PROPERTY INFORMATION PACKAGE

CLASSIC HISTORIC HUNTERDON COUNTY COUNTRY HOME 7.5^{+/-} Acre Farmette - Two Separate Lots

Alexandria Township, Hunterdon County, New Jersey



Buy it Now!

95 & 170 Hartpence Road, Milford (Alexandria Twp), NJ

Max Spann Real Estate & Auction Co. 888-299-1438 | www.maxspann.com A Licensed NJ Real Estate Broker



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Country Home and Farmette | Alexandria Township, Hunterdon County, NJ

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EXECUTIVE SUMMARY

Country Home and Farmette | Alexandria Township, Hunterdon County, NJ

Classic Historic Hunterdon County Country Home 7.5^{+/-} Acre Farmette - Two Lots Sold Together Buy it Now!

Property Address: 95 & 170 Hartpence Rd, Milford, NJ 08848 Alexandria Township, Hunterdon County

Max Spann Real Estate & Auction Co. is pleased to offer a remarkable property nestled in the heart of Hunterdon County's picturesque countryside. This 7.5^{+/-}acre farmette, located at 95 & 170 Hartpence Rd in Alexandria Township, NJ, offers a unique opportunity to own a piece of history combined with modern comforts.

This classic country home dates back over 150 years. It includes three bedrooms, two and a half baths, and boasts rustic elements such as a wood-burning stove and a large hearth fireplace in the dining room. The eat-in kitchen is equipped with newer appliances, providing both functionality and style. Additionally, the property features a spring-fed pond, and a full outdoor kitchen and entertainment area ready for the summer months.

Across the street lies a second lot, complete with a barn and garage, offering the flexibility to split the lots or build on the second lot. The horse stall barn, though currently used for equipment storage, presents the opportunity to board your horses or have other livestock.

PROPERTY HIGHLIGHTS:

- Block 8, Lot 46 and Block 9, Lot 30, 7.5^{+/-} Total Acres
- Utilities: Well & Septic
- Zoning: AR Agricultural Residential
- Approximate 2023 Taxes: \$ 14,400

Buy it Now! 888-299-1438



Country Home and Farmette | Alexandria Township, Hunterdon County, NJ

Рнотоѕ









Country Home and Farmette | Alexandria Township, Hunterdon County, NJ

Рнотоѕ



Country Home and Farmette | Alexandria Township, Hunterdon County, NJ

Рнотоз





Country Home and Farmette | Alexandria Township, Hunterdon County, NJ

VIRTUAL TOUR

 Presented by Max Spann Real Estate & Auction Co.

 • Max Spann Real Estate & Auction Company



<u>CLICK HERE</u> to take a Virtual Tour of 95 Hartpence Road



Country Home and Farmette | Alexandria Township, Hunterdon County, NJ

AERIAL



* Boundary lines approximate



Country Home and Farmette | Alexandria Township, Hunterdon County, NJ

SURVEY





FILE NO. 99051

State of the

10

Country Home and Farmette | Alexandria Township, Hunterdon County, NJ

FEMA MAP

Mapping: https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd

Country Home and Farmette | Alexandria Township, Hunterdon County, NJ

NJ DEP MAP

GIS Mapping: <u>https://dep.nj.gov/gis/nj-geoweb/</u>

For more information regarding New Jersey DEP, visit: <u>https://www.nj.gov/dep</u>

Country Home and Farmette | Alexandria Township, Hunterdon County, NJ

TAX INFORMATION W.S. 444 AC. 8⁰ ŝ <u>135 (5)</u> 492.6 (5) 3 8C.20 469 (0 CONSERVATION 31 þ5 EASEMENT 0 556.7. 6.I6 AC. (S)CONSERVA EASEME 620.7 18 ¢0 31.02 PAIN 72.9 EASEM 3,9/Ac 0. 9 3.10 Ac 3101 Ś 0° 3.37Ac ^{366.56} A9.73 BRIDGE-MAINTENANCE EASEMENT SEE

Block 8, Lot 46, Alexandria Township, Hunterdon County, NJ Approximately 3^{+/-} Acres

All information provided herein is subject to verification by the Tax Collector PROPERTY TAX RECORD ALEXANDRIA TOWNSHIP Page 1 Thu Apr 18 16:40:20 EDT 2024

			Property	Information	n			
В	lock : 8	Lot: 46	5 (Qualificati	on :		Deductions	5:
Tax Account Nu	mber : 765	55					Senio	c: 0
Dimen	sion :	3.1	1000				Vet	: 0
Property loca	tion : 170 H	HARTPENCE ROP	AD				Widow	: 0
Property C	lass : 2						Survivo	c: 0
Bank	code :						Disable	d: 0
Building Desc	ript : BARN					Deduc	tion amount	2: 0.00
Additional	lots :		Outhor Tr	formation				
			Owner II	IIOIMation				
XXXX	*****		XX					
XXXX	******	XXXXXXXXXX						
XXXX	XXXXXXXXXX	XX XXXXX						
		Pi	coperty Ta	ax Informat:	ion	-		
2023 Net Tax :	4,69	93.37			-	La	nd value:	145,700
2024 Net lax :		0.00			-	Improveme Jot toxob	nt value:	22,100 167 900
2024 IOLAI IAX	•	0.00			1	Vel laxal	ie value:	107,000
Special Tax co	des : S	Special Tax A	Amount :	0.0	00			
Ŧ		-						
		Τć	ax Quarter	r History:	2024			
	Due Feb. 1st	Due May	1st	Due Aug. 1st])ue Nov. 1st		
	1st Quarter	2nd Quar	ter	3rd Quarter		4th Quarter	1/2	next yr
Tax Due:	1,173.35	1,173	.34	0.00		0.00		0.00
Tax Paid:	1,173.35-	0	.00	0.00		0.00		0.00
Balanco:	0.00			0.00		0.00		0.00
NOTE ·	0.00	1,170	.04	0.00		0.00		0.00
			2024 Bala	ance Summary	У			
Totals Due:	2,346.69	Paid :	1,173.35	Adjust:		0.00	Bal: 1	L,173.34
		Ta	ax Quartei	r History:	2023			
	Due Feb 1st	Due May	lst	Due Aug 1st	1010)ue Nov 1st		
	1st Quarter	2nd Quar	ter	3rd Quarter		4th Quarter	1/2	next vr
Tax Due:	1.162.86	1.162	.85	1. 183.83		1. 183.83	.,, =	2.346.69
Tax Paid:	1,162.86-	1,162	.85-	1,183.83-		1,183.83	-	0.00
Balance:	0.00	0	.00	0.00		0.00		2,346.69
NOTE:								
			2023 Bal	ando Summari				
Totals Due:	4,693.37	Paid :	4,693.37	Adjust:	Y	0.00	Bal:	0.00
	,	•	,					

Country Home and Farmette | Alexandria Township, Hunterdon County, NJ

TAX INFORMATION

Block 9, Lot 30, Alexandria Township, Hunterdon County, NJ Approximately 4.5 Acres

All information provided herein is subject to verification by the Tax Collector PROPERTY TAX RECORD ALEXANDRIA TOWNSHIP Page 1 Thu Apr 18 16:40:51 EDT 2024

		Pr	operty Informatio	on		
В	lock : 9	Lot: 30	Qualificati	lon :	Deductions:	
Tax Account Nu	mber : 8458	3			Senior:	0
Dimen	sion :	4.470	0		Vet :	0
Property loca	tion : 95 HAN	RTPENCE ROAD			Widow :	0
Property C	lass: 2				Survivor:	0
Bank	code : 00660	BANK	OF AMERICA	_	Disabled:	0
Building Desc	ript : 1.5SF			De	duction amount:	0.00
Additional	lots :	0	wner Information			
XXXX XXXX XXXX	xxxxxxxxxxxx xxxxxxxxxxxxx xxxxxxxxxxx	XXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXX				
		Prop	erty Tax Informat	cion		
2023 Net Tax :	9,68	5.01		_	Land value:	155,300
2024 Net Tax :	(J.00		Improv	ement value:	191,000
2024 Total Tax	.:	J.00		Net ta	xable value:	346,300
Special Tax co	des: S _l	pecial Tax Amo	unt: 0.	.00		
	Due Eeb 1st	Tax Due May 1st	Quarter History:	2024 Due Nov	1et	
	1st Quarter	2nd Quarter	3rd Quarter	4th Qua	rter 1/2 r	ext vr
Tax Due:	2 421 51	2 421 50	0.00	- 111 dda	0.00	
Tax Paid:	2,421.51-	0.00	0.00		0.00	0.00
Balance:	0.00	2,421.50	0.00			0.00
NOTE :						
		20	24 Balance Summa	сy		
Totals Due:	4,843.01	Paid : 2,	421.51 Adjust:	0.00	Bal: 2,	421.50
_		Тт	ansaction History	7		
Tax Year	Tax Due	Tax Paid	Interest	Date Paid	Total Pai	.d Dep#
2024 Tax Year						
Bal Forward	0.00					
1st Quarter	2,421.51	2,421.51	0.00	1/30/24	2,421.5	1 27
2nd Quarter	2,421.50					
3rd Quarter	0.00					
4th Quarter	0.00					
Ending Bal	2,421.50					

Summary	of	Transactions	for	All	Years	Listed	Above	Ву	Dates:	
mode	Э	paid		tax		int		(late	
	2,	421.51 2	,421	.51				1,	/30/24	

