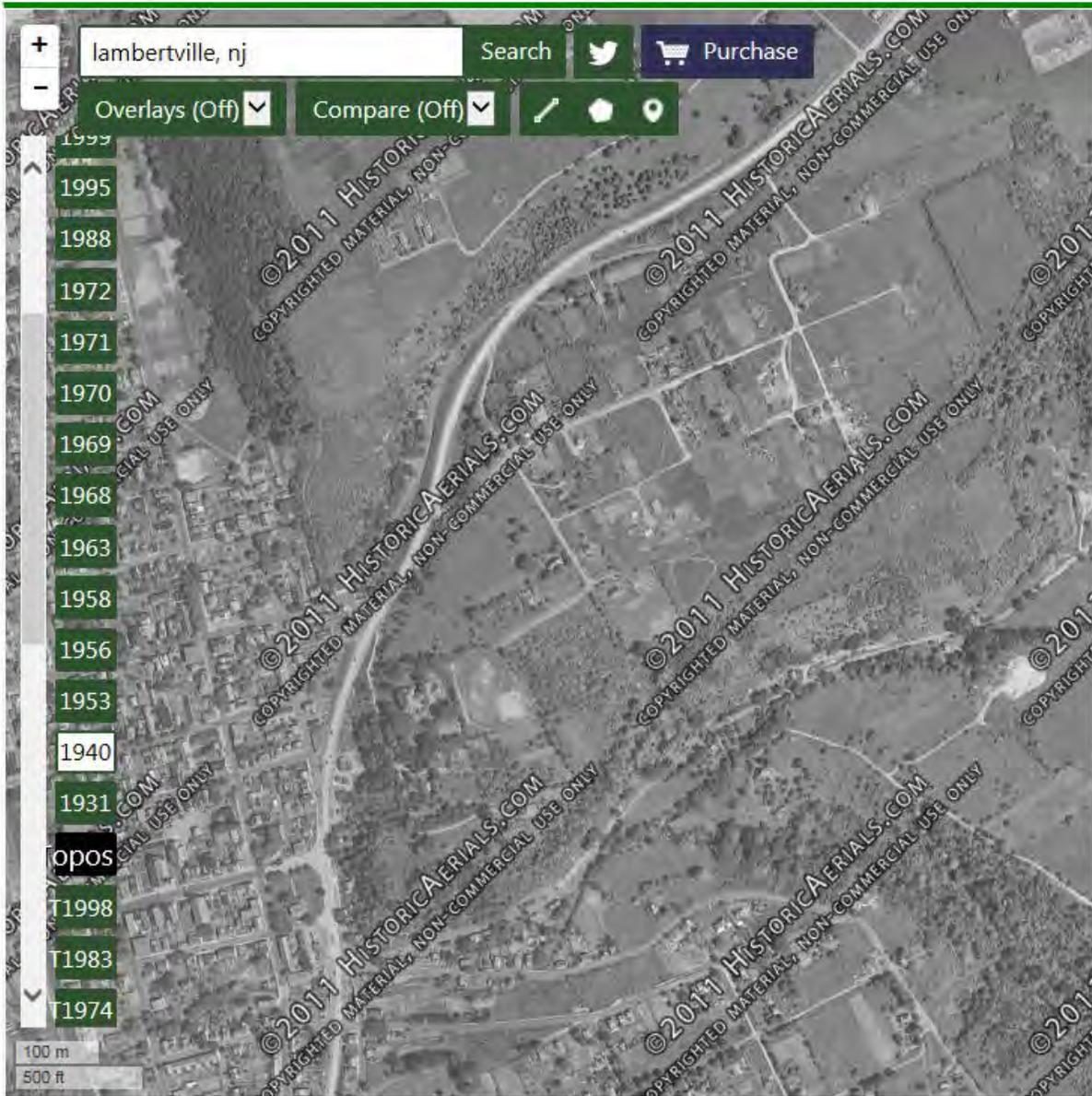
CYNTHIA L. EGE, CMR, RMC  
City Clerk



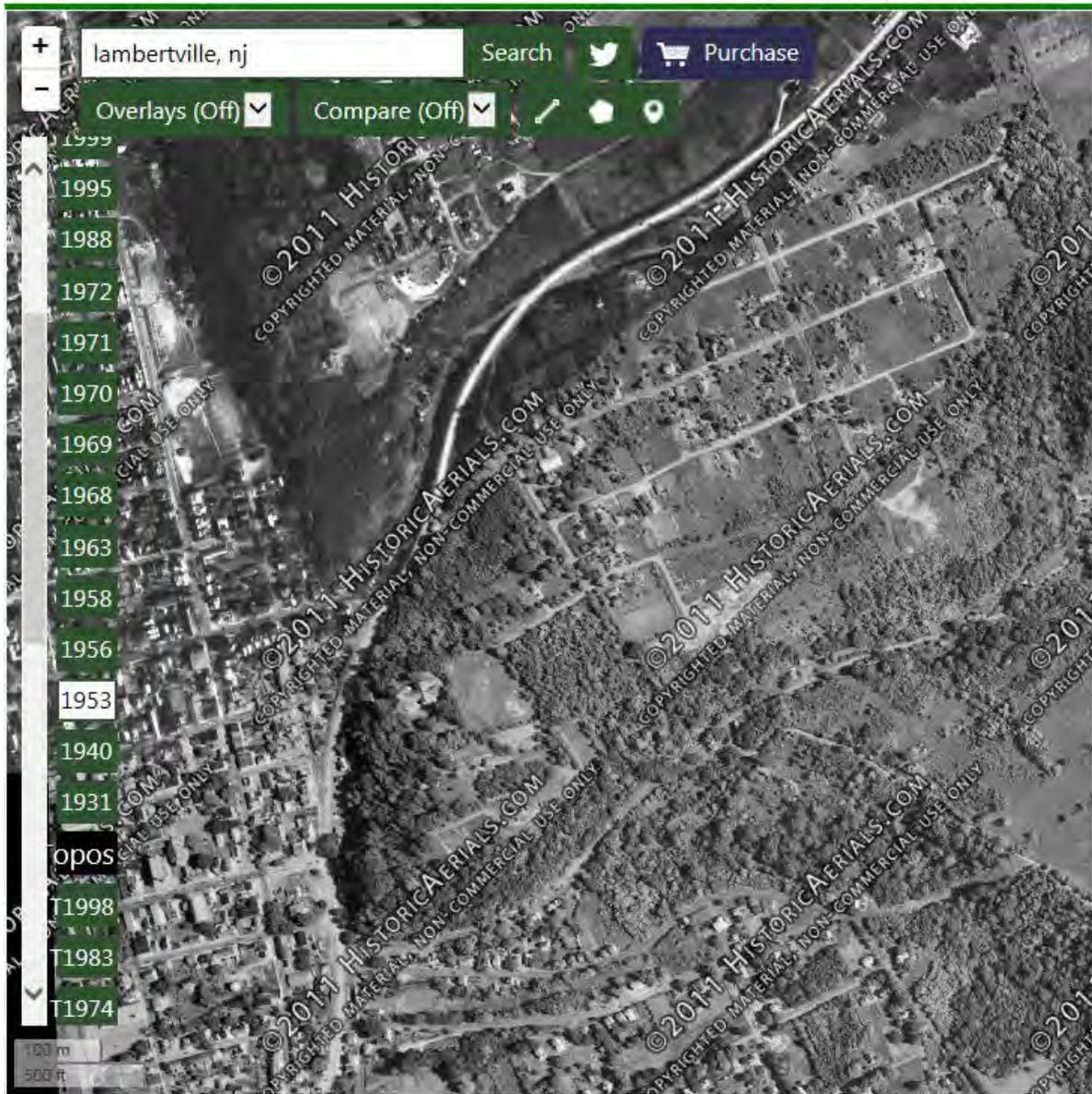
## **APPENDIX B**

### **Evidence of the Former Municipal Landfill**

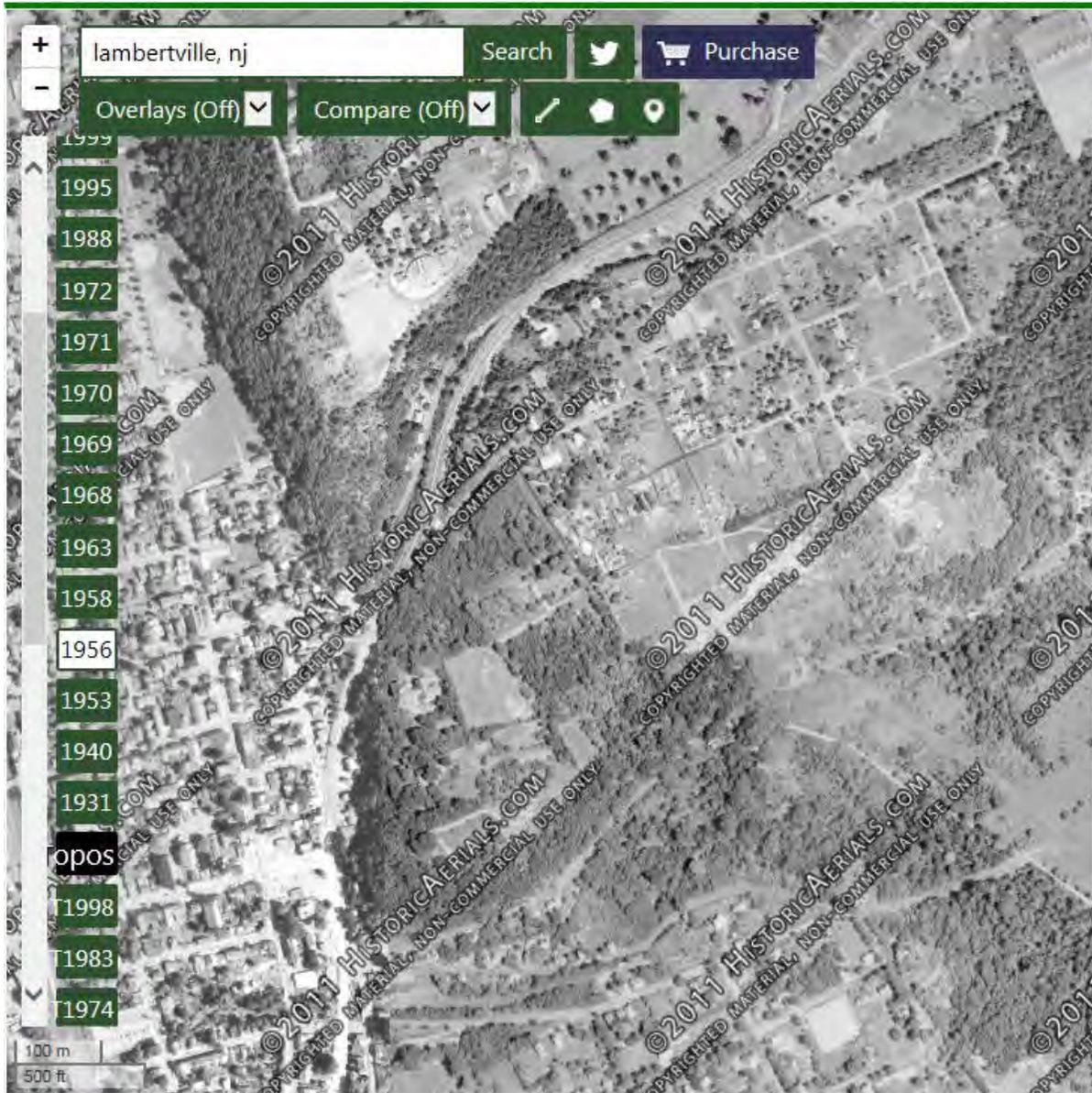
1940 Historic Aerial



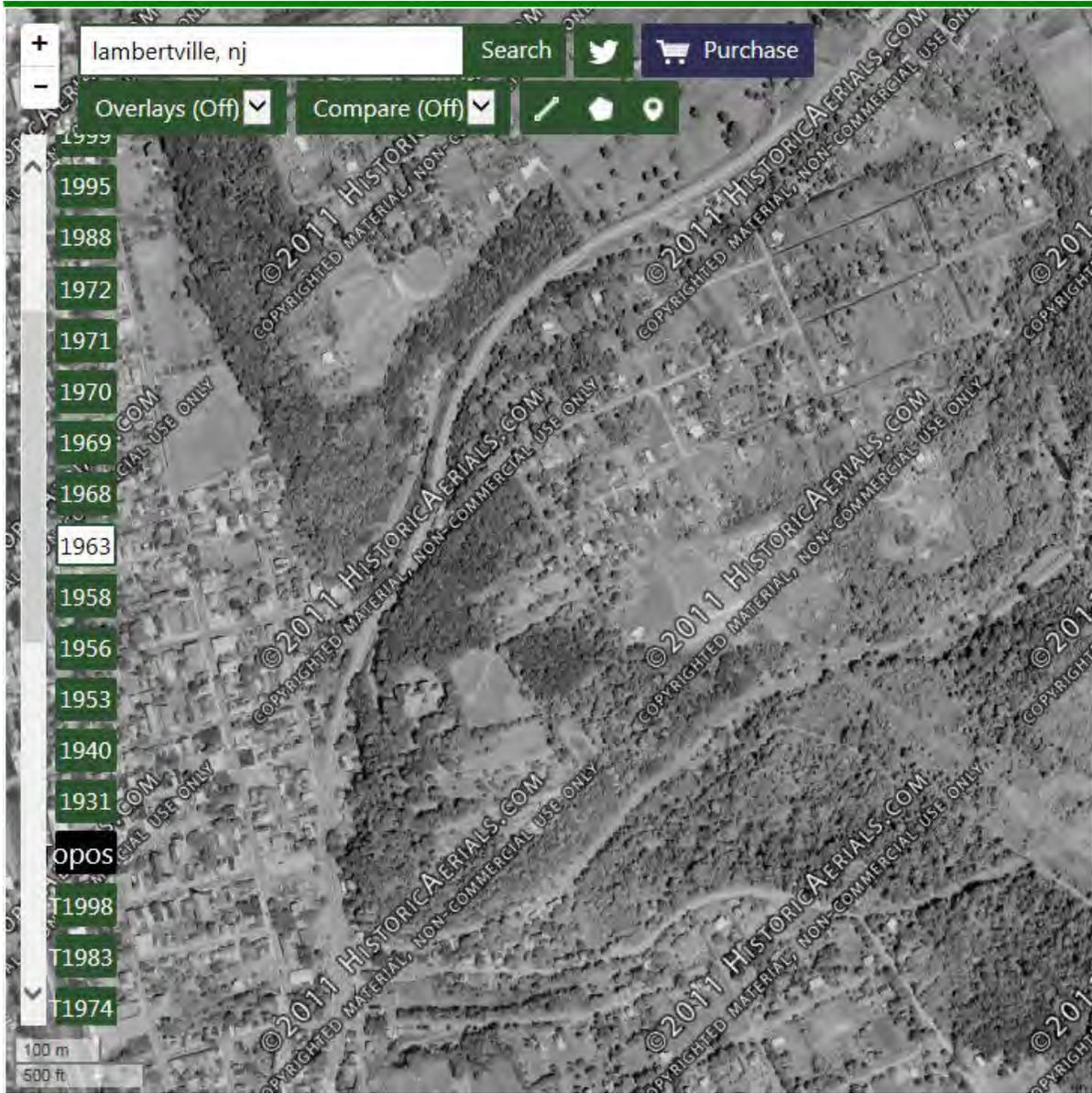
1953 Historic Aerial



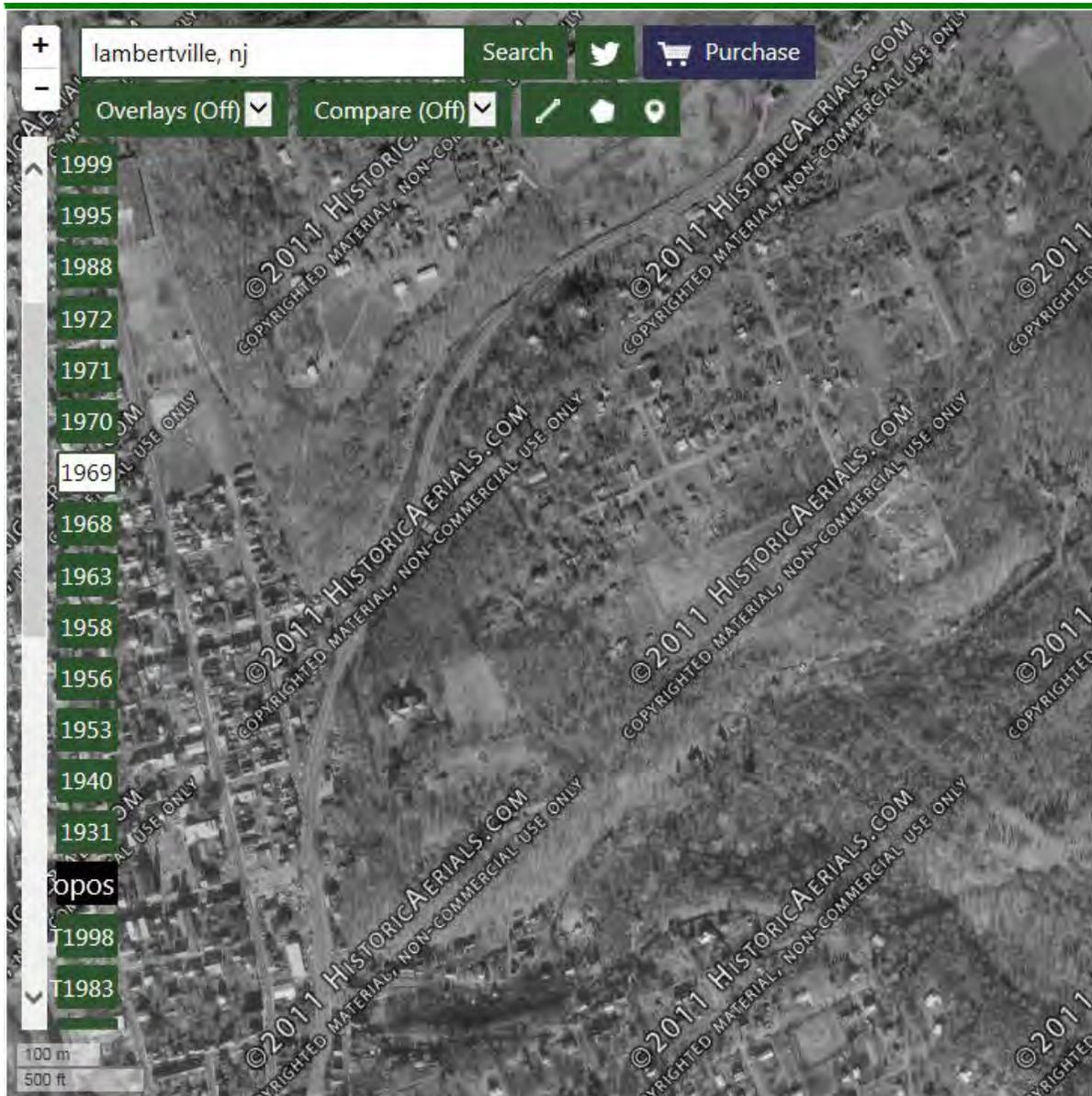
1956 Historic Aerial



1963 Historic Aerial



1969 Historic Aerials



SALES AGREEMENT

THIS AGREEMENT, made the 25<sup>th</sup> day of April  
in the year of our Lord One Thousand Nine Hundred and sixty-seven  
BETWEEN: City of Lambertville, a Municipal Corporation of the State  
of New Jersey, located in the County of Hunterdon, in said State,

party of the first part, hereinafter referred to as the "Seller",  
AND: WALTER R. LEWIS, Post Office Address: Pennington-Harbourton  
Road, Pennington, N.J.,

party of the second part, hereinafter referred to as the "Buyer".

W I T N E S S E T H:

1. The Seller agrees to sell and convey to the Buyer and  
the Buyer agrees to purchase all that certain tract or parcel of  
land and premises, lying and being in the City of Lambertville and  
West Amwell, County of Hunterdon, and State of New  
Jersey, known and designated as City property, Connaught Hill.

and more particularly described in  
Schedule A attached hereto and made a part hereof as though fully  
set forth herein.

