

Appendix 4: August 2017 Norman J. Goldberg, Inc.

Appraisal Report

Appraisal: SW of County Route 539, Upper Freehold Twp., Monmouth County, NJ

APPRAISAL

**Princeton Battlefield to Monmouth
G.A.-#3733**

**Southwest of County Route 539
Block 43, Lot 24
Upper Freehold Township
Monmouth County, New Jersey**

Prepared by:

**Norman J. Goldberg SRA, CRE, GAA, IFAS
44 Leigh Street
Clinton, NJ 08809**

Prepared for:

**N.J. Department of Environmental Protection
Attn: Ms. Lorraine A. Canonico
Contract Administrator
Green Acres Program
Mail Code 501-01, P.O. Box 420
Trenton, NJ 08625-0420**

as of:

August 4, 2017

Norman J. Goldberg, Inc.

SRA, CRE, GAA, IFAS

State Certified General Real Estate Appraisers

44 LEIGH STREET

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33 CLINTON ROAD

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August 18, 2017

Ms. Lorraine A. Canonico
Contract Administrator
NJ Dept. of Environmental Protection
Green Acres Program
Mail Code 501-01, P.O. Box 420
Trenton, NJ 08625-0420

Re: Princeton Battlefield to Monmouth, GA Reference #A-3733
Southwest of County Route 539 (Block 43, Lot 24)
Upper Freehold Township, Monmouth County

Dear Ms. Canonico:

This appraisal is submitted to you in compliance with your request to estimate the current Market Value of the subject property under two scenarios; 1) with permitted access; and 2) as a landlocked parcel. Considering that Highest and Best Use for the subject lands is for hunting, forestry, recreation, open space, or alternatively for assemblage to abutting parcels, lack of developmental access does not have as significant of an effect on value as it would if the property were to be considered developable. Therefore the appraiser has valued the property as if it had legal, but limited permitted access, and then provided a discounted value in order to value the property as if landlocked.

The report has been prepared in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Foundation of the Appraisal Standards Board, and also per the requirements of N.J.D.E.P. Green Acres Program.

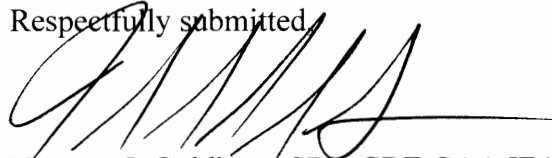
I do hereby certify that we have carefully inspected the property and to the best of our knowledge and belief, the statements contained herein are correct. I further certify that I have no personal interest in the property, past, present or prospective.

In my opinion, as of August 4, 2017, the market value for the subject parcels is as follows:

88.15 acres @ \$2,500/acre =	\$ 220,400 (R)
(With legal access but not developable)	

88.15 acres @ \$2,000/acre =	\$ 176,300
(With no legal access-landlocked)	

Respectfully submitted,



Norman J. Goldberg, SRA, CRE, GAA, IFAS
State Certified
General Real Estate Appraiser
License RG-00279

NJG:TR

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EXHIBITS.

1. Subject Property Photographs
2. Aerial Photo of Subject Location
3. NJDEP Aerial Map with Wetlands Overlay
4. Subject Municipal Tax Map
5. Subject Municipal Tax Data
6. Subject Deed
7. Subject Zoning Map
8. Flood Plain Map
9. Subject Soils Map & Data
10. Letter to Property Owner
11. Upper Freehold Township Municipal Data
12. Subject & Sales Location Maps
13. Appraiser Qualifications

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Subject Property: Southwest of County Route 539
Block 43, Lot 24
Upper Freehold Township
Monmouth County, New Jersey

Project #: Princeton Battlefield to Monmouth
G.A. #3736

Ownership: Rudolph A Jr. & John R. Socey

Tract Size: 88.15 acres

Zoning: AR Agricultural/Residential
(6 acre Minimum Lot Size)

Highest&Best Use: Recreation, hunting, forestry, open
space or assemblage to abutting lands
(land is not considered developable)

Method
of Appraisal: Sales Comparison Approach

Valuation Indications

SALES COMPARISON APPROACH

88.15 acres @ \$2,500/acre = \$ 220,400 (R)
(With legal access but not developable)

88.15 acres @ \$2,000/acre = \$ 176,300
(With no legal access-landlocked)

INTENDED USE

A) PURPOSE FOR THE APPRAISAL

The purpose of this appraisal is to estimate the current Market Value of the subject property, in fee simple as of the valuation date.

The project reference name and number is "Princeton Battlefield to Monmouth", GA Reference #A-3733."

B) FUNCTION OF APPRAISAL

The function of this appraisal report is to assist the New Jersey Department of Environmental Protection, Green Acres Program in evaluating the subject property for possible acquisition.

CLIENT AND INTENDED USER

The appraisal has been prepared for the New Jersey Department of Environmental Protection, Green Acres Program, who is the client. It is intended for their use and those they may so designate. The appraiser is not responsible for any unauthorized use of this report.

TYPE OF REPORT

This report is a Narrative Appraisal Report as defined by The Appraisal Standards Board of The Appraisal Foundation.

DESCRIPTION OF RIGHTS BEING ACQUIRED

The appraiser has evaluated the fee simple rights of the subject property.

DEFINITION OF FEE SIMPLE ESTATE

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat."*

Source: *The Dictionary of Real Estate Appraisal*, 6th ed., s.v. "fee simple interests" (Chicago: Appraisal Institute, 2015).

OWNER CONTACT AND INSPECTION INFORMATION

The property was inspected on August 4, 2017 by Norman J. Goldberg.

Contact was made with Rudolph Alexander Socey, Jr., one the property owners, who gave permission for the appraiser to inspect the property on his own. A confirming letter was sent to the him (see copy in addenda of this report).

EXPOSURE TIME

Exposure time may be defined as follows: The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based upon an analysis of past events assuming a competitive and open market.

Analysis of market conditions and sales data as well as discussions with real estate brokers familiar with property of this type, indicates exposure time for the subject would be up to one year.

MARKET VALUE DEFINED

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised and acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Source: *The Dictionary of Real Estate Appraisal*, 6th ed., s.v. "market value" (Chicago: Appraisal Institute, 2015).

IDENTIFICATION OF SUBJECT PROPERTY

Location: Southwest of County Route 529
and West of Walnford Road

Municipality: Township of Upper Freehold

County & State: Monmouth County, New Jersey

Address: Southwest of County Route 539
Allentown, New Jersey 08501

DESCRIPTION OF SUBJECT PROPERTY

Site Description

Tract Size: 88.15 acres (Per municipal records and
information provided by N.J.D.E.P.)

Frontage & Access: None (Per municipal tax map)
The property has been leased by a hunting
club for many years. According to the
property owner there is an unpaved trail
through abutting Lot 25.05 that the hunting
club has used for many years to enter the
property with no objections. The appraiser
utilized this trail to inspect the subject.

Configuration: Irregular

Topography

The land is fairly level and wooded.

Utilities

Utilities available to the subject are electric and telephone. Water must be obtained from private wells. Disposal requires the use of individual septic systems.

Easements

There are no known easements that negatively impact the utility of the subject lands.

Although there is nothing in writing, the property owner has indicated to the appraiser that there is an unpaved trail along the northerly border of abutting Lot 25.05 that the hunting club has utilized for foot access to the subject with no known objections. Many years ago there was a dwelling on the property that was torn down approximately 50 years ago. Access to the former dwelling, at that time, is unknown. It is possible that the property owner had utilized an access for many years and obtained same through adverse possession. This determination would require extensive investigation and is beyond the scope of this appraisal. The "trail" access does not provide an access for development.

Flood Plain

Per FEMA Map #34025C0240F (9/25/2009) the subject is located within Zone X which is outside of both the 100-year and 500-year flood hazard areas. (See exhibit shown in the addenda of this report).

Wetlands

A project reference map prepared by NJDEP and an aerial map with wetlands overlay prepared by the appraiser indicate small streams through the westerly portion of the site and another through the center of the property. These maps also indicate that virtually all of the subject lands are impacted by freshwater wetlands. (See exhibits in the addenda of this report.)

The subject is a mix of deciduous wooded wetlands and herbaceous wetlands.

Field verification and quantification of wetlands by qualified professionals would be required.

Soils

According to the USDA Natural Resources Conservation Service Web Soil Survey the following soil types are found at the subject locations.

<u>%</u>	<u>Symbol</u>	<u>Soil Type</u>	<u>Septic Absorption Rating</u>
6%	EkaAr	Elkton loam, 0-2% slopes, rarely flooded	Very Limited
4%	FapA	Fallsington loams, 0-2% slopes Northern Coastal Plain	Very Limited
17%	HumAt	Humaquepts, 0-3% slopes, frequently flooded	Very Limited
45%	KemA	Keyport sandy loam, 0-2% slopes	Very Limited
2%	SacB	Sassafras sandy loam, 2-5% slopes, Northern Coastal Plain	Not Limited
3%	WATER	Water	Not Rated
23%	WogA	Woodstown loam, 0-2% slopes Northern Coastal Plain	Very Limited

General Characteristics

The subject is an irregular parcel of approximately 88.15 acres with no frontage on a public road. It is fairly level and wooded land.

Virtually all of the subject land is impacted by freshwater wetlands. The site is located in Zone X which is outside of both the 100-year and 500-year flood hazard areas.

Soils are rated 95% "very limited", 2% "not limited", and 3% "not rated" for the installation of septic systems.

Utilities available to the site are electric and telephone. Water must be obtained from private wells. Disposal requires the use of individual septic systems.

IMPROVEMENTS

The subject tract is vacant land with no improvements.

HAZARDOUS SUBSTANCES

The appraiser does not have the expertise to make a determination as to whether or not the subject property contains hazardous or environmentally sensitive or toxic substances. While the subject does not appear to have any of these substances, this can only be ascertained by a professional in this field.

For the purpose of this appraisal the subject property is assumed to be "clean" and clear of any hazardous substances, which might impair the conveyance of title or otherwise diminish the market value of the property.

The property is being appraised with the Extraordinary Assumption that it is free and clear of any contamination.

MARKET AREA DATA

The subject is located in the northwesterly part of the Township of Upper Freehold, a community in the southwesterly part of Monmouth County, New Jersey.

To the northwest is Allentown Borough and Hamilton Township (Mercer County). To the northeast is Roosevelt Borough. To the east is Millstone Township. To the southeast is Jackson Township (Ocean County) and Burlington County to the southwest.

Upper Freehold Township has a land area of 46.86 square miles.

Population changes in Upper Freehold Township over the past 30 years is as shown below:

2015	6,887 (Estimated)
2010	6,902 (Census)
2000	4,282 (Census)
1990	3,277 (Census)
1980	2,750 (Census)

Upper Freehold Township is a predominantly residential community, which has experienced steady but gradual growth in recent years.

Primary access to the community is via Interstate 195 crossing the central part of the Township which links to the N.J. Turnpike to the west and the Garden State Parkway to the east.

Much of the commercial and non residential development is sparse and mostly located along County Route 539.

County Route 539 (from which the property is accessed) is a County road that leads to Interstate Route 195. Walnford Road which is east of the subject is a paved two lane municipal street. The immediate area of the subject is built up with scattered single family dwellings and farmland parcels.

Additional demographic data is shown in the addenda of this report.

DEMAND AND TREND

In recent years Upper Freehold Township has experienced steady but gradual growth.

Long term demand for developable acreage as well as individual buildable single family lots is considered generally good.

Demand for non-developable lands is of course very limited.

Typical development has been small subdivisions with a relatively slow rate of absorption.

Real estate values increased rapidly in the period between 2002 and 2006 reflecting strong demand and good economic conditions.

The real estate market peaked in early 2006 and then began a decline, which continues to the present. The decline resulted from a faltering economy, problems in the home mortgage market, and then the near collapse of the financial markets in 2008.

Real estate home values declined about 25% since early 2006, as did demand for new and existing homes. The early part of 2010 saw some stabilization of values and demand. Most economic experts are predicting a continued slow rate of recovery as we move through 2017.

The overall long term trend of the area is upward.

Additional demographic data is shown in the addenda of this report.

ASSESSMENT & TAXES

The subject parcel is assessed for the year 2017 as follows:

Land Only	\$105,800
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2017 Taxes	\$2,540.26
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2017 Tax Rate: \$2.401/\$100

2017 Equalization Ratio: 99.62%

TITLE DATA & HISTORY

Title to the subject parcel is held in the name of Rduloph A. Jr. & John R. Socey.

The property is currently leased to a hunting club for \$3,000/year.

There have been no arm's length transactions of the subject parcel in the past 5 years.

ZONING

The subject parcel is located in the AR Agricultural Residential zone of Upper Freehold Township.

Permitted uses are:

1. Detached single family dwelling units.
2. Farms.
3. Conservation Areas, open space, public parks, public playgrounds and "public purposes uses"
4. Community residences for persons with head injuries and for the developmentally disabled and/or community shelters for victims of domestic violence.
5. Golf Courses.
6. Churches and similar places of worship.
7. Fire and first aid company uses.
8. Single family residential clusters.
9. Commerce Park Planned Development where indicated on Zoning Map.
10. Agricultural preservation subdivisions.
11. "Farmland/open space conservation clusters".

Bulk requirements for single family detached dwellings are:

Minimum Lot Size:	6 acres
Minimum Lot Frontage:	200 feet
Minimum Lot Width:	200 feet
Minimum Lot Depth:	300 feet
Setbacks:	
Front Yard:	75 feet
Side Yard:	40 feet
Rear Yard:	75 feet
Maximum Building Height:	35' or 2.5 stories
Maximum Building Coverage:	5%
Maximum Lot Coverage:	7.5%

The subject parcel has sufficient lot area to qualify for potential subdivision, however there is no legal access that would be usable for development purposes.

The current zoning has been in place prior to 1/1/2004. Therefore no alternate valuation is required for zoning.

Additional zoning criteria is shown in the addenda of this report.

Highlands Legislation

On August 10, 2004 the State of New Jersey enacted the "Highlands Water Protection and Planning Act" (Highlands Act).

This legislation creates a Preservation Area for approximately 395,000 acres. Areas adjacent to the Preservation Area remain in the Planning Area (which remains subject to municipal zoning).

The land in Preservation Area becomes significantly impacted by the regulations of the Highlands Act, which supercedes municipal zoning and thus overlays additional regulations.

Environmental performance standards of the Highlands Act include the following:

- 1) A 300 foot buffer from open waters (including wetlands and intermittent streams).
- 2) A surface water/ground water "no degradation" policy.
- 3) Zero net fill policy.
- 4) Prohibition of development on slopes over 20%.
- 5) Prohibition of disturbance of upland forest areas (except within 20 feet directly adjacent to a structure, and not more than 10 feet clearing on each side of a driveway if necessary to access a non-forested area of the site.
- 6) A limit of impervious coverage to 3% of the lot (after deducting environmentally constrained lands).

The Highlands Act includes two significant exceptions:

- 1) The construction of a single family dwelling, for an individual's own use by an immediate family member, on a lot owned by an individual on the date of enactment of this act or on a lot for which the individual has on or before May 17, 2004 entered into a binding contract of sale to purchase that lot.
- 2) The construction of a single family dwelling on a lot in existence, on the date of enactment of this act, provided that the construction does not result in the disturbance of one acre or more of land, or a cumulative increase in impervious surface by one-quarter acre or more.

The subject is not located within either the Highlands Preservation Area or the Highlands Planning Area thus only one valuation was required.

HIGHEST AND BEST USE

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum profitability."*

a) Legally Permissible

The use must be legally and contractually permissible under zoning or other government regulation, under deed restrictions, leases, encumbrances, etc.

b) Physically Possible

The use must be physically possible on the site given the soil conditions, the kind of existing and proposed structures, etc.

c) Financially Feasible

The use must be economically and financially feasible and must produce the highest net return to the owner under existing and projected market conditions. The financial markets must be considered.

d) Maximally Profitable

Among the alternative uses, the best use produces the highest net return or the highest present worth. The use must be economically acceptable and politically appropriate. Political and social opposition to a proposed use may exclude that alternative as the highest and best use, unless the reasonably probable economic return is sufficient.

*Source: The *Dictionary of Real Estate Appraisal*, 6th ed., s.v. "highest and best use" (Chicago: Appraisal Institute, 2015).

Legally Permissible

The subject parcel is located in the AR Agricultural Residential zone of Upper Freehold Township requiring a minimum lot size of 6 acres. Legally, the subject has sufficient lot area to qualify for potential subdivision.

Physically Possible

It is the physical characteristics of the subject that have the most impact on its utility. The subject property has no frontage on a public road. According to the property owner the hunting club has been utilizing an unpaved trail along the northerly border of abutting Lot 25.05 for many years to enter the property with no known objections. There is no formal written agreement regarding the access. At one time there was a dwelling on the property that was torn down approximately 50 years ago. Access to the former dwelling at that time is unknown. It is possible that the property owner had utilized an access for many years and obtained same through adverse possession. This determination would require extensive investigation and is beyond the scope of this appraisal.

Additionally virtually all of the subject land is impacted by freshwater wetlands as indicated on the project reference map prepared by NJDEP and an aerial map with wetlands overlay prepared by the appraiser. There are no areas within the flood hazard area. Soils are rated 95% "very limited", 2% "not limited", and 3% "not rated" for the installation of septic systems.

Financially Feasible

The subject land has questionable access and is virtually all environmentally constrained lands that are not considered developable. Thus financial feasibility is not significant to Highest and Best Use.

Maximally Profitable Use

As non developable land, the alternate uses would be for hunting, forestry, recreation, or open space utility. Another alternative would be assemblage to other abutting lands in an attempt to create developable land. This is an uncertain potential.