Country Home and Farmette | Alexandria Township, Hunterdon County, NJ

Seller's Disclosure

REALTO	DR"		6:2012, New Jessey Association of Realtons*, Inc.
⁹ roperty	Addres	s: <u>91</u> Mil	5 AND 170 Hartpence rd. Ford. NJ 08848
Seller: _	7	hom A_	s AND JUSAN Aversa
The purp orth belo addressed ine caution iffect the perts to in iff your p features en	oose of w. The in this ned to Proper spect th property ven if th	this Disclosurd Seller is awa printed form. carefully inspective. We Property. Consists of r and question is p	e Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the data are that he or she is under an obligation to disclose any known material defects in the Property even if Seller alone is the source of all information contained in this form. All prospective buyers of the Prop ect the Property and to carefully inspect the surrounding area for any off-site conditions that may adver this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified multiple units, systems and/or features, please provide complete answers on all such units, systems ar obrased in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.
OCCUP	NCY		
UCCUFA	Ma	I lalan amm	100
Yes	No []	Unknown []	1. Age of House, if known <u>150 VEARS Plus</u> 2. Does the Seller currently occupy this property? <u>VES</u> If not, how long has it been since Seller occupied the property? <u>VES</u>
Yes Ma	No [] []	Unknown []	 Age of House, if known <u>150 YEARS Plus</u> Does the Seller currently occupy this property? If not, how long has it been since Seller occupied the property? <u>VES</u> What year did the seller buy the property? <u>1998</u> Do you have in your possession the original or a copy of the deed evidencing your ownership o property? If "yes," please attach a copy of it to this form.
Yes M Yes	No [] [] No	Unknown	 Age of House, if known
Yes M Yes	No [] [] No	Unknown [] Unknown []	1. Age of House, if known <u>/50 / CARS P/US</u> 2. Does the Seller currently occupy this property? <u>/ CS</u> 1f not, how long has it been since Seller occupied the property? <u>/ 998</u> 3. What year did the seller buy the property? <u>/ 998</u> 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership o property? If "yes," please attach a copy of it to this form. 4. Age of roof <u>/ 2 / CAFS</u> 5. Has roof here replaced or renained since seller bought the property?
Yes Yes Yes	No [] [] No [] [] [] [] [] [] [] [] [] [] [] [] []	Unknown [] Unknown []	1. Age of House, if known 150 YEARS Plus 2. Does the Seller currently occupy this property? If not, how long has it been since Seller occupied the property? YES 3. What year did the seller buy the property? 1998 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership o property? If "yes," please attach a copy of it to this form. 4. Age of roof 12 YEAS 5. Has roof been replaced or repaired since seller bought the property? 6. Are you aware of any roof leaks? 7. Explain any "yes" answers that you give in this section:
Yes M Yes Yes II II	No [] No [] 10 10 10 10 10 10 10 10 10 10 10 10 10	Unknown [] Unknown []	1. Age of House, if known 150 YEARS Plus 2. Does the Seller currently occupy this property? If not, how long has it been since Seller occupied the property? YES 3. What year did the seller buy the property? 1998 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership o property? If "yes," please attach a copy of it to this form. 4. Age of roof 12 YEAS 5. Has roof been replaced or repaired since seller bought the property? 6. Are you aware of any roof leaks? 7. Explain any "yes" answers that you give in this section:
Yes Yes Yes I I I Yes	No [] [] No [] [] [] [] [] [] [] [] [] [] [] [] []	Unknown [] Unknown [] Unknown	1. Age of House, if known 150 YEARS Plus 2. Does the Seller currently occupy this property? If not, how long has it been since Seller occupied the property? YES 3. What year did the seller buy the property? 1978 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership o property? If "yes," please attach a copy of it to this form. 4. Age of roof 12 YEAS 5. Has roof been replaced or repaired since seller bought the property? 6. Are you aware of any roof leaks? 7. Explain any "yes" answers that you give in this section:
Yes Yes Yes Yes I Yes I Yes I I	No [] [] No [] [] [] [] [] [] [] [] [] [] [] [] []	Unknown [] Unknown [] Unknown	1. Age of House, if known 150 YEARS Plus 2. Does the Seller currently occupy this property? If not, how long has it been since Seller occupied the property? YES 3. What year did the seller buy the property? 1998 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership or property? If "yes," please attach a copy of it to this form. 4. Age of roof 12 YEAS 5. Has roof been replaced or repaired since seller bought the property? 6. Are you aware of any roof leaks? 7. Explain any "yes" answers that you give in this section:
Yes Yes Yes I I I Yes I I I I I I I I I I I I I I I I I I I	No [] [] No [] [] [] BASEM No [] []	Unknown [] Unknown [] Unknown	1. Age of House, if known 150 YEARS Plus 2. Does the Seller currently occupy this property? If not, how long has it been since Seller occupied the property? YES 3. What year did the seller buy the property? 1978 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership or property? If "yes," please attach a copy of it to this form. 4. Age of roof 12 YEAS 5. Has roof been replaced or repaired since seller bought the property? 6. Are you aware of any roof leaks? 7. Explain any "yes" answers that you give in this section:
Yes Yes Yes X [] ATTIC, I Yes [] [] []	No [] [] No [] [] [] [] [] [] [] [] [] [] [] []	Unknown [] Unknown [] IENTS AND (Unknown	1. Age of House, if known 150 YEARS Plus 2. Does the Seller currently occupy this property? YES 3. Mot year did the seller buy the property? YES 3. What year did the seller buy the property? YES 3. What year did the seller buy the property? YES 3. What year did the seller buy the property? YES 3. Do you have in your possession the original or a copy of the deed evidencing your ownership or property? If "yes," please attach a copy of it to this form. 4. Age of roof 2 9. Has roof been replaced or repaired since seller bought the property? 6. Are you aware of any roof leaks? 7. Explain any "yes" answers that you give in this section: CRAWL SPACES (Complete only if applicable) 8. Does the property have one or more sump pumps? 8a. Are there any problems with the operation of any sump pump? 9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spuor any other areas within any of the "structures on the property? 9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the property?
Yes Yes Yes Yes I I I I I I I I I I I I I	No [] No [] 10 10 10 10 10 10 10 10 10 10 10 10 10	Unknown [] Unknown []	1. Age of House, if known 150 YEARS Plus 2. Does the Seller currently occupy this property? If not, how long has it been since Seller occupied the property? YES 3. What year did the seller buy the property? 1918 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of property? If "yes," please attach a copy of it to this form. 4. Age of roof 12 YEAK 5. Has roof been replaced or repaired since seller bought the property? 6. Are you aware of any roof leaks? 7. Explain any "yes" answers that you give in this section:

[]			12. Are you aware of any restrictions on how the attic may be used as a result of the manner in w the attic or roof was constructed?
[]			13. Is the attic or house ventilated by: a whole house fan? an attic fan?
[]	1		13a. Are you aware of any problems with the operation of such a fan?
			14. In what manner is access to the attic space provided?
			staircase pull down stairs, crawl space with aid of ladder or other device
			Dother LADEr to Door
			15. Explain any "yes" answers that you give in this section:
			· · · · · · · · · · · · · · · · · · ·
TERMIT	ES/WC	OD DESTR	OYING INSECTS, DRY ROT, PESTS
res []	INO KA	Unknown	16 Are you aware of any termites/wood destroying insects dry rot or pests affecting the property?
n	M		17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry r
	61		past:
11	E-I Bell		10. If yes, has work been performed to repair the damage?
11			dress of the licensed pest control company:
[]	M		20. Are you aware of any termite/pest control inspections or treatments performed on the property i
			past?
			21. Explain any "yes" answers that you give in this section:
STRUCT	URAL	TEMS	
Yes	No	Unknown	
[]	M		22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundation
			cluding any restrictions on how any space, other than the attic or roof, may be used as a result o manner in which it was constructed?
[]	64		23. Are you aware if the property or any of the structures on it have ever been damaged by fire, sr wind or flood?
[]	121		24. Are you aware of any fire retardant nlywood used in the construction?
ñ	101		25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, of
			taining walls on the property?
[]	99		26. Are you aware of any present or past efforts made to repair any problems with the items in this
			tion?
			27. Explain any "yes" answers that you give in this section. Please describe the location and nath the problem.
ADDITIO	NS/RE	MODELS	
i cs	[]	Onknown	28. Are you aware of any additions structural changes or other alterations to the ethertical on the
			erty made by any present or past owners?
M	11	[]	29. Were the proper building permits and approvals obtained? Explain any "ves" answers you give in
24		100	section: / / / / // ///
			Kitchen And bathroom Addition
PLUMP	NC W	TED AND	SEW A CE
Yes	No	Unknown	DE WAGE
		SILLOWI	30. What is the source of your drinking water?
	pha.		Public Community System W Well on Property Other (explain)
II	KS		51. If your drinking water source is not public, have you performed any tests on the w If so, when?
			Attach a copy of or describe the results.
1.7	1000		

ELECIR	ICAL S	SYSTEM	
Yes	No	Unknown	
			60. What type of wiring is in this structure? BCopper Aluminum Other Unknown
			61. What amp service does the property have? 60 100 150 200 Other Unknown
10	[]	[]	62. Does it have 240 volt service? Which are present Circuit Breakers, Fuses or Both?
R	[]	162.11	63. Are you aware of any additions to the original service?
			If "yes," were the additions done by a licensed electrician? Name and address:
			Unknown
12	11	U	64. If yes, were proper building permits and approvals obtained?
u.	19		66. Explain any "yes" answers you give in this section:
LAND (S	OILS.	DRAINAGE	AND BOUNDARIES)
Yes	No	Unknown	
[]	NA.		67. Are you aware of any fill or expansive soil on the property?
[]	Res .		68. Are you aware of any nast or present mining operations in the area in which the property is located?
n	5		69. Is the property located in a flood bazard zone?
11	En]		70. Are you aware of any drainage or flood problems affecting the property?
6	[]	'n	71. Are there any areas on the numerity which are designated as neglected wetlands?
11	E I	11	72. Are you aware of any energedements utility and ments have the director of the second
			easements affecting the property?
[]	10Fi		73. Are there any water retention basins on the property or the adjacent properties?
n	ini.		74. Are you aware if any part of the property is being claimed by the State of New Jersey or land are
	641		ently or formerly covered by tidal water (Rinarian claim or lease grant)? Explain:
			, or torinary consider of user water (reparent claim of tease gramy: Explain.
11	6		75. Are you aware of any shared or common areas (for example driveways bridges docks walls bull
	-		heads, etc.) or maintenance agreements regarding the property?
			76. Explain any "ves" answers to the preceding questions in this section:
			SMALL Section An south wide of 170
			bus a transition ANP.A
10	11		77. Do you have a survey of the property? TH CAN NOT he Moured
ENVIRO	NMEN	TAL HAZAI	RDS
res	NO	Unknown	70 Hannahard and the stift of the state of the
Kel	u		78. Have you received any written nonification from any public agency or private concern informing you the the property is adversely affected, or may be adversely affected, by a condition that exists on a property
			the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession.
1	[]		78a. Are you aware of any condition that exists on any property in the vicinity which adversely affect
			or has been identified as possibly adversely affecting, the quality or safety of the air, soil, wat
			and/or physical structures present on this property? If "yes," explain:
			3-4-2005 Notice of Violation
			6-30-2016 Approved restoration
[]	树		6 - 30 - 2016 Apploved restoration 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously pre
[]	jani		6 - 30 - 20/6 APPIOVed restoration 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously pre ent on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB
Ţ	Ja el		<u>6 - 30 - 20/6</u> 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously pre- ent on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCE solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead
II	婉		<u>6 - 30 - 20/6</u> <u>APPIOVED VESTORATION</u> 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously pre ent on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCE solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead other hazardous substances in the soil? If "yes," explain:
IJ	興		<u>6 - 30 - 20/6</u> <u>APPENTED restoration</u> 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously pre ent on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCE solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead other hazardous substances in the soil? If "yes," explain:
II	威		6 - 30 - 20/6 APPIOVEd restoration 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously pre ent on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead other bazardous substances in the soil? If "yes," explain:
и п	朝		<u>6 - 30 - 20/6</u> <u>APPIOVED restoration</u> 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously pre- ent on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead other bazardous substances in the soil? If "yes," explain: 80. Are you aware if any underground storage tank has been tested?
и п	阿		<u>6 - 30 - 20/6</u> <u>A POWED restoration</u> 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously pre- ent on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCE solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead other hazardous substances in the soil? If "yes," explain: 80. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available).
п п п	例 例	11	6 - 30 - 20/6 Apployed restorAtion 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously pre- ent on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCE solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead other hazardous substances in the soil? If "yes," explain: 80. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available). 81. Are you aware if the property has been tested for the presence of any other toxic substances, suc as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or other
п п п	(四 (四) (四) (四) (四) (四) (四) (四) (四) (四)	п	<u>6 - 30 - 20/6</u> <u>A POIOVed restoration</u> 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously pre- ent on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCE solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead other hazardous substances in the soil? If "yes," explain: 80. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available). 81. Are you aware if the property has been tested for the presence of any other toxic substances, suc as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others (Attach copy of each test report if available).
п п п	<i>與</i> <i>四</i>	11	 6 - 30 - 20/6 Apployed restoration 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously preent on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCE solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead other hazardous substances in the soil? If "yes," explain: 80. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available). 81. Are you aware if the property has been tested for the presence of any other toxic substances, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or other (Attach copy of each test report if available). 82. If "yes" to any of the above, explain:
11 11	网	11	 6 - 30 - 20/6 Apployed restoration. 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously preent on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCE solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead other hazardous substances in the soil? If "yes," explain: 80. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available). 81. Are you aware if the property has been tested for the presence of any other toxic substances, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or other (Attach copy of each test report if available). 82. If "yes" to any of the above, explain:
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			WISTVIDED MAS ITS WIEU
[]	W]	[]	83. Is the property in a designated Airport Safety Zone?
DEED	RESTR	ICTIONS, SI	PECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS AND CO-OPS
Yes	No	Unknown	22 A
Ŕ	u		84. Are you aware it the property is subject to any deed restrictions or other limitations on how it ma be used due to its being situated within a designated historic district, or a protected area like th New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zonin ordinances?
[]	1		85. Is the property part of a condominium or other common interest ownership plan?
()	19		85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being par of a condominium or other form of common interest ownership?
[]	M		86. As the owner of the property, are you required to belong to a condominium association or homeowr
11	61		86a. If so, what is the Association's name and telephone number?
0	64	п	86b. If so, are there any dues or assessments involved? If "yes." how much?
ti	M		87. Are you aware of any defect, damage, or problem with any common elements or common areas the materially affects the property?
. 11	101		88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
ü	14	11	89. Since you purchased the property, have there been any changes to the rules or by-laws of the Asso ciation that innact the property?
			90. Explain any "yes" answers you give in this section:
MISCE	LLANE	ous	
Yes	No	Unknown	
[]	19		91. Are you aware of any existing or threatened legal action affecting the property or any condominium or homeowners association to which you, as an owner, belong?
[]	10		92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?
tì	12		93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conformin uses, or set-back violations relating to this property? If so, please state whether the condition is pro- existing non-conformance to present day zoning or a violation to zoning and/or land use laws.
	19		94 Are you aware of any public improvement condominium or homeowner association assessment
			against the property that remain unpaid? Are you aware of any violations of zoning, housing, build ing, safety or fire ordinances that remain uncorrected?
	[]	[]	95. Are there mortgages, encumbrances or liens on this property?
ù			95a. Are you aware of any reason, including a defect in title, that would prevent you from conveyin clear title?
n	61		96. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? (A defect is "material," if a reasonable person would attach importance to its existence or non-existence in deciding whether or how to proceed in the transaction If "yes," explain:
n	107		97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any speci assessments and any association dues or membership fees, are there any other fees that you pay or an ongoing basis with respect to this property, such as garbage collection fees? 98. Explain any other "ves" answers you give in this section:

Vers ma	iy waiv	e, in writing, t	his right	of confidentiality. As the owner(s) of this property, do you wish to waive this right?
[]	NO DA	-	7	
	.,	(Initia	als)	(Initials)
lf you resp	oonded	"yes," answer	the follo	wing questions. If you responded "no," proceed to the next section.
Yes	No	Unknown		
[]	[]		99. A	re you aware if the property has been tested for radon gas? (Attach a copy of each test repo
			av	vailable.)
[]	[]		100. /	Are you aware if the property has been treated in an effort to mitigate the presence of radon ga 'yes," attach a copy of any evidence of such mitigation or treatment.)
[]	[]		101.1	s radon remediation equipment now present in the property?
[]	[]		101a.	If "yes," is such equipment in good working order?
The terms	of ar	with final contract	Terent	ed by the seller shall be controlling as to what appliances or other items if any shall be inc
in the sale	e of th	e property. W	hich of	the following items, are mesent in the property? (For items that are not present, indicate "no
plicable.")		1.1.2	199	
Yes	No	Unknown	N/A	
M	[]		[]	102. Electric Garage Door Opener
11	11		11	102a. If "yes," are they reversible? Number of Transmitters
641	11	11	n	103. Smoke Detectors
				Carbon Monoxide Detectors How many
				Location First Floor
[]			[]	104. With regard to the above items, are you aware that any item is not in working order?
				104a. If "yes," identify each item that is not in working order or defective and explain the n
	Y		1.	of the problem:
n	n		843	105 In-ground pool Above-ground pool Pool Heater Sna/Hot Tub
n	n	п	1	105a. Were proper permits and approvals obtained?
[]	[]		KI	105b. Are you aware of any leaks or other defects with the filter or the walls or other structur
				mechanical components of the pool or spa/hot tub?
[]	[]		R.	105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
				106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
				[/] Kengerator
				[Y] Microwave Oven
				[Y] Dishwasher
				[M] Trash Compactor
				[M] Garbage Disposal
	$X \to X^{\pm}$			[\n/] In-Ground Sprinkler System
			~	[/V] Central Vacuum System
				[//] Security System
				[V] Dryer
	17			[X] Intercom
		1.00		[Y] Other AC
No.	[]	[]		107. Of those that may be included, is each in working order?
				If "no," identify each item not in working order, explain the nature of the problem:

ACKNOWLEDGMENT OF SELLER

The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing or assisting the seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller alone is the source of all information contained in this statement. If the Seller relied upon any credible representations of another, the Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

Int	4-25-2024	
SELLÉR	DATE	
	(1 25 202)(
	9-25-2009	-
SELLER	DATE	
1111		
(If applicable) The undersigned has never oc	e unied the property and lacks the personal knowledge necessary to complete this	s Di
Statement.		
S		
	the second se	
	DATE	
4	the second se	
	and the second second second	
	DATE	
RECEIPT AND ACKNOWLEDGMENT BY The undersigned Prospective Buyer acknowled this Property. Prospective Buyer acknowledges	PROSPECTIVE BUYER ges receipt of this Disclosure Statement prior to signing a Contract of Sale p hat this Disclosure Statement is not a warranty by Seller and that it is Prospect	ertai
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Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from leadbased paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) _

Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

(ii) A Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

(ii) *H*Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) _____ received copies of all records and reports pertaining to lead-based paint and/ or lead-based paint hazards in the housing listed above.

(ii) <u>not</u> received any records and reports regarding lead-based paint and/ or lead-based paint hazards in the housing.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

(e) Purchaser has (initial (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial or enter N/A if not applicable)

(f) ______ Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C.
 4852d and is aware of his/her responsibility to ensure compliance.
 (g) _____ Purchaser's Agent has informed the seller of the seller's obligations under 42
 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.¹

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.

Property Specifications

Country Home and Farmette | Alexandria Township, Hunterdon County, NJ

ZONING

https://www.alexandrianj.gov/vertical/sites/%7B46EFA2B3-F59D-4061-8369-99931569FA41%7D/uploads/Zoning_Map.pdf

AR Agricultural Residential

<u>CLICK HERE</u> for the complete Alexandria Township Zoning Code

Chapter 115. Land Use

Article IV. Districts

§ 115-10. AR Agricultural Residential Districts.

[Amended 7-13-1988 by Amendment 1; 7-12-1989 by Amendment 3; 4-18-1992 by Amendment 7; 10-12-1994 by Amendment 8; 10-14-1994; 4-12-1995 by Amendment 9; 11-11-1998 by Amendment 12; 11-27-2000 by Amendment 14; 4-11-2001 by Amendment 15; 10-8-2003 by Amendment 20; 2-11-2004 by Amendment 21; 6-9-2004 by Amendment 22; 8-10-2005 by Amendment 24]

This district is intended to protect and preserve areas of important and/or critical natural resources, including steep slopes, woodlands, water resources, prime agricultural soils, and the views and vistas which help define the rural/agricultural character of the Township. Within the present agricultural areas, the intent is to provide for continued agricultural and agriculturally oriented uses and to preserve the open agricultural character of these areas. Active and potential agricultural land should not be converted from agricultural use to another use unless and until there is no other land available in Alexandria Township to accommodate the nonagricultural use. Within the nonagricultural areas of the district, the intent is to preserve the critical natural resources, particularly steep slopes, woodlands and stream corridors, from the adverse impacts of land clearing and disturbance, while allowing an appropriate low level of residential use. Land uses within this district are permitted in both use type and intensity which provide maximum opportunities to ensure the availability of prime agricultural soils and soils of statewide importance and to preserve the Township's natural resources, in accordance with the intent of the Planning Area designations of the New Jersey State Plan within the Township. Single-family detached, single-family detached cluster and lot-size averaging subdivisions are permitted. In the Agricultural Residential Districts, the following regulations shall apply:

- A. Use regulations. A building may be erected or altered, to be used either in whole or in part, and a lot may be used or occupied for any of the following uses and no other, provided that such uses shall comply with such regulations as yard, lot size, lot width, building area and height, impervious surfaces, easements, buffer yards, off-street parking and other provisions as are specified in other articles herein.
 - Uses by right. Any of the following uses shall be permitted, provided that the use regulations, Article V, of this chapter, have also been met: [Amended 9-13-2006 by Amendment 30; 12-12-2012 by Ord. No. 2012-10-24; 12-12-2012 by Ord. No. 2012-11-26]
 - A-1 Agriculture and horticulture
 - A-3 Forestry
 - A-6 Agricultural sales/farm stands
 - A-7 Christmas tree raising and sales
 - A-8 Plant nursery
 - A-9 Landscape contractor
 - B-1 Single-family detached
 - B-9 Lot size averaging
 - B-14 Community Residence (Group Home)
 - C-5 Recreational facility
 - C-7 Golf course
 - C-10 Day nursery
 - C-12 Cemetery
 - C-13 Municipal building
 - D-4 Conference center
 - D-5 Low-density corporate office

- E-21 Farmers market
- H-1 Home occupation
- H-2 Residential accessory structure
- H-2a Accessory residential dwelling unit
- H-2b Affordable accessory residential dwelling unit
- H-3 Boarding
- H-6 Temporary structure
- H-7 Swimming pool
- H-10 Recreational vehicles
- H-11 Minor solar or photovoltaic energy facility and/or structures
- (2) Uses by conditional approval. Any of the following uses shall be considered permitted, provided that the conditions for conditional use approval have been met in accordance with Article X, Conditional Uses, in addition to Article V, Use Regulations, of this chapter: [Amended 12-12-2012 by Ord. No. 2012-10-24]
 - A-4 Riding academy
 - A-5 Kennel
 - B-12 Residential conversion
 - B-13 Assisted living and congregate care facilities
 - B-15 Bed-and-breakfast
 - B-17 Residential air park.
 - C-1 Place of worship
 - C-2 School
 - C-3 Commercial school
 - C-8 Private club
 - C-11 Nursing home
 - E-20 Veterinary office or clinic
 - F-5 Wireless telecommunications equipment and facilities and wireless telecommunications towers.
 - [Amended 7-8-2015 by Ord. No. 2015-02]
 - F-6 Major solar or photovoltaic energy facilities or structures
 - H-2c ECHO Accessory Residential Dwelling Unit
- (3) Signs, in accordance with Article VIII, shall be permitted.
- B. Performance and bulk regulations. The performance and bulk standards for all uses are shown in the Table of Performance and Dimensional Regulations in § **115-9**.^[1]
 - (1) Special notes: For cluster subdivisions, the number of allowed lots shall be calculated by multiplying the gross density ratio by the base site area as defined in § **115-4**.
 - [1] Editor's Note: The Table of Performance and Dimensional Regulations is included at the end of this chapter.
- C. Table of Area and Dimensional Regulations. The following area and dimensional regulations^[2] shall apply: [Amended 4-12-1995 by Amendment 9; 9-13-2006 by Amendment 30; 12-12-2012 by Ord. No. 2012-11-26]

	Minimum Lot Area Per Use (acres)	Minimum Lot Width at Setback (feet)	Maximum Building Height (feet) ¹	Minimum Yards (front) (each side) (rear) (feet)	Minimum Distance Between Buildings
Single-family detached	10	250	35	200 100 100	
Lot size averaging ²	10	180	35	200 100	

	Minimum Lot Area Per Use (acres)	Minimum Lot Width at Setback (feet)	Maximum Building Height (feet) ¹	Minimum Yards (front) (each side) (rear) (feet)	Minimum Distance Between Buildings
				100	
Agriculture	10	330	35	75 50 100	3
Other uses	6	200 100	35	75 50	

NOTES:

¹ A maximum of 2 1/2 stories shall be permitted.

². In the lot size averaging subdivision, at least 50% of the lots shall be no greater than three acres in area and subject to the following requirements: minimum lot width, 250 feet; maximum building height, 35 feet; minimum yard requirements: front, 75 feet; each side, 35 feet; rear, 100 feet.

³ As required in § **115-22**, Agricultural uses.

[2] Editor's Note: Or greater as required for each specific use in Article V herein.