TOGETHER with all the buildings and fixtures thereupon,  
all the tenements, hereditaments and appurtenances thereunto belong-  
ing or in any wise appertaining, and the reversion and reversions,  
remainder and remainders, rents, issues and profits thereof, and all  
of the estate, right, title, interest, property, possession, claim  
and demand whatsoever as well in law as in equity of the Seller in  
and to the said described premises and every part of the same

of New Jersey, located in the County of Hunterdon, in said State,  
party of the first part, hereinafter referred to as the "Seller",  
AND: WALTER R. LEWIS, Post Office Address: Pennington-Harbourton  
Road, Pennington, N.J.,

party of the second part, hereinafter referred to as the "Buyer".

W I T N E S S E T H:

1. The Seller agrees to sell and convey to the Buyer and  
the Buyer agrees to purchase all that certain tract or parcel of  
land and premises, lying and being in the City of Lambert-/~~or~~ <sup>ville and</sup> Township  
West Amwell, County of Hunterdon, and State of New  
Jersey, known and designated as City property, Connaught Mill.

and more particularly described in  
Schedule A attached hereto and made a part hereof as though fully  
set forth herein.

TOGETHER with all the buildings and fixtures thereupon,  
all the tenements, hereditaments and appurtenances thereunto belong-  
ing or in any wise appertaining, and the reversion and reversions,  
remainder and remainders, rents, issues and profits thereof, and all  
of the estate, right, title, interest, property, possession, claim  
and demand whatsoever as well in law as in equity of the Seller in  
and to the said described premises and every part and parcel thereof  
and streets adjacent thereto.

The above conveyance of the above described premises shall  
be subject, however, to the following:

- (a) Any state of facts which an accurate survey would show, provided the same does not render the title unmarketable.
- (b) Zoning regulations and building restrictions and all other laws, ordinances, regulations or restrictions or other lawful action of any municipal or other public authority now or hereafter adopted. The Seller represents that nothing prohibits the use of the premises as they are being used at the present time. (See Item (b) of Schedule A.)
- (c) Covenants, restrictions and easements of record, provided the same do not make the title unmarketable or prevent the lawful use of the premises as they are being used at the present time. (See Item (c) of Schedule A.)
- (d) Any assessment or assessments becoming liens upon the said premises after the date of this Agreement. The Seller represents that to the best of their knowledge there are no existing municipal improvements affecting the premises which have not been assessed and paid for.
- (e) Existing leases and tenancies as follows:

None

2. The purchase price of the above described premises is Eight Thousand Two Hundred Eighty-Three and -----75/100 (\$8,283.75)\* which shall be paid by the Buyer to the Seller as follows:

- a. Lawful money of the United States of America, down payment, receipt of which is hereby acknowledged \$ 900.00
- b. Lawful money of the United States of America at the time of settlement and delivery of the Deed 7383.75

7383.75  
\$8283.75

\*NOTE: This sale is on a per acre basis, at the rate of \$750.00 an acre. The acreage remaining to the City to be conveyed, as set forth in Schedule A hereof, has been estimated by the City Engineer to have an area of 11.556 acres, be the same more or less, and it is upon this acreage that

... premises as they are being used at the present time. (See Item (b) of Schedule A.)

- (c) Covenants, restrictions and easements of record, provided the same do not make the title unmarketable or prevent the lawful use of the premises as they are being used at the present time. (See Item (c) of Schedule A.)
- (d) Any assessment or assessments becoming liens upon the said premises after the date of this Agreement. The Seller represents that to the best of their knowledge there are no existing municipal improvements affecting the premises which have not been assessed and paid for.
- (e) Existing leases and tenancies as follows:

None

2. The purchase price of the above described premises is Eight Thousand Two Hundred Eighty-Three and -----75/100 (\$8,283.75)\* which shall be paid by the Buyer to the Seller as follows:

- a. Lawful money of the United States of America, down payment, receipt of which is hereby acknowledged \$ 900.0
  - b. Lawful money of the United States of America at the time of settlement and delivery of the Deed 7383.7
- \$8283.7

\*NOTE: This sale is on a per acre basis, at the rate of \$750.00 an acre. The acreage remaining to the City to be conveyed, as set forth in Schedule A hereof, has been estimated by the City Engineer to have an area of 11.556 acres, be the same more or less, and it is upon this acreage that the above mentioned purchase price was ascertained. Buyer is going to have the property to be conveyed surveyed at his own expense, and it is agreed between the parties that the actual purchase price to be paid shall be determined by the actual acreage disclosed by this survey at the above mentioned rate of \$750.00 per acre. The new metes and bounds description resulting from this survey will be used to convey the property if buyer desires the same to be used.





of the Deed hereunder, the Seller shall deliver to the Buyer for examination the Deed to be delivered or a copy thereof.

8. The following items of personal property are included in this sale for the above mentioned purchase price:

NONE

9. The Buyer shall be entitled to possession from the time of the delivery of the Deed hereunder.

10. The Buyer represents that the Buyer has inspected and examined the above described premises and will accept them AS IS, subject to reasonable wear and tear and normal effects of the weather. Seller makes no representations with respect to the condition thereof and does not assume any responsibility or liability on account of any such condition.

11. Legal fees shall be apportionable between the parties as follows: The Seller shall be responsible for one-half the cost of drawing this Agreement, for the cost and expense of drawing, executing and acknowledging and delivering to the Buyer a <sup>Bargain and</sup> ~~General~~   
 ~~Sale~~ <sup>Sale</sup> Deed, with required revenue stamps affixed, conveying a marketable and insurable title to the premises above and subject to the restrictions and reservations heretofore set forth, as well as an Affidavit of Title and Settlement Sheet; Buyer shall be responsible for one-half the cost of drawing this Agreement, for any and all search fees, and for any and all recording fees, as well as for any bond and mortgage in connection with this transaction.

9. The Buyer shall be entitled to possession from the time of the delivery of the Deed hereunder.

10. The Buyer represents that the Buyer has inspected and examined the above described premises and will accept them AS IS, subject to reasonable wear and tear and normal effects of the weather. Seller makes no representations with respect to the condition thereof and does not assume any responsibility or liability on account of any such condition.

11. Legal fees shall be apportionable between the parties as follows: The Seller shall be responsible for one-half the cost of drawing this Agreement, for the cost and expense of drawing, executing and acknowledging and delivering to the Buyer a ~~General~~ Bargain and ~~Sale~~ Sale Deed, with required revenue stamps affixed, conveying a marketable and insurable title to the premises above and subject to the restrictions and reservations heretofore set forth, as well as an Affidavit of Title and Settlement Sheet; Buyer shall be responsible for one-half the cost of drawing this Agreement, for any and all search fees, and for any and all recording fees, as well as for any bond and mortgage in connection with this transaction.

If the Buyer should default on their obligations under this Agreement of Sale, then the deposit shall be forfeited and turned over to the Seller.

The Seller represents that NONE  
Real Estate Broker of \_\_\_\_\_, is entitled  
to a commission of \_\_\_\_\_ % of the gross sales price for affecting

this sale, payable only on the payment of the full purchase price as hereinabove set forth and delivery of the Deed. If, for any reason, this transaction is not consummated and the full purchase price is not paid and the Deed is not delivered, then no real estate commission is due to the said Real Estate Broker.

12. This Agreement constitutes the entire contract between the parties hereto, and the Seller is not liable for or bound in any manner by expressed or implied warranties, guarantees, promises, statements, representations or information pertaining to said premises, made or furnished by any real estate broker, agent, employee, servant or other person representing or purporting to represent the Seller, unless such warranties, guarantees, promises, statements, representations or information are expressly and specifically set forth herein.

13. The Stipulations aforesaid are to apply to and bind and enure to the benefit of the heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties have herunto set their hands and seals the day and date first above written.

Signed, Sealed and Delivered  
in the presence of:

ATTEST:

Mary E. Sheridan  
Mary E. Sheridan, City Clerk

Nancy J. Shepherd (L.S.)  
Harry J. Shepherd, Jr., Mayor

WITNESS AS TO WALTER R. LEWIS:

Nicholas P. Galluccio

Walter R. Lewis (L.S.)  
Walter R. Lewis

(L.S.)

SCHEDULE A

ALL those certain tracts or parcels of land and premises, hereinafter particularly described, situate, lying and being in the City of Lambertville and Township of West Amwell, in the County of Hunterdon and State of New Jersey:

Lot No. 1 - Partly in Lambertville and partly in West Amwell: BEGINNING at the intersection of the middle of Coryell and Allen Streets as laid out on the map of the Lambertville Land Association and running thence (1) along the middle of Coryell Street North  $72^{\circ}$  East 625 feet to the intersection of the middle of Coryell Street and Skillman Street as laid out on said map; thence (2) along the middle of Skillman Street South  $18^{\circ}$  East being along land of W. Masterson 564 feet more or less to a corner; thence (3) along the same land North  $77^{\circ}$  East nine feet to a corner to land of William Ent, dec'd; thence (4) South  $12^{\circ}$  48 minutes east 64 feet along formerly William Ent, thence (5) South  $80^{\circ}$  9 minutes West 50 feet along Charles Jeer; thence (6) South  $12^{\circ}$  48 minutes east 100 feet along

Charles Heer: thence (7) South  $80^{\circ} 9$  minutes West 343 feet along the North side of the Rocktown Road; thence (8) along said road South  $57^{\circ} 43$  minutes West 573 feet to a corner on the North bank of said road; thence (9) along land formerly of Patrick Colligan North  $34^{\circ} 35$  minutes West 177 feet to a corner to land formerly of Joseph Sproat; thence (10) along said land North  $31^{\circ} 35$  minutes West 254 feet more or less to a corner in the middle of the Southard Street as laid out on said map; thence (11) along the middle of said street North  $72^{\circ}$  East 450 feet to a stone at the intersection of Southard and Allen Streets, thence (12) along the middle of Allen Street North  $18^{\circ}$  West 300 feet to the Place of beginning, containing 14 acres more or less, level measure.

Excepting and reserving so much of said tract for public streets as lies within the boundaries of Coryell, Allen, Skillman and Southard Streets as laid out on the said map of the Lambertville Association.

