

**BOROUGH OF MADISON**  
**OPEN PUBLIC RECORDS ACT REQUEST FORM**

50 Kings Road  
 Madison, NJ 07940  
 Telephone Number: 973-593-3042  
 Fax Number: 973-593-0125  
 clerk@rosenet.org  
 Elizabeth Osborne, Borough Clerk

Exhibit A-5  
 OPRA Response Donato  
 Property  
 February 4, 2020

BOROUGH CLERK  
 MAY 22 2019  
 MADISON, NJ

**Important Notice**

The last page of this form contains important information related to your rights concerning government records. Please read it carefully.

**Requestor Information – Please Print**

First Name Steven MI \_\_\_\_\_ Last Name Azzolini  
 E-mail Address mcaastro@abllclaw.com  
 Mailing Address 134 Columbia Turnpike  
 City Florham Park State NJ Zip 07932  
 Telephone 973-765-0700 FAX 973-765-9694  
 Preferred Delivery: Pick Up \_\_\_\_\_ US Mail \_\_\_\_\_ On-Site Inspect \_\_\_\_\_ Fax \_\_\_\_\_ E-mail ✓  
 If you are requesting records containing personal information, please circle one: Under penalty of N.J.S.A. 2C:28-3, I certify that I HAVE / HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.  
 Signature [Signature] Date 5/22/19

**Payment Information**

Maximum Authorization Cost \$ 10  
 Select Payment Method  
 Cash \_\_\_\_\_ Check \_\_\_\_\_ Money Order \_\_\_\_\_  
 Fees: Letter Size Pages - \$0.05 per page  
 Legal Size Pages - \$0.07 per page  
 Other materials \_\_\_\_\_  
 Actual cost \_\_\_\_\_  
 Delivery: Delivery / postage fees additional depending upon delivery type.  
 Extras: Special service charge dependent upon request.

**Record Request Information:** Please be as specific as possible in describing the records being requested. Also, please note that your preferred method of delivery will only be accommodated if the custodian has the technological means and the integrity of the records will not be jeopardized by such method of delivery.

Property Address: 10 WAYERLY PLACE, MADISON, NEW JERSEY 07940  
BLOCK 02702 LOT 00022

I am requesting the following:

- A list of all open and closed construction and/or building permits, if any, relative to the above referenced property;
- Copies of any resolutions and/or variances of the planning and/or zoning board relative to the above referenced property;
- Copy of property file;
- Copy of property card.

**ADDITIONAL INFORMATION NEEDED WHEN REQUESTING POLICE DEPARTMENT INCIDENT REPORTS: (PLEASE NOTE, FOR ACCIDENT REPORTS GO DIRECTLY TO POLICE DESK, NO NEED TO FILL OUT THIS FORM).**

DATE OF INCIDENT: \_\_\_\_\_ APPROXIMATE TIME: \_\_\_\_\_  
 DATE REPORTED TO POLICE: \_\_\_\_\_  
 NAME OF PERSON ON REPORT \_\_\_\_\_  
 WHAT TYPE OF INCIDENT, OR POLICE REPORT NUMBER \_\_\_\_\_  
 LOCATION OF INCIDENT: \_\_\_\_\_

**AGENCY USE ONLY**

Est. Document Cost \_\_\_\_\_  
 Est. Delivery Cost \_\_\_\_\_  
 Est. Extras Cost \_\_\_\_\_  
 Total Est. Cost \_\_\_\_\_  
 Deposit Amount \_\_\_\_\_  
 Estimated Balance \_\_\_\_\_  
 Deposit Date \_\_\_\_\_

**AGENCY USE ONLY**

**Disposition Notes**  
 Custodian: if any part of request cannot be delivered in seven business days, detail reasons here.