LAND USE

115 Attachment 2

Township of Alexandria

 Table of Performance and Dimensional Regulations (§ 115-9)

[Added 8-10-2005 by Amendment 24; amended 2-8-2006 by Amendment 28; 9-13-2006 by Amendment 30; 12-12-2012 by Ord. No. 2012-10-24; 12-12-2012 by Ord. No. 2012-10-25; 12-12-2012 by Ord. No. 2012-11-26; 12-14-2016 by Ord. No. 2016-11]

			Maximum	Maximum			Minimum	Maximum	Minimu	ım Yard Requi	rements	
	Maximum	Minimum	Impervious	Building	Minimum	Minimum	Lot Width	Building		Side		
	Gross Density	Open Space	Surface Area	Coverage	Gross Site ³	Lot Area ²	at Setback	Height	Front	(each)	Rear	
Use	Ratio	(%)	(%)	(%)	(acres)	(acres)	(feet)	(feet)	(feet)	(feet)	(feet)	Notes
A-1 Agriculture and horticulture			5%		20	20	330	35	See	e § 115-22A(1)(b).	
A-3 Forestry					NA	NA						
A-4 Riding academy			5%				200	35				See § 115-22A(3)
A-5 Kennel			10%		6	6	200	35	300 fe	et from any resi	dence	
A-6 Agriculture sales/farm stands									25	50	50	Accessory use
A-7 Christmas tree raising and sales									25 feet for	any sales building	ng or stand	
A-8 Plant nursery			10%		6	6	200	35	75	50	100	
A-9 Landscape contractor			10%		6	6	200	35	75	50	100	
A-10 Agricultural support services			10%		6	6	200	35	75	75	100	
B-1 Single-family detached												
AR Zone			10%		10	6	250	35	200	100	100	
VR Zone			10%		3	3	250	35	75	35	100	
B-9 Lot size averaging subdivision		70% ¹	10%	7.5%	20	10	180	35	200	100	100	Minimum lot circle: 500 feet
B-10 Single-family detached cluster												
VR Zone	0.75	50%	20%		10	15,000 square feet	100	35	25	10	30	Sewage disposal system required.
B-12 Residential conversion			I		Acce	ssory use; see	§ 115-22B(12)) for requiremen	ts.			
B-13 Assisted living and congregate			15%		6	6	200	40	100	100	100	
care facilities												
B-14 Group home												
AR Zone						See Use by Zo	ne Standards a	t end of table.				
VR and VC Zone		1	1	1	<u></u>	See Use by Zo	ne Standards a	t end of table.				1
B-15 Guest house/bed-and-breakfast			5%		6	6	250	35	75	50	100	
B-16 Rural estate residence			10%		10	10	50	35	150	100	150	
B-17 Residential air park	0.166		10%		6	3	250		75	30	50	Height determined by N.J.A.C.
Cluster	0.166	60%	10%		25	2	180		75	30	50	16:62-4.
C-1 Places of worship				-		See Use by Zo	ne Standards a	t end of table.				1
C-2 School			15%		Set by S	tate DOE	200	35	75	75	100	
C-3 Commercial school						See Use by Zo	ne Standards a	t end of table.				
C-4 Library or museum						See Use by Zo	ne Standards a	t end of table.				
C-5 Recreational facility			See Use by	Zone Standar	ds at end of tal	ole.				100 feet for a	active outdoo	r recreation areas
C-6 Athletic facility			10%		3	3	200		75	75	100	100 feet for active outdoor recreation areas
C-7 Golf course			2%		100	100	200	35	100	100	100	

115 Attachment 2:1

ALEXANDRIA CODE

Use	Maximum Gross Density Ratio	Minimum Open Space (%)	Maximum Impervious Surface Area (%)	Maximum Building Coverage (%)	Minimum Gross Site ³ (acres)	Minimum Lot Area ² (acres)	Minimum Lot Width at Setback (feet)	Maximum Building Height (feet)	Minimu Front (feet)	m Y	
C-8 Private club		(,,,)	(/*)	(,,,)	(See Use by Zo	ne Standards a	t end of table.	(1000)		
C-9 Community center						See Use by Zo	ne Standards a	t end of table.			
C-10 Day nursery		See Use by Zone Standards at end of table.									
C-11 Nursing home			10%		6	6	200	35	100		
C-12 Cemetery		20% 6 or 25 6 or 25 50 16-20-35									
C-13 Municipal building		$\begin{array}{c ccccccccccccccccccccccccccccccccccc$									
C-14 Municipal recycling					, in the second s	See Use by Zo	ne Standards a	t end of table.			
C-15 Golf driving range						See Use by Zo	ne Standards a	t end of table.			
D-1 Professional services					<u> </u>	See Use by Zo	ne Standards a	t end of table.			
D-2 Medical clinic					<u> </u>	See Use by Zo	ne Standards a	t end of table.			
D-3 Office					<u> </u>	See Use by Zo	ne Standards a	t end of table.			
D-4 Conference center			10%	5%	60	60	200	40	200		
D-5 Low density corporate office			15%	7.5%	60	60	200	40	200		
E-1 Retail shop				•	5	See Use by Zo	ne Standards a	t end of table.			
E-2 Large retail shop					2	See Use by Zo	ne Standards a	t end of table.			
E-3 Service business					5	See Use by Zo:	ne Standards a	t end of table.			
E-4 Financial establishment					S	See Use by Zo	ne Standards a	t end of table.			
E-5 Eating place					S	See Use by Zo	ne Standards a	t end of table.			
E-7 Repair shop					S	See Use by Zo	ne Standards a	t end of table.			
E-8 Inn					S	See Use by Zo	ne Standards a	t end of table.			
E-9 Entertainment					S	See Use by Zo	ne Standards a	t end of table.			
E-10 Service station			40%		1	1	200	35	75		
E-11 Automotive sales			40%		6	6	330	35	100		
E-12 Automotive body repair					S	ee Use by Zon	ing Standards	at end of table.			
E-13 Automotive accessories					Se	ee Use by Zon	ing Standards	at end of table.			
E-14 Car wash					S	ee Use by Zon	ing Standards	at end of table.			
E-15 Shopping center			40%		10	10	330	35	100		
E-16 Commercial conversion					S	ee Use by Zon	ing Standards	at end of table.			
E-17 Tavern					S	ee Use by Zon	ing Standards	at end of table.			
E-18 Convenience shopping					S	ee Use by Zon	ing Standards	at end of table.			
E-19 Funeral home					S	ee Use by Zon	ing Standards	at end of table.			
E-20 Veterinary office or clinic				_	S	ee Use by Zon	ing Standards	at end of table.			
E-21 Farmer's market			20%		2	2	200	16	75		
E-22 Catering					Se	ee Use by Zon	ing Standards	at end of table.			
E-23 Garden supply store					S	ee Use by Zon	ing Standards	at end of table.			
F-1 Utility operating facility					Se	ee Use by Zon	ing Standards	at end of table.			
F-2 Emergency service					Se	ee Use by Zon	ing Standards	at end of table.			
F-4 Airport or aircraft landing field					Re	gulated by NJ	DOT Division	of Aeronautics.			
F-5 Wireless telecommunications					See §	115-22F(5).					
equipment and facilities											
G-1 Manufacturing					5	See Use by Zo	ne Standards a	t end of table.			

ard Requi	rements	
Side	_	
(each)	Rear	
(feet)	(feet)	Notes
75	100	
100	100	See § 115-22C(12).
75	100	
200	200	
200	200	
200	200	
75	50	
/5	<u> </u>	$S_{22} \& 115 22E(11)$
100	100	See § 113-22E(11)
75	50	
75	75	
13	/3	
		Secondary use

LAND USE

		Maximum Maximum			Minimum Maxim		Maximum	Minimum Yard Requirements				
	Maximum	Minimum	Impervious	Building	Minimum	Minimum	Lot Width	Building		Side		
	Gross Density	Open Space	Surface Area	Coverage	Gross Site ³	Lot Area ²	at Setback	Height	Front	(each)	Rear	
Use	Ratio	(%)	(%)	(%)	(acres)	(acres)	(feet)	(feet)	(feet)	(feet)	(feet)	Notes
G-2 Research					S	See Use by Zo	ne Standards at	t end of table.				
G-3 Wholesale	See Use by Zone Standards at end of table.											
G-4 Mini storage					S	See Use by Zo	ne Standards at	t end of table.				
G-5 Printing	See Use by Zone Standards at end of table.											
G-6 Contracting	See Use by Zone Standards at end of table.											
G-9 Lumberyard		See Use by Zone Standards at end of table.										
G-10 Trades					S	See Use by Zo	ne Standards at	t end of table.				
G-11 Fuel storage and distribution					S	See Use by Zo	ne Standards at	t end of table.				
G-12 Building material sales and					S	See Use by Zo	ne Standards at	t end of table.				
equipment storage yard												
G-13 Ornamental iron works					S	See Use by Zo	ne Standards at	t end of table.				
G-14 Monument works					S	See Use by Zo	ne Standards at	t end of table.				
H-1 Home occupation					Acce	ssory use; see	§ 115-22H(1)	for requirement	S.			
H-2 Residential accessory structure					Acce	ssory use; see	§ 115-22H(3)	for requirement	S.	- .		
H-2a Accessory residential dwelling												
unit												
AR Zone			10%		6	6	250	35	75	50	100	
All other zones			10%		3	3	200	35	75	50	100	
H-2b Affordable accessory												
residential dwelling unit												
AR Zone			10%		6	6	250	35	75	50	100	
All other zones			10%		3	3	200	35	75	50	100	
H-3 Boarding												
AR Zone			10%		6	6	250	35	75	50	100	
All other zones			10%		3	3	200	35	75	50	100	
H-4 Accessory building										See § 115-33C.		
H-5 Outside storage						Se	e § 115-22H(6).				
H-6 Temporary structure										See § 115-36C.		
H-7 Swimming pool									Se	ee § 115-22H(8).	
H-8 Accessory retail				See	e Use by Zone	Standards at e	nd of table.					Secondary use
H-9 Dwelling in combination with a					S	See Use by Zo	ne Standards at	t end of table.				
business				-		1	F					
H-10 Recreational vehicles									Se	e § 115-22H(11).	
Use by Zone Standards												
AR Zone			10%		20	10	330	35	75	50	100	Minimum lot circle: 500 feet
VR Zone			10%		3	3	200	35	75	50	100	
VC Zone			10%		3	3	200	35	75	50	100	
IC Zone			40%		6	6	330	45	100	75	50	
LB Zone			40%		6	6	200	35	75	75	100	
I Zone			15%		50	50	500	35	100	100	100	
AB Zone			25%		6	6	200		100	75	100	Height determined by N.J.A.C.

115 Attachment 2:3

ALEXANDRIA CODE

			Maximum	Maximum			Minimum	Maximum	Minimun	n Yard Requi	rements	
	Maximum	Minimum	Impervious	Building	Minimum	Minimum	Lot Width	Building		Side		
	Gross Density	Open Space	Surface Area	Coverage	Gross Site ³	Lot Area ²	at Setback	Height	Front	(each)	Rear	
Use	Ratio	(%)	(%)	(%)	(acres)	(acres)	(feet)	(feet)	(feet)	(feet)	(feet)	Notes
AP Zone			10%		6	6	200		75	50	100	
H-11 Minor solar or photovoltaic						See	§ 115-22H(12	2).				
facility or structure												

NOTES:

¹ Open lands: See §§ 115-22B(9) and 115-55.3 for open lands standards and design requirements.

² In the lot size averaging subdivision, at least 50% of the lots shall be no less than three (3) acres in area and no greater than four (4) in area, which shall be subject to the following requirements: minimum lot width, 250 feet; maximum building height, 35 feet; minimum yard requirements: front, 75 feet; each side, 35 feet; and rear, 100 feet.

³ Tracts consisting of 20 acres or more are subject to the B-9 Mandatory Lot Size Averaging subdivision standards.