Lot No. 2 - Situate in the City of Lambertville: BEGINNING at the intersection of the middle of Coryell and Allen Streets as originally laid out by the Lambertville Land Association and running thence (1) along the center of Allen Street South  $16\frac{1}{4}^{\circ}$  East 300 feet to the intersection of the middle of Allen Street and Southard Street, thence (2) along the center of Southard Street South  $73\frac{3}{4}^{\circ}$  West 137 $\frac{1}{2}$  feet to a stake, corner of lot devised by will to William H. Drake and John S. Drake, dec'd., thence (3) along

in the middle of Coryell Street, thence (4) along the middle of said street North  $73\frac{3}{4}^{\circ}$  East  $137\frac{1}{2}$  feet to the place of Beginning.

Being the same land and premises conveyed by Albert L. Mitchell and Elizabeth S. Stintsman, Executors of the Last Will and Testament of Thomas W. Mitchell, (Sr.) deceased, to the City of Lambertville, by deed dated December 28, 1946 and recorded in the Hunterdon County Clerk's Office on February 11, 1947 in Book 462 of Deeds, page 315.

There is excepted from Tract No. 1 of the above described premises the hereinafter described land which is reserved and retained by the City of Lambertville:

BEGINNING at a point in the northerly line of Quarry Street, said point being common corner to lands now or formerly of Patrick Colligan and running; thence (1) along the easterly line of said Colligan land North thirty-four degrees thirty-five minutes West ( $N 34^{\circ} 35' W$ ) one hundred seventy-seven (177) feet, more or less to a point, common corner to lands now or formerly of Joseph Sproat; thence (2) Through lands of the City of Lambertville North sixty-seven degrees forty-three minutes East ( $N 67^{\circ} 43' E$ ) six hundred seventy-five (675) feet, more or less to the Lambertville West Amwell line; thence (3) Along said municipal line South twenty-seven degrees twenty-one minutes East ( $S 27^{\circ} 21' E$ ) one hundred ninety (190) feet, more or

thence along ...  
courses: (4) South eighty degrees nine minutes West  
(S 80° 09' W) seventy-five (75) feet, more or less to  
a point; thence (5) South sixty-seven degrees forty-  
three minutes West (S 67° 43' W) five hundred seventy-  
three (573) feet more or less to the point and place  
of BEGINNING.

Containing 2.955 Acres of land, more or less.

The above property is the property that was used for the City  
Dump located on Connaught Hill. The portion retained by the  
City is that portion fronting along Quarry Street and running some  
distance up the side of the Hill.

- a. The conveyance of this land will be subject to the condition that the land so conveyed can not be subdivided into lots having an area of less than one acre.
- b. Seller represents that there are no zoning regulations, or building restrictions, or any other ordinance of the City of Lambertville that would prohibit the use of so much of the above described premises that is located in the City of Lambertville for business, manufacturing, or other commercial purposes.
- c. Buyer is aware of the fact that there is a New Jersey Power and Light Company easement running across the above described land and this conveyance is made subject to the same. Buyer is also aware of the fact that as set forth at the end of Lot No. 1 of Schedule A hereof, that there are public streets within the land to be conveyed, either in existence or as "paper streets". After this conveyance has been completed, if buyer procures the necessary survey metes and bounds description and pays the cost involved in the vacation of these streets, City will introduce an ordinance vacating the rights of the public in so much of the said streets that line within the City of Lambertville and which are abutted on each side by the land that will be owned by the buyer.

ATTEST:

Mary E. Sheridan  
Mary E. Sheridan, City Clerk

Harry J. Shepherd, Jr.  
Harry J. Shepherd, Jr., Mayor

WITNESS AS TO WALTER R. LEWIS:

W. L. P. Gallant

Walter R. Lewis  
Walter R. Lewis

# This Indenture,

Made the 19th day of April 19 68.  
Between

THE CITY OF LAMBERTVILLE, a municipal corporation of the State of  
New Jersey,

located in the County of  
Hunterdon and State of New Jersey herein designated as the Grantors,  
And

MANIE A. LEWIS, Wife of Walter R. Lewis (P.O. Address:  
Pennington-Harbourton Road, Pennington, N.J.)

residing or located at  
in the \_\_\_\_\_ of \_\_\_\_\_ in the County of \_\_\_\_\_  
and State of \_\_\_\_\_ herein designated as the Grantee;

Witnesseth, that the Grantors, for and in consideration of Nine Thousand Four and  
50/100 (\$9,004.50) ----- Dollars,

lawful money of the United States of America, to the Grantors in hand well and truly paid by the  
Grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-  
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and  
convey unto the Grantee forever,  
certain lot,

All that / tract or parcel of land and premises, situate, lying and being in the  
City of Lambertville and West Amwell Township,  
County of Hunterdon, and State of New Jersey, more particularly described as follows:

BEGINNING at the point of intersection of the centerline of Coryell  
Street, with the centerline of Skillman Street, and running, thence;  
(1) Along the centerline of said Skillman Street, through Southard  
Street, and along the westerly line of lands now or formerly of Howard  
W. Lindblad, South eighteen degrees two minutes twenty-five seconds  
East (S 18° 02' 25" E) five hundred sixty-one and sixty-six hundredths  
(561.66) feet to a point; thence (2) Along the southerly line of said  
lands of Lindblad, North seventy-six degrees fifty-seven minutes thir-  
ty-five seconds East (N 76° 57' 35" E) nine and no hundredths (9.00)  
feet to a point; thence (3) Along the westerly line of lands now or  
formerly of Domenick Deleone, South twelve degrees fifty minutes twenty  
five seconds East (S 12° 50' 25" E) sixty-four and no hundredths  
(64.00) feet to a point; thence (4) Along the northerly line of lands  
now or formerly of Charles Heer, South eighty degrees six minutes thir-  
ty-five seconds West (S 80° 06' 35" W) fifty and no hundredths (50.00)  
feet to a point; thence (5) Along the westerly line of said lands of  
Heer, South twelve degrees fifty minutes twenty-five seconds East  
(S 12° 50' 25" E) ninety-one and fifty-six hundredths (91.56) feet to  
a point in the northerly line of Rocktown Road (also known as Quarry  
Street), thirty-six (36) feet in width; thence (6) Along said northerly  
line the following two (2) courses, South eighty degrees twenty-six  
minutes fifty-eight seconds West (S 80° 26' 58" W) one hundred fifty-  
eight and thirty-eight hundredths (158.38) feet to a point; thence  
(7) South seventy-six degrees twenty-three minutes forty-one seconds  
West (S 76° 23' 41" W) one hundred sixty-four and ninety-one hun-  
dredths (164.91) feet to a point; thence (8) Along a division line be-  
tween the City of Lambertville and West Amwell Township, North twenty-  
three degrees one minute thirty seconds West (N 23° 01' 30" W) one  
hundred seventy-two and eighty-eight hundredths (172.88) feet to a  
point; thence (9) Making a new line through lands of City of Lambert-

62966





## APPENDIX C

### Former High School Structure Evaluation

Harrison-Hamnett, P.C.

Consulting Engineers

May 27, 1992

Roblyn Development Corporation  
122 Blackwell Road  
Pennington, New Jersey 08534

Attn: Mr. Merrick Wilson

Re: Old Lambertville High School  
Lambertville, New Jersey

Gentlemen:

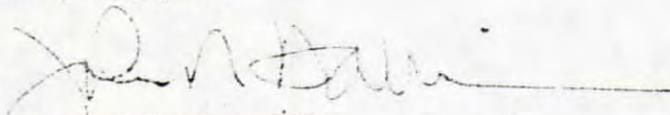
As per your request, the undersigned visited the site to perform a walk through investigation for the referenced project. The purpose of the visit was to attain information to evaluate if the building could be restored and rebuilt or need to be demolished.

The existing building is a three-story masonry wall bearing structure. The floors and roof framing are wood construction. The building has been damaged by fire. The roof for most of the building has been destroyed. The debris from the roof and interior walls is resting on the floor framing below. The floor framing was mostly left undamaged by the fire.

The existing building is in adequate condition to be restored or renovated. The existing masonry exterior walls above the third floor will most likely need to be repointed because of damaged mortar caused by the heat from the fire. The floor framing appears to be adequate to support residential type usage provided all damaged members are repaired or replaced. The roof for the building should be a priority to have constructed to prevent water damage to the existing structure.

If you should have any questions, please contact our office.

Very truly yours,



John N. Harrison, P.E.

JNH:sjh

file

received  
2-4-98

## ✠ LAMBERTVILLE ✠ FIRE DEPARTMENT

January 23, 1998

To Whom It May Concern:

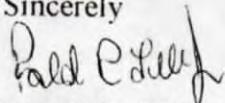
On January 21, 1998 it was brought to my attention about the overall condition of the old Lambertville High School. Upon the request of a citizen I made an inspection trip to the property. Following is a list of my concerns.

- 1 ♦ Most of the doorways and window openings on the first and second floor are not sealed up to prevent entrance into the building.
- 2 ♦ The stairs on the outside of the building leading to the second floor doorways are not sealed up.
- 3 ♦ Lack of access to all sides of the building in the case of future fires or emergency egress.
- 4 ♦ Property not secured (i.e. driveway not chained or signed).
- 5 ♦ There were signs of dumping of garbage and debris around building (i.e. trash, beer bottles and paper).
- 6 ♦ Debris from the original fire from many years ago has not been cleared up around the structure.
- 7 ♦ At the time of my visual inspection inside the building it was found that all of the plaster and mortar has or is deteriorated away throughout the whole building; this is a hazard. There are also signs in the 2<sup>nd</sup> floor hallway that the walls are about to collapse.

I am not a building engineer, but do feel that there are significant warning signs that the building is a imminent hazard of collapsing. These items should be addressed by the local officials and done in a timely and expedient manner. Also all of the overgrown growth around the building should be cleared away for emergency traffic.

If anyone should have any question s regarding this letter please feel free to call me at my office.

Sincerely



Ronald R. Tillett, Jr.

ROOF GONE, weather  
FLOORS HOLDS BUILDING TOGETHER.