Summary

Highest and Best Use for the subject parcel is for forestry, hunting, recreation or open space. Some additional, but uncertain potential, is for assemblage to other abutting parcels.

THE APPRAISAL PROCESS & METHOD OF APPRAISAL

The Appraisal Process, by tradition, calls for three approaches to value and each approach has a number of variations. They are identified as the Cost Approach, the Income Capitalization Approach and the Sales Comparison Approach. All of the approaches cannot be utilized in every appraisal assignment and usually one carries more weight depending on the nature of the property or interest therein being evaluated.

The typical property is appraised in Fee Simple at its Highest and Best Use, but often the appraiser is called upon to value a specific interest such as, a Leased Fee Estate, or an easement. In all instances, the appraisal process involves an orderly procedure in which the appraiser gathers, classifies, analyzes and presents data through one or all of the approaches to arrive at a value conclusion.

The Cost approach, known also as the Summation Approach, provides for adding together the value of the land, as if vacant, and the worth of the improvements depreciated from all causes. Land is typically valued by Sales Comparison, but other methods are available, if sales are not present.

Improvements can be valued through the use of a Cost Manual, by trending original cost or variety of other techniques. Accrued depreciation usually takes the form of physical deterioration, functional obsolescence or external obsolescence.

The Income Capitalization Approach generally applies to investment type property and involves the conversion of an income stream into a capital sum or value estimate through a variety of capitalization techniques.

Capitalization is a discounting process which can be done on a simple straight line basis or by one of the discounted cash flow annuity methods, yield capitalization or discounted cash flow procedures.

The Sales Comparison Approach is employed to estimate the value of land, as if vacant, and entire properties as improved. Comparable sales are researched, analyzed, adjusted for differences, reduced to some common denominator and applied to the property being appraised as a value indicator.

All three approaches are basically market driven inasmuch as the supporting data that documents each is presumed to come from the marketplace. For that reason, they should fall within a narrow range, which the appraiser can further analyze in reaching a final value estimate.

Method of Appraisal

The subject is vacant land with a Highest and Best Use for hunting, forestry, recreation, open space or alternatively for assemblage to abutting parcels.

Because the subject is vacant land only the Sales Comparison Approach is applicable.

The Income and Cost Approaches are not applicable.

The Sales Comparison Approach was applied by researching and analyzing sales of vacant land in the general area of the subject with similar characteristics.

Those sales, which were considered most significant to the subject parcels, are described herein and compared to same with adjustments made to reflect differences in time, location, and physical characteristics. Sales price per acre was the unit of comparison.

SCOPE OF THE APPRAISAL

The appraiser has been requested to provide a current market value estimate for the subject land under two scenarios; 1) with permitted access; and 2) as a landlocked parcel. Considering that Highest and Best Use for the subject lands is for hunting, forestry, recreation, open space, or alternatively for assemblage to abutting parcels, lack of developmental access does not have as significant of an effect on value as it would if the property were to be considered developable. Therefore the appraiser has valued the property as if it had legal, but limited permitted access, and then provided a discounted value in order to value the property as if landlocked.

In completing this appraisal assignment the following steps were taken.

- 1) Inspected the subject property with the permission of the property owner.
- 2) Researched and analyzed market conditions in the general area of the subject as they might influence the valuation of the subject.
- 3) Researched and analyzed municipal zoning and land use laws to determine their impact on the valuation of the subject.
- 4) Analyzed documents and information regarding the subject property including a wetlands map, flood plain map, and soils map, and a project reference map.
- 5) Prepared a Highest and Best Use Analysis for the subject.
- 6) Researched and analyzed sales data used to estimate the value of the subject parcel in its Highest and Best Use.
- 7) Applied the Sales Comparison Approach to the subject parcel as a non-developable lot with permitted access in order to arrive at a final market value estimate.
- 8) Estimated a discounted value in order to determine the market value of the subject land as if a landlocked parcel.

SALES COMPARISON APPROACH

LAND SALE

Sale #1

Location: 1 Prodelin Way
Millstone Township, Monmouth County, NJ
Block: 16 Lot: 10

Sale Date: 1/23/2017 Book: 9212 Page: 3349

Grantor: Maor, Matitiahy, et als, c/o Bruce Egert

Grantee: CArdinale & Millstone Associates I

Plot Size: 56.00 acres

Configuration: Irregular

Frontage: 2,175+ feet

Topography: Generally level

Zoning: Industrial

Highest&Best Use: Passive recreation/open space or potential
Acquisition by an abutting property owner
for assemblage.

Utilities: Electric and telephone at site. Wells and
septic required.

Neighborhood: Residential single family

Sales Price: \$75,000

Reflects: \$1,339/acre

Financing: Cash to Seller

Verification: James Befarah, Listing Realtor
(Berkshire Hathaway Home Service NJ
Properties) and Deed

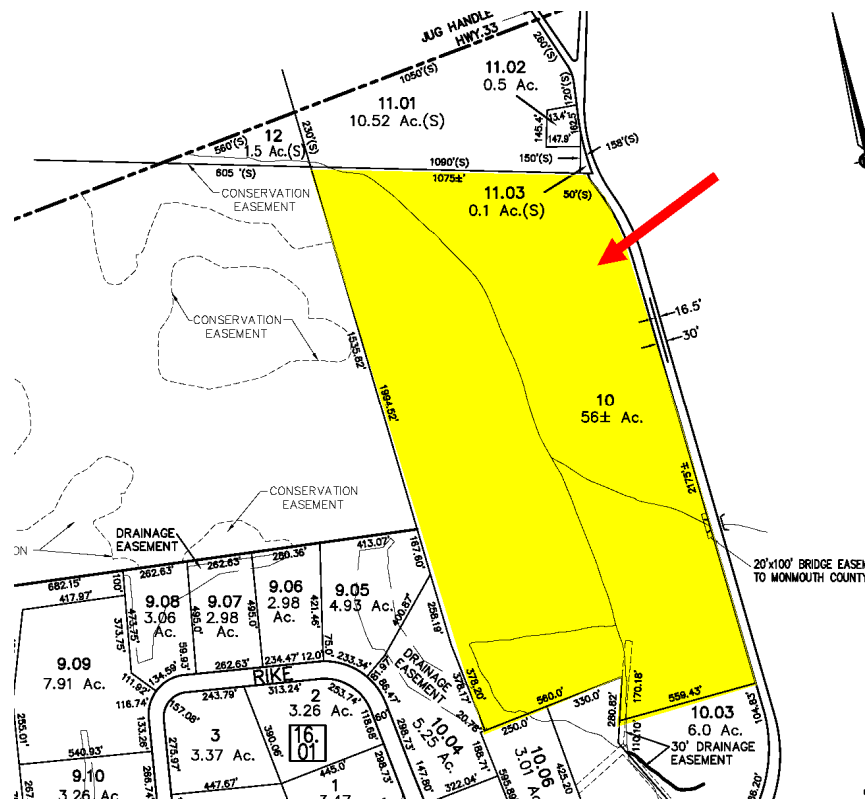
COMPARABLE LAND SALE #1 (CONTINUED)

Comments: Generally level and wooded with adequate frontage. Virtually all of the land is encumbered by wetlands with the exception of a small area at the rear of the property. Any usable land at the rear of the property is not considered accessible thus the site is not considered to be developable.

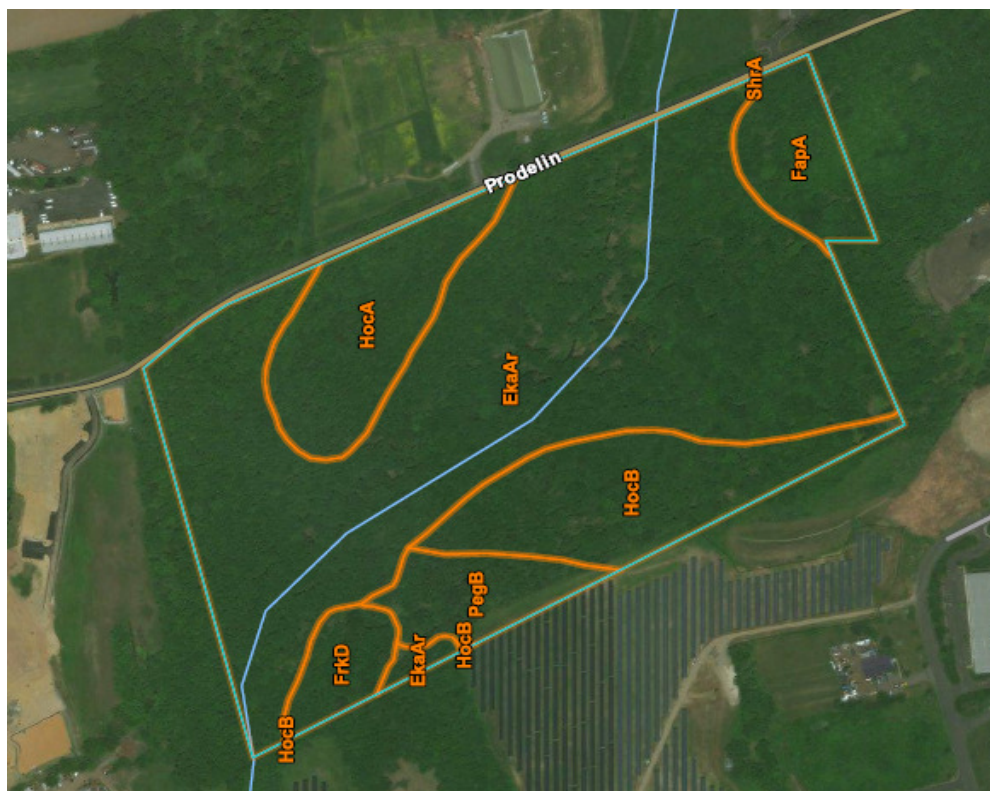
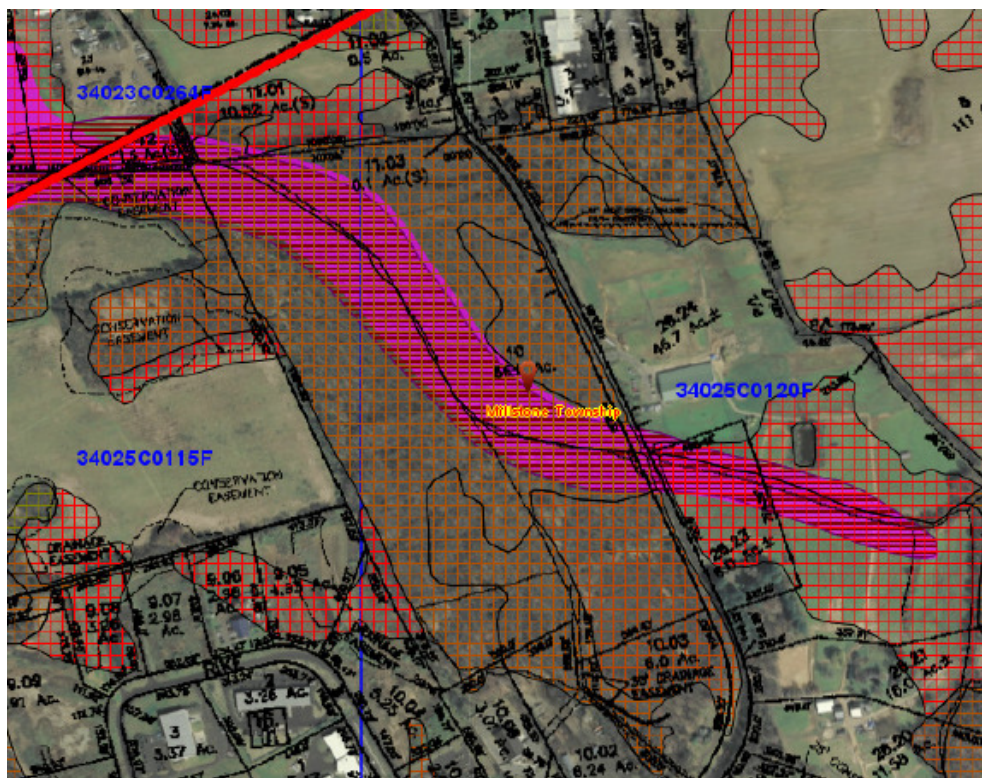
Soils

<u>%</u>		<u>Description</u>	<u>Septic Absorption Rating</u>
64%	EkaAr	Elkton loam, 0-2% slopes, rarely flooded	Very Limited
6%	FapA	Fallsington loams, 0-2% slopes, Northern Coastal Plain	Very Limited
3%	FrkD	Freehold sandy loam, 10-15% slopes	Not Limited
10%	HocA	Holmdel sandy loam, 0-2% slopes	Somewhat Limited
12%	HocB	Holmdel sandy loam, 2-5% slopes	Somewhat Limited
5%	PegB	Pemberton loamy sand, 0-2% slopes	Somewhat Limited

70% of the soils are rated "very limited", 22% "somewhat limited", and 3% "not limited for the installation of septic systems.



WETLANDS AND FLOOD PLAIN MAP



SALES COMPARISON APPROACH
LAND SALE

Sale #2

Location: Longswamp Road
Plumsted Township, (Ocean County), NJ
Block: 89 Lot: 1

Sale Date: 12/29/2016 Book: 16618 Page: 136

Grantor: Robert W. Baran & E. Dombroski

Grantee: Ocean County

Plot Size: 164.57₊ acres (Per deed)

Configuration: Irregular

Frontage: 1,810₊ feet (Per municipal tax map)

Topography: Generally Level

Zoning: RA-5 Residential

Highest&Best Use: Passive recreation/open space or potential
Acquisition by an abutting property owner
for assemblage.

Utilities: Electric & Telephone at site. Wells and
septics required.

Neighborhood: Scattered single family homes.

Sales Price: \$425,000

Reflects: \$2,582/acre

Financing: Cash to Seller

Verification: Grantee and Deed

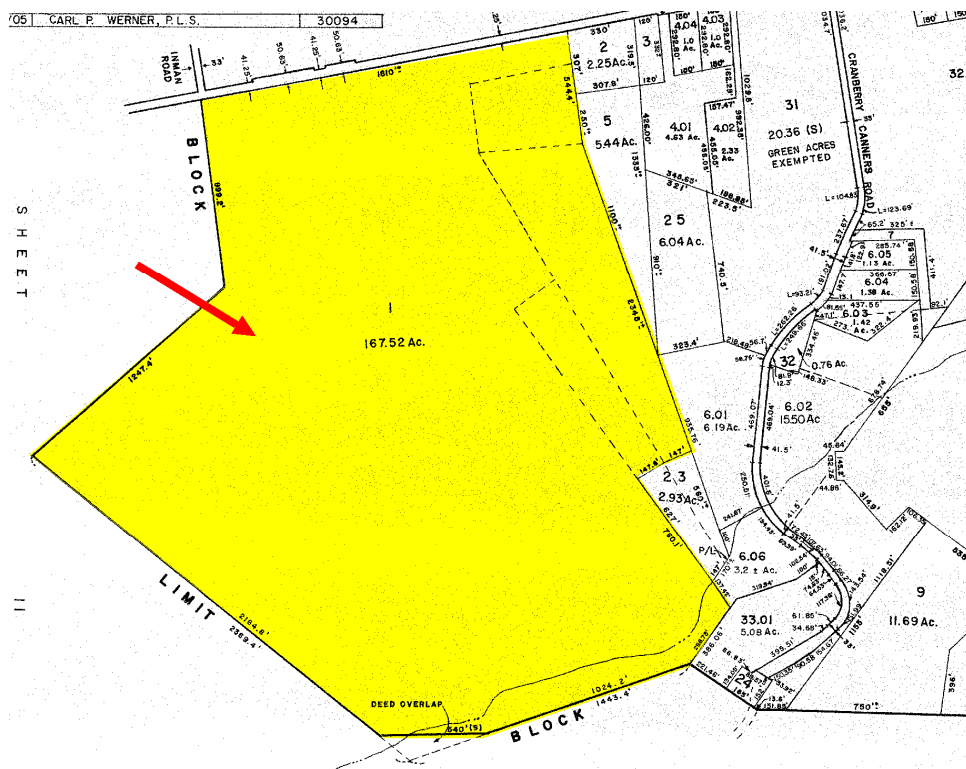
COMPARABLE LAND SALE #2 (CONTINUED)

Comments: An area along the frontage is open and the remaining areas are wooded. It is generally level with adequate frontage. Virtually all of the lands are encumbered by wetlands. Sit is not considered developable.