In Progress - Open \_\_\_\_\_  
 Denied - Closed \_\_\_\_\_  
 Filled - Closed \_\_\_\_\_  
 Partial - Closed \_\_\_\_\_

**AGENCY USE ONLY**

Tracking Information		Final Cost
Tracking # _____	Total _____	
Rec'd Date _____	Deposit _____	
Ready Date _____	Balance Due _____	
Total Pages _____	Balance Paid _____	
Records Provided		
Custodian Signature _____		Date _____



# Construction

## Property Summary

[Portal](#) | [Refresh](#) | [Open All](#)  
[Close All](#)

Owner: DONATO HOLDINGS LLC  
 Location: 10 WAVERLY PL  
 Block: 2702  
 Lot: 29  
 Lead Parcel: Yes  
 Qualifier:  
 Zip Code: 07940 Madison Borough

▼ About the Owner...

▼ About the Property...

▼ About the Taxes...

▼ Property Item...

▼ Projects...

▲ Construction...

### Applications... [Shorten](#)

<a href="#">Permit Issue Date</a>	<a href="#">Control Number</a>	<a href="#">Permit Number</a>	<a href="#">Work Type</a>	<a href="#">Subcodes</a>	<a href="#">Status</a>	<a href="#">Close Date</a>	<a href="#">Certificates</a>	<a href="#">Total Cost</a>	<a href="#">Agent</a>
2/11/2014	C-14-00076	14-071	Alteration	E	CA and Close Date Issued	3/13/2014	<a href="#">CA</a>	\$199	ADT LLC
BURGLAR ALARM SYSTEM HARD WIRED									
3/23/2010	C-10-00008	10-059	Alteration	F	CA and Close Date Issued	6/14/2010	<a href="#">CA</a>	\$2,600	CINTAS FIRE PROTECTION
FIRE SUPPRESSION ALTERATIONS KITCHEN SUPPRESSION									
9/9/2009	C-09-00084	09-082	Alteration	B	Open			\$5,500	P. MAZZOCCHI & SONS, INC.
SIDING									
4/26/2006	C-06-2608	06-125	Alteration	E	CA and Close Date Issued	3/30/2006	<a href="#">CA</a>	\$1,800	
ELECTRICAL ALTERATIONS									
8/10/2004	C-04-0450	Z4652			Closed with Date	8/10/2004		\$0	
8/19/1999		99-508	Alteration	B	CA and Close Date Issued	8/20/1999	<a href="#">CA</a>	\$500	DONATO - TREASURER CHEST
AWNING/SIGN									
8/16/1999		99-505	Alteration	B	Open			\$500	
SIGN INSTALLATION RE-LETTER EXISTING SIGN									
4/20/1999		99-225	Alteration	E	CA and Close Date Issued	4/21/1999	<a href="#">CA</a>	\$1,500	
ELECTRICAL ALTERATIONS INTERIOR LIGHTS									

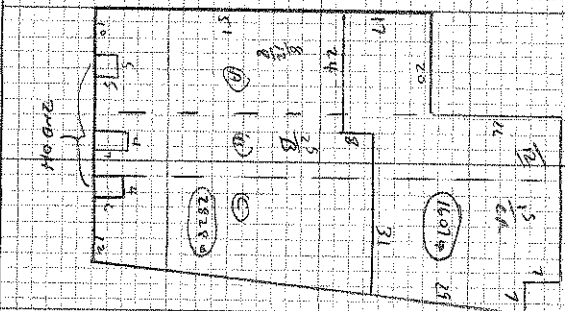
3/11/1997	97-102	Alteration	B	CA and Close Date Issued	3/12/1997	CA	\$1,000	JOHNS, AMANDA (DONATO)
AWNING/SIGN								
1/9/1997	97-013	Alteration	B E	CA and Close Date Issued	1/10/1997	CA	\$3,000	JOHNS, AMANDA
INTERIOR ALTERATIONS MINOR								
5/21/1996	96-215	Alteration	P	CA and Close Date Issued	5/22/1996	CA	\$350	
INSTALL SINK								
9/28/1994	94-522	Alteration	B	CA and Close Date Issued	3/16/1995	CA	\$912	DONATO, JAMES
AWNING/SIGN REPAIR								
4/20/1994	94-149	Alteration	F	CA and Close Date Issued	4/21/1994	CA	\$2,500	DONATO, JAMES
COMMERCIAL KITCHEN EXHAUST HOOD EXTENSION								
2/7/1991	91-040	Alteration	F	CA and Close Date Issued	4/11/1991	CA	\$5,000	DONATO, JAMES
COMMERCIAL KITCHEN EXHAUST HOOD								
1/4/1991	91-009	Alteration	B	CA and Close Date Issued	1/5/1991	CA	\$800	DONATO, JAMES
INTERIOR ALTERATIONS REMOVE INTERIOR WALL & INSTALL BEAM								