**APPENDIX D**  
**Tax Lien Records**

Certificate: 90-00020  
Prop Loc: ROUTE 179

Owner: OWNER UNKNOWN C/O M WILSON  
Address: 1332 MOON DRIVE  
YARDLEY PA 19067

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

Block/Lot/Qual: 1073. 1.

Sale Date: 10/25/90

Redemption Calculation Date: 05/03/18

Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	0.90	10.08	10.98
		Cost: <u>15.00</u>	
		Total Certificate:	25.98
#Days: 9908 Per Diem: 0.012990		Int on Cert:	128.70
		Redemption Penalty ( 0.00 %):	<u>0.00</u>
		Total:	154.68

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	1990	3	12/26/14	3.02	8.00	0.000671	1207	0.81	3.83
Tax	1990	4	12/26/14	3.02	8.00	0.000671	1207	0.81	3.83
Tax	1991	1	12/26/14	2.77	8.00	0.000616	1207	0.74	3.51
Tax	1991	2	12/26/14	2.77	8.00	0.000616	1207	0.74	3.51
Tax	1991	3	12/26/14	14.42	8.00	0.003204	1207	3.87	18.29
Tax	1991	4	12/26/14	14.42	8.00	0.003204	1207	3.87	18.29
Tax	1992	1	12/26/14	8.60	8.00	0.001911	1207	2.31	10.91
Tax	1992	2	12/26/14	8.59	8.00	0.001909	1207	2.30	10.89
Tax	1992	3	12/26/14	9.97	8.00	0.002216	1207	2.67	12.64
Tax	1992	4	12/26/14	9.96	8.00	0.002213	1207	2.67	12.63
Tax	1993	1	12/26/14	9.28	8.00	0.002062	1207	2.49	11.77
Tax	1993	2	12/26/14	9.28	8.00	0.002062	1207	2.49	11.77
Tax	1993	3	12/26/14	9.78	8.00	0.002173	1207	2.62	12.40
Tax	1993	4	12/26/14	9.78	8.00	0.002173	1207	2.62	12.40
Tax	1994	1	12/26/14	9.53	8.00	0.002118	1207	2.56	12.09
Tax	1994	2	12/26/14	9.53	8.00	0.002118	1207	2.56	12.09
Tax	1994	3	12/26/14	10.16	8.00	0.002258	1207	2.73	12.89
Tax	1994	4	12/26/14	10.15	8.00	0.002256	1207	2.72	12.87
Tax	1995	1	12/26/14	9.85	8.00	0.002189	1207	2.64	12.49
Tax	1995	2	12/26/14	9.84	8.00	0.002187	1207	2.64	12.48
Tax	1995	3	12/26/14	10.21	8.00	0.002269	1207	2.74	12.95
Tax	1995	4	12/26/14	10.20	8.00	0.002267	1207	2.74	12.94
Tax	1996	1	12/26/14	0.58	8.00	0.000129	1207	0.16	0.74
Tax	1996	2	12/26/14	0.56	8.00	0.000124	1207	0.15	0.71

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	1996	3	12/26/14	0.58	8.00	0.000129	1207	0.16	0.74
Tax	1996	4	12/26/14	0.57	8.00	0.000127	1207	0.15	0.72
Tax	1997	1	12/26/14	1.21	8.00	0.000269	1207	0.32	1.53
Tax	1997	2	12/26/14	1.20	8.00	0.000267	1207	0.32	1.52
Tax	1998	1	12/26/14	0.61	8.00	0.000136	1207	0.16	0.77
Tax	1998	2	12/26/14	0.60	8.00	0.000133	1207	0.16	0.76
Tax	1998	3	12/26/14	0.58	8.00	0.000129	1207	0.16	0.74
Tax	1998	4	12/26/14	0.58	8.00	0.000129	1207	0.16	0.74
Tax	1999	1	12/26/14	0.60	8.00	0.000133	1207	0.16	0.76
Tax	1999	2	12/26/14	0.59	8.00	0.000131	1207	0.16	0.75
Tax	1999	3	12/26/14	0.61	8.00	0.000136	1207	0.16	0.77
Tax	1999	4	12/26/14	0.60	8.00	0.000133	1207	0.16	0.76
Tax	2000	1	12/26/14	0.60	8.00	0.000133	1207	0.16	0.76
Tax	2000	2	12/26/14	0.60	8.00	0.000133	1207	0.16	0.76
Tax	2000	3	12/26/14	0.59	8.00	0.000131	1207	0.16	0.75
Tax	2000	4	12/26/14	0.58	8.00	0.000129	1207	0.16	0.74
Tax	2001	1	12/26/14	0.60	8.00	0.000133	1207	0.16	0.76
Tax	2001	2	12/26/14	0.59	8.00	0.000131	1207	0.16	0.75
Tax	2001	3	12/26/14	0.59	8.00	0.000131	1207	0.16	0.75
Tax	2001	4	12/26/14	0.59	8.00	0.000131	1207	0.16	0.75
Tax	2002	1	12/26/14	0.60	8.00	0.000133	1207	0.16	0.76
Tax	2002	2	12/26/14	0.59	8.00	0.000131	1207	0.16	0.75
Tax	2002	3	12/26/14	0.68	8.00	0.000151	1207	0.18	0.86
Tax	2002	4	12/26/14	0.67	8.00	0.000149	1207	0.18	0.85
Tax	2003	1	12/26/14	0.64	8.00	0.000142	1207	0.17	0.81
Tax	2003	2	12/26/14	0.63	8.00	0.000140	1207	0.17	0.80
Tax	2003	3	12/26/14	0.45	8.00	0.000100	1207	0.12	0.57
Tax	2003	4	12/26/14	0.45	8.00	0.000100	1207	0.12	0.57
Tax	2004	1	12/26/14	0.55	8.00	0.000122	1207	0.15	0.70
Tax	2004	2	12/26/14	0.54	8.00	0.000120	1207	0.14	0.68
Tax	2004	3	12/26/14	0.39	8.00	0.000087	1207	0.10	0.49
Tax	2004	4	12/26/14	0.38	8.00	0.000084	1207	0.10	0.48
Tax	2005	1	12/26/14	0.47	8.00	0.000104	1207	0.13	0.60
Tax	2005	2	12/26/14	0.46	8.00	0.000102	1207	0.12	0.58
Tax	2005	3	12/26/14	0.40	8.00	0.000089	1207	0.11	0.51
Tax	2005	4	12/26/14	0.40	8.00	0.000089	1207	0.11	0.51
Tax	2006	1	12/26/14	0.44	8.00	0.000098	1207	0.12	0.56
Tax	2006	2	12/26/14	0.43	8.00	0.000096	1207	0.12	0.55
Tax	2006	3	12/26/14	0.36	8.00	0.000080	1207	0.10	0.46
Tax	2006	4	12/26/14	0.36	8.00	0.000080	1207	0.10	0.46
Tax	2007	1	12/26/14	0.40	8.00	0.000089	1207	0.11	0.51
Tax	2007	2	12/26/14	0.40	8.00	0.000089	1207	0.11	0.51
Tax	2007	3	01/24/15	0.78	8.00	0.000173	1179	0.20	0.98

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2008	1	12/26/14	0.40	8.00	0.000089	1207	0.11	0.51
Tax	2008	2	12/26/14	0.39	8.00	0.000087	1207	0.10	0.49
Tax	2008	3	12/26/14	0.43	8.00	0.000096	1207	0.12	0.55
Tax	2008	4	12/26/14	0.42	8.00	0.000093	1207	0.11	0.53
Tax	2009	1	12/26/14	0.41	8.00	0.000091	1207	0.11	0.52
Tax	2009	2	12/26/14	0.41	8.00	0.000091	1207	0.11	0.52
Tax	2009	3	12/26/14	0.43	8.00	0.000096	1207	0.12	0.55
Tax	2009	4	12/26/14	0.44	8.00	0.000098	1207	0.12	0.56
Tax	2010	1	12/26/14	0.43	8.00	0.000096	1207	0.12	0.55
Tax	2010	2	12/26/14	0.42	8.00	0.000093	1207	0.11	0.53
Tax	2010	3	12/26/14	0.47	8.00	0.000104	1207	0.13	0.60
Tax	2010	4	12/26/14	0.46	8.00	0.000102	1207	0.12	0.58
Tax	2011	1	12/26/14	0.45	8.00	0.000100	1207	0.12	0.57
Tax	2011	2	12/26/14	0.44	8.00	0.000098	1207	0.12	0.56
Tax	2011	3	12/26/14	0.49	8.00	0.000109	1207	0.13	0.62
Tax	2011	4	12/26/14	0.48	8.00	0.000107	1207	0.13	0.61
Tax	2012	1	12/26/14	0.47	8.00	0.000104	1207	0.13	0.60
Tax	2012	2	12/26/14	0.46	8.00	0.000102	1207	0.12	0.58
Tax	2012	3	12/26/14	0.46	8.00	0.000102	1207	0.12	0.58
Tax	2012	4	12/26/14	0.46	8.00	0.000102	1207	0.12	0.58
Tax	2013	1	12/26/14	0.47	8.00	0.000104	1207	0.13	0.60
Tax	2013	2	12/26/14	0.46	8.00	0.000102	1207	0.12	0.58
Tax	2013	3	12/26/14	0.50	8.00	0.000111	1207	0.13	0.63
Tax	2013	4	12/26/14	0.49	8.00	0.000109	1207	0.13	0.62
Tax	2014	1	02/01/14	0.48	8.00	0.000107	1532	0.16	0.64
Tax	2014	2	05/01/14	0.48	8.00	0.000107	1442	0.15	0.63
Tax	2014	3	08/01/14	0.52	8.00	0.000116	1352	0.16	0.68
Tax	2014	4	11/01/14	0.51	8.00	0.000113	1262	0.14	0.65
Tax	2015	1	02/01/15	0.50	8.00	0.000111	1172	0.13	0.63
Tax	2015	2	05/01/15	0.50	8.00	0.000111	1082	0.12	0.62
Tax	2015	3	08/01/15	0.51	8.00	0.000113	992	0.11	0.62
Tax	2015	4	11/01/15	0.51	8.00	0.000113	902	0.10	0.61
Tax	2016	1	02/01/16	0.51	8.00	0.000113	812	0.09	0.60
Tax	2016	2	05/01/16	0.50	8.00	0.000111	722	0.08	0.58
Tax	2016	3	08/01/16	0.50	8.00	0.000111	632	0.07	0.57
Tax	2016	4	11/01/16	0.49	8.00	0.000109	542	0.06	0.55
Tax	2017	1	02/01/17	0.50	8.00	0.000111	452	0.05	0.55
Tax	2017	2	05/01/17	0.50	8.00	0.000111	362	0.04	0.54
Tax	2017	3	08/01/17	0.52	8.00	0.000116	272	0.03	0.55
Tax	2017	4	11/01/17	0.52	8.00	0.000116	182	0.02	0.54
			Total:	239.60				63.63	303.23

BALANCE TYPE SUMMARY:

---

	<u>Certificate Total &amp; Subseq. Prin/Penalty</u>	<u>Interest</u>	<u>Total</u>
Certificate Tax	10.98	54.39	65.37
Subseq Tax	239.60	63.63	303.23
Total Tax	<u>250.58</u>	<u>118.02</u>	<u>368.60</u>
Certificate Cost	15.00	74.31	89.31

LIEN REDEMPTION:

Principal:	265.58	
Redemption Penalty ( 0.00 %):	0.00	
Interest:	192.33	
Recording Fees:	40.00	
Other Fees:	<u>12.00</u>	
TOTAL REDEMPTION:	509.91	Total Per Diem: 0.066234

(Note: Current Charges must be met on Municipal Liens.)