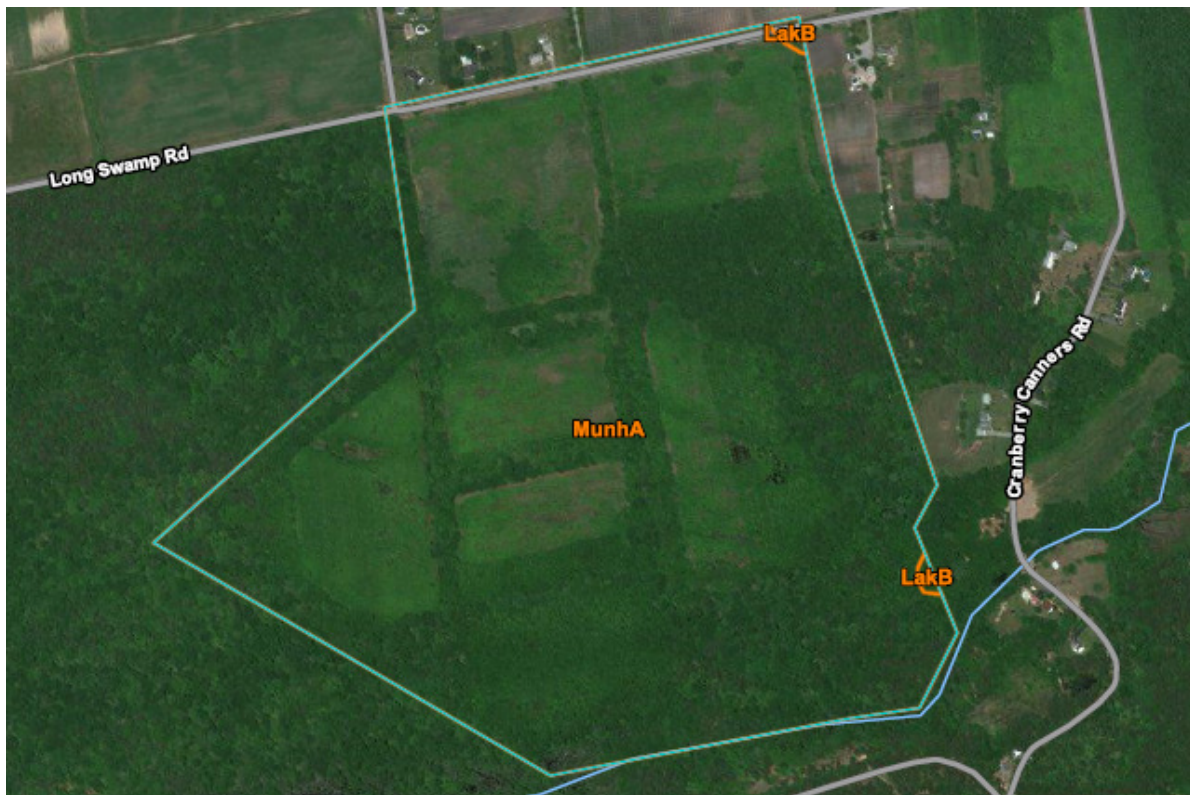
Soils

<u>%</u>		<u>Description</u>	Septic Absorption <u>Rating</u>
100%	MunhA	Mullica fine sandy loam, loamy Substratum, 0-2% slopes	Very Limited

100% of the soils are rated "very limited" for the installation of septic systems.



WETLANDS AND FLOOD PLAIN MAP



SALES COMPARISON APPROACH
LAND SALE

Sale #3

Location: Bennetts Mills Road
Jackson Township, (Ocean County), NJ
Block: 15701 Lots: 16 & 19

Sale Date: 10/13/2015 Book: 16545 Page: 855

Grantor: Lori Shuman-Auspitz & P. Becker

Grantee: RG-2 Associates LLC

Plot Size: Lot 16: 22.53 acres
 Lot 21: 28.89 acres
 Total 51.42 acres (Per municipal records)

Configuration: Irregular

Frontage: 1,182.70+ feet (Per municipal tax map)

Topography: Generally level

Zoning: R-3 Residential

Highest&Best Use: Likely for open space/passive recreation or
acquisition by an abutting property owner
for assemblage.

Utilities: Electric & Telephone at site. Wells and
septics required.

Neighborhood: Rural Residential

Sales Price: \$142,500

Reflects: \$2,771/acre

COMPARABLE LAND SALE #3 (CONTINUED)

Financing: Cash to Seller

Verification: Deed and Nicholas R. Pantages, Esq.

Comments: Generally level and wooded with adequate frontage. Virtually all of the land is encumbered by wetlands except for a small area near the frontage. However, after considering required buffers, the site is not likely capable of development. There is also a 155' Jersey Central Power Light Company easement across the rear of the property.

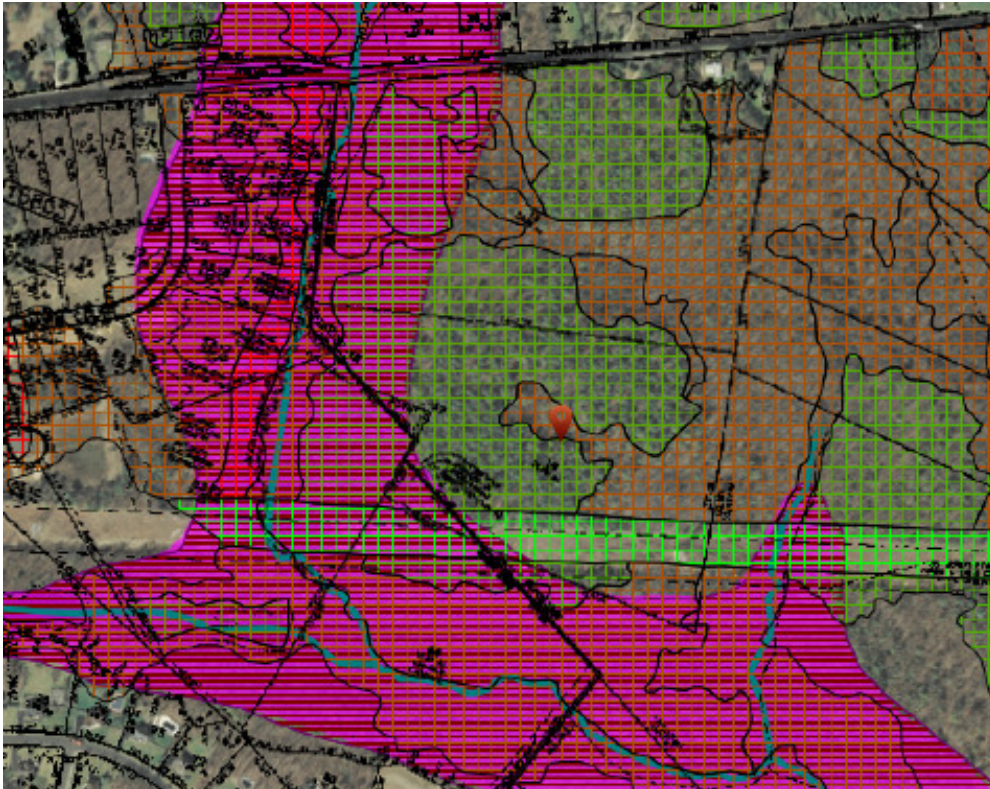
Soils

<u>%</u>		<u>Description</u>	<u>Septic Absorption Rating</u>
54%	AtsAO	Atsion sand, 0-2% slopes, Northern Tidewater Area	Very Limited
2%	BerAr	Berryland sand, 0-2% slopes rarely flooded	Very Limited
37%	GamB	Galloway loamy sand, 0-5% slopes	Very Limited
7%	MakAt	Manahawkin muck, 0-2% slopes frequently flooded	Very Limited

100% of the soils are rated "very limited" for the installation of septic systems.



WETLANDS AND FLOOD PLAIN MAP



SALES COMPARISON APPROACH

LAND SALE

Sale #4

Location: 111 Trenton Lakewood Road
(aka known as County Route 526)
Millstone Township, Ocean County, NJ
Block: 57.01 Lot: 2.01

Sale Date: 7/20/2016 Book: 19183 Page: 4852

Grantor: Dobrzynski Revocable Trust

Grantee: Jonathan & Jenna Pinhas

Plot Size: 31.39 acres

Configuration: Irregular

Frontage: 100+ feet (Estimated per municipal tax map)

Topography: Down slope from road then generally level

Zoning: RUP Rural Preservation

Highest&Best Use: Open space/recreation or acquisition by an
abutting property owner for assemblage with
limited potential for development.

Utilities: Electric and telephone. Wells and septic
required.

Neighborhood: Rural Residential - Scattered single family
homes.

Sales Price: \$110,000

Reflects: \$3,504/acre

Financing: Cash to Seller

Verification: Deed & Greg G. Mordas, Esq.

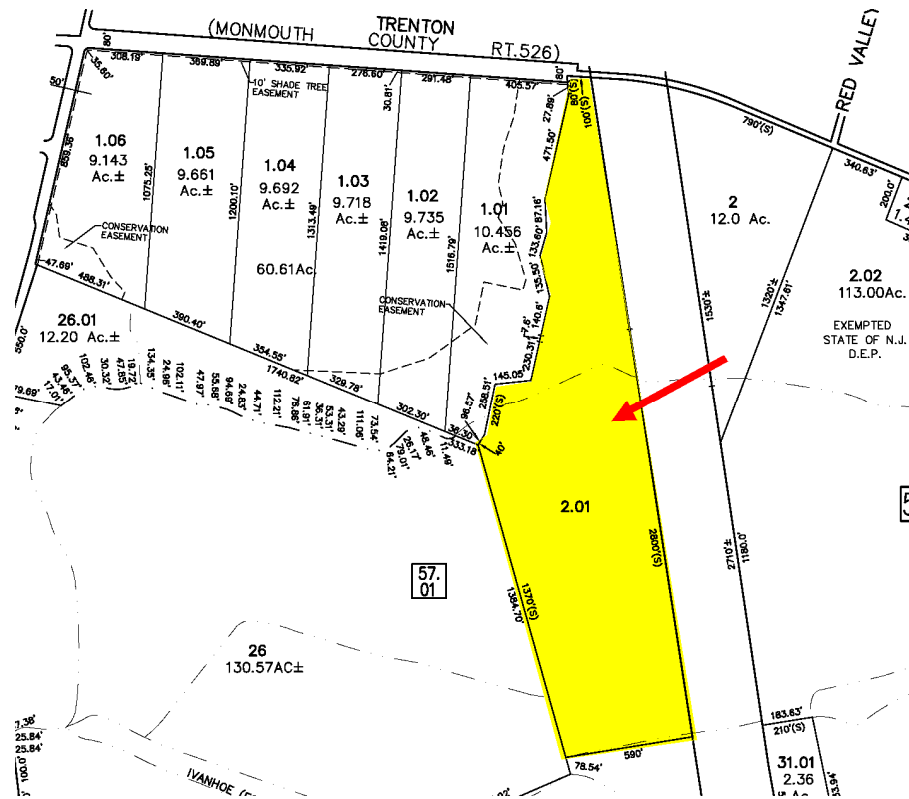
COMPARABLE LAND SALE #4 (CONTINUED)

Comments: Generally level with adequate frontage. Part open and part wooded. There are streams (Ivanhoe Brook) that cross the corner and rear of the property. Wetlands and flood plain areas associated with the streams appear to impact approximately 65% of the entire site. There is some limited potential for development but this is not considered likely. Site was purchased by the owner of Block 57, Lot 2 which is located on the opposite side of Interstate 95 (east side).

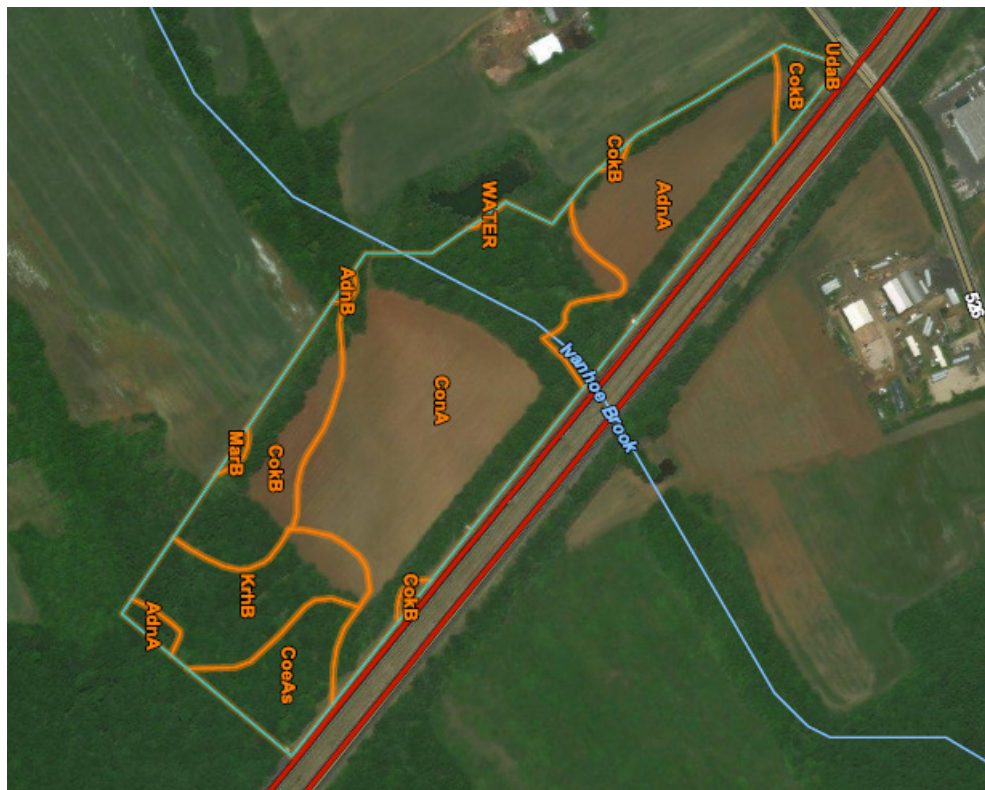
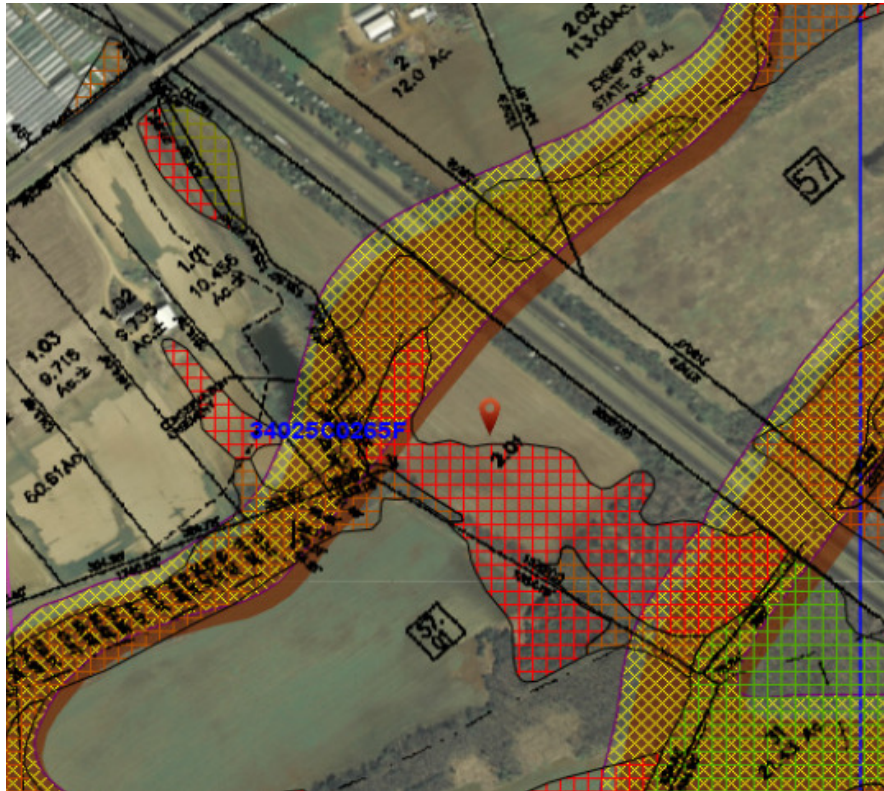
Soils

<u>%</u>		<u>Description</u>	<u>Septic Absorption Rating</u>
20%	AdnA	Adelphia loam, 0-2% slopes	Somewhat Limited
7%	CoeAs	Colemantown loam, 0-2% slopes, Occasionally flooded	Very Limited
14%	CokB	Collington sandy loam, 2-5% slopes	Not Limited
47%	ConA	Collington loam, 0-2% slopes	Not Limited
12%	KrhB	Kresson loam, 2-5% slopes	Very Limited

19% of the soils are rated "very limited", 20% "somewhat limited", and 61% are rated "not limited for the installation of septic systems.



WETLANDS AND FLOOD PLAIN MAP



SALES COMPARISON APPROACH

LAND SALE

Sale #5

Location: Northeasterly Corner of Lakewood-Farmingdale
Road and Birdsall Road
Howell Township, Monmouth County, NJ
Block: 224 Lot: 1.02

Sale Date: 7/7/2016 Book: 9175 Page: 3662

Grantor: Steven M. Dubrovsky

Grantee: New Jersey State Dept. of Environmental
Protection

Plot Size: 15.90 acres

Configuration: Irregular corner

Frontage: 383.17+ feet: Lakewood Farmingdale Road
742.16+ feet: Birdsall Road

Topography: Generally level

Zoning: ARE-3 Agricultural Residential

Highest&Best Use: Open space/recreation or acquisition by an
abutting property owner for assemblage.

Utilities: Electric and telephone. Wells and septic
required.

Neighborhood: Scattered residential development.