Would you like to add a application to this parcel? Yes

**Inspections... Expand**

<u>Date</u>	<u>Control Number</u>	<u>Permit Number</u>	<u>Subcode</u>	<u>Type</u>	<u>Inspector</u>	<u>Result</u>	<u>Comment</u>	<u>Result Comment</u>
3/13/2014	C-14-00076	14-071	Electrical	Final	William O'Connor	Pass		
6/14/2010	C-10-00008	10-059	Fire	Final	LOU DeROSA	Pass	2:00pm	
3/30/2006	C-06-2608	06-125	Electrical	Final	BOB McLOUGHLIN	Pass		
3/29/2006	C-06-2608	06-125	Electrical	Final	BOB McLOUGHLIN	Fail	EUROPEAN ELEGANCE STORE	
10/3/2000		99-225	Electrical	Final		Pass		
11/3/1999		99-508	Building	Final	UNKNOWN INSPECTOR	Pass	Agent: DONATO - TREASURER CHEST Phone: /	
5/6/1999		99-225	Electrical	Final		Fail		
1/12/1999		91-009	Building	Final	UNKNOWN INSPECTOR	Pass	Agent: DONATO, JAMES Phone: /	
3/26/1998		97-102	Building	Final	UNKNOWN INSPECTOR	Pass	Agent: JOHNS, AMANDA (DONATO) Phone: /	
8/19/1997		96-215	Plumbing	Final		Pass		

GROUND PLAN SKETCH:



CARD 1 of 1

11-30-11

1975 COST	
COST FACTOR	
CURRENT COST	

DEPRECIATION

A. Effective Age Depreciation	%
B. Observed Physical Condition	%
C. Net Condition	%

OBsolescence

D. Functional	%
E. Economic	%
F. Other	%
G. Net Condition	%
H. Final Net Condition (CXG)	%

SUMMARY OF APPRAISED VALUE

Principal Building Value	
Accessory Building Value	
TOTAL VALUE	

NOTES:  
 (A) CURRENT BUILDING 1337 d  
 set floor, 18-02 with 11 support.  
 RED HEAT above (A) 2.8K  
 (B) BLISS BROTHER 1818  
 SIMONA ELLIOTT 220C (1) 2.6K  
 (C) GENERALLY RESTAURANT 1812 w  
 SIMONA GUMBY UNIT RIGHT CMC  
 (D) 2 FLY LEFT BIK  
 220 FLOOR - C MATS  
 LILY KIT + IRN (1) 3K  
 Milk Room, PAS Pan wall + CAB  
 NAB. WEAT

MEASURED BY: RD DATE: 4-5-12 INSPECTED BY: RD DATE: 4-5-12 GROUND AREA: PERIMETER: WALL RATIO:

DESCRIPTIONS, REPRODUCTION COST AND APPRAISAL OF ACCESSORIES AND ACCESSORY BUILDINGS

Bldg. Ident.	Building Description	CODE	Q	Width	Depth	Height	Found	Floor	Roof	Walls	Heat	Light	Plugs	Age	Area	Unit Cost	Rep. Cost	Conv. Factor	Rep. Cost	Net Comp.	Net Appraisal	