Balance Type	Year	Prd	Date	Prin/Penalty	Interest	Total
CURRENT CHARGES:						
Taxes	2018	1	02/01/18	0.51	0.01	0.52
Taxes	2018	2	05/01/18	<u>0.51</u>	<u>0.00</u>	<u>0.51</u>
TOTAL TAXES				1.02	0.01	1.03
TOTAL CURRENT CHARGES				1.02	0.01	1.03

LIEN REDEMPTION + CURRENT CHARGES:

Principal	266.60
Interest	192.34
Redemption Penalty	0.00
Recording Fees	40.00
Other Fees	12.00
Other Charges	0.00
TOTAL DUE	510.94

Certificate: 90-00021

Owner: OWNER UNKNOWN C/O M WILSON

Type of Lien: Municipal

Prop Loc: HWY 179 & HANCOCK ST

Address: 1332 MOON DRIVE  
YARDLEY PA 19067

Interest Rate: 18.00

Apr 2: N

Premium: 0.00

Block/Lot/Qual: 1073. 3.

Sale Date: 10/25/90

Redemption Calculation Date: 05/03/18

Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	1.03	11.52	12.55
		Cost: 15.00	
		Total Certificate:	27.55
#Days: 9908 Per Diem: 0.013775		Int on Cert:	136.48
		Redemption Penalty ( 0.00 %):	0.00
		Total:	164.03

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	1990	1	12/26/14	1.44	8.00	0.000320	1207	0.39	1.83
Tax	1990	2	12/26/14	1.44	8.00	0.000320	1207	0.39	1.83
Tax	1990	3	12/26/14	2.01	8.00	0.000447	1207	0.54	2.55
Tax	1990	4	12/26/14	2.01	8.00	0.000447	1207	0.54	2.55
Tax	1991	1	12/26/14	3.17	8.00	0.000704	1207	0.85	4.02
Tax	1991	2	12/26/14	3.16	8.00	0.000702	1207	0.85	4.01
Tax	1991	3	12/26/14	15.94	8.00	0.003542	1207	4.28	20.22
Tax	1991	4	12/26/14	15.93	8.00	0.003540	1207	4.27	20.20
Tax	1992	1	12/26/14	9.55	8.00	0.002122	1207	2.56	12.11
Tax	1992	2	12/26/14	9.50	8.00	0.002111	1207	2.55	12.05
Tax	1992	3	12/26/14	11.07	8.00	0.002460	1207	2.97	14.04
Tax	1992	4	12/26/14	11.07	8.00	0.002460	1207	2.97	14.04
Tax	1992	4	01/24/15	0.05	8.00	0.000011	1179	0.01	0.06
Tax	1993	1	12/26/14	10.31	8.00	0.002291	1207	2.77	13.08
Tax	1993	2	12/26/14	10.31	8.00	0.002291	1207	2.77	13.08
Tax	1993	3	12/26/14	10.87	8.00	0.002416	1207	2.92	13.79
Tax	1993	4	12/26/14	10.87	8.00	0.002416	1207	2.92	13.79
Tax	1994	1	12/26/14	10.59	8.00	0.002353	1207	2.84	13.43
Tax	1994	2	12/26/14	10.59	8.00	0.002353	1207	2.84	13.43
Tax	1994	3	12/26/14	11.28	8.00	0.002507	1207	3.03	14.31
Tax	1994	4	12/26/14	11.28	8.00	0.002507	1207	3.03	14.31
Tax	1995	1	12/26/14	10.94	8.00	0.002431	1207	2.93	13.87
Tax	1995	2	12/26/14	10.93	8.00	0.002429	1207	2.93	13.86
Tax	1995	3	12/26/14	11.35	8.00	0.002522	1207	3.04	14.39
Tax	1995	4	12/26/14	11.34	8.00	0.002520	1207	3.04	14.38

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	1996	1	12/26/14	11.14	8.00	0.002476	1207	2.99	14.13
Tax	1996	2	12/26/14	11.14	8.00	0.002476	1207	2.99	14.13
Tax	1996	3	12/26/14	11.91	8.00	0.002647	1207	3.19	15.10
Tax	1996	4	12/26/14	11.91	8.00	0.002647	1207	3.19	15.10
Tax	1997	1	12/26/14	1.21	8.00	0.000269	1207	0.32	1.53
Tax	1997	2	12/26/14	1.20	8.00	0.000267	1207	0.32	1.52
Tax	1998	1	12/26/14	0.61	8.00	0.000136	1207	0.16	0.77
Tax	1998	2	12/26/14	0.60	8.00	0.000133	1207	0.16	0.76
Tax	1998	3	12/26/14	0.58	8.00	0.000129	1207	0.16	0.74
Tax	1998	4	12/26/14	0.58	8.00	0.000129	1207	0.16	0.74
Tax	1999	1	12/26/14	0.60	8.00	0.000133	1207	0.16	0.76
Tax	1999	2	12/26/14	0.59	8.00	0.000131	1207	0.16	0.75
Tax	1999	3	12/26/14	0.61	8.00	0.000136	1207	0.16	0.77
Tax	1999	4	12/26/14	0.60	8.00	0.000133	1207	0.16	0.76
Tax	2000	1	12/26/14	0.60	8.00	0.000133	1207	0.16	0.76
Tax	2000	2	12/26/14	0.60	8.00	0.000133	1207	0.16	0.76
Tax	2000	3	12/26/14	0.59	8.00	0.000131	1207	0.16	0.75
Tax	2000	4	12/26/14	0.58	8.00	0.000129	1207	0.16	0.74
Tax	2001	1	12/26/14	0.60	8.00	0.000133	1207	0.16	0.76
Tax	2001	2	12/26/14	0.59	8.00	0.000131	1207	0.16	0.75
Tax	2001	3	12/26/14	0.59	8.00	0.000131	1207	0.16	0.75
Tax	2001	4	12/26/14	0.59	8.00	0.000131	1207	0.16	0.75
Tax	2002	1	12/26/14	0.60	8.00	0.000133	1207	0.16	0.76
Tax	2002	2	12/26/14	0.59	8.00	0.000131	1207	0.16	0.75
Tax	2002	3	12/26/14	0.68	8.00	0.000151	1207	0.18	0.86
Tax	2002	4	12/26/14	0.67	8.00	0.000149	1207	0.18	0.85
Tax	2003	1	12/26/14	0.64	8.00	0.000142	1207	0.17	0.81
Tax	2003	2	12/26/14	0.63	8.00	0.000140	1207	0.17	0.80
Tax	2003	3	12/26/14	0.45	8.00	0.000100	1207	0.12	0.57
Tax	2003	4	12/26/14	0.45	8.00	0.000100	1207	0.12	0.57
Tax	2004	1	12/26/14	0.55	8.00	0.000122	1207	0.15	0.70
Tax	2004	2	12/26/14	0.54	8.00	0.000120	1207	0.14	0.68
Tax	2004	3	12/26/14	0.39	8.00	0.000087	1207	0.10	0.49
Tax	2004	4	12/26/14	0.38	8.00	0.000084	1207	0.10	0.48
Tax	2005	1	12/26/14	0.47	8.00	0.000104	1207	0.13	0.60
Tax	2005	2	12/26/14	0.46	8.00	0.000102	1207	0.12	0.58
Tax	2005	3	12/26/14	0.40	8.00	0.000089	1207	0.11	0.51
Tax	2005	4	12/26/14	0.40	8.00	0.000089	1207	0.11	0.51
Tax	2006	1	12/26/14	0.44	8.00	0.000098	1207	0.12	0.56
Tax	2006	2	12/26/14	0.43	8.00	0.000096	1207	0.12	0.55
Tax	2006	3	12/26/14	0.36	8.00	0.000080	1207	0.10	0.46
Tax	2006	4	12/26/14	0.36	8.00	0.000080	1207	0.10	0.46