Sales Price: \$55,000

Reflects: \$3,459/acre

Financing: Cash to Seller

Verification: Deed & Grantee

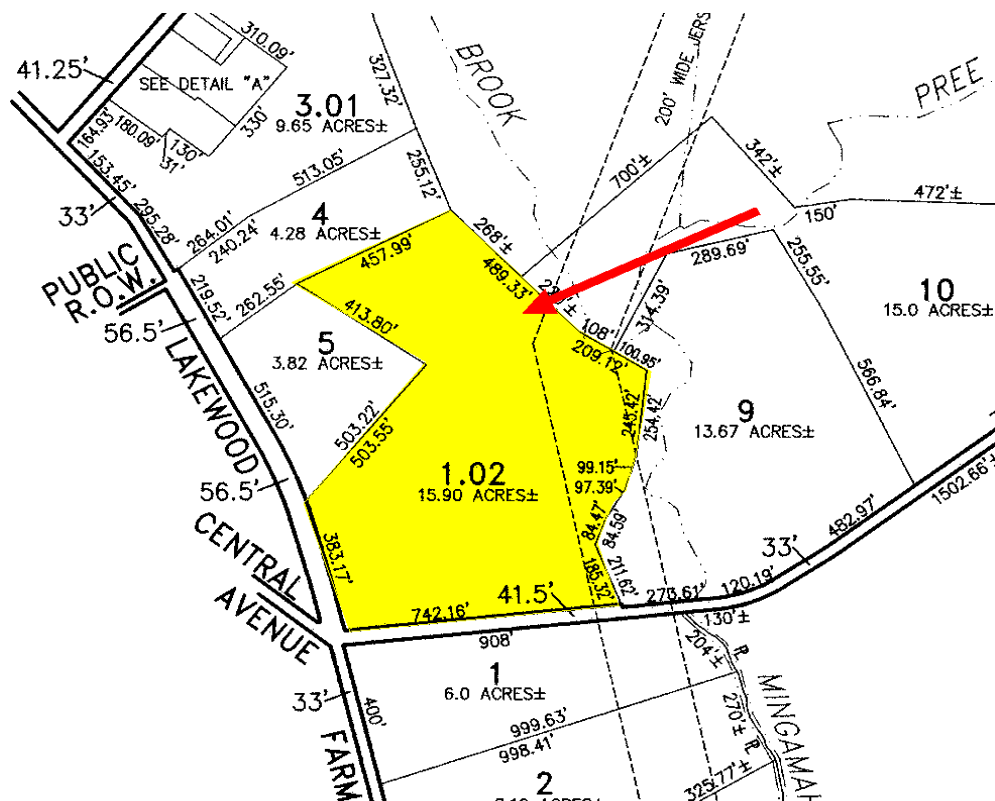
COMPARABLE LAND SALE #5 (CONTINUED)

Comments: Generally level and wooded with adequate frontage on two streets. There is a small open area along the northerly border. There is a 200' wide Jersey Central Power & Light Company easement across the easterly portion of the site. Virtually all of the lands are encumbered by wetlands and the parcel is not considered developable.

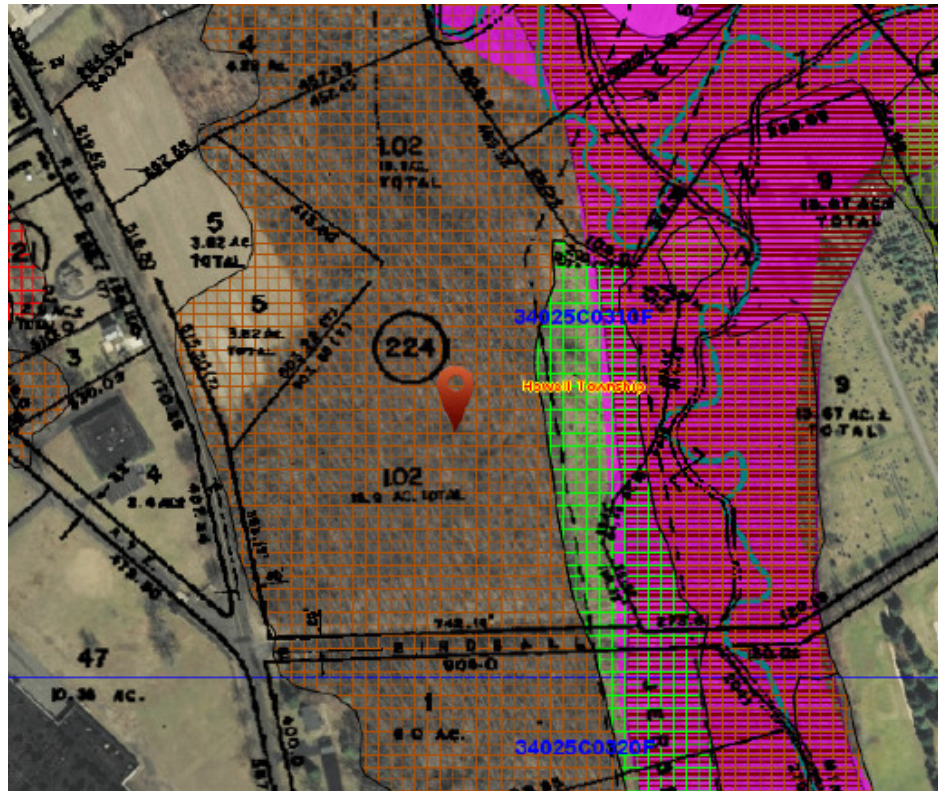
Soils

<u>%</u>		<u>Description</u>	Septic Absorption <u>Rating</u>
72%	AtsAO	Atsion sand, 0-2% slopes, Northern Tidewater Area	Very Limited
14%	HumAt	Humaquepts, 0-3% slopes frequently flooded	Very Limited
14%	KkgB	Klej loamy sand, 0-5% slopes	Very Limited

100% of the soils are rated "very limited" for the installation of septic systems.



WETLANDS AND FLOOD PLAIN MAP



LAND SALES COMPARISON GRID ANALYSIS Subject: 88.15 acres					
SALE NUMBER	SALE 1	SALE 2	Jackson Township	SALE 4	SALE 5
LOCATION	1 Prodelin Way Millstone Township (Monmouth Cty.)	Longswamp Road Plumsted Township (Ocean County)	Bennetts Mills Road Jackson Township (Ocean County)	111 Trenton Lake Road (Route 526) Millstone Twp. (Monmouth Cty.)	Lakewood- Farmingdale Road Howell Township (Monmouth Cty.)
DATE OF SALE	1/23/2017	12/29/2016	9/1/2016	7/20/2016	7/7/2016
SALE PRICE	\$75,000	\$425,000	\$142,500	\$110,000	\$55,000
TRACT SIZE	56.0 acres	164.57 acres	51.40 acres	31.39 acres	15.90 acres
ZONING	Industrial	RA-5 Residential	R-3 Residential	RUP Rural Preservation	ARE3-Agultural Residential
SALE PRICE/ACRE	\$1,339	\$2,582	\$2,771	\$3,504	\$3,459
PROPERTY RIGHTS	-----	-----	-----	-----	-----
FINANCING	-----	-----	-----	-----	-----
SALE CONDITIONS	-----	-----	-----	-----	-----
MARKET CONDITIONS (TIME)	----- \$1,339	----- \$2,582	----- \$2,771	----- \$3,504	----- \$3,459
LOCATION	-----	-----	-----	-----	-----
TRACT SIZE	(-) 5%	(+) 10%	(-) 5%	(-) 10%	(-) 15%
ACCESS/FRONTAGE	(-) 5%	(-) 5%	(-) 5%	(-) 5%	(-) 5%
UTILITIES	-----	-----	-----	-----	-----
QUALITY	-----	-----	-----	(-) 10%	-----
ZONING	-----	-----	-----	-----	-----
APPROVALS	-----	-----	-----	-----	-----
FINAL ADJUSTMENTS	(-) 10%	(+) 5%	(-) 10%	(-) 20%	(-) 20%
VALUE INDICATED TO SUBJECT/ACRE	\$1,205/acre	\$2,711/acre	\$2,494/acre	\$2,628/acre	\$2,767/acre

COMPARABILITY ANALYSIS

The subject is an irregular parcel consisting of approximately 88.15 acres. The property has been leased by a hunting club for many years. According to the property owner there is an unpaved trail through abutting Lot 25.05 that the hunting club has used for many years to enter the property with no objections. The appraiser utilized this trail to inspect the subject. Many years ago there was a dwelling on the property that was torn down approximately 50 years ago. Access to the former dwelling at that time is unknown. It is possible that the property owner had utilized an access for many years and obtained same through adverse possession.

The land is generally level and wooded. Mapping indicates small streams throughout the property. Virtually all of the land is encumbered by wetlands thus it is not considered developable.

SALES CONDITIONS

All sales are considered to be arm's length transactions requiring no adjustments.

PROPERTY RIGHTS

All sales are considered to be of fee simple interests and required no adjustments.

FINANCING

All sales are believed to be cash to the seller and required no adjustment for cash equivalency.

MARKET CONDITIONS (TIME)

Real estate land values in the subject area are generally unchanged from 2010 to the current date. The comparable sales occurred between 7/7/2016 to 1/23/2017. No adjustments were required.

LOCATION

No adjustments required.

TRACT SIZE

Typically there is an inverse relationship between tract size and sale price per acre. Larger parcels tend to sell at lower prices per acre reflecting a quantity discount.

Sales #1, #3, #4, and #5 were adjusted downward as the subject as a larger parcel would tend to sell at a lower price per acre.

Sale #2 was adjusted upward as the subject as a smaller parcel would tend to sell at a higher price per acre.

ACCESS/FRONTAGE

All of the sales have frontage that provide for ease of access. The subject has access via an unimproved trail. The downward adjustment is conservative as neither the subject nor the sales are considered developable.

UTILITIES

No adjustments required.

LAND QUALITY

Sales #1, #2, #3, and #5 did not require adjustments.

Sale #4 was adjusted downward as the subject has inferior overall quality with greater areas of environmentally constrained lands. The sale has only limited potential for development.

ZONING/LAND USE REGULATIONS

No adjustments required. Subject and sales have limited or no development potential.

APPROVALS

No adjustments as neither subject nor sales have approvals.

SUMMARY

The sales, as adjusted, reflect a range of values from \$1,205 to \$2,767 per acre. The mean of the adjusted sales is \$2,361/acre.

Sale #1 is out of the range of the other four sales. The mean of the other four sales is \$2,650 per acre. Lesser weight was given to Sale #1.

The appraiser has selected a unit price of \$2,500 per acre as the most supportable indication of the subject's market value.

Subject

88.15 acres @ \$2,500/acre = \$ 220,375

SUBJECT MARKET VALUE ESTIMATE \$ 220,400 (R)

SUBJECT WITH NO LEGAL ACCESS

The NJDEP/Green Acres has requested that the appraiser also provide a value estimate assuming the subject has no legal access and thus would be considered landlocked.

The prior valuation of the subject assumed the subject has access via an unimproved trail across an abutting parcel. This access would be utilized for hunting (current use) or other forms of passive recreation, or forestry.

As a landlocked parcel that is not developable the property owner would likely attempt to secure legal access for passive recreation or forestry. The environmental constraints of the subject render the property unbuildable even if legal access were to be obtained.

Thus the difference between landlocked and legal access is not nearly as significant as if the subject lands were developable.

Without legal access the subject's Highest and Best Use would be for assemblage to an abutting parcel.

The appraiser has estimated a discount of 20% be applied to the value of the subject with legal access but no development capability.

Value for the subject as a landlocked parcel is calculated below.

Subject Value with Legal Access
(But no development capability)

\$2,500/acre	88.15 acres	<u>\$220,400</u> (R)
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Discounted Value as Landlocked

\$2,500/acre (x) 80% = \$2,000/acre

\$2,000/acre	88.15 acres	<u>\$176,300</u>
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ASSUMPTIONS AND LIMITING CONDITIONS

Unless specifically excepted in the body of this report, the estimate of value and other opinions expressed herein are made expressly subject to the following assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title consideration. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them. In addition, no opinion is hereby expressed as to the structural condition of any improvements on the land and no legal responsibility is assumed for structural weaknesses or mechanical failures of such improvements, whether apparent or hidden.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report, and that, if applicable, the property covered in this report satisfies the conditions required for a "negative declaration" under the Environmental Clean-up Responsibility Act.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimated contained in this report is based.

10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. This appraisal does not consider conditions relating to surface or subsurface waters including water table, flood plain, rights of the state in riparian lands and drainage and any rights of any governmental body to control or restrict the use of the property by reason thereof, and the valuation as found is exclusive of the foregoing factors.
12. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
13. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.
14. The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
15. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
16. Unless otherwise stated in the appraisal, compliance with the requirements of the Americans with Disabilities Act of 1990 (ADA) has not been considered in arriving at the opinion of value stated in the appraisal. Failure to comply with the requirements of the ADA may negatively affect the value of the property. The appraiser recommends that an expert in this field be employed.
17. The Appraiser assumes that the property has been remediated in accordance with applicable regulatory requirements and subject to the imposition of conditions as to use.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased, professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on any action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Foundation.
- The Appraisal Institute and the National Association of Independent Fee Appraisers conduct voluntary programs of continuing education for their designated members. Designated members who meet the minimum standards of this program are awarded periodic educational re-certification. Norman J. Goldberg is certified under this program.
- The appraiser acknowledges the assistance of Tracy Reuter who performed sales research and analysis in this appraisal.
- That I am in compliance with the Competency Provision in the USPAP as adopted in FIRREA 1989 and have sufficient education and experience to perform the appraisal of the subject property.
- That this appraisal was performed without pressure from a person(s) desiring a specific valuation, or minimum valuation for approval of a loan.
- The subject was inspected by the appraiser on August 4, 2017.

- The appraisal was made and the appraisal report prepared in conformity with the Appraisal Foundation's *Uniform Standards for Professional Appraisal Practice*.

In my opinion, as of August 4, 2017, the market values of the subject property is as shown below:

88.15 acres @ \$2,500/acre =	\$ 220,400 (R)
(With legal access but not developable)	

88.15 acres @ \$2,000/acre =	\$ 176,300
(With no legal access-landlocked)	



Norman J. Goldberg SPA, CRE, GAA, IFAS
State Certified
General Real Estate Appraiser
License RG-0279

SUBJECT PROPERTY

Southwest of County Route 539

Upper Freehold Township, Monmouth County

Access from Subject from County Route 539



SUBJECT PROPERTY
Southwest of County Route 539
Upper Freehold Township, Monmouth County
Look West from County Route 539



SUBJECT PROPERTY

**Southwest of County Route 539
Upper Freehold Township, Monmouth County
Easterly Part of Subject Look Southwest**



SUBJECT PROPERTY
Southwest of County Route 539
Upper Freehold Township, Monmouth County
Interior View Look South



SUBJECT PROPERTY
Southwest of County Route 539
Upper Freehold Township, Monmouth County
Interior View Look Southwest



SUBJECT PROPERTY
Southwest of County Route 539
Upper Freehold Township, Monmouth County
Interior View Look Southwest



SUBJECT PROPERTY
Southwest of County Route 539
Upper Freehold Township, Monmouth County
Interior View Look Southwest



SUBJECT PROPERTY
Southwest of County Route 539
Upper Freehold Township, Monmouth County
Interior View Look West



SUBJECT PROPERTY
Southwest of County Route 539
Upper Freehold Township, Monmouth County
Interior View Look West





Offer # 9036

Upper Freehold Twp.
Monmouth Co.

43
24

Outstanding Natural Waters (ON)
freshwater in preserved open space (FW1)
and Pinelands waters (PL)

Category 1 Streams (SWQS)^{1,2}

Non Category 1 Streams

HUC 14 Area

NJ DEP Wetlands

Municipal Boundaries

FEMA (2011)

100-Year Flood

Floodway

FEMA (1996)



0 300 Feet

2/22/17

^{1,2} The HUC 14 (Hydrologic Unit Code 14) and the SWQS (Surface Water Quality Standards) data depicted on this map are publicly available at www.state.nj.us/dep. Its purpose is to help determine if a property **may be subject** to the new Stormwater Management rules. When interpreting the SWQS, the SWQS regulations at N.J.A.C. 7:9B always take precedence. These GIS layers are supplemental only and not legally binding. This data is dated 8/24/04 and 12/10 respectively.