LAND USE

115 Attachment 1

Township of Alexandria

Table of Permitted and Conditional Uses by Zone District [Amended 7-13-1988 by Amendment 1; 3-14-1990 by Amendment 5.01; 4-8-1992 by Amendment 7; 4-12-1995 by Amendment 9; 11-11-1998 by Amendment 12; 8-10-2005 by Amendment 24; 9-13-2006 by Amendment 30; 12-12-2012 by Ord. No. 2012-10-24; 12-12-2012 by Ord. No. 2012-11-26]

Key:

X = Permitted use

C = Conditional use

		Zone District							
	Use-Description	AR	VR	VC	IC	LB	Ι	AB	AP
A-1	Agriculture and horticulture	X	X	Х	Х	X	X	X	X
A-3	Forestry	X	X	Х			X	X	X
A-4	Riding academy	C				X	X	X	X
A-5	Kennel	C	C		Х	X		X	C
A-6	Agriculture sales/farm stand	X	X	Х	Х	X	X	X	X
A-7	Christmas tree raising and sales	X	X	Х	Х	X	X	X	X
A-8	Plant nursery	X	X	Х	Х	X	X	X	X
A-9	Landscape contractor	X		Х	Х	X		Х	Х
A-10	Agricultural support services				Х	X		Х	X
B-1	Single-family detached	X	X						
B-9	Lot size averaging	X							
B-10	Single-family detached cluster		X						
B-12	Residential conversion	C							
B-13	Assisted living and congregate care facilities	C			Х	X			
B-14	Group home	X	X	X					
B-15	Guest house/bed-and-breakfast	C	X	X		X			
B-16	Rural estate residence	X							С

ALEXANDRIA CODE

			Zone District									
	Use-Description	AR	VR	VC	IC	LB	Ι	AB	AP			
B-17	Residential air park	С						C	X			
C-1	Places of worship	С	X	X	X	X	X					
C-2	School	С				X	X					
C-3	Commercial school	С		X	X	X		X				
C-4	Library or museum		X	X	X	X		X				
C-5	Recreation facility	Х	X	X	X		X	X				
C-6	Athletic facility				X		X	X				
C-7	Golf course	X					X	X				
C-8	Private club	С				X	X	X				
C-9	Community center		X	X	X	X	X					
C-10	Day nursery	X		X	X	X	X					
C-11	Nursing home	С			X	X						
C-12	Cemetery	X					X	X	X			
C-13	Municipal building	Х	X	X	X	X	X	X				
C-14	Municipal recycling							X				
C-15	Golf driving range				X							
D-1	Professional services			X	X	X		C				
D-2	Medical clinic			X	X	X		C				
D-3	Office			X	X	X		С				
D-4	conference center	X			X		X					
D-5	Low-density corporate office	X					X					
E-1	Retail shop			X	X	X						
E-2	Large retail shop				X							
E-3	Service business			X	X	X						
E-4	Financial establishment			X	X	X						
E-5	Eating place			X	X	X		C				
E-7	Repair shop			X	X	X		C				
E-8	Inn			X	X	X						
E-9	Entertainment				X							
E-10	Service station				X							
LAND	USE											
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		Zone District							
	Use-Description	AR	VR	VC	IC	LB	Ι	AB	AP
E-11	Automotive sales				X				
E-12	Automotive body repair and car wash				X	X			
E-13	Automotive accessories				X				
E-14	Car wash				X	X			
E-15	Shopping center				X				
E-16	Commercial conversion			X	X	X			
E-17	Tavern			X	X				
E-18	Convenience shopping			X	X				
E-19	Funeral home			C	X	X			
E-20	Veterinary office or clinic	C		C	X	X		X	C
E-21	Farmer's market	X		X	X	X		X	
E-22	Catering			X	X	X		X	
E-23	Garden supply store			X	X	X		X	
F-1	Utility operating facility				X				
F-2	Emergency service			X	X	X		X	
F-4	Airport or aircraft landing field							X	X
F-5	Wireless telecommunications equipment and facilities	C	C	C	X	C	С	C	С
F-6	Major solar or photovoltaic energy facilities or	C	C	C	C	C	C	C	С
	structures								
G-1	Manufacturing				X				
G-2	Research				X	X		C	
G-3	Wholesale				X			C	
G-4	Mini storage				X			C	
G-5	Printing				X	X			
G-6	Contracting				X	X		X	
G-9	Lumberyard				X				
G-10	Trades				X	X		X	
G-11	Fuel storage and distribution				X				
G-12	Building material sales and equipment storage yard				X			C	
G-13	Ornamental iron works				X			C	

ALEXANDRIA CODE

		Zone District							
	Use-Description	AR	VR	VC	IC	LB	Ι	AB	AP
G-14	Monument works				Х			Х	
H-1	Home occupation	X	X	X	X	X		X	X
H-2	Residential accessory structure	X	X	X	Х	X		X	Х
H-2a	Accessory residential dwelling unit	X	X	X	X	X			X
H-2b	Affordable accessory residential dwelling unit			X	X	X			X
H-3	Boarding	X	X	X	X	X			
H-4	Accessory building			X	X	X	X	X	X
H-5	Outside storage				X	X		X	X
H-6	Temporary structure	X	X	X	Х	X	X	X	X
H-7	Swimming pool	X	X	X	X	X	X	X	X
H-8	Accessory retail			C	Х	X			
H-9	Dwelling in combination with a business			X	Х	X			
H-10	Recreational vehicles	X	X	X	Х	X	X	X	X
H-11	Minor solar or photovoltaic energy facility and/or	X	X	X	X	X	X	X	X
	structures								

PROPERTY SPECIFICATIONS

Country Home and Farmette | Alexandria Township, Hunterdon County, NJ

FINANCING

For Questions Regarding Financing, Feel Free to Contact:



Country Living Loans Farm Credit East Jason K. Hart Senior Mortgage Specialist 9 Country Road 618 Lebanon, NJ 08833-3028 (908) 315-0356 jason.hart@farmcrediteast.com www.CountryLivingLoans.com

* Please Note: Purchase is not contingent on purchaser financing



Addendum A

CONSUMER INFORMATION STATEMENT

Country Home and Farmette | Alexandria Township, Hunterdon County, NJ



CONSUMER INFORMATION STATEMENT ON NEW JERSEY REAL ESTATE RELATIONSHIPS

In New Jersey, real estate licensees are required to disclose how they intend to work with buyers and sellers in a real estate transaction. (In rental transactions, the terms "buyers" and "sellers" should be read as "tenants" and "landlords", respectively.)

1. AS A SELLER'S AGENT OR SUBAGENT, I, AS A LICENSEE, REPRESENT THE SELLER AND ALL MATERIAL INFORMATION SUPPLIED TO ME BY THE BUYER WILL BE TOLD TO THE SELLER.

2. AS A BUYER'S AGENT, I, AS LICENSEE, REPRESENT THE BUYER AND ALL MATERIAL INFORMATION SUPPLIED TO ME BY THE SELLER WILL BE TOLD TO THE BUYER.

3. AS A DISCLOSED DUAL AGENT, I, AS A LICENSEE, REPRESENT BOTH PARTIES, HOWEVER, I MAY NOT, WITHOUT EXPRESS PERMISSION, DISCLOSE THAT THE SELLER WILL ACCEPT A PRICE LESS THAN THE LISTING PRICE OR THAT THE BUYER WILL PAY A PRICE GREATER THAN THE OFFERED PRICE.

4. AS A TRANSACTION BROKER, I, AS A LICENSEE, DO NOT REPRESENT EITHER THE BUYER OR THE SELLER. ALL INFORMATION I ACQUIRE FROM ONE PARTY MAY BE TOLD TO THE OTHER PARTY.

Before you disclose confidential information to a real estate licensee regarding a real estate transaction, you should understand what type of business relationship you have with that licensee. There are four business relationships: (1) seller's agent; (2) buyer's agent; (3) disclosed dual agent; and (4) transaction broker. Each of these relationships imposes certain legal duties and responsibilities on the licensee as well as on the seller or buyer represented. These four relationships are defined in greater detail below. Please read carefully before making your choice.

SELLERS' AGENT

A seller's agent WORKS ONLY FOR THE SELLER and has legal obligations, called fiduciary duties, to the seller. These include reasonable care, undivided loyalty, confidentiality and full disclosure. Seller's agents often work with buyers, but do not represent the buyers. However, in working with buyers a seller's agent must act honestly. In dealing with both parties, a seller's agent may not make any misrepresentations to either party on matters material to the transaction, such as the buyer's financial ability to pay, and must disclose defects of a material nature affecting the physical condition of the property, which a reasonable inspection by the licensee would disclose.

Seller's agents include all persons licensed with the brokerage firm, which has been authorized through a listing agreement to work as the seller's agent. In addition, other brokerage firms may accept an offer to work with the listing broker's firm as the seller's agents. In such cases, those firms and all persons licensed with such firms are called "sub-agents." Sellers who do not desire to have their property marketed through subagents should so inform the seller's agent.

BUYER'S AGENT

A buyer's agent WORKS ONLY FOR THE BUYER. A buyer's agent has fiduciary duties to the buyer, which include reasonable care, undivided loyalty, confidentiality and full disclosure. However, in dealing with sellers, a buyer's agent must act honestly. In dealing with both parties, a buyer's agent may not make any misrepresentations on matters material to the transaction, such as the buyer's financial ability to pay, and must disclose defects of a material nature affecting the physical condition of the property which a reasonable inspection by the licensee would disclose.

A buyer wishing to be represented by a buyer's agent is advised to enter into a separate written buyer agency contract with the brokerage firm, which is to work as their agent.

DISCLOSED DUAL AGENT

A disclosed dual agent WORKS FOR BOTH THE BUYER AND SELLER. To work as a dual agent, a firm must first obtain the informed written consent of the buyer and the seller. Therefore, before acting as a disclosed dual agent, brokerage firms must make written disclosure to both parties. Disclosed dual agency is most likely to occur when a licensee with a real estate firm working as a buyer's agent shows the buyer properties owned by sellers for whom that firm is also working as a seller's agent or sub-agent.

A real estate licensee working as a disclosed dual agent must carefully explain to each party, that, in addition to working as their agent, their firm will also work as the agent for the other party. They must also explain what effect their working as a disclosed dual agent will have on the fiduciary duties their firm owes to the buyer and to the seller. When working as a disclosed dual agent, a brokerage firm must have the express permission of a party prior to disclosing confidential information to the other party. Such information includes the highest price a buyer can afford to pay and the lowest price a seller will accept and the parties' motivation to buy or sell. Remember, a brokerage firm acting as a disclosed dual agent will not be able to put one party's interests ahead of those of the other party and cannot advise or counsel either party on how to gain an advantage at the expense of the other party on the basis of confidential information obtained from or about the other party.

If you decide to enter into an agency relationship with a firm, which is to work as a disclosed dual agent, you are advised to sign a written agreement with that firm.

TRANSACTION BROKER

The New Jersey Real Estate Licensing Law does not require licensees to work in the capacity of an "agent" when providing brokerage services. A transaction broker works with a buyer or a seller or both in the sales transaction without representing anyone. A TRANSACTION BROKER DOES NOT PROMOTE THE INTERESTS OF ONE PARTY OVER THOSE OF THE OTHER PARTY TO THE TRANSACTION. Licensees with such a firm would be required to treat all parties honestly and to act in a competent manner, but they would not be required to keep confidential any information. A transaction broker can locate qualified buyers for a seller or suitable properties for a buyer. They can then work with both parties in an effort to arrive at an agreement on the sale or rental of real estate and perform tasks to facilitate the closing of a transaction.

A transaction broker primarily serves as a manager of the transaction, communicating information between the parties to assist them in arriving at a mutually acceptable agreement and in closing the transaction, but cannot advise or counsel either party on how to gain an advantage at the expense of the other party. Owners considering working with transaction brokers are advised to sign a written agreement with that firm which clearly states what services that firm will perform and how it will be paid. In addition, any transaction brokerage agreement with a seller or landlord should specifically state whether a notice on the property to be rented or sold will or will not be circulated in any or all Multiple Listing System(s) of which that firm is a member.

YOU MAY OBTAIN LEGAL ADVICE ABOUT THESE BUSINESS RELATIONSHIPS FROM YOUR OWN LAWYER.

THIS STATEMENT IS NOT A CONTRACT AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

ACKNOWLEDGEMENT OF RECEIPT OF CONSUMER INFORMATION STATEMENT (CIS)

FOR SELLERS AND LANDLORDS

"By signing this Consumer Information Statement, I acknowledge that I received this Statement from Max Spann RE & Auction Co (name of brokerage Firm) prior to discussing my motivation to sell or lease or my desired selling or leasing price with one of its representatives."

Signed:

FOR BUYERS AND TENANTS

"By signing this Consumer Information Statement, I acknowledge that I received this Statement from <u>Max Spann RE & Auction Co</u> (name of brokerage firm) prior to discussing my motivation or financial ability to buy or lease with one of its representatives."