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2007	1	12/26/14	0.40	8.00	0.000089	1207	0.11	0.51
Tax	2007	2	12/26/14	0.40	8.00	0.000089	1207	0.11	0.51
Tax	2007	3	01/24/15	0.39	8.00	0.000087	1179	0.10	0.49
Tax	2007	4	01/24/15	0.39	8.00	0.000087	1179	0.10	0.49
Tax	2008	1	12/26/14	0.40	8.00	0.000089	1207	0.11	0.51
Tax	2008	2	12/26/14	0.39	8.00	0.000087	1207	0.10	0.49
Tax	2008	3	12/26/14	0.43	8.00	0.000096	1207	0.12	0.55
Tax	2008	4	12/26/14	0.42	8.00	0.000093	1207	0.11	0.53
Tax	2009	1	12/26/14	0.41	8.00	0.000091	1207	0.11	0.52
Tax	2009	2	12/26/14	0.41	8.00	0.000091	1207	0.11	0.52
Tax	2009	3	12/26/14	0.43	8.00	0.000096	1207	0.12	0.55
Tax	2009	4	12/26/14	0.44	8.00	0.000098	1207	0.12	0.56
Tax	2010	1	12/26/14	0.43	8.00	0.000096	1207	0.12	0.55
Tax	2010	2	12/26/14	0.42	8.00	0.000093	1207	0.11	0.53
Tax	2010	3	12/26/14	0.47	8.00	0.000104	1207	0.13	0.60
Tax	2010	4	12/26/14	0.45	8.00	0.000100	1207	0.12	0.57
Tax	2011	1	12/26/14	0.45	8.00	0.000100	1207	0.12	0.57
Tax	2011	2	12/26/14	0.44	8.00	0.000098	1207	0.12	0.56
Tax	2011	3	12/26/14	0.49	8.00	0.000109	1207	0.13	0.62
Tax	2011	4	12/26/14	0.48	8.00	0.000107	1207	0.13	0.61
Tax	2012	1	12/26/14	0.47	8.00	0.000104	1207	0.13	0.60
Tax	2012	2	12/26/14	0.46	8.00	0.000102	1207	0.12	0.58
Tax	2012	3	12/26/14	0.46	8.00	0.000102	1207	0.12	0.58
Tax	2012	4	12/26/14	0.46	8.00	0.000102	1207	0.12	0.58
Tax	2013	1	12/26/14	0.47	8.00	0.000104	1207	0.13	0.60
Tax	2013	2	12/26/14	0.46	8.00	0.000102	1207	0.12	0.58
Tax	2013	3	12/26/14	0.50	8.00	0.000111	1207	0.13	0.63
Tax	2013	4	12/26/14	0.49	8.00	0.000109	1207	0.13	0.62
Tax	2014	1	02/01/14	0.48	8.00	0.000107	1532	0.16	0.64
Tax	2014	2	05/01/14	0.48	8.00	0.000107	1442	0.15	0.63
Tax	2014	3	08/01/14	0.52	8.00	0.000116	1352	0.16	0.68
Tax	2014	4	11/01/14	0.51	8.00	0.000113	1262	0.14	0.65
Tax	2015	1	02/01/15	0.50	8.00	0.000111	1172	0.13	0.63
Tax	2015	2	05/01/15	0.50	8.00	0.000111	1082	0.12	0.62
Tax	2015	3	08/01/15	0.51	8.00	0.000113	992	0.11	0.62
Tax	2015	4	11/01/15	0.51	8.00	0.000113	902	0.10	0.61
Tax	2016	1	02/01/16	0.51	8.00	0.000113	812	0.09	0.60
Tax	2016	2	05/01/16	0.50	8.00	0.000111	722	0.08	0.58
Tax	2016	3	08/01/16	0.50	8.00	0.000111	632	0.07	0.57
Tax	2016	4	11/01/16	0.49	8.00	0.000109	542	0.06	0.55
Tax	2017	1	02/01/17	0.50	8.00	0.000111	452	0.05	0.55
Tax	2017	2	05/01/17	0.50	8.00	0.000111	362	0.04	0.54
Tax	2017	3	08/01/17	0.52	8.00	0.000116	272	0.03	0.55
Tax	2017	4	11/01/17	0.52	8.00	0.000116	182	0.02	0.54

Balance Type	Year Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Total:			305.27				81.26	386.53

BALANCE TYPE SUMMARY:

	<u>Certificate Total &amp; Subseq. Prin/Penalty</u>	<u>Interest</u>	<u>Total</u>
Certificate Tax	12.55	62.17	74.72
Subseq Tax	305.27	81.26	386.53
Total Tax	317.82	143.43	461.25
Certificate Cost	15.00	74.31	89.31

LIEN REDEMPTION:

Principal:	332.82	
Redemption Penalty ( 0.00 %):	0.00	
Interest:	217.74	
Recording Fees:	40.00	
Other Fees:	12.00	
TOTAL REDEMPTION:	602.56	Total Per Diem: 0.081613

(Note: Current Charges must be met on Municipal Liens.)

Balance Type	Year	Prd	Date	Prin/Penalty	Interest	Total
CURRENT CHARGES:						
Taxes	2018	1	02/01/18	0.51	0.01	0.52
Taxes	2018	2	05/01/18	<u>0.51</u>	<u>0.00</u>	<u>0.51</u>
TOTAL TAXES				1.02	0.01	1.03
TOTAL CURRENT CHARGES				1.02	0.01	1.03

LIEN REDEMPTION + CURRENT CHARGES:

Principal	333.84
Interest	217.75
Redemption Penalty	0.00
Recording Fees	40.00
Other Fees	12.00
Other Charges	0.00
TOTAL DUE	603.59

Certificate: 90-00022

Owner: OWNER UNKNOWN C/O M WILSON

Type of Lien: Municipal

Prop Loc: 35 WASHINGTON STREET

Address: 1332 MOON DRIVE  
YARDLEY PA 19067

Interest Rate: 18.00

Apr 2: N

Premium: 0.00

Block/Lot/Qual: 1073. 32.

Sale Date: 10/25/90

Redemption Calculation Date: 05/03/18

Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	27.36	2.41	29.77
		Cost: 15.00	
		Total Certificate:	44.77
#Days: 9908 Per Diem: 0.022385		Int on Cert:	221.79
		Redemption Penalty ( 0.00 %):	0.00
		Total:	266.56

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	1990	3	12/22/14	8.20	8.00	0.001822	1211	2.21	10.41
Tax	1990	4	12/22/14	8.20	8.00	0.001822	1211	2.21	10.41
Tax	1991	1	12/22/14	7.52	8.00	0.001671	1211	2.02	9.54
Tax	1991	2	12/22/14	7.52	8.00	0.001671	1211	2.02	9.54
Tax	1991	3	12/22/14	38.32	8.00	0.008516	1211	10.31	48.63
Tax	1991	4	12/22/14	38.32	8.00	0.008516	1211	10.31	48.63
Tax	1992	1	12/22/14	22.92	8.00	0.005093	1211	6.17	29.09
Tax	1992	2	12/22/14	22.92	8.00	0.005093	1211	6.17	29.09
Tax	1992	3	12/22/14	26.57	8.00	0.005904	1211	7.15	33.72
Tax	1992	4	12/22/14	26.57	8.00	0.005904	1211	7.15	33.72
Tax	1993	1	12/22/14	24.75	8.00	0.005500	1211	6.66	31.41
Tax	1993	2	12/22/14	24.75	8.00	0.005500	1211	6.66	31.41
Tax	1993	3	12/22/14	26.09	8.00	0.005798	1211	7.02	33.11
Tax	1993	4	12/22/14	26.09	8.00	0.005798	1211	7.02	33.11
Tax	1994	1	12/22/14	25.42	8.00	0.005649	1211	6.84	32.26
Tax	1994	2	12/22/14	25.41	8.00	0.005647	1211	6.84	32.25
Tax	1994	3	12/22/14	27.08	8.00	0.006018	1211	7.29	34.37
Tax	1994	4	12/22/14	27.07	8.00	0.006016	1211	7.28	34.35
Tax	1995	1	12/22/14	26.25	8.00	0.005833	1211	7.06	33.31
Tax	1995	2	12/22/14	26.24	8.00	0.005831	1211	7.06	33.30
Tax	1995	3	12/22/14	27.23	8.00	0.006051	1211	7.33	34.56
Tax	1995	4	12/22/14	27.22	8.00	0.006049	1211	7.33	34.55
Tax	1996	4	12/22/14	2.31	8.00	0.000513	1211	0.62	2.93

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	1997	1	12/22/14	1.21	8.00	0.000269	1211	0.33	1.54
Tax	1997	2	12/22/14	1.20	8.00	0.000267	1211	0.32	1.52
Tax	1998	1	12/22/14	0.61	8.00	0.000136	1211	0.16	0.77
Tax	1998	2	12/22/14	0.60	8.00	0.000133	1211	0.16	0.76
Tax	1998	3	12/22/14	0.58	8.00	0.000129	1211	0.16	0.74
Tax	1998	4	12/22/14	0.58	8.00	0.000129	1211	0.16	0.74
Tax	1999	1	12/22/14	0.60	8.00	0.000133	1211	0.16	0.76
Tax	1999	2	12/22/14	0.59	8.00	0.000131	1211	0.16	0.75
Tax	1999	3	12/22/14	0.61	8.00	0.000136	1211	0.16	0.77
Tax	1999	4	12/22/14	0.60	8.00	0.000133	1211	0.16	0.76
Tax	2000	1	12/22/14	0.60	8.00	0.000133	1211	0.16	0.76
Tax	2000	2	12/22/14	0.60	8.00	0.000133	1211	0.16	0.76
Tax	2000	3	12/22/14	0.59	8.00	0.000131	1211	0.16	0.75
Tax	2000	4	12/22/14	0.58	8.00	0.000129	1211	0.16	0.74
Tax	2001	1	12/22/14	0.60	8.00	0.000133	1211	0.16	0.76
Tax	2001	2	12/22/14	0.59	8.00	0.000131	1211	0.16	0.75
Tax	2001	3	12/22/14	0.59	8.00	0.000131	1211	0.16	0.75
Tax	2001	4	12/22/14	0.59	8.00	0.000131	1211	0.16	0.75
Tax	2002	1	12/22/14	0.60	8.00	0.000133	1211	0.16	0.76
Tax	2002	2	12/22/14	0.59	8.00	0.000131	1211	0.16	0.75
Tax	2002	3	12/22/14	0.68	8.00	0.000151	1211	0.18	0.86
Tax	2002	4	12/22/14	0.67	8.00	0.000149	1211	0.18	0.85
Tax	2003	1	12/22/14	0.64	8.00	0.000142	1211	0.17	0.81
Tax	2003	2	12/22/14	0.63	8.00	0.000140	1211	0.17	0.80
Tax	2003	3	12/22/14	0.45	8.00	0.000100	1211	0.12	0.57
Tax	2003	4	12/22/14	0.45	8.00	0.000100	1211	0.12	0.57
Tax	2004	1	12/22/14	0.55	8.00	0.000122	1211	0.15	0.70
Tax	2004	2	12/22/14	0.54	8.00	0.000120	1211	0.15	0.69
Tax	2004	3	12/22/14	0.39	8.00	0.000087	1211	0.10	0.49
Tax	2004	4	12/22/14	0.38	8.00	0.000084	1211	0.10	0.48
Tax	2005	1	12/22/14	0.47	8.00	0.000104	1211	0.13	0.60
Tax	2005	2	12/22/14	0.46	8.00	0.000102	1211	0.12	0.58
Tax	2005	3	12/22/14	0.40	8.00	0.000089	1211	0.11	0.51
Tax	2005	4	12/22/14	0.40	8.00	0.000089	1211	0.11	0.51
Tax	2006	1	12/22/14	0.44	8.00	0.000098	1211	0.12	0.56
Tax	2006	2	12/22/14	0.43	8.00	0.000096	1211	0.12	0.55
Tax	2006	3	12/22/14	0.36	8.00	0.000080	1211	0.10	0.46
Tax	2006	4	12/22/14	0.36	8.00	0.000080	1211	0.10	0.46
Tax	2007	2	12/22/14	0.02	8.00	0.000004	1211	0.01	0.03
Tax	2007	3	01/24/15	0.77	8.00	0.000171	1179	0.20	0.97
Tax	2007	4	01/24/15	0.77	8.00	0.000171	1179	0.20	0.97
Tax	2008	1	12/22/14	0.40	8.00	0.000089	1211	0.11	0.51
Tax	2008	2	12/22/14	0.39	8.00	0.000087	1211	0.10	0.49