Property Location			
ROUTE 539, ALLENTOWN 08501-1351 (Upper Freehold Township), Block: 43, Lot: 24			
Property Information		Assessment Data	
Class: Class: 1 - Vacant Land Additional Lots: Bld Description: Land Description: 88.15AC Acreage: 88.15 Square Footage: 0 Zoning: , Usage: Year Constructed: 0 Use Code: 0 # Dwellings: 0 Census Tract: 8119		Total Value: \$105,800.00 Land Value: \$105,800.00 Improvement Value: \$0.00 % Improvement: 0.0 Special Tax Codes: Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled() Exemption: 0 Exemption statute: 2014 Rate: 2.329; 2014 Ratio: 98.89%; 2014 Taxes: \$3,078.93 2015 Rate: 2.347; 2015 Ratio: 100.0%; 2015 Taxes: \$2,483.12 2016 Rate: 2.372; 2016 Ratio: 96.96%; 2016 Taxes: \$2,509.57	
Current Owner		Sale Data	
SOCEY, RUDOLPH A JR. & JOHN R. 2035 TEAGARDEN LANE Naples, FL 34110-1095 Previous Owner:		Date: 10/31/2000 Price: \$1.00 Ratio: 105800.0% Deed Book: 05987 Deed Page: 00724	
Latest Sales Detail			
Recorded: 11/02/2000 Sales Date: 10/31/2000 Deed Book: 59870 Deed Page: 72400	Sales Price: \$1.00 Sales Ratio: 30680000.0% Use Code: Not Usable: 10	Recorded: Sales Date: Deed Book: Deed Page:	Sales Price: Sales Ratio: Use Code: Not Usable:
Buyer		Buyer	
SOCEY, RUDOLPH A JR. & JOHN R. 2035 TEAGARDEN LANE Naples, FL 34110-1095			
Seller		Seller	
SOCEY, JR, RUDOLPH A, TRUSTEE 49 SENTINEL ROAD Wshngtn Xing, PA 18977-1144			

Between MARGARET D. SOCEY, widow, individually, residing at 9 Woodhampton Drive, Trenton, New Jersey, and RUDOLPH A. SOCEY, JR. and ISADORE MILLER

late of the Township of Ewing in the County of Mercer and State of New Jersey herein designated as the Grantors,

COUNTY OF MONMOUTH
 U. S. DISTRICT COURT
 TRANSFER FROM
 7/19/82

Witnesseth, that the Grantors, by virtue of the power and authority to the Grantors given in and by said Last Will and Testament, and for and in consideration of the sum of FIFTY DOLLARS, to MARGARET A. SOCEY, widow, individually, and for and in consideration of the settlement of the residuary estate and release of dower and ONE DOLLAR (\$1.00) lawful money of the United States of America, to the Grantors, have well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantors being therewith fully satisfied, do hereby these presents grant, bargain, sell and convey unto the Grantees forever,

III that

tract or parcel of land and premises, situate, lying and being in the Township of Upper Freehold in the County of Monmouth and State of New Jersey, more particularly described as follows:

BEGINNING at a stone corner to lot 8 of land formerly of George Robbins, and runs thence along line of said lot south forty-three and a half degrees west, twelve chains and seventy-seven links to a stone; thence south, thirty-five degrees east, ten chains and seventy-eight links to line of land now or formerly of one Schooley; thence along line of same south sixty-six degrees west, nine chains and thirty-one links to a stone; thence south, thirty-four degrees east, eight chains and sixty-two links to a stone for a corner; thence south, sixty-seven degrees west, sixteen chains and fifty links along the Schooley land to a stone corner to land now or formerly of Edward Wilson; thence along line of same north, thirty-one degrees west, eighteen chains and sixty-five links to a stone; thence along the same, south, forty-seven degrees and a half west, three chains and eighty-four links to a stone; thence north, thirty-one and three quarter degrees west, sixteen chains and fifty-eight links to a stone for a corner in the Parsonage line; thence along Wilson's land in part and along line of Parsonage land north, sixty-six degrees east, forty chains and twelve links to a stone corner to land now or late of John W. Dutton; thence along his line south, thirty-six degrees east, ten chains and seven links to a stone for a corner of BEGINNING, containing ninety-seven acres and forty-five hundredths of an acre of land. Excepting out of the above described tract of land the portion sold to Edward Wilson by Charles T. Taylor and Mary H. Taylor, his wife, by deed dated March 30, 1876 and recorded in the Nonmouth County Clerk's Office in Book of Deeds, Vol. 280, page 94, more particularly bounded and described as follows, to wit: BEGINNING at a stone the south west corner of Tilton Schooly farm and running from thence along land of said Edward Wilson north thirty degrees and a quarter west eighteen chains and sixty-five links to a corner of said Wilson's farm; thence 2nd. along land of said C. T. Taylor, north forty-eight degrees and a quarter east one chain and eighty links to the middle of a small stream running thru said C. T. Taylor's farm; thence 3rd. up the said stream the several courses thereof to line of aforesaid Tilton Schooly farm; thence along said Schooley south sixty-seven degrees and a quarter west five chains and ninety-four links to the place of beginning. Containing nine acres and sixty-three hundredths of an acre of land.

Being Lot 24, Block 43 on the Upper Freehold Township Tax Map.

BEING the same lands and premises which were conveyed to John Socey and Mary Socey, his wife, by Charles Huston, et als, by Deed dated January 26, 1931, recorded in the Monmouth County Clerk's Office in Book 1547 of Deeds, page 329. The said Mary Socey died on September 14, 1946, title to said premises thereby vesting in John Socey as surviving tenant by the entirety. Said John Socey died on April 20, 1958, a widower, seized of the premises aforesaid, leaving a Last Will and Testament duly probated through the Dade County Judge's Court, in Miami, Florida, on May 7, 1958, in and by the terms of which he devised the premises herein described to Rudolph A. Socey. This conveyance is made as part of the settlement of the Estate of Rudolph A. Socey, who died on February 15, 1978, and more particularly with Paragraphs Fifth and Seventh of the Last Will and Testament of Rudolph A. Socey, which was duly probated in the Office of the Surrogate of Mercer County on March 8, 1978, bearing docket no. 78-338. This conveyance is also made to relinquish and release the rights of dower in and to the premises possessed by the said Margaret D. Socey, widow. The intent and purpose of this conveyance is to vest all of the right, title and interest in and to the subject premises to Rudolph A. Socey, Jr., trustee under the Last Will and Testament of Rudolph A. Socey, deceased.

4182-193
Not Certified

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Testator of said Will and of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' heirs and benefit forever.

And the Grantors covenant that they have not, as such Executors, done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals, or if a corporation, it has caused these presents to be signed by its proper corporate officers and its corporate seal to be affixed hereto, the day and year first above written.

Signed, Sealed and Delivered
in the presence of
or Attested by

Rudolph A. Socey, Jr.
RUDOLPH A. SOCEY, JR.

Isadore Miller
ISADORE MILLER

Margaret D. Socey
MARGARET D. SOCEY

State of New Jersey, County of MERCER ss.: We (I Remembered,
that on July 13, 1979, before me, the subscriber, an attorney
at Law of New Jersey
personally appeared RUDOLPH A. SOCEY, JR. and ISADORE MILLER, Executors of the
Estate of Rudolph A. Socey, deceased, and MARGARET D. SOCEY, widow, individually,

who, I am satisfied, are the persons named in and who executed the within instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$1.00 but less than \$100.00.

Prepared by:

4182 PAGE 434

Roland R. Formidoni
Roland R. Formidoni
Attorney at Law of New Jersey

State of New Jersey, County of _____) ss.: We do Remembered,
that on _____ 19____, before me, the subscriber,

personally appeared

who, being by me duly sworn on a _____ oath, deposes and makes proof to my satisfaction, that
he is the _____ Secretary of

the Corporation named in the within Instrument;
that _____ is the
President of said Corporation; that the execution, as well as the making of this Instrument, has
been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that
deponent well knows the corporate seal of said Corporation; and that the seal affixed to said
Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and
delivered by said _____ President as and for the voluntary act and deed of said Corpora-
tion, in presence of deponent, who thereupon subscribed a _____ name thereto as attesting witness,
and that the full and actual consideration paid or to be paid for the transfer of title to said property evidenced
by the within deed, as such consideration is defined in P.L. 1965, c. 49, Sec. 1 (a), is _____

Sworn to and subscribed before me,
the date aforesaid.

Prepared by:

JUL-19-79 2 18 79

624214 873-101

1000

Deed

024244

RECORDED

MONMOUTH COUNTY CLERK

JUL 19 9 52 AM '79

MARGARET D. SOCKY, widow, individ-
ually, and RUDOLPH A. SOCKY, JR. and
ISABEL MILLER, Executors of the
Estate of Rudolph A. Socky, Deceased

RUDOLPH A. SOCKY, JR., trustee under
the Will of Rudolph A. Socky, Deceased.

Dated July 13, 1979

R+R: P. S. S. 110
Rudolph A. Socky Jr
3131 Princeton Pike
Trenton NJ
08648

4182 PAGE 435

END OF RECORD

DEED - BARGAIN AND SALE
(Covenants as to Grantor's Acts)
Ind. to Ind. or Corp.



R/R

RECORD AND RETURN TO:
Lenox Law Firm
3131 Princeton Pike, 1B
Lawrenceville, NJ 08648

Prepared by:

ROBERT P. CASEY, ESQUIRE

DEED

COUNTY OF MONMOUTH	
CONSIDERATION	
RTF	<i>Edempt add'l RTF</i>
DATE	<i>11/2/00</i> BY <i>Lo</i>

THIS DEED is made on *October 31, 2000*

BETWEEN RUDOLPH A. SOCEY, JR., Trustee under the Will of Rudolph A. Socey, Deceased

Whose Address is: 49 Sentinel Road
Washington Crossing, PA 18977

referred to as "Grantor",

AND RUDOLPH A. SOCEY, JR., whose address is 49 Sentinel Road, Washington Crossing, PA 18977, and JOHN R. SOCEY, whose address is 1421 Heathercrest Drive, Flint, Michigan 48532, as Tenants-in-Common

referred to as "Grantee".

The words "Grantor" and "Grantee" shall mean all Grantors listed above.

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1).

Municipality of Township of Upper Freehold
Block No. 43, Lot 24

PROPERTY. The property consists of the land and all of the buildings and structures on the land in the Township of Upper Freehold, County of Monmouth and State of New Jersey. The legal description is attached hereto as Schedule "A".

M. CLAIRE FRENCH COUNTY CLERK MONMOUTH COUNTY NEW JERSEY	INSTRUMENT NUMBER 2000147701	RECORDED ON NOV 02, 2000 2:11:57 PM BOOK: DB-5987 PAGE: 724 Total Pages: 4	COUNTY RECORDING FEES \$22.00 DEDICATED TRUST FUND COMMISSION \$2.00 TOTAL \$24.00
---	---------------------------------	---	---

NOV 2 2000

SCHEDULE "A"

III that

	tract	or parcel	of land and premises, situate, lying and being in the
Township		of	Upper Freehold
County of Monmouth		and State of New Jersey, more particularly described as follows:	in the

BEGINNING at a stone corner to lot of land formerly of George Robbins, and runs thence along line of said lot south, forty-three and a half degrees west, twelve chains and seventy-seven links to a stone; thence south, thirty-five degrees east, ten chains and seventy-eight links to line of land now or formerly of one Schooley; thence along line of same south sixty-six degrees west, nine chains and thirty-one links to a stone; thence south, thirty-four degrees east, eight chains and sixty-two links to a stone for a corner; thence south, sixty-seven degrees west, sixteen chains and fifty links along the Schooley land to a stone corner to land now or formerly of Edward Wilson; thence along line of same north, thirty-one degrees west, eighteen chains and sixty-five links to a stone; thence along the same, south, forty-seven degrees and a half west, three chains and eighty-four links to a stone; thence north, thirty-one and three quarter degrees west, sixteen chains and fifty-eight links to a stone for a corner in the Parsonage line; thence along Wilson's land in part and along line of Parsonage land north, sixty-six degrees east, forty chains and twelve links to a stone corner to land now or late of John W. Burten; thence along his line south, thirty-six degrees east, ten chains and seven links to the place of BEGINNING, containing ninety-seven acres and forty-five hundredths of an acre of land. Excepting out of the above described tract of land the portion sold to Edward Wilson by Charles T. Taylor and Mary H. Taylor, his wife, by deed dated March 30, 1876 and recorded in the Monmouth County Clerk's Office in Book of Deeds, Vol. 280, page 94, more particularly bounded and described as follows, to wit: BEGINNING at a stone the south west corner of Tilton Schooly farm and running from thence along land of said Edward Wilson north thirty degrees and a quarter west eighteen chains and sixty-five links to a corner of said Wilson's farm; thence 2nd. along land of said C. T. Taylor, north forty-eight degrees and a quarter east one chain and eighty links to the middle of a small stream running thru said C. T. Taylor's farm; thence 3rd. up the said stream the several courses thereof to line of aforesaid Tilton Schooly farm; thence along said Schooley south sixty-seven degrees and a quarter west five chains and ninety-four links to the place of beginning. Containing nine acres and sixty-three hundredths of an acre of land.

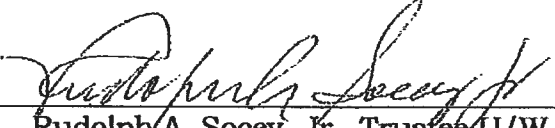
Being Lot 24, Block 43 on the Upper Freehold Township Tax Map.

BEING the same lands and premises conveyed to Rudolph A. Socey, Jr., Trustee under the Will of Rudolph A. Socey, Deceased by Deed from Margaret D. Socey, Widow of Rudolph A. Socey, Rudolph A. Socey, Jr. and Isadore Miller dated July 13, 1979 and recorded in the Offices of the Clerk of Monmouth County on July 19, 1979 in Deed Book 4182, Page 432&c. The said Margaret D. Socey died on January 25, 2000 and pursuant to Article SEVENTH of the Last Will and Testament of Rudolph A. Socey, the remainder of the Trust, of which the above-referenced real property is a part, passes to Rudolph A. Socey, Jr. and John R. Socey, Grantees herein.

SUBJECT to operative covenants, restrictions and conditions of record, which are not re-imposed hereby.

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

SIGNATURES. The Grantor signs this Deed and delivers the Deed as of the date at the top of the first page.

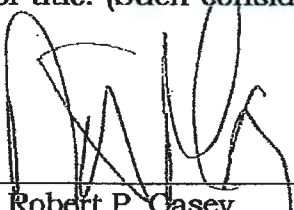


Rudolph A. Socey, Jr., Trustee U/W
of Rudolph A. Socey

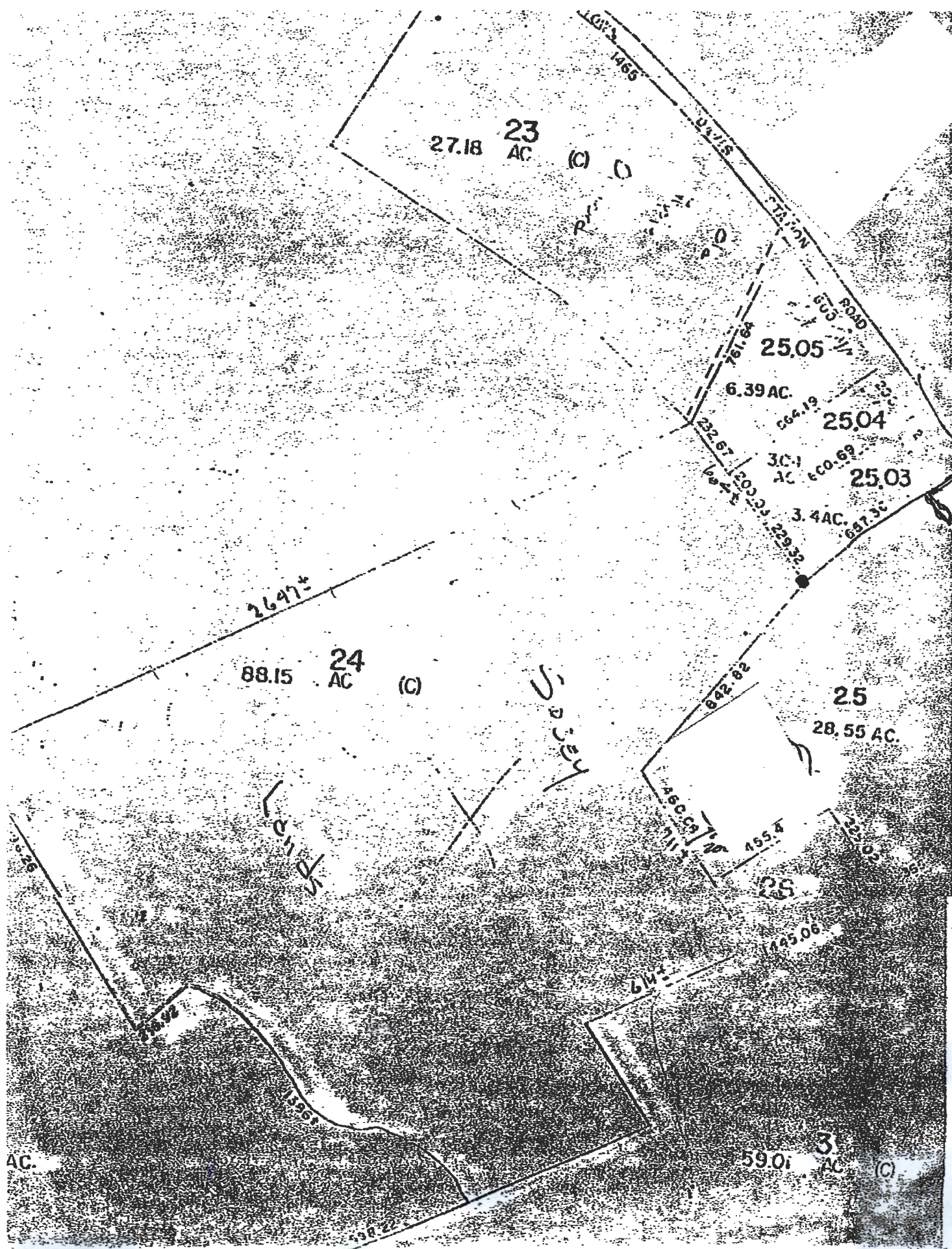
STATE OF NEW JERSEY, COUNTY OF MERCER :ss.

I CERTIFY that on October 31, 2000, RUDOLPH A. SOCEY, JR., Trustee U/W of Rudolph A. Socey, personally came before me and acknowledged under oath to my satisfaction that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).