Signed:____

#

DECLARATION OF BUSINESS RELATIONSHIP

I, Max Spann Jr _____, (name of licensee) as an authorized representative of Max Spann RE & Auction Co _____, (name of brokerage firm) intend, as of this time, to work with you as a (indicate one of the following):

X Seller's Agent Only

___ Buyer's Agent Only

____ Seller's Agent and Disclosed Dual Agent if the opportunity arises

____Buyer's Agent and Disclosed Dual Agent if the opportunity arises

____Transaction Broker Only

____Seller's Agent on properties on which this firm is acting as the seller's agent and transaction broker on other properties

DATE: 6/13/24

2012 CIS (A)

ADDENDUM B: DEED

Country Home and Farmette | Alexandria Township, Hunterdon County, NJ



Max Spann Real Estate & Auction Co | 888-299-1438 | www.maxspann.com

BOUK 1190 PAGE 0444 INFIAN & GIAINS COUNTY OF HUNTERDON ONBIDERATION BALTY TRANS flood OATH This Deed is made on JUNE 29 , 1998 BETWEEN husband and wife. whose post office address is 95 Hartpence Road, Milford, New Jersey 08848 referred to as the Grantor, AND THOMAS AVERSA and SUSAN AVERSA, husband and wife, whose post office address is is about to be 95 Hartpence Road, Milford, New Jersey 08848 referred to as the Grantee. The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above. 1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of The Grantor acknowledges receipt of this money. 2. Tax Map Reference. Block No. * see below (N.J.S.A. 46:15-1.1) Municipality of ALEXANDRIA TOWNSHIP Lot No. *see below Account No. No property tax identification number is available on the date of this Deed. (Check box if applicable.) 3. Property. The Property consists of the land and all the buildings and structures on the land in the TOWNSHIP of ALEXANDRIA County of HUNTERDON and State of New Jersey. The legal description is: X Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable). BEING known and designated as Lot 46 in Block 8 and Lot 30 in Block 9 on the Official Tax Map of Alexandria Township, Hunterdon County, New Jersey. SUBJECT to easements and restrictions of record, if any. BEING the same premises conveyed to the Grantors herein by deed from / and (formerly as joint tenents) dated August 19, 1991 and recorded on August 21, 1991 in Deed Book 1061, Page 241 in the Hunterdon County Clerk's Office. Title was originally acquired by deed from Elsie H. Tigar, widow, dated March 28, 1991 and recorded on April 2, 1991 in Deed Book 1055, Page 290. Prepared by: (print signer's name below signature) (For Recorder's Use Only) IAM J. WI GIANOS, SOURE AN ATTORNEY AT LAW OF NEW JERSEY



107773

Addendum C: Soil Report

Country Home and Farmette | Alexandria Township, Hunterdon County, NJ



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United States Department of Agriculture



Natural Resources Conservation Service A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Hunterdon County, New Jersey

170 Hartpence Rd, Alexandria Twp, NJ



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/? cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



	MAP L	EGEND	MAP INFORMATION
Area of Interest (AOI) Area of Interest (AOI)		Spoil AreaStony Spot	The soil surveys that comprise your AOI were mapped at 1:24,000.
Soils	Soil Map Unit Polygons Soil Map Unit Lines	Wery Stony Spot Image: Wet Spot	Warning: Soil Map may not be valid at this scale.
D Special	Soil Map Unit Points Point Features	△ Other✓ Special Line Fea	Intersection of the detail of mapping and accuracy of soil ine placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed
<u>ی</u>	Blowout Borrow Pit	Water Features Streams and Car	scale.
¥ ◊	Clay Spot Closed Depression	Rails	Please rely on the bar scale on each map sheet for map measurements.
*	Gravel Pit Gravelly Spot	→ US Routes → Major Roads	Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)
©	Landfill Lava Flow	Local Roads	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
بله ج	Marsh or swamp Mine or Quarry	Aerial Photograp	Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.
0	Miscellaneous Water Perennial Water		This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.
× +	Rock Outcrop Saline Spot		Soil Survey Area: Hunterdon County, New Jersey Survey Area Data: Version 19, Aug 29, 2023
** #	Sandy Spot Severely Eroded Spot		Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.
\$ ≥	Sinkhole Slide or Slip		Date(s) aerial images were photographed: Jun 4, 2022—Jul 22, 2022
ø	Sodic Spot		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 Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HcuAt	Hatboro-Codorus complex, 0 to 3 percent slopes, frequently flooded	0.9	25.3%
PdtC2	Pattenburg gravelly loam, 6 to 12 percent slopes, eroded	2.0	54.0%
PdtD	Pattenburg gravelly loam, 12 to 18 percent slopes	0.8	20.7%
PdtmB	Pattenburg gravelly loam, moderately wet, 2 to 6 percent slopes	0.0	0.0%
Totals for Area of Interest	L	3.7	100.0%

Map Unit Legend

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Hunterdon County, New Jersey

HcuAt—Hatboro-Codorus complex, 0 to 3 percent slopes, frequently flooded

Map Unit Setting

National map unit symbol: 2w06g Elevation: 90 to 680 feet Mean annual precipitation: 47 to 51 inches Mean annual air temperature: 48 to 57 degrees F Frost-free period: 180 to 210 days Farmland classification: Not prime farmland

Map Unit Composition

Hatboro, frequently, and similar soils: 60 percent Codorus, occasional, and similar soils: 35 percent Minor components: 5 percent Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hatboro, Frequently

Setting

Landform: Flood plains Landform position (two-dimensional): Footslope, toeslope Landform position (three-dimensional): Tread Down-slope shape: Linear Across-slope shape: Concave Parent material: Loamy alluvium derived from greenstone and/or phyllite and/or quartzite and/or schist

Typical profile

A - 0 to 11 inches: silt loam Bg1 - 11 to 18 inches: silt loam Bg2 - 18 to 29 inches: silt loam BCg - 29 to 44 inches: silt loam Cg1 - 44 to 55 inches: silty clay loam Cg2 - 55 to 80 inches: sandy loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: Frequent
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: High (about 9.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (nonirrigated): 5w Hydrologic Soil Group: B/D *Ecological site:* F148XY030PA - Hydric, Piedmont - felsic, Riparian Zone, Swamp Meadow-Shrub-Forest *Hydric soil rating:* Yes

Description of Codorus, Occasional

Setting

Landform: Flood plains Landform position (two-dimensional): Footslope, toeslope Landform position (three-dimensional): Tread Down-slope shape: Linear Across-slope shape: Concave Parent material: Loamy alluvium derived from phyllite and/or mica schist and/or greenstone and/or old loamy alluvium derived from phyllite and/or mica schist and/or greenstone

Typical profile

Ap - 0 to 11 inches: silt loam Bw1 - 11 to 18 inches: silt loam Bw2 - 18 to 40 inches: gravelly silt loam 2C - 40 to 80 inches: very gravelly silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (nonirrigated): 2w Hydrologic Soil Group: C Ecological site: F148XY027PA - Moist, Piedmont - felsic, Riparian Zone, Ecotonal Meadow-Shrub-Forest Hydric soil rating: No

Minor Components

Delanco

Percent of map unit: 5 percent Landform: Stream terraces Landform position (two-dimensional): Summit Landform position (three-dimensional): Tread Down-slope shape: Linear Across-slope shape: Convex Hydric soil rating: No

PdtC2—Pattenburg gravelly loam, 6 to 12 percent slopes, eroded

Map Unit Setting

National map unit symbol: Idxb Elevation: 160 to 1,200 feet Mean annual precipitation: 30 to 64 inches Mean annual air temperature: 46 to 79 degrees F Frost-free period: 131 to 178 days Farmland classification: Farmland of statewide importance

Map Unit Composition

Pattenburg, eroded, and similar soils: 90 percent Minor components: 10 percent Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pattenburg, Eroded

Setting

Landform: Hills Landform position (two-dimensional): Shoulder Down-slope shape: Linear Across-slope shape: Convex Parent material: Reddish quartoze coarse-loamy residuum weathered from conglomerate and/or fanglomerate

Typical profile

Ap - 0 to 7 inches: gravelly loam BA - 7 to 14 inches: gravelly loam Bt - 14 to 30 inches: gravelly loam C - 30 to 60 inches: gravelly sandy loam R - 60 to 80 inches: weathered bedrock

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: 39 to 60 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (nonirrigated): 3e Hydrologic Soil Group: B *Ecological site:* F148XY022PA - Dry, Triassic, Upland, Mixed Oak Heath / Oak-Pine Woodland *Hydric soil rating:* No

Minor Components

Gladstone

Percent of map unit: 5 percent Landform: Hills Landform position (two-dimensional): Shoulder Landform position (three-dimensional): Side slope Down-slope shape: Linear Across-slope shape: Convex Hydric soil rating: No

Penn

Percent of map unit: 5 percent Landform: Hills Landform position (two-dimensional): Backslope Landform position (three-dimensional): Side slope Down-slope shape: Linear Across-slope shape: Convex Hydric soil rating: No

PdtD—Pattenburg gravelly loam, 12 to 18 percent slopes

Map Unit Setting

National map unit symbol: 1Imh0 Elevation: 160 to 1,200 feet Mean annual precipitation: 30 to 64 inches Mean annual air temperature: 46 to 79 degrees F Frost-free period: 131 to 178 days Farmland classification: Not prime farmland

Map Unit Composition

Pattenburg and similar soils: 90 percent Minor components: 10 percent Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pattenburg

Setting

Landform: Hills Landform position (two-dimensional): Shoulder Down-slope shape: Linear Across-slope shape: Convex Parent material: Reddish quartoze coarse-loamy residuum weathered from conglomerate and/or fanglomerate

Typical profile

Ap - 0 to 7 inches: gravelly loam

16

BA - 7 to 14 inches: gravelly loam
Bt - 14 to 30 inches: gravelly loam
C - 30 to 60 inches: gravelly sandy loam
R - 60 to 80 inches: weathered bedrock

Properties and qualities

Slope: 12 to 18 percent
Depth to restrictive feature: 39 to 60 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (nonirrigated): 4e Hydrologic Soil Group: B Ecological site: F148XY022PA - Dry, Triassic, Upland, Mixed Oak Heath / Oak-Pine Woodland Hydric soil rating: No

Minor Components

Penn

Percent of map unit: 5 percent Landform: Hills Landform position (two-dimensional): Backslope Landform position (three-dimensional): Side slope Down-slope shape: Linear Across-slope shape: Convex Hydric soil rating: No

Gladstone

Percent of map unit: 5 percent Landform: Hills Landform position (two-dimensional): Shoulder Landform position (three-dimensional): Side slope Down-slope shape: Linear Across-slope shape: Convex Hydric soil rating: No

PdtmB—Pattenburg gravelly loam, moderately wet, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: ldxf Elevation: 300 to 1,100 feet Mean annual precipitation: 30 to 64 inches Mean annual air temperature: 46 to 79 degrees F Frost-free period: 131 to 178 days Farmland classification: All areas are prime farmland

Map Unit Composition

Pattenburg, moderately wet, and similar soils: 85 percent *Minor components:* 15 percent *Estimates are based on observations, descriptions, and transects of the mapunit.*

Description of Pattenburg, Moderately Wet

Setting

Landform: Hills Landform position (two-dimensional): Shoulder Down-slope shape: Linear Across-slope shape: Convex Parent material: Reddish quartoze coarse-loamy residuum weathered from conglomerate and/or fanglomerate

Typical profile

Ap - 0 to 7 inches:gravelly loamBA - 7 to 14 inches:gravelly loamBt - 14 to 30 inches:gravelly loamC - 30 to 60 inches:gravelly sandy loamR - 60 to 80 inches:weathered bedrock

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: 39 to 60 inches to lithic bedrock
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (nonirrigated): 2e Hydrologic Soil Group: B Ecological site: F148XY022PA - Dry, Triassic, Upland, Mixed Oak Heath / Oak-Pine Woodland Hydric soil rating: No

Minor Components

Cokesbury

Percent of map unit: 5 percent Landform: Drainageways Landform position (two-dimensional): Toeslope Landform position (three-dimensional): Base slope Down-slope shape: Linear Across-slope shape: Concave Hydric soil rating: Yes

Udifluvents, frequently flooded

Percent of map unit: 5 percent Landform: Flood plains Down-slope shape: Concave Across-slope shape: Linear Hydric soil rating: No

Croton

Percent of map unit: 5 percent Landform: Depressions Landform position (two-dimensional): Toeslope Landform position (three-dimensional): Base slope Down-slope shape: Concave Across-slope shape: Concave Hydric soil rating: Yes

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United States Department of Agriculture



Natural Resources Conservation Service A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Hunterdon County, New Jersey

95 Hartpence Rd, Alexandria Twp, NJ



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/? cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