BUILDING CLASS		OBSERVED PHYSICAL CONDITION			YEAR BUILT		EFFECTIVE AGE		TYPE		BUILDING VALUE CALCULATION										
103		GOOD - NORMAL ✓ FAIR - POOR			1920		30		MULTI APPTS												
<b>1. STRUCTURAL SHELL</b>				<b>3. INTERIOR FINISH</b>				<b>5. PLUMBING</b>				<b>8. STD. BLDG. ACCESS</b>									
DESCRIPTION	Q	FI/Sec	Apt. Area:	No. Units	DESCRIPTION	Q	FI/Sec	Sq. Ft.	DESCRIPTION	Q	FI/Sec	FA	Floor Adjustments	Q	FI/Sec	ITEM	Q	CODE	AREA or QTY.	UNIT COST	TOTAL
101 Light Wood				0	1. Apartment	3	6	2828	3 Fix't Bath	3	6	Concrete Slab				EXT WALL	3	111	2828		
102 Heavy Timber					2. Apt. Utility Area	3	5	1684	2 Fix't Bath	3	5	Wood Deck				EXT WALL	3	103	1684		
103 Mas. Ld. (bearing)	3	7342			Shower Stall				Laundry	3	5	Concrete Deck				INT FINISH	3	103	2828		
104 Reinforced Conc.					3. Motel, Hotel				Toilet			Rein. Concrete				INT FINISH	3	103			
105 Steel					4. Sm. Offices				Urinal			Grating Type				INT FINISH	3	103			
106 Fireproof-Steel					5. Lg. Open Offices				RA Roof Adjustments			Light Wood				INT FINISH	3	103			
107 Steel w/Gal. Steel					6. Professional Office				Sink, Kitchen	3	6	Heavy Timber				INT FINISH	3	103			
108 Steel w/Alum ext					7. Clinics				Sink, Stop	3	1	Steel Deck				INT FINISH	3	103			
109 Steel w/lus Sand					8. Lg. Open Stores	3	4435		Ind. Sink			Concrete				INT FINISH	3	103			
110-111 Basement					9. Small Stores				TOTALS			Galv. Steel				INT FINISH	3	103			
None					10. Bank				1. Apartment	3	24	Enam. Steel				INT FINISH	3	103			
Partial	2	878			11. Warehouse				2. Commercial		11	Insul. Panel				INT FINISH	3	103			
Finished					12. Light Mfg. Area				3. Industrial			Precast Concrete				INT FINISH	3	103			
Type of Finish		Sq. Ft.			13. Heavy Mfg. Area				6. ELECTRICAL			Caropoles				INT FINISH	3	103			
Basement Floor Construction	Wood	Conc.			FINISHED FLOORING				1. Apartment	3	2045	WR Roof Span Wld.				INT FINISH	3	103			
Dirt					Softwood				Adqg.	3		Type				INT FINISH	3	103			
First Floor Construction:	Wood	Conc.			Hardwood				Mln.			Qual.				INT FINISH	3	103			
Wood					Asphalt Tile	3			Adqg.	3	4435	Other Accessories				INT FINISH	3	103			
123 - 127 Service Station					Terrazzo				Mln.							INT FINISH	3	103			
133 - 137 Specialty Building					Ceramic Tile				Adqg.	3	4435					INT FINISH	3	103			
145 Garden Apartments					Other:				Adqg.	3						INT FINISH	3	103			
<b>2. EXTERIOR WALL FINISH</b>				<b>4. HEATING &amp; COOLING</b>				<b>7. SPRINKLERS</b>				<b>9. STAND. EXT. ACCESSOR.</b>									
DESCRIPTION	Q	FI/Sec	DESCRIPTION	Q	FI/Sec	Sq. Ft.	DESCRIPTION	Q	FI/Sec	Sq. Ft.	Type	Auto	Cap.	Floors	DESCRIPTION	Q	FI/Sec	AREA or QTY.	UNIT COST	TOTAL	
1. Plywood Gal. Steel			1. Hot Water	3	5528		1. Apartment				Passenger				FRONT	3	111	2828			
2. Wld. Siding Asbestos			2. Forced Hot Air				2. Commercial				Freight				1ST	3	103	1684			
3. Cement Block			3. Unit Heater	3	1872		3. Industrial				Conc. Paving				2ST	3	103	2828			
4. Wood Sheathing/Sid.	3	4658	4. Central Cooling	3			8. STD. BLDG. ACCESS.				Black Top										
5. Common Brk. on C.B.			5. Package Cooling				SD Doors	3	1872		Lighting										
6. Face Brk. on W/D.			6. Central Combined								Fences										
7. Face Brk. on C.B.			7. Package Combined								Islands										
8. Corn. Brk. on Re.C.			8. Min. Industrial Unit Heaters																		
9. Face Brk. on Re.C.			9. Min. Industrial Unit Heaters																		
10. Precast Panels			10. Min. Industrial Unit Heaters																		
11. Metal & Glass			11. Min. Industrial Unit Heaters																		
12. Stone			12. Min. Industrial Unit Heaters																		
13. Slate, Limestone			13. Min. Industrial Unit Heaters																		
14. Marble			14. Min. Industrial Unit Heaters																		
15. Granite			15. Min. Industrial Unit Heaters																		
16. Store Front	3	103	16. Min. Industrial Unit Heaters																		