Robert P. Casey
Attorney-at-Law of New Jersey

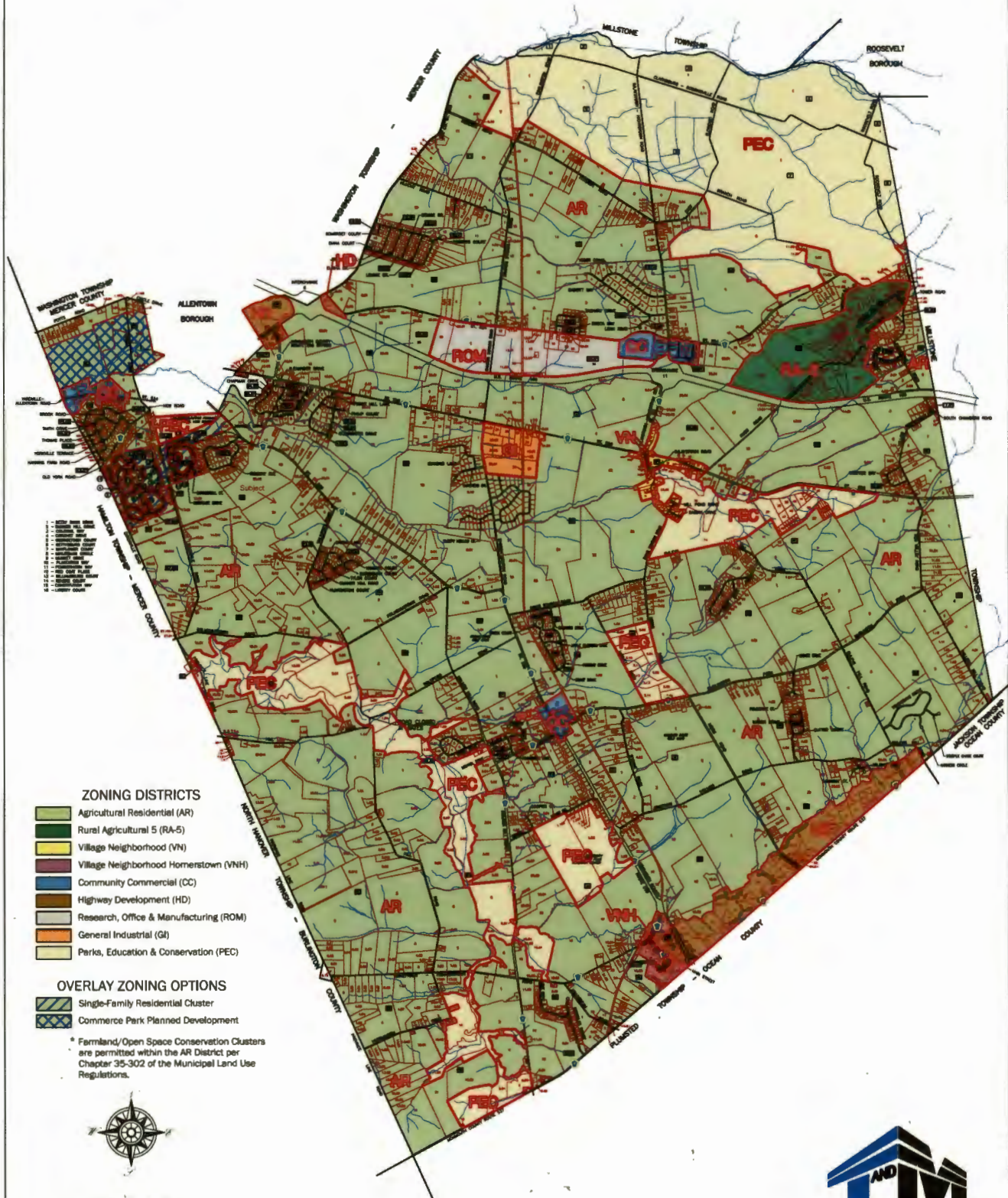




ZONING MAP

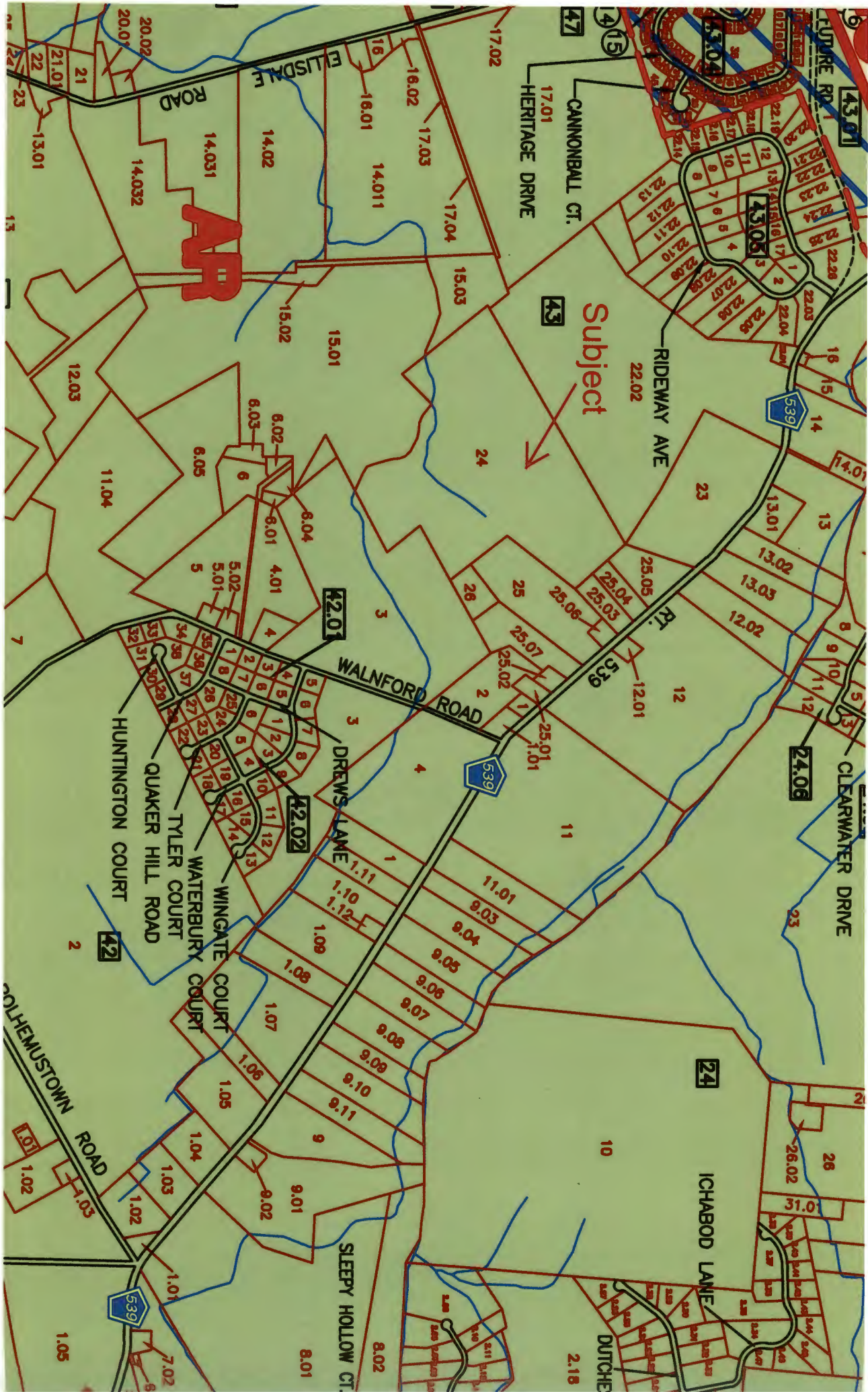
UPPER FREEHOLD TOWNSHIP

MONMOUTH COUNTY, NEW JERSEY



LAST REVISED: JANUARY 2016 (T&M ASSOCIATES)
LAST ZONING ORDINANCE AMENDMENT 229-09

T&M
YOUR GOALS. OUR MISSION.
11 TINDALL ROAD
MIDDELTOWN, NJ 07748
TEL 732-671-6400
FAX 732-671-7365
www.tandmassociates.com



35-405 "AR" AGRICULTURAL RESIDENTIAL. "RA-5" RURAL AGRICULTURAL.**A. Principal Permitted Uses On The Land And In Buildings**

1. Detached Single-Family Dwelling Units.
2. Farms, provided that the farm use itself shall have a minimum lot size of five (5) acres and provided further that a farm may have a single-family detached dwelling situated thereon only if the farm is at least six (6) acres in size. Moreover, any single-family dwelling situated on a farm shall be subject to the requirements specified for detached dwellings within the "AR" Agricultural Residential zoning district, except that the minimum lot size requirements specified for the "AR" zoning district shall not apply to detached dwellings situated on farms.
3. Conservation Areas, Open Space, Public Parks, Public Playgrounds and "Public Purpose Uses".
4. Community Residences For Persons With Head Injuries And For The Developmentally Disabled and/or Community Shelters For Victims of Domestic Violence, as required by N.J.S.A. 40:55D-66.1, subject to the standards and requirements for single-family dwelling units located within the same district.
5. Golf Courses in the "AR" District only.
6. Churches and similar Places of Worship in the "AR" District only.
7. Fire and First Aid Company Uses in the "AR" District only, provided that the lot has frontage only on a County road or other "collector" road.
8. Single-Family Residential Clusters, where indicated on the Zoning Map, in accordance with the provisions specified in Section 35-603 of this chapter.
9. Commerce Park Planned Development, where indicated on the Zoning Map, in accordance with the provisions specified in Section 35-603 of this chapter.
10. Quasi-Public Uses in the "AR" District only as "Conditional Uses" under N.J.S.A. 40:55D-67 (see Section 35-601 for definitions and standards).
11. Public Utility Uses in the "AR" District only as "Conditional Uses" under N.J.S.A. 40:55D-67 (see Section 35-601 for definitions and standards).
12. Agricultural Preservation Subdivisions are permitted within the "AR" District only in accordance with the "Requirements For Agricultural Preservation Subdivisions" included within Section 35-608 of this chapter.
13. "Farmland/Open Space Conservation Clusters; in the "AR" zoning district in accordance with the provisions specified in Section 35-611 of this chapter.
14. Noncontiguous Clustering in the "AR" zoning district in accordance with the provisions specified in Section 35-613 of this chapter.
15. Equine Community in the "AR" zoning district as "Conditional Uses" under N.J.S.A. 40:55D-67 (see Section 81-601 for definitions and standards).
(Ord. No. 53-1999; Ord. No. 117-03 § 2; Ord. No. 202-08 § 1; Ord. No. 203-08 §§ 1,2)

B. Accessory Uses Permitted

1. Private Residential Swimming Pools, Bathhouses, Cabanas and/or other structures customarily incidental to a private swimming pool on a property with a single-family

dwelling, provided that the pool is located in the rear yard and/or side yard only and occupies no more than seventy-five percent (75%) of the rear yard area or the side yard area.

2. Private Tennis Courts and other usual Recreational Facilities and Landscaping Features, such as trellises and gazebos, customarily associated with residential dwelling units.
3. One (1) Residential Tool Shed for the storage of objects owned by the residents of the singlefamilydwelling situated on the property, not exceeding four hundred (400) square feet in area and fifteen feet (15') in height.
4. Structures incidental to a farm such as barns and packing, grading and storage buildings for produce raised on the premises; fences; buildings for the keeping of **permitted**poultry and livestock; and garages for the keeping and maintaining of trucks and other equipment used in farm operations are**permitted** when accessory to a**permitted** farm use, provided that any building which is accessory to a farm shall be set back from any property line at least twice the distance of the height of the accessory building or one hundred feet (100'), whichever is less.
5. Accessory dwellings for domestic and/or household employees and/or farm workers, provided that each such dwelling unit shall comply in every respect to the statutes of the State of New Jersey and the rules and regulations of the New Jersey State Board of Health concerning farm labor housing, and provided further that no such dwelling is closer than four hundred feet (400') to the nearest street line or to any dwelling on an adjoining property.
6. Roadside farm stands ancillary to farms for the sale of farm products harvested on the farmed premises, provided there shall be only one (1) stand per farm which shall be set back a minimum of fifty feet (50') from any street line and property line.
7. Off-Street Parking and Garages (see Subsection 35-405 E.hereinbelow for zoning requirements and Section 35 -511 for design requirements).
8. Fences and Walls (see Section 35-505 for design requirements).
9. Home Offices (see Section 35-203 for definition and standards).
10. Residential Agriculture (see Section 35-203 for definition).
11. Home Occupations, including "Family Day Care Homes" and "Child Care Residences" (see Section 35-203 for definition and Section 35-602 for requirements).
12. Signs (see Subsection 35-405 F. hereinbelowfor zoning requirements and Section 35-516 for design requirements).
13. Satellite Dish Antennas as "Conditional **Uses**" under N.J.S.A. 40:55D-67 (see Section 35-601 for conditions and standards).
14. Temporary Construction Trailers and one (1) Sign not exceeding thirty-two (32) square feet, advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and concluding one (1) month after the issuance of a Certificate of Occupancy, provided said trailer(s) and sign are on the site where the construction is taking place, are not on any existing or proposed street or easement, and are set back at least thirty feet (30') from all street and lot lines. There shall be at least one (1) working telephone in the trailer.

C. **Maximum Building Height**

1. Except for fire stations, first aid buildings and churches, no principal building shall exceed

thirty-five feet (35') in height and two and one-half (2.5) stories;

2. No accessory building shall exceed twenty-five feet (25') in height and two (2) stories, unless a lesser height is specifically specified by the chapter;
3. Fire stations and first aid buildings shall not exceed forty feet (40') in height;
4. Churches shall not exceed fifty feet (50') in height and two and one-half (2.5) stories; and
5. The exceptions to "Height Limits" specified in Subsection 35-402 C. of this chapter shall apply as applicable.

D. Area And Yard Requirements For The "AR" And "RA-5" Districts

	<u>"AR" District</u> <u>Detached</u> <u>Dwellings</u> <u>[1,2]</u>	<u>"RA-5"</u> <u>District</u> <u>Detached</u> <u>Dwellings [1]</u>	<u>Fire &</u> <u>First Aid</u> <u>Buildings</u>	<u>Churches</u>	<u>Golf</u> <u>Courses</u>
Principal Building					
<u>Minimum</u>					
Lot Area	6 ac. [3,4]	10 ac. [4]	2 ac.	5 ac.	100 ac.
Lot Frontage	200' [5]	250' [5]	200'	300'	NA
Lot Width	200'	250'	200'	300'	NA
Lot Depth	300'	200'	300'	500'	NA
Side Yard (each)	40'	30'	50' [6]	100'	100'
Front Yard	75' [5]	50' [5]	100'	100'	100'
Rear Yard	75'	50'	100'	100'	100'
Accessory Buildings	[1,2]				
<u>Minimum</u>					
Distance To Side Line	30'	15'	30'	50'	50'
Distance To Rear Line	30'	15'	30'	50'	100'
Distance To Other Building	20'	15'	20'	30'	50'
<u>Maximum</u>					
Building Coverage	5%	4.5%	20%	10%	2%
Lot Coverage	7.5%	7%	30%	25%	10%

FOOTNOTES TO SECTION 35-405 D.

[1] For lots in the "AR" District between one (1) acre and 5.99 acres in area existing as of September 4, 2008 which do not conform to the minimum lot area required for the "AR" District, the applicable "grandfathering" provisions of Section 35-403 shall apply.

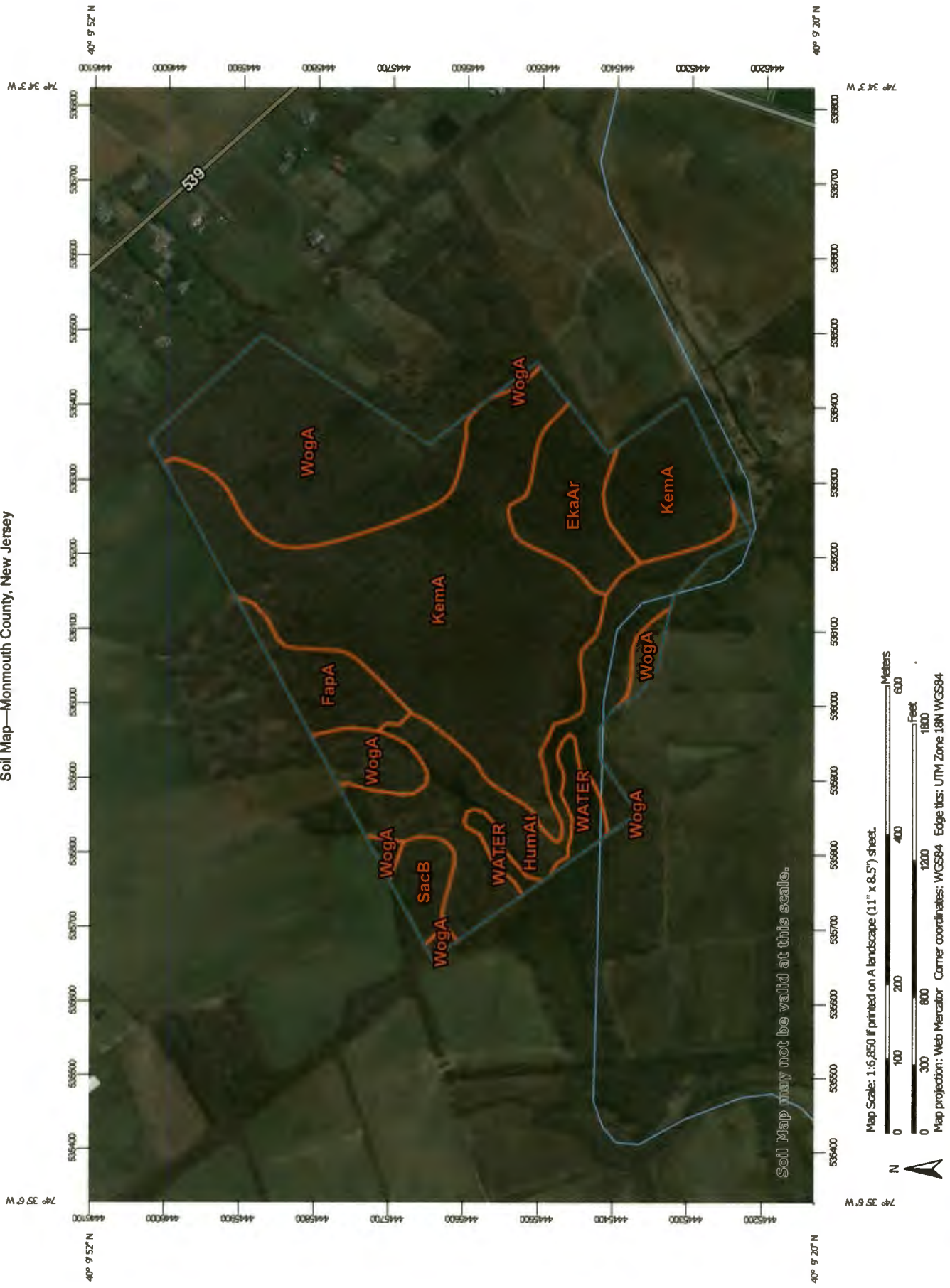
[2] Where a major subdivision is proposed on tracts of land in the "AR" District, a "lot averaging" option may be utilized in accordance with the following provisions, with only residential lots included in the calculation of the lot average:

[a] The residential lot sizes shall be as follows:





































Minimum	2 ac.
Maximum*	10 ac.
Average	6 ac.