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2008	3	12/22/14	0.43	8.00	0.000096	1211	0.12	0.55
Tax	2008	4	12/22/14	0.42	8.00	0.000093	1211	0.11	0.53
Tax	2009	1	12/22/14	0.41	8.00	0.000091	1211	0.11	0.52
Tax	2009	2	12/22/14	0.41	8.00	0.000091	1211	0.11	0.52
Tax	2009	3	12/22/14	0.43	8.00	0.000096	1211	0.12	0.55
Tax	2009	4	12/22/14	0.44	8.00	0.000098	1211	0.12	0.56
Tax	2010	1	12/22/14	0.43	8.00	0.000096	1211	0.12	0.55
Tax	2010	2	12/22/14	0.42	8.00	0.000093	1211	0.11	0.53
Tax	2010	3	12/22/14	0.47	8.00	0.000104	1211	0.13	0.60
Tax	2010	4	12/22/14	0.45	8.00	0.000100	1211	0.12	0.57
Tax	2011	1	12/22/14	0.45	8.00	0.000100	1211	0.12	0.57
Tax	2011	2	12/22/14	0.44	8.00	0.000098	1211	0.12	0.56
Tax	2011	3	12/22/14	0.49	8.00	0.000109	1211	0.13	0.62
Tax	2011	4	12/22/14	0.48	8.00	0.000107	1211	0.13	0.61
Tax	2012	1	12/22/14	0.47	8.00	0.000104	1211	0.13	0.60
Tax	2012	2	12/22/14	0.46	8.00	0.000102	1211	0.12	0.58
Tax	2012	3	12/22/14	0.46	8.00	0.000102	1211	0.12	0.58
Tax	2012	4	12/22/14	0.46	8.00	0.000102	1211	0.12	0.58
Tax	2013	1	12/22/14	0.47	8.00	0.000104	1211	0.13	0.60
Tax	2013	2	12/22/14	0.46	8.00	0.000102	1211	0.12	0.58
Tax	2013	3	12/22/14	0.50	8.00	0.000111	1211	0.13	0.63
Tax	2013	4	12/22/14	0.49	8.00	0.000109	1211	0.13	0.62
Tax	2014	1	02/01/14	0.48	8.00	0.000107	1532	0.16	0.64
Tax	2014	2	05/01/14	0.48	8.00	0.000107	1442	0.15	0.63
Tax	2014	3	08/01/14	0.52	8.00	0.000116	1352	0.16	0.68
Tax	2014	4	11/01/14	0.51	8.00	0.000113	1262	0.14	0.65
Tax	2015	1	02/01/15	0.50	8.00	0.000111	1172	0.13	0.63
Tax	2015	2	05/01/15	0.50	8.00	0.000111	1082	0.12	0.62
Tax	2015	3	08/01/15	0.51	8.00	0.000113	992	0.11	0.62
Tax	2015	4	11/01/15	0.51	8.00	0.000113	902	0.10	0.61
Tax	2016	1	02/01/16	0.51	8.00	0.000113	812	0.09	0.60
Tax	2016	2	05/01/16	0.50	8.00	0.000111	722	0.08	0.58
Tax	2016	3	08/01/16	0.50	8.00	0.000111	632	0.07	0.57
Tax	2016	4	11/01/16	0.49	8.00	0.000109	542	0.06	0.55
Tax	2017	1	02/01/17	0.50	8.00	0.000111	452	0.05	0.55
Tax	2017	2	05/01/17	0.50	8.00	0.000111	362	0.04	0.54
Tax	2017	3	08/01/17	0.52	8.00	0.000116	272	0.03	0.55
Tax	2017	4	11/01/17	0.52	8.00	0.000116	182	0.02	0.54
			Total:	565.12				151.41	716.53

BALANCE TYPE SUMMARY:

	<u>Certificate Total &amp; Subseq. Prin/Penalty</u>	<u>Interest</u>	<u>Total</u>
Certificate Tax	29.77	147.48	177.25

---

Subseq Tax	<u>565.12</u>	<u>151.41</u>	<u>716.53</u>
Total Tax	594.89	298.89	893.78
Certificate Cost	15.00	74.31	89.31

LIEN REDEMPTION:

Principal:	609.89	
Redemption Penalty ( 0.00 %):	0.00	
Interest:	373.20	
Recording Fees:	40.00	
Other Fees:	<u>12.00</u>	
TOTAL REDEMPTION:	1,035.09	Total Per Diem: 0.147967

(Note: Current Charges must be met on Municipal Liens.)

Balance Type	Year	Prd	Date	Prin/Penalty	Interest	Total
CURRENT CHARGES:						
Taxes	2018	1	02/01/18	0.51	0.01	0.52
Taxes	2018	2	05/01/18	<u>0.51</u>	<u>0.00</u>	<u>0.51</u>
TOTAL TAXES				1.02	0.01	1.03
TOTAL CURRENT CHARGES				1.02	0.01	1.03

LIEN REDEMPTION + CURRENT CHARGES:

Principal	610.91
Interest	373.21
Redemption Penalty	0.00
Recording Fees	40.00
Other Fees	12.00
Other Charges	0.00
TOTAL DUE	1,036.12



## APPENDIX E

### Historic Newspaper Articles



Staff photo by Brian Branch-Price

Flames pour from the old Lambertville High School last night as reflected light makes trees in the foreground appear ghostly pale. The huge school was vacant at the time of the fire.

## Fire engulfs former school

By PETER ASELTINE  
Staff Writer

LAMBERTVILLE — A fire broke out in the old Lambertville High School last night, roaring through the vacant, three-story brick building with such intensity that residents could feel the heat on city streets hundreds of feet below the hillside where the huge building sits.

The cause of the fire, which de-

stroyed much of the interior of the York Street building, had not been determined last night, fire officials said.

Several firefighters were treated for heat exhaustion and minor smoke inhalation, but no other injuries were reported, fire officials said.

Thousands of residents lined city streets from which the spectacular hilltop blaze could be seen.

The fire was reported about 7 p.m. and at first flames were visi-

ble only over a small section of the roof, witnesses said.

"It wasn't that big when it started," said Irene Abbott, 30, of Church Street. "There was just a little fire on top. There were even firefighters up on the roof."

Within an hour, however, the roof had been consumed in a sea of flames, she said. She spotted the fire while taking the trash out and walked to the side of Mason's Bar

• see FIRE, A14

# Fire

• continued from A1

on North Franklin Street to get a better view.

"You could feel the heat standing right by these steps before, it was so bad," Abbott said, standing next to the tavern.

**FIREFIGHTERS SAID** they were slowed in their efforts because there are no fire hydrants on the steep hill where the schoolhouse is located. They had to string hoses more than a quarter-mile to reach the nearest hydrants. The firefighters blocked off Route 29 while battling the blaze.

Six local fire companies fought

the fire for more than three hours.

Francis Moonan, 79, was superintendent of Lambertville High School when it closed at the end of the 1959 school year. He said the building had deteriorated over the years, the insides gutted by thieves.

"It was vandalized several times," he said. "People were stealing the fixtures, copper pipes, doors, everything. They were cannibalizing it."

Firefighters said there was a suspicious fire in a detached shed on the school property about a year ago.

Moonan, who spent more than 20 years involved with the school, first as a student, then as a teacher, principal and superintendent, said

losing the school in a blaze was devastating.

"You feel like you just lost your mother," he said. "You think about what you did when you went there, the friends you made. It's terrible."

Moonan said he received several phone calls last night from friends and former classmates.

"They all wanted to talk about it," he said. "In a small town like this, a town high school touches everyone. So many people have been connected to that school."

Jack Mason, 80, the owner of Mason's Bar and a 1931 graduate of Lambertville High School, called his friend and high school classmate Parker Case, 79, of Furlong, Pa., to tell him of the fire. Case

drove to Lambertville to watch with his friend as the school burned.

"I feel really sad," Case said. "I have a lot of memories of that place. Good ones, too — no bad ones."

**THE OLDEST** part of the school was built in 1854. In 1925 additional construction more than doubled its size. The school was closed when South Hunterdon Regional opened in 1959.

For a few years afterward, Taurus Electronics Corp. used the building as a factory, before the company went bankrupt. The building has been vacant for the better part of three decades.

In recent years, River Valley Heights, a partnership controlled by Pennington developers Roy Nelson and Merrick Wilson, had an option to buy the property from a Virginia man named George Kreuter, who acquired the deed to the property after the bankruptcy of Taurus, said city clerk Mary Sheppard. Nelson and Wilson own an adjacent tract of land, she said.

But about six months ago, the property was sold to Academy Hill Inc., Sheppard said. That corporation lists a Lambertville post office box as its address, but no further information on the corporation was available last night.

*Staff writer Lisa Coryell contributed to this report.*