	MAP LEGEND			MAP INFORMATION
Area of Int	t erest (AOI) Area of Interest (AOI)		Spoil Area	The soil surveys that comprise your AOI were mapped at 1:24,000.
Soils	Soil Map Unit Polygons	0	Very Stony Spot	Warning: Soil Map may not be valid at this scale.
~	Soil Map Unit Lines	\$	Wet Spot Other	Enlargement of maps beyond the scale of mapping can cause
Special	Soil Map Unit Points Point Features	<u>~</u>	Special Line Features	line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed
<u>ی</u>	Blowout Borrow Pit		Streams and Canals	scale.
×	Clay Spot	Iransport	ation Rails	Please rely on the bar scale on each map sheet for map measurements.
×	Gravel Pit	~	Interstate Highways US Routes	Source of Map: Natural Resources Conservation Service Web Soil Survey URL:
 O	Gravelly Spot Landfill	~	Major Roads Local Roads	Coordinate System: Web Mercator (EPSG:3857)
٨	Lava Flow	Backgrou	nd Aerial Photography	projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the
	Mine or Quarry	Aenai Photography	Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.	
0	Miscellaneous Water Perennial Water			This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.
~	Rock Outcrop			Soil Survey Area: Hunterdon County, New Jersey
+ 	Sandy Spot			Soil map units are labeled (as space allows) for map scales
⊕ ∧	Severely Eroded Spot Sinkhole			1:50,000 or larger.
>	Slide or Slip			2022
ø	Sodic Spot			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

		-	
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PdtC2	Pattenburg gravelly loam, 6 to 12 percent slopes, eroded	4.0	85.8%
PdtD	Pattenburg gravelly loam, 12 to 18 percent slopes	0.7	14.2%
Totals for Area of Interest		4.6	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Hunterdon County, New Jersey

PdtC2—Pattenburg gravelly loam, 6 to 12 percent slopes, eroded

Map Unit Setting

National map unit symbol: ldxb Elevation: 160 to 1,200 feet Mean annual precipitation: 30 to 64 inches Mean annual air temperature: 46 to 79 degrees F Frost-free period: 131 to 178 days Farmland classification: Farmland of statewide importance

Map Unit Composition

Pattenburg, eroded, and similar soils: 90 percent Minor components: 10 percent Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pattenburg, Eroded

Setting

Landform: Hills Landform position (two-dimensional): Shoulder Down-slope shape: Linear Across-slope shape: Convex Parent material: Reddish quartoze coarse-loamy residuum weathered from conglomerate and/or fanglomerate

Typical profile

Ap - 0 to 7 inches: gravelly loam
BA - 7 to 14 inches: gravelly loam
Bt - 14 to 30 inches: gravelly loam
C - 30 to 60 inches: gravelly sandy loam
R - 60 to 80 inches: weathered bedrock

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: 39 to 60 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (nonirrigated): 3e Hydrologic Soil Group: B Ecological site: F148XY022PA - Dry, Triassic, Upland, Mixed Oak Heath / Oak-Pine Woodland Hydric soil rating: No

Minor Components

Gladstone

Percent of map unit: 5 percent Landform: Hills Landform position (two-dimensional): Shoulder Landform position (three-dimensional): Side slope Down-slope shape: Linear Across-slope shape: Convex Hydric soil rating: No

Penn

Percent of map unit: 5 percent Landform: Hills Landform position (two-dimensional): Backslope Landform position (three-dimensional): Side slope Down-slope shape: Linear Across-slope shape: Convex Hydric soil rating: No

PdtD—Pattenburg gravelly loam, 12 to 18 percent slopes

Map Unit Setting

National map unit symbol: 1lmh0 Elevation: 160 to 1,200 feet Mean annual precipitation: 30 to 64 inches Mean annual air temperature: 46 to 79 degrees F Frost-free period: 131 to 178 days Farmland classification: Not prime farmland

Map Unit Composition

Pattenburg and similar soils: 90 percent Minor components: 10 percent Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pattenburg

Setting

Landform: Hills Landform position (two-dimensional): Shoulder Down-slope shape: Linear Across-slope shape: Convex Parent material: Reddish quartoze coarse-loamy residuum weathered from conglomerate and/or fanglomerate

Typical profile

Ap - 0 to 7 inches: gravelly loam BA - 7 to 14 inches: gravelly loam Bt - 14 to 30 inches: gravelly loam C - 30 to 60 inches: gravelly sandy loam R - 60 to 80 inches: weathered bedrock

Properties and qualities

Slope: 12 to 18 percent
Depth to restrictive feature: 39 to 60 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (nonirrigated): 4e Hydrologic Soil Group: B Ecological site: F148XY022PA - Dry, Triassic, Upland, Mixed Oak Heath / Oak-Pine Woodland Hydric soil rating: No

Minor Components

Penn

Percent of map unit: 5 percent Landform: Hills Landform position (two-dimensional): Backslope Landform position (three-dimensional): Side slope Down-slope shape: Linear Across-slope shape: Convex Hydric soil rating: No

Gladstone

Percent of map unit: 5 percent Landform: Hills Landform position (two-dimensional): Shoulder Landform position (three-dimensional): Side slope Down-slope shape: Linear Across-slope shape: Convex Hydric soil rating: No

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Addendum D: Highlands Report

Country Home and Farmette | Alexandria Township, Hunterdon County, NJ



Max Spann Real Estate & Auction Co | 888-299-1438 | www.maxspann.com



Advanced Property Report

State of New Jersey Highlands Water Protection and Planning Council

100 North Road (Route 513), Chester, NJ 07930 | Telephone: (908) 879-6737 | Fax: (908) 879-4205

Disclaimer:

Please be advised that any information generated in this report does not constitute a formal Consistency Determination from the Highlands Council. The information contained herein is provided solely for informational purposes and is not to be construed as providing advice, recommendations, endorsements, representations or warranties of any kind whatsoever.

Report for Block 8, Lot 46 in ALEXANDRIA TWP



MOD IV Data		NJ Highlands Data		
Block	8	Planning Area	3.16 ac. (100.00%)	
Lot	46	Preservation Area	-	
Municipality	ALEXANDRIA TWP			
County	HUNTERDON	Plan Conformance	Not Approved (Preservation Area only)	
Qualifier		Designated Center	No	
Owner	N/A	Doorgination Contor		
Property Location	170 HARTPENCE ROAD	Lot Size	3.16 ac.	
Local Zoning	Agricultural Residential			

Report for Block 8, Lot 46 in ALEXANDRIA TWP (Continued)

0 ac.

Agriculture	
Agricultural Landscape >= 250 ac.	1.18 ac. (37.24%)
Agricultural Resource Area	3.16 ac. (100.00%)
Important Farmland Soils	0.38 ac. (11.89%)
Agricultural Uses	0 ac.

Critical Habitat

Confirmed Vernal Pool Buffer (300m)					0 ac.
Critical Wildlife Habitat				2.95 ac. (9	3.24%)
Significant Natural Area					0 ac.
Species Habitat	Northern Myotis,	Wood Turtle,	Veery,	Wood Thrush,	Bobcat

Forest Resources	
Total Forest Area	0.85 ac. (26.93%)
Forest Resource Area	3.16 ac. (100.00%)
Core Forest	0 ac.
Forest Integrity Score - High	0 ac.
Forest Integrity Score - Moderate	3.16 ac. (100.00%)
Forest Integrity Score - Low	0 ac.

Geology

Carbonate Rock

Historical & Archaeological	
Archaeological 1 Sq. Mi. Grid	0 ac.
Historic District	No
Historic Property Name	No historic property present.

Land Use Capability Zones	
Protection Zone (PZ)	0 ac.
Wildlife Management Sub-Zone (WMA)	0 ac.
Conservation Zone (CZ)	2.19 ac. (69.16%)
Conservation - Env. Constrained Sub-Zone (CECSZ)	0.98 ac. (30.84%)
Existing Community Zone (ECZ)	0 ac.
Existing Community - Env. Constrained Sub-Zone (ECECSZ)	0 ac.
Lake Community Sub-Zone (LCZ)	0 ac.

Open Water	
Streams	None present
Wetlands	0 ac.
Open Water	0 ac.
Open Water Protection Area	1.56 ac. (49.43%)
Watershed Values - High	0 ac.
Watershed Values - Moderate	0 ac.
Watershed Values - Low	0 ac.

Preservation Priority	
Special Environmental Zone	0 ac.
Conservation Priority Areas - High	0 ac.
Conservation Priority Areas - Moderate	0.18 ac. (5.63%)
Agricultural Priority Areas - High	0.03 ac. (0.86%)
Agricultural Priority Areas - Moderate	0.22 ac. (7.06%)

Preserved Open Space	
Preserved Land	0 ac.
Scenic Resources	0 ac.

Riparian	
Riparian Area	1.57 ac. (49.62%)
Wildlife Corridor	0 ac.
Riparian Integrity Score - High	0 ac.
Riparian Integrity Score - Moderate	3.16 ac. (100.00%)
Riparian Integrity Score - Low	0 ac.

Steep Slope Protection Area	
Severely Constrained	0.25 ac. (8.02%)
Moderately Constrained	0.22 ac. (6.85%)
Limited Constrained	0 ac.

Transportation	
Transportation Score >= 3	0 ac.

Report for Block 8, Lot 46 in ALEXANDRIA TWP (Continued)

Utilities	
Public Water System	N/A
Waste Water System	N/A
Water Quality	
Lake Management Area	0 ac.
Prime Groundwater Recharge	0.74 ac. (23.46%)
Wellhead Protection Area (community) - Tier 1	0 ac.
Wellhead Protection Area (community) - Tier 2	0 ac.
Wellhead Protection Area (community) - Tier 3	0 ac.

Water Quantity by Subwatershed	
HUC14 Subwatershed Name	Harihokake Creek (and to Hakihokake Ck)
Net Water Availability	-0.99-(-0.10) Million Gallons per Day

Additional Information

Please note that mapping of the resources described in this report is available using the Create Map menu. Assistance is available in the Help link located at the upper right corner of the interactive map.

If you have questions about the information contained in this report, please contact the Highlands Council at (908) 879-6737 or highlands@highlands.nj.gov. Additional information is also available via the links below.

• Project Reviews

Please note that jurisdiction for project reviews in the Highlands Region is shared between the Highlands Council and the New Jersey Department of Environmental Protection. Information regarding the types of projects that require Highlands Council review is available on the Highlands Council website.

www.nj.gov/njhighlands/projectreview/

• Highlands Act Exemptions and Waivers

The Highlands Act creates seventeen exemptions that allow property owners to develop their properties without applying the enhanced environmental standards adopted by the New Jersey Department of Environmental Protection in the Preservation Area.

www.nj.gov/njhighlands/about/contact/exemptions.pdf

Please note that several municipalities have been certified to make exemption determinations for some of the most common exemptions. Information regarding this program is available on the Highlands Council website.

www.nj.gov/njhighlands/planconformance/guidelines/exempt.html

Municipal and County Liaisons

A Highlands Council staff liaison is assigned to every highlands municipality or county involved in the Plan Conformance process. A list of liaisons is available at the Highlands Council website.

www.nj.gov/njhighlands/planconformance/muni-liaisons/

Highlands Plan Conformance Process and Status

Plan Conformance includes the revision of local planning and regulatory documents to integrate the land use and resource management requirements of the Highlands Act so those documents will conform to the goals, requirements and provisions of the Regional Master Plan (RMP). Plan conformance is required by the Highlands Act throughout the Preservation Area and is voluntary in the Planning Area.

www.nj.gov/njhighlands/planconformance/



Advanced Property Report

State of New Jersey Highlands Water Protection and Planning Council

100 North Road (Route 513), Chester, NJ 07930 | Telephone: (908) 879-6737 | Fax: (908) 879-4205

Disclaimer:

Please be advised that any information generated in this report does not constitute a formal Consistency Determination from the Highlands Council. The information contained herein is provided solely for informational purposes and is not to be construed as providing advice, recommendations, endorsements, representations or warranties of any kind whatsoever.

Report for Block 9, Lot 30 in ALEXANDRIA TWP



MOD IV Data		NJ Highlands Data	
Block	9	Planning Area	4.36 ac. (100.00%)
Lot	30	Preservation Area	
Municipality	ALEXANDRIA TWP		
County	HUNTERDON	Plan Conformance	Not Approved (Preservation Area only)
Qualifier		Designated Center	No
Owner	N/A	Boolghatoa Contor	
Property Location	95 HARTPENCE ROAD	Lot Size	4.36 ac.
Local Zoning	Agricultural Residential		

Report for Block 9, Lot 30 in ALEXANDRIA TWP (Continued)

Advanced Property Report

0 ac.