* Lots larger than ten (10) acres are **permitted**, but are considered as ten (10)

Soil Map—Monmouth County, New Jersey



MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	 Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	 Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
Sandy Spot	
Severely Eroded Spot	
Sinkhole	
Slide or Slip	
Sodid Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Monmouth County, New Jersey
Survey Area Data: Version 10, Sep 28, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 14, 2015—Apr 2, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Monmouth County, New Jersey (NJ025)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EkaAr	Elkton loam, 0 to 2 percent slopes, rarely flooded	5.7	6.4%
FapA	Fallsington loams, 0 to 2 percent slopes, Northern Coastal Plain	3.9	4.4%
HumAt	Humaquepts, 0 to 3 percent slopes, frequently flooded	14.7	16.5%
KemA	Keyport sandy loam, 0 to 2 percent slopes	39.8	44.8%
SacB	Sassafras sandy loam, 2 to 5 percent slopes, Northern Coastal Plain	2.0	2.3%
WATER	Water	2.2	2.5%
WogA	Woodstown loam, 0 to 2 percent slopes, Northern Coastal Plain	20.4	23.0%
Totals for Area of Interest		88.8	100.0%

Sewage Disposal (NJ)

Sewage Disposal (NJ)— Summary by Map Unit — Monmouth County, New Jersey (NJ025)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
EkaAr	Elkton loam, 0 to 2 percent slopes, rarely flooded	Very limited	Elkton (85%)	Not Permitted - Hydric Soil (1.00)	5.7	6.4%
				Not Permitted - Flooding (1.00)		
				Depth to apparent zone of saturation (1.00)		
				Restrictive horizon (1.00)		
				Restrictive substratum (1.00)		
			Fallsington (5%)	Not Permitted - Hydric Soil (1.00)		
				Depth to apparent zone of saturation (1.00)		
			Othello (5%)	Not Permitted - Hydric Soil (1.00)		
				Depth to apparent zone of saturation (1.00)		
FapA	Fallsington loams, 0 to 2 percent slopes, Northern Coastal Plain	Very limited	Fallsington, undrained (38%)	Not Permitted - Hydric Soil (1.00)	3.9	4.4%
				Depth to apparent zone of saturation (1.00)		
				Excessively coarse horizon (0.99)		
				Excessively coarse substratum (0.99)		

Sewage Disposal (NJ)— Summary by Map Unit — Monmouth County, New Jersey (NJ025)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
			Fallsington, drained (37%)	Not Permitted - Hydric Soil (1.00)		
				Depth to apparent zone of saturation (1.00)		
				Excessively coarse horizon (0.99)		
				Excessively coarse substratum (0.99)		
			Woodstown (8%)	Depth to apparent zone of saturation (1.00)		
			Hammonton (7%)	Depth to apparent zone of saturation (1.00)		
				Excessively coarse horizon (0.99)		
				Excessively coarse substratum (0.99)		
			Mullica, undrained (5%)	Not Permitted - Hydric Soil (1.00)		
				Depth to apparent zone of saturation (1.00)		
				Excessively coarse horizon (0.99)		
				Excessively coarse substratum (0.99)		
			Othello (5%)	Not Permitted - Hydric Soil (1.00)		
				Depth to apparent zone of saturation (1.00)		

Sewage Disposal (NJ)— Summary by Map Unit — Monmouth County, New Jersey (NJ025)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Restrictive substratum (1.00)		
				Excessively coarse horizon (0.99)		
				Excessively coarse substratum (0.99)		
HumAt	Humaquepts, 0 to 3 percent slopes, frequently flooded	Very limited	Humaquepts, frequently flooded (85%)	Not Permitted - Hydric Soil (1.00)	14.7	16.5%
				Not Permitted - Flooding (1.00)		
				Depth to apparent zone of saturation (1.00)		
			Manahawkin, frequently flooded (5%)	Not Permitted - Hydric Soil (1.00)		
				Not Permitted - Flooding (1.00)		
				Depth to apparent zone of saturation (1.00)		
			Mullica, occasionally flooded (5%)	Not Permitted - Hydric Soil (1.00)		
				Not Permitted - Flooding (1.00)		
				Depth to apparent zone of saturation (1.00)		
			Atsion (5%)	Not Permitted - Hydric Soil (1.00)		
				Not Permitted - Flooding (1.00)		
				Depth to apparent zone of saturation (1.00)		

Sewage Disposal (NJ)— Summary by Map Unit — Monmouth County, New Jersey (NJ025)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
KemA	Keyport sandy loam, 0 to 2 percent slopes	Very limited	Keyport (85%)	Restrictive horizon (1.00)	39.8	44.8%
				Restrictive substratum (1.00)		
			Mullica (5%)	Not Permitted - Hydric Soil (1.00)		
				Depth to apparent zone of saturation (1.00)		
SacB	Sassafras sandy loam, 2 to 5 percent slopes, Northern Coastal Plain	Not limited	Sassafras (80%)		2.0	2.3%
			Downer (4%)			
WATER	Water	Not rated	Water (100%)		2.2	2.5%
WogA	Woodstown loam, 0 to 2 percent slopes, Northern Coastal Plain	Very limited	Woodstown (81%)	Depth to apparent zone of saturation (1.00)	20.4	23.0%
			Hammonton (7%)	Depth to apparent zone of saturation (1.00)		
				Excessively coarse horizon (0.99)		
				Excessively coarse substratum (0.99)		
			Fallsington (7%)	Not Permitted - Hydric Soil (1.00)		
				Depth to apparent zone of saturation (1.00)		
				Excessively coarse horizon (0.99)		
				Excessively coarse substratum (0.99)		
Totals for Area of Interest					88.8	100.0%

Sewage Disposal (NJ)— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Very limited	84.5	95.2%
Not limited	2.0	2.3%
Null or Not Rated	2.2	2.5%
Totals for Area of Interest	88.8	100.0%

Description

A disposal field is an area where the sanitary sewage is discharged into the ground to treat the sewage in a manner that will retain most of the suspended solids in a septic tank and to discharge the effluent to the disposal field. The soil is evaluated from the surface to a depth of 203 cm, or 80 inches. The ratings are based on the soil properties that affect absorption of the effluent, construction, and pollution of ground and surface water. The depth to saturation (apparent and perched water table), permeability, cemented horizon and substratum, and the percentage of rock fragments affect the absorption and treatment of the effluent. Fractured and massive bedrock interferes with installation and absorption of the effluent.

Depth to a zone of saturation has a major influence on the suitability of the soil for a septic system because of public health concerns. A high water table restricts the ability of the system to remove pathogens, nutrients, and other waste components.

Massive bedrock and hydraulically restrictive or slowly permeable horizons or substrata can slow downward movement of sewage effluent. The effluent can build up, or "mound," causing prolonged saturated conditions. Lateral seepage of untreated or minimally treated effluent may result, creating a greater risk of surface water contamination..

Very rapid permeability associated with fractured bedrock or excessively coarse horizons or substrata may not provide adequate filtering capability for effective treatment of effluent, resulting in ground-water contamination..

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect these uses. "Not limited" indicates that the soil has features that are very favorable for the specified use. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Norman J. Goldberg, Inc.

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44 LEIGH STREET
CLINTON, NJ 08809

Tel: 908-730-8808 Fax: 908-730-6242

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33 CLINTON ROAD
WEST CALDWELL, NJ 07006

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Tracy A. Reuter, SCGRE A Email: tracy@normanjgoldberg.com

August 2, 2017

Rudolph Alexander Socey, Jr.
231 Monterey Drive
Naples, FL 34119

Re: Block 43, Lot 24
Upper Freehold Township, Monmouth County

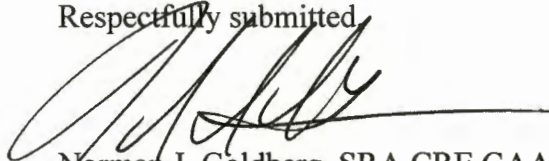
Dear Mr. Socey:

Thank you for speaking with me on the phone regarding the above referenced property.

Per your authorization I will be inspecting the property on Friday, August 4, 2017. I did speak with Charles Heenan with the hunting club and he was very helpful in describing the property to me as well.

Thank you for your cooperation in this matter.

Respectfully submitted



Norman J. Goldberg, SRA, CRE, GAA, IFAS
State Certified
General Real Estate Appraiser
License 42RG-00027900

NJG:TR

Upper Freehold Township, New Jersey

Coordinates: 40.153659°N 74.527536°W

From Wikipedia, the free encyclopedia

Upper Freehold Township is a township in Monmouth County, New Jersey, United States. As of the 2010 United States Census, the township's population was 6,902,^{[9][10][11]} reflecting an increase of 2,620 (+61.2%) from the 4,282 counted in the 2000 Census, which had in turn increased by 1,005 (+30.7%) from the 3,277 counted in the 1990 Census.^[19]

Contents

- 1 History
- 2 Geography
- 3 Demographics
 - 3.1 Census 2010
 - 3.2 Census 2000
- 4 Parks and recreation
- 5 Government
 - 5.1 Local government
 - 5.2 Federal, state and county representation
 - 5.3 Politics
- 6 Education
- 7 Transportation
- 8 Points of interest
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- 11 External links

History

Upper Freehold Township dates back to 1731, when it was formed from portions of Freehold Township. It was formally incorporated as a township by the Township Act of 1798 of the New Jersey Legislature on February 21, 1798. Over the years, portions of the township have been taken to form Millstone Township (February 28, 1844), Jackson Township (March 6, 1844) and Allentown (January 20, 1889).^[20] The name of the township derives from Freehold Township, which in turn comes from the word *freehold*, an English legal term describing fee simple property ownership.^[21]

Geography

Upper Freehold Township, New Jersey

Township

Township of Upper Freehold



Entrance to the Horse Park of New Jersey



Map of Upper Freehold Township in Monmouth County. Inset: Location of Monmouth County highlighted in the State of New Jersey.



Census Bureau map of Upper Freehold Township, New Jersey
Coordinates: 40.153659°N 74.527536°W^{[1][2]}

Country	 United States
State	 New Jersey
County	Monmouth
Established	1731
Incorporated	February 21, 1798
Government ^[7]	

According to the United States Census Bureau, the township had a total area of 47.235 square miles (122.337 km²), including 46.419 square miles (120.223 km²) of land and 0.816 square miles (2.114 km²) of water (1.73%).^{[1][2]}

Unincorporated communities within the township include Arneytown, Cooleys Corner, Coks Corner, Cream Ridge, Davis, Ellisdale, Emleys Hill, Fillmore, Hayti, Homes Mills, Hornerstown, Imlaystown, Kirbys Mills, Nelsonville, New Canton, New Sharon, Polhemustown, Prospertown, Pullentown, Red Valley, Robinsville, Sharon, Shrewsbury, Spring Mill, Walnford and Wrightsville.^[22]

The township borders Allentown, Millstone Township and Roosevelt in Monmouth County; North Hanover Township in Burlington County; East Windsor Township, Hamilton Township and Robbinsville Township in Mercer County; and Jackson Township and Plumsted Township in Ocean County.^[23]

Farming and other agricultural uses have been primary uses of land in the area since the time that the township was first formed. The township has 6,000 acres (2,400 ha) of land protected from development as part of a Farmland Preservation Program. Voters were the first in the county to approve a dedicated portion of property taxes to fund farmland preservation, which was increased by a 2001 referendum to four cents per \$100 of assessed value, split between farmland preservation and the costs associated with purchasing and developing land for recreational uses.^[24]

The Assunpink Wildlife Preservation Area, of which more than 2,500 acres (1,000 ha) of the preserve's 6,300 acres (2,500 ha) are located in the township, as well as in portions of Millstone Township, Roosevelt and Robbinsville Township, offers wetlands and lakes for viewing migratory birds, in addition to mountain biking trails, bridle paths and hiking trails, operated under the supervision of the New Jersey Department of Environmental Protection Division of Fish and Wildlife.^{[24][25][26][26]}

Demographics

Census 2010

As of the 2010 United States Census, there were 6,902 people, 2,363 households, and 1,978 families residing in the township. The population density was 148.7 per square mile (57.4/km²). There were 2,458 housing units at an average density of 53.0 per square mile (20.5/km²). The racial makeup of the township was 91.50% (6,315) White, 2.01% (139) Black or African American, 0.14% (10) Native American, 4.35% (300) Asian, 0.01% (1) Pacific Islander, 0.67% (46) from other races, and 1.32% (91) from two or more races. Hispanic or Latino of any race were 3.68% (254) of the population.^[9]

• Type	Township
• Body	Township Committee
• Mayor	Dr. Robert A. Frascella (R, term ends December 31, 2017) ^{[3][4]}
• Administrator	Dianne Kelly ^[5]
• Municipal clerk	Dana L. Tyler ^[6]
Area ^[1]	
• Total	47.235 sq mi (122.337 km ²)
• Land	46.419 sq mi (120.223 km ²)
• Water	0.816 sq mi (2.114 km ²) 1.73%
Area rank	35th of 566 in state 3rd of 53 in county ^[1]
Elevation ^[8]	108 ft (33 m)
Population (2010 Census) ^{[9][10][11]}	
• Total	6,902
• Estimate (2016) ^[12]	6,881
• Rank	321st of 566 in state 25th of 53 in county ^[13]
• Density	148.7/sq mi (57.4/km ²)
• Density rank	525th of 566 in state 53rd of 53 in county ^[13]
Time zone	Eastern (EST) (UTC-5)
• Summer (DST)	Eastern (EDT) (UTC-4)
ZIP code	08501 ^[14]
Area code(s)	609 exchanges: 208, 259, 752, 758 ^[15]
FIPS code	3402574900 ^{[1][16][17]}
GNIS feature ID	0882114 ^{[1][18]}
Website	www.uftnj.com (http://www.uftnj.com)

Historical population

Census	Pop.	%±
1790	3,442	—
1810	3,843	—
1820	4,541	18.2%
1830	4,826	6.3%
1840	5,026	4.1%
1850	2,566	* −48.9%

There were 2,363 households out of which 38.1% had children under the age of 18 living with them, 76.5% were married couples living together, 4.9% had a female householder with no husband present, and 16.3% were non-families. 12.6% of all households were made up of individuals, and 6.1% had someone living alone who was 65 years of age or older. The average household size was 2.92 and the average family size was 3.19.^[9]

In the township, the population was spread out with 26.6% under the age of 18, 5.2% from 18 to 24, 20.4% from 25 to 44, 33.7% from 45 to 64, and 14.0% who were 65 years of age or older. The median age was 43.7 years. For every 100 females there were 98.6 males. For every 100 females ages 18 and old there were 97.3 males.^[9]

The Census Bureau's 2006-2010 American Community Survey showed that (in 2010 inflation-adjusted dollars) median household income was \$122,525 (with a margin of error of +/- \$16,693) and the median family income was \$126,849 (+/- \$10,754). Males had a median income of \$100,583 (+/- \$18,963) versus \$65,183 (+/- \$5,414) for females. The per capita income for the borough was \$48,665 (+/- \$3,717). About 2.3% of families and 2.5% of the population were below the poverty line, including 3.8% of those under age 18 and 2.9% of those age 65 or over.^[39]

Census 2000

As of the 2000 United States Census^[16] there were 4,282 people, 1,437 households, and 1,198 families residing in the township. The population density was 91.4 people per square mile (35.3/km²). There were 1,501 housing units at an average density of 32.0 per square mile (12.4/km²). The racial makeup of the township was 94.70% White, 1.05% African American, 0.14% Native American, 1.40% Asian, 0.84% from other races, and 1.87% from two or more races. Hispanic or Latino of any race were 3.53% of the population.^{[37][38]}

There were 1,437 households out of which 42.7% had children under the age of 18 living with them, 74.7% were married couples living together, 5.5% had a female householder with no husband present, and 16.6% were non-families. 11.7% of all households were made up of individuals and 5.2% had someone living alone who was 65 years of age or older. The average household size was 2.96 and the average family size was 3.24.^{[37][38]}

In the township the population was spread out with 27.8% under the age of 18, 5.0% from 18 to 24, 32.1% from 25 to 44, 25.6% from 45 to 64, and 9.4% who were 65 years of age or older. The median age was 38 years. For every 100 females there were 101.7 males. For every 100 females age 18 and over, there were 98.7 males.^{[37][38]}

The median income for a household in the township was \$71,250, and the median income for a family was \$78,334. Males had a median income of \$55,987 versus \$35,221 for females. The per capita income for the township was \$29,387. About 4.3% of families and 4.0% of the population were below the poverty line, including 1.3% of those under age 18 and 11.6% of those age 65 or over.^{[37][38]}