CERTIFIED VALUATIONS, INC.

Block: 2702 Land Desc: 53X100 Owners Name: DONATO, JAMES F & MARGARET A  
 Lot: 29 Bldg Desc: 2SS APT STR Street Address: 20 FOREST RD Bank: MAD1SON, NJ  
 Card: M (#1 of 1) Acreege: 0.122 Class: 4A Property Loc: 10 WAYERLY PL Zip: 07940  
 Zone: CBD1

SALES HISTORY					ASSESSMENT HISTORY					BUILDING PERMITS/REMARKS				
Grantor	Date	Book/Page	Price	Num#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.		
	2012		371,000		2012	371,000	821,100	1,192,100						
	2013		371,000		2013	371,000	821,100	1,192,100						

LAND CALCULATIONS									
Frt Rr	SB	T	FF	Avgd Tabl	EqF	Rate	Site	Cond	Value
12				53	100	100	53	7000	371,000
Units		Rate		Site		Cond		Value	

SITE INFORMATION									
Road:				Utilities:			Sewer:		
Inspected:	4/5/12	FD	Neigh:	401	Water:		Water:		
Inspected:	4/5/12	FD	VCS:	FF01	Gas:		Gas:		
Topo:									

BUILDING INFORMATION									
Type and Use:		Class/Quality:		Condition:		Year Built/EtFA:		Windows:	

RESIDENTIAL COST APPROACH									
Basement		Main Bldg		Heat/AC		Plumbing		Fireplace	

ROOM COUNT									
B	1	2	3/A	Tot					
Living Rm									
Dining Rm									
Kitchen									
Dinette									
5 Fixt Bath									
4 Fixt Bath									
3 Fixt Bath									
2 Fixt Bath									
Bed Room									
Farm Room									
Den/Other									

**Garage/Misc**  
 Base Cost: 0  
 Phys Depr: 0.00 (N)  
 Loc Depr: 0  
 CCF: 143  
 CLA: 0  
 Cost New: 100.00  
 Net Depr: 100.00  
 Bldg Value: 0

**Detached Items:**  
 COMM. COST APPROACH  
 821,100

Land: 371,000  
 Impr: 821,100  
 Total: 1,192,100

Old B: 52  
 Old I: 2  
 02/11/13

A: 0  
 B: 0  
 C: 0  
 D: 0  
 E: 0  
 F: 0  
 G: 0  
 H: 0  
 I: 0  
 J: 0  
 K: 0  
 L: 0  
 M: 0  
 N: 0  
 O: 0  
 P: 0