Agriculture					
Agricultural Landscape >= 250 ac.				0.35 ac. (8	.10%)
Agricultural Resource Area				4.36 ac. (100	.00%)
Important Farmland Soils				3.01 ac. (69	.15%)
Agricultural Uses				0.00 ac. (0	.03%)
Critical Habitat					
Confirmed Vernal Pool Buffer (300m)					0 ac.
Critical Wildlife Habitat				3.95 ac. (90	.68%)
Significant Natural Area					0 ac.
Species Habitat	Northern Myotis,	American Kestrel,	Veery,	Wood Turtle, Thrush, B	Wood Sobcat
Forest Resources					

Total Forest Area	3.13 ac. (71.77%)
Forest Resource Area	0.74 ac. (16.97%)
Core Forest	0 ac.
Forest Integrity Score - High	0 ac.
Forest Integrity Score - Moderate	4.36 ac. (100.00%)
Forest Integrity Score - Low	0 ac.

COO	OOW

Carbonate Rock

Historical & Archaeological	
Archaeological 1 Sq. Mi. Grid	0 ac.
Historic District	No
Historic Property Name	No historic property present.

Land Use Capability Zones	
Protection Zone (PZ)	0 ac.
Wildlife Management Sub-Zone (WMA)	0 ac.
Conservation Zone (CZ)	0.37 ac. (8.52%)
Conservation - Env. Constrained Sub-Zone (CECSZ)	3.98 ac. (91.48%)
Existing Community Zone (ECZ)	0 ac.
Existing Community - Env. Constrained Sub-Zone (ECECSZ)	0 ac.
Lake Community Sub-Zone (LCZ)	0 ac.

Open Water	
Streams	None present
Wetlands	0 ac.
Open Water	0 ac.
Open Water Protection Area	0.04 ac. (0.91%)
Watershed Values - High	0 ac.
Watershed Values - Moderate	0 ac.
Watershed Values - Low	0 ac.

Preservation Priority	
Special Environmental Zone	0 ac.
Conservation Priority Areas - High	0 ac.
Conservation Priority Areas - Moderate	0 ac.
Agricultural Priority Areas - High	0.13 ac. (2.89%)
Agricultural Priority Areas - Moderate	4.08 ac. (93.56%)

Preserved Open Space	
Preserved Land	0 ac.
Scenic Resources	0 ac.

Riparian	
Riparian Area	0.04 ac. (0.94%)
Wildlife Corridor	0 ac.
Riparian Integrity Score - High	0 ac.
Riparian Integrity Score - Moderate	4.36 ac. (100.00%)
Riparian Integrity Score - Low	0 ac.

Steep Slope Protection Area	
Severely Constrained	0.52 ac. (12.03%)
Moderately Constrained	0.29 ac. (6.66%)
Limited Constrained	0 ac.
Transportation	
Transportation Score >= 3	0 ac.

Utilities	
Public Water System	N/A
Waste Water System	N/A

Water Quality	
Lake Management Area	0 ac.
Prime Groundwater Recharge	3.94 ac. (90.51%)
Wellhead Protection Area (community) - Tier 1	0 ac.
Wellhead Protection Area (community) - Tier 2	0 ac.
Wellhead Protection Area (community) - Tier 3	0 ac.

Water Quantity by Subwatershed	
HUC14 Subwatershed Name	Harihokake Creek (and to Hakihokake Ck)
Net Water Availability	-0.99-(-0.10) Million Gallons per Day

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www.nj.gov/njhighlands/planconformance/

Addendum E: Environmental

Country Home and Farmette | Alexandria Township, Hunterdon County, NJ



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State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Bureau of Coastal and Land Use Compliance and Enforcement Chester Office 100 North Road Chester, New Jersey 07930 Telephone: (908) 879-3769 Fax: (908) 879-6797 BOB MARTIN Commissioner

IN THE MATTER OF:

Thomas & Susan Aversa

170 Hartpence Road Block 8, Lot 46 Alexandria Township, Hunterdon County

ADMINISTRATIVE CONSENT ORDER

NEA120001 - 1001-04-0018.1

CHRIS CHRISTIE

KIM GUADAGNO

Lt. Governor

Governor

The New Jersey Department of Environmental Protection ("Department" or "DEP") is authorized to enter into this Administrative Consent Order (ACO) and Withdrawal of Hearing Request pursuant to the authority vested in the Commissioner of the Department by <u>N.J.S.A</u>. 13:1D-1 et seq., and the Freshwater Wetlands Protection Act <u>N.J.S.A</u>. 13:9B-1 et seq. (the "FWPA") and the rules promulgated at <u>N.J.A.C</u>. 7:7A-1, and duly delegated to the Assistant Commissioner, Compliance and Enforcement and his assignees pursuant to <u>N.J.S.A</u>. 13:1B-4.

FINDINGS

1. Thomas and Susan Aversa, hereinafter "the Aversas", are the owners of property located at 170 Hartpence Road, designated as Block 8, Lot 46, within Alexandria Township, Hunterdon County, (the "site").

2. As a result of compliance evaluations conducted on September 28, 2004 and January 4, 2005, the Department determined that the Aversas failed to comply with applicable requirements at the site as listed below:

<u>Requirement:</u> Pursuant to N.J.A.C. 7:7A-2.6(a), the removal, excavation or disturbance of the soil; dumping or filling with any material; erection of structures; placement of pavements; destruction of plant life which would alter the existing pattern of vegetation; and placement of any portion of a residential development project as defined at N.J.A.C. 7:7A-1.4 within a freshwater wetland transition area are regulated activities which require prior permit approval from the Department.

<u>Description of Noncompliance</u>: The performance of unauthorized regulated activities within a freshwater wetland transition area. More specifically, the regulated activities involve the destruction of vegetation within approximately 32,000 square feet of freshwater wetland transition area in connection with the expansion of a pasture.

 On March 4, 2005, the Department's Bureau of Coastal and Land Use Compliance and Enforcement (CLUE) issued a Notice of Violation (NOV) to the Aversas for the above violation which was received by the Aversas on March 10, 2005.

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BOB MARTIN Commissioner

State of New Jersey DEPARTMENT OF ENVIRONMENTAL PROTECTION Bureau of Coastal and Land Use Compliance and Enforcement P.O. Box 420, 401 East State Street Mail Code 401-04C Trenton, New Jersey 08625-0420 Telephone No. (609) 292-1240

Fax No. (609) 633-6798

June 30, 2016

CERTIFIED MAIL/RRR 7007 0220 0002 1050 2886

CHRIS CHRISTIE

KIM GUADAGNO

Governor

Lt. Governor

Thomas and Susan Aversa 95 Hartpence Road Milford, NJ 08848

RE: Administrative Consent Order Compliance EA ID #: NEA120001 - 1001-04-0018.1 Block and Lot: [8, 46] Alexandria Township, Hunterdon County

Att. Transfa HAtten

Dear Mr. and Mrs. Aversa:

On September 26, 2013 and June 21, 2016, a Representative of the Bureau of Coastal and Land Use Compliance and Enforcement ("Bureau" or CLUE) conducted a site inspection and compliance evaluation with respect to the above referenced Administrative Consent Order (ACO), made final on January 18, 2013. At the time of the inspection and evaluation it was observed that the approved restoration plan had been implemented as required in the ACO. Thank you for completing the restoration.

However, CLUE has not yet received a draft conservation restriction in accordance with ACO paragraph 11. This may be because you were not provided with the template mentioned within that paragraph. Please find enclosed both a copy of the ACO and the Conservation Restriction document which will need to be filled out and notarized. Please submit the completed conservation restriction to Tanya Hatten at the address at the top of this correspondence within 60 days of your receipt of this letter.

You are required to comply with the terms of the ACO agreement that you entered into with the Department. Failure to do so may result in further enforcement action including the assessment of stipulated penalties and/or referral of this matter to the Office of the Attorney General for litigation.

Should you have any questions at all, please contact Tanya Hatten, Environmental Specialist, at the telephone number or address at the top of this correspondence.

Sincerely,

Sanbaral Baue

Barbara E. Baus, Section Chief, Bureau of Coastal and Land Use Compliance and Enforcement

Enclosure c: Bureau file

<u>Addendum F</u> Lead Paint Brochure

Country Home and Farmette | Alexandria Township, Hunterdon County, NJ



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Protect Your Family From Lead in Your Home





United States Environmental Protection Agency



United States Consumer Product Safety Commission



United States Department of Housing and Urban Development

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- About health effects of lead
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or leadbased paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

• Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or stateapproved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium.
- Remove shoes or wipe soil off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

• Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage

While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.



Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.¹

Many homes, including private, federally-assisted, federallyowned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

¹ "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm), or more than 0.5% by weight.

² "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- · On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- + 40 micrograms per square foot ($\mu g/ft^2$) and higher for floors, including carpeted floors
- + 250 $\mu g/ft^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- · 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this. 106

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has leadbased paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - Portable x-ray fluorescence (XRF) machine
 - · Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:



- Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
- Sample dust near painted surfaces and sample bare soil in the yard
- · Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD** (5323) for a list of contacts in your area.³

³ Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8399.
What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or stateapproved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium. Children with good diets absorb less lead.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

 In addition to day-to-day cleaning and good nutrition, you can temporarily reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover leadcontaminated soil. These actions are not permanent solutions and will need ongoing attention.



- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or statecertified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 40 micrograms per square foot $(\mu g/ft^2)$ for floors, including carpeted floors
- 250 µg/ft² for interior windows sills
- 400 μ g/ft² for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

Renovating, Remodeling, or Repairing (RRP) a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, The Lead-Safe Certified Guide to Renovate Right



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- Avoid renovation methods that generate large amounts of lead-contaminated dust. Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment and
 - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to* ¹¹*Renovate Right*.

While paint, dust, and soil are the most common sources of lead, other lead sources also exist:

- **Drinking water.** Your home might have plumbing with lead or lead solder. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might contain lead:
 - Use only cold water for drinking and cooking.
 - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

Call your local health department or water supplier to find out about testing your water, or visit epa.gov/lead for EPA's lead in drinking water information.

- Lead smelters or other industries that release lead into the air.
- Your job. If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old toys and furniture may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "greta" and "azarcon," used to treat an upset stomach.

⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint (16 CFR 1303). In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products (76 FR 44463).

The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323).**

EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/lead for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to leadbased paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact U.S. EPA Region 1 5 Post Office Square, Suite 100, OES 05-4 Boston, MA 02109-3912 (888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact U.S. EPA Region 2 2890 Woodbridge Avenue Building 205, Mail Stop 225 Edison, NJ 08837-3679 (732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact U.S. EPA Region 3 1650 Arch Street Philadelphia, PA 19103 (215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact U.S. EPA Region 4 AFC Tower, 12th Floor, Air, Pesticides & Toxics 61 Forsyth Street, SW Atlanta, GA 30303 (404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact U.S. EPA Region 5 (DT-8J) 77 West Jackson Boulevard Chicago, IL 60604-3666 (312) 886-7836 **Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact U.S. EPA Region 6 1445 Ross Avenue, 12th Floor Dallas, TX 75202-2733 (214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact U.S. EPA Region 7 11201 Renner Blvd. WWPD/TOPE Lenexa, KS 66219 (800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact U.S. EPA Region 8 1595 Wynkoop St. Denver, CO 80202 (303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact U.S. EPA Region 9 (CMD-4-2) 75 Hawthorne Street San Francisco, CA 94105 (415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact U.S. EPA Region 10 Solid Waste & Toxics Unit (WCM-128) 1200 Sixth Avenue, Suite 900 Seattle, WA 98101 (206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC 4330 East West Highway Bethesda, MD 20814-4421 1-800-638-2772 cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD

451 Seventh Street, SW, Room 8236 Washington, DC 20410-3000 (202) 402-7698 hud.gov/offices/lead/

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U. S. EPA Washington DC 20460 U. S. CPSC Bethesda MD 20814 U. S. HUD Washington DC 20410 EPA-747-K-12-001 September 2013

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards.
 Generally, lead-based paint that is in good condition is not a hazard (see page 10).