Parks and recreation

The Horse Park of New Jersey was conceived by equestrian enthusiasts concerned about the dwindling amount of land dedicated to their interests and activities. The Horse Park opened in 1987 on land initially purchased by the New Jersey Department of Environmental Protection with Green Acres funds, based on the input of the state's Equine Advisory Board, and is centrally located in Monmouth County's equine-oriented countryside.^{[24][40][41]}

1860	3,198	24.6%
1870	3,640	13.8%
1880	3,236	-11.1%
1890	2,861	* -11.6%
1900	2,112	-26.2%
1910	2,053	-2.8%
1920	1,737	-15.4%
1930	1,867	7.5%
1940	1,839	-1.5%
1950	2,193	19.2%
1960	2,363	7.8%
1970	2,551	8.0%
1980	2,750	7.8%
1990	3,277	19.2%
2000	4,282	30.7%
2010	6,902	61.2%
Est. 2016	6,881 ^{[12][27]}	-0.3%

Population sources:

1790-1920^[28] 1840^[29] 1850-1870^[30]

1850^[31] 1870^[32] 1880-1890^[33]

1900-1910^[34] 1910-1930^[35]

1930-1990^[36] 2000^{[37][38]} 2010^{[9][10][11]}

* = Lost territory in previous decade.^[20]

Monmouth County parks in the township include Clayton Park, a passive recreation area with woodlands and hiking trails covering a total of 438 acres (177 ha) of land that dates back to a purchase of land in 1978 from an area farmer who sold the land to the county below market value to ensure that the land would be preserved.^{[42][43]}

Historic Walnford includes a restored Georgian style house, working mill, carriage house and cow barn that were all part of an industrial community dating back almost 200 years that was developed by the Waln family on a site that covers 38 acres (15 ha).^{[44][45]} The Crosswicks Creek Greenbelt includes 328 acres (133 ha) of land in the township, as part of a corridor running along the Crosswicks Creek from Fort Dix in Burlington County towards the Delaware River along the border between Burlington and Mercer County, traveling through Upper Freehold Township and including Historic Walnford.^{[46][47]}

A bond ordinance passed in 2000 provides for the development of soccer fields, baseball fields and basketball courts at the Byron Johnson Recreation Area and other township parks. The Byron Johnson site adjoins Allentown High School near the Allentown border, and is owned by Monmouth County and administered by the township, developed using municipal funds and monies contributed by developers.^{[24][48]}

Government

Local government

Upper Freehold Township is governed under the Township form of government. The five-member Township Committee is elected directly by the voters at-large in partisan elections to serve three-year terms of office on a staggered basis, with either one or two seats coming up for election each year as part of the November general election in a three-year cycle.^{[7][49]} At an annual reorganization meeting, the Township Committee selects one of its members to serve as Mayor and another as Deputy Mayor.

As of 2016, members of the Upper Freehold Township Committee are Mayor Stanley Moslowski Jr. (R, term on committee and as mayor ends December 31, 2016), Deputy Mayor Dr. Robert A. Frascella (R, term on committee ends 2017; term as deputy mayor ends 2016), Steve J. Alexander (R, 2018), Robert J. Faber Sr. (R, 2018) and LoriSue H. Mount (R, 2016).^{[3][50][51][52][53][54]}

Federal, state and county representation

Upper Freehold Township is located in the 4th Congressional District^[55] and is part of New Jersey's 12th state legislative district.^{[10][56][57]} Prior to the 2011 reapportionment following the 2010 Census, Upper Freehold Township had been in the 30th state legislative district.^[58]

New Jersey's Fourth Congressional District is represented by Christopher Smith (R).^[59] New Jersey is represented in the United States Senate by Cory Booker (D, Newark, term ends 2021)^[60] and Bob Menendez (D, Paramus, 2019).^{[61][62]}

For the 2016–2017 session (Senate, General Assembly), the 12th Legislative District of the New Jersey Legislature is represented in the State Senate by Samuel D. Thompson (R, Old Bridge Township) and in the General Assembly by Robert D. Clifton (R, Matawan) and Ronald S. Dancer (R, Plumsted Township).^[63] The Governor of New Jersey is Chris Christie (R, Mendham Township).^[64] The Lieutenant Governor of New Jersey is Kim Guadagno (R, Monmouth Beach).^[65]

Monmouth County is governed by a Board of Chosen Freeholders consisting of five members who are elected at-large to serve three year terms of office on a staggered basis, with either one or two seats up for election each year as part of the November general election. At an annual reorganization meeting held in the beginning of January, the board selects one of its members to serve as Director and another as Deputy Director.^[66] As of 2014, Monmouth

County's Freeholders are Freeholder Director Lillian G. Burry (R, Colts Neck Township; term ends December 31, 2014),^[67] Freeholder Deputy Director Gary J. Rich, Sr. (R, Spring Lake; 2014),^[68] Thomas A. Arnone (R, Neptune City; 2016),^[69] John P. Curley (R, Middletown Township; 2015)^[70] and Serena DiMaso (R, Holmdel Township; 2016).^{[71][72]} Constitutional officers elected on a countywide basis are County Clerk M. Claire French (Wall Township),^[73] Sheriff Shaun Golden (Farmingdale)^[74] and Surrogate Rosemarie D. Peters (Middletown Township).^[75]

Politics

As of March 23, 2011, there were a total of 4,686 registered voters in Upper Freehold Township, of which 722 (15.4%) were registered as Democrats, 2,218 (47.3%) were registered as Republicans and 1,741 (37.2%) were registered as Unaffiliated. There were 5 voters registered to other parties.^[76]

In the 2012 presidential election, Republican Mitt Romney received 61.9% of the vote (2,287 cast), ahead of Democrat Barack Obama with 37.1% (1,372 votes), and other candidates with 1.0% (36 votes), among the 3,723 ballots cast by the township's 4,818 registered voters (28 ballots were spoiled), for a turnout of 77.3%.^{[77][78]} In the 2008 presidential election, Republican John McCain received 60.3% of the vote (2,337 cast), ahead of Democrat Barack Obama with 37.7% (1,461 votes) and other candidates with 1.0% (40 votes), among the 3,878 ballots cast by the township's 4,893 registered voters, for a turnout of 79.3%.^[79] In the 2004 presidential election, Republican George W. Bush received 63.2% of the vote (2,153 ballots cast), outpolling Democrat John Kerry with 35.6% (1,212 votes) and other candidates with 0.7% (31 votes), among the 3,409 ballots cast by the township's 4,203 registered voters, for a turnout percentage of 81.1%.^[80]

In the 2013 gubernatorial election, Republican Chris Christie received 75.4% of the vote (1,827 cast), ahead of Democrat Barbara Buono with 23.0% (558 votes), and other candidates with 1.6% (39 votes), among the 2,442 ballots cast by the township's 4,893 registered voters (18 ballots were spoiled), for a turnout of 49.9%.^{[81][82]} In the 2009 gubernatorial election, Republican Chris Christie received 69.5% of the vote (1,972 ballots cast), ahead of Democrat Jon Corzine with 23.8% (676 votes), Independent Chris Daggett with 5.4% (153 votes) and other candidates with 0.7% (20 votes), among the 2,836 ballots cast by the township's 4,737 registered voters, yielding a 59.9% turnout.^[83]

Education

Students in public school for pre-kindergarten through twelfth grade attend the Upper Freehold Regional School District, which serves students from Allentown Borough and Upper Freehold Township. As of the 2014-15 school year, the district and its three schools had an enrollment of 1,724 students and 191.9 classroom teachers (on an FTE basis), for a student-teacher ratio of 9.0:1.^[84] Schools in the district (with 2014-15 enrollment data from the National Center for Education Statistics^[85]) are Newell Elementary School^[86] (524 students in pre-Kindergarten through 4th grade), Stone Bridge Middle School^[87] (with 540 students in grades 5 - 8) and Allentown High School^[88] (with an enrollment of 1,283 students in grades 9 - 12).^{[89][90]} Millstone Township sends students to the district's high school as part of a sending/receiving relationship with the Millstone Township Schools.^[91]

Transportation

As of May 2010, the township had a total of 116.01 miles (186.70 km) of roadways, of which 82.01 miles (131.98 km) were maintained by the municipality, 28.28 miles (45.51 km) by Monmouth County and 5.72 miles (9.21 km) by the New Jersey Department of Transportation.^[92]

A 5.7-mile (9.2 km) portion of the Central Jersey Expressway (Interstate 195) goes through Upper Freehold, making it an important artery for residents of the township.^[93] Exit 11 leads to the Horse Park of New Jersey. Exit 8 leads to County Route 539 (Hornerstown Road / Trenton-Forked River Road / Davis-Allentown Road) to Hightstown, or towards the Garden State Parkway south to Atlantic City.^[94] County Route 524 (called Yardville-Allentown Road / South Main Street where it enters Allentown / Stage Coach Road) heads across the township, mostly to the north of Interstate 195, from Hamilton Township in Mercer County to the east and Millstone Township to the west.^[95] County Route 526 (Walker Avenue) heads from Allentown in the east to Millstone Township in the west, paralleling Interstate 195 to the north.^[96] County Route 537 (Monmouth Road) runs for 6.5 miles (10.5 km) along the township's southern borders with the Ocean County municipalities of Plumsted Township and Jackson Township.^[97]

In addition, Interstate 95 (the New Jersey Turnpike) is minutes away along I-195 in neighboring Robbinsville Township (Exit 7A) and not too far also in bordering East Windsor (Exit 8).

Points of interest

The Cream Ridge Winery is located in the township.

Notable people

People who were born in, residents of, or otherwise closely associated with Upper Freehold Township include:

- Joseph Holmes (1736-1809), member of the New Jersey Legislative Council who served on the Upper Freehold Township Committee and on the county Board of Chosen Freeholders.^[98]
- Gilbert Imlay (1754-1828), businessman, author and diplomat.^[99]
- Elisha Lawrence (1746-1799), politician who served as Vice-President of Council from 1789 through 1792, and again in 1795.^[100]
- Chris Tomson (born 1984), drummer with the band Vampire Weekend.^[101]
- Samuel G. Wright (1781-1845), politician who was elected to represent New Jersey's 2nd congressional district in 1845 but died before he could take office.^[102]

References

1. 2010 Census Gazetteer Files: New Jersey County Subdivisions (http://www2.census.gov/geo/docs/maps-dat/a/data/gazetteer/county_sub_list_34.txt), United States Census Bureau. Accessed May 21, 2015.
2. US Gazetteer files: 2010, 2000, and 1990 (<http://www.census.gov/geo/www/gazetteer/gazette.html>), United States Census Bureau. Accessed September 4, 2014.
3. Township Committee (http://uftnj.com/index.asp?SEC=58479A5C-7587-41E9-B80C-F909E9A16F4E&Type=B_BASIC), Upper Freehold Township. Accessed July 19, 2016.
4. 2017 New Jersey Mayors Directory (<http://www.state.nj.us/dca/home/2017mayors.pdf>), New Jersey Department of Community Affairs. Accessed May 30, 2017.
5. Administration (http://uftnj.com/index.asp?SEC=F0717BB6-E4CE-4F35-9840-3F95B2BFEB96&Type=B_BASIC), Upper Freehold Township. Accessed July 19, 2016.
6. Municipal Clerk (http://uftnj.com/index.asp?SEC=A43424BE-599A-4B95-BA16-AE4B5BC1027B&Type=B_BASIC), Upper Freehold Township. Accessed July 19, 2016.
7. *2012 New Jersey Legislative District Data Book*, Rutgers University Edward J. Bloustein School of Planning and Public Policy, March 2013, p. 135.
8. U.S. Geological Survey Geographic Names Information System: Township of Upper Freehold (https://geonames.usgs.gov/apex/f?p=gnispq:3::NO::P3_FID:882114), Geographic Names Information System. Accessed March 14, 2013.

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EDUCATION

Lehigh University

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The Appraisal Institute

Real Estate Appraisal Principles
Basic Valuation Procedures
Capitalization Theory & Techniques, Parts A & B
Case Studies in Real Estate Valuation
Report Writing & Valuation Analysis
Litigation Valuation
Standards of Professional Practice
Various Seminars and Continuing Education

Former Instructor – Rutgers University, Newark Extension Division

PROFESSIONAL AFFILIATIONS

New Jersey State Certified General Real Estate Appraiser – SCGREA Designation

The Appraisal Institute – SRA Designation

The Counselors of Real Estate – CRE Designation

National Association of Realtors (Appraisal Section) – GAA Designation

National Association of Independent Fee Appraisers – IFAS Designation

Licensed Real Estate Broker – State of New Jersey

The Appraisal Foundation

Former Member, Board of Trustees

Former Treasurer

The Appraisal Institute

Former Regional Ethics & Counseling Panel Member

National Association of Realtors

Former Regional Vice President

Former National Director

Former Chairman, Real Estate Finance Committee

Former Chairman, Real Estate Appraisal Section

N.J. Association of Realtors

Past President

Former “Realtor of the Year”

Board of Realtors Oranges & Maplewood

Past President

Federal Home Loan Bank Board

Former Advisory Council Member

Counselors of Real Estate

Former NJ Chapter Chairman

PARTIAL LIST OF CLIENTS SERVED

United States of America

Federal Deposit Insurance Company
Federal Housing Administration
Resolution Trust Corp.
Small Business Administration
Veterans Administration
Fish & Wildlife
United States Department of Agriculture

State of New Jersey

Dept. of Environmental Protection
Dept. of Transportation
Dept. of Treasury
N.J. Transit
N.J. Turnpike Authority
N.J. Water Supply Commission
Port Authority of NY and NJ
State Agriculture Development Committee

Counties

Atlantic County
Bergen County
Essex County
Hunterdon County
Monmouth County
Morris County
Somerset County
Sussex County
Warren County

Municipalities

Alpine Borough
Atlantic City
Bedminster Township
Clifton City
Clinton Township
Closter Borough
Delaware Township
East Amwell Township
East Orange City
Edgewater Borough
Frelinghuysen Township
Greenwich Township
Kingwood Township
Knowlton Township
Livingston Township
Lodi Borough
Maplewood Township
Newark City
New Brunswick Township
New Milford Borough
Readington Township
Sayreville Township
South Orange Township
Stillwater Township
Union Township
Wanaque Borough
Washington Township
West Orange Township
White Township

Conservation Associations

N.J. Conservation Foundation
The Land Conservancy
The Trust for Public Land
Hunterdon Land Trust
Tewksbury Land Trust
Washington Township Land Trust

Law Firms

Ambrosio, Kyreakakis & DeLorenzo
Blackman and Eatman
Brach, Eichler, Rosenberg, Silver, Bernstein, Hammer & Gladstone
Chapman, Henkoff, Kessler, Peduto & Saffer
Colasanti, Ermel and Casale
Cooper and Cooper
Crummy, Del Deo, Dolan, Griffinger & Vecchione
Deubel and Deubel
Howard Goldberg
Drescher & Cheslow
Greenbaum, Rowe, Smith, Ravin and Davis
Gutkin, Miller, Shapiro and Berson
Hannoch Weisman
Hellring, Lindeman, Goldstein & Siegal
Lasser, Hochman, Marcus, Guryan & Kuskin
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Lowenstein, Sandler, Kohl, Fisher and Boylan
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McCarter and English
McKirdy and Riskin
Parzio, Bromberg and Newman
Pitman, Senesky, Selitto and Oller
Pitney, Hardin, Kipp & Szuch
Puder/Poltrock
Riker, Danzig, Scherer, Hyland and Perretti
Rosenblum, Rosenblum & Zipp
Rothbard, Rothbard, Kohn and Keller
Rudd & Poss
Robert Rohrberger, Esq.
Schnitzer and Schnitzer
Skoloff & Wolfe
Slavitt, Fish & Cowen
Robert S. Solomon, Esq.
Michael Stadler, Esq.
Stein, Bliabias and Goldman
Waters, McPherson, McNeill
Wilentz, Goldman & Spitzer

General Clients

Aqua Antic, Pharmaceutical
Coastal Marine
Binghamton Racquet Club
Chase Pharmaceutical
Continental Grain Co. of N.Y.
Eastman Kodak
Executrans, Inc.
Fairway Dodge
Homequity
Kulite Semi-Conductor
Langan Engineering & Environmental Services
Mallinckrodt Chemical
Manor Care Health Services
Mt. Olive Baptist Church
Middlesex County College
Nationwide Bowling
National Association Printers & Lithographers
N.J. American Water Company
New Jersey Institute of Technology
O'Connor Beef & Ale
Ohaus Scale Company
Pittsburgh Plate Glass
RAF Industries
Relocation Realty
Rite-Aid Corporation
Salasian Society
St. Barnabas Hospital
St. Peters College
Trans America
Transtate Insurance Company
Uniroyal
Vornado Realty Trust
Wildlife Preserve
Waterview Associates
Young Men's Christian Association

Financial Institutions

Berkeley Savings & Loan
Ameri-Federal Savings
Bank of Nova Scotia
Broad National Bank
Broadway National Bank
City Savings Bank
Core State Bank
First National Bank
First DeWitt Savings
Irving Savings & Loan
Ironbound Bank
Korea Commercial Bank
Livingston Mortgage
New Bank
Pilgrim State Bank
Princeton Mortgage
Regal Bank
Republic Bank of Dallas
Schulyer Savings Bank
Somerset Trust
Summit Trust Company
The Money Store
United Jersey Bank
Valley National Bank
Village Bank of South Orange
West Orange S & L
Yorkwood Savings