

TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

APPLICATION FOR DEVELOPMENT

PROPERTY ADDRESS 224-230 Main Avenue, Stirling, New Jersey 07980

BLOCK(S) 11606 **LOT(S)** 17 and 18 **ZONE** B-1-5 (Village Business)

APPLICANT 224230MAINST LLC **TELEPHONE** (732) 841-4677

ADDRESS (if different from above) ¹ Providence Rd., Warren, NJ 07059 **EMAIL** tony.clintock@usbank.com

PROPERTY OWNER (if different from above) Same as Applicant **TELEPHONE**

ADDRESS **EMAIL**

ATTORNEY* Frederick B. Zelley / Bisogno, Loeffler & Zelley, LLC **TELEPHONE** (908) 766-6666

**REQUIRED for Corporations, LLC or Limited Partnerships*
ADDRESS 88 S.Finley Ave., P.O. Box 408, Basking Ridge, NJ 07920 **EMAIL** fzelley@baskingridgelaw.com

ENGINEER or SURVEYOR William G. Hollows / Murphy & Hollows LLC **TELEPHONE** 908-580-1255

ADDRESS 192 Central Avenue, Stirling, New Jersey 07980 **EMAIL** murphyhollows@gmail.com

ARCHITECT Rocco Campanella **TELEPHONE** (908) 707-8100 Ext. 105

ADDRESS 1130 Route 202 S., Suite. B-5, Raritan, NJ 08869 **EMAIL** rcamp@architectplus.com

OTHER Elizabeth McManus / Kyle + McManus Associates **TELEPHONE** (609) 529-8692

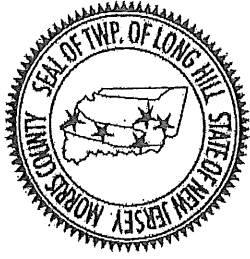
ADDRESS P.O. Box 236, Hopewell, New Jersey 08525 **EMAIL** bmcmanus@kylemcmamus.com

APPLICANT MUST PROVIDE AN ADDENDUM / STATEMENT OF FACTS IN SUPPORT OF THE APPLICATION.
Provide written statement on a separate sheet or on the form provided stating what the Applicant is proposing to do, what variances are requested and the reasons why variances are needed.

Has there been a previous variance appeal or approval of any development application (i.e. site plan, subdivision or conditional use) involving the property? YES NO *If YES, attach copies of the decisions and/or resolutions.*

Is the property in a density modification subdivision? YES NO

THIS BOX FOR OFFICE USE ONLY			
DATE OF SUBMISSION:		APPLICATION NUMBER:	
SITE PLAN	SUBDIVISION	BULK VARIANCES	USE VARIANCE
PLANNING BOARD	ZONING BOARD	MEETING DATE:	



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

PROPERTY ADDRESS 224-230 Main Avenue, Stirling, New Jersey 07980

BLOCK(S) 11606 **LOT(S)** 17 and 18

APPLICANT 224230 Main St. LLC

I affirm that all statements in this submitted application are true.

224230MAINST LLC

By: Anthony Clintock, Man. Mem. 01/21/2021

Signature of Applicant

Print Name

Date

SUBMISSION REQUIREMENT

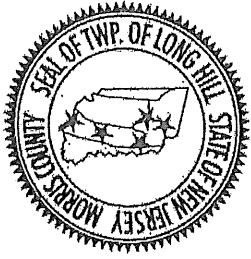
For all applications, **FIVE (5) COLLATED sets of all COMPLETED and SIGNED application forms** are required for submission to the Planning & Zoning Coordinator for completeness review. For any/all subsequent changes or updates to a pending application, five (5) copies are also required for resubmissions. All required documents are listed in the Application Checklists.

Once an application is deemed complete and scheduled for a hearing, fifteen (15) collated sets of the application forms must be submitted to the Planning & Zoning Coordinator for distribution to the appropriate Board.

ESCROW DEPOSITS

In accordance with the Ordinances of the Township of Long Hill, escrow accounts are established to cover the cost of professional services including but not limited to planning, engineering, legal and other expenses associated with the review of submitted materials. If additional sums are deemed necessary, the Planning & Zoning Coordinator will notify the Applicant of the required additional amount. **Please note: without sufficient funds in an Applicant's escrow account, the review and subsequent scheduling of the application for a meeting will cease until such time that the Applicant has replenished the escrow account as per the Planning & Zoning Coordinator's request.**

Sums not utilized in the application process shall be returned upon written request by the Applicant and after verification that all Board expenses have been satisfied. A W-9 Form (Request for Taxpayer Identification Number and Certification) must be completed and submitted with any escrow deposits.



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

ADDENDUM

Statement of Facts in Support of an Application

Applicant: 224230MAINST LLC

Property Address: 224-230 Main Avenue, Stirling, New Jersey 07980

Block: 11606

Lot(s): 17 and 18

Date: 01/21/2021

Statement of Facts to include the following:

- Present and/or previous use of the building(s) and premises.
- Detailed description of the proposed use.
- Detailed description of the proposed improvements to the building(s) and premises.
- What conditions are preventing the Applicant from complying with the Zoning Ordinance?
- Any other detailed information to further explain what the Applicant proposes for the building(s) and premises.

Please see attached Addendum

REVISED ADDENDUM TO BOARD OF ADJUSTMENT APPLICATION
224230MAINST LLC

224-226 MAIN AVENUE, BLOCK 11606, LOTS 17 AND 18
B-1-5 (VILLAGE BUSINESS) ZONE

This is a bifurcated application, seeking use variances and a site plan exception for parking.

Lot 17 currently has a building containing six (6) rooming house rooms on the second floor, a residential apartment on the first floor and empty retail space on the first floor. Lot 18 currently has a long-vacant single story commercial building.

The Applicant proposes to raze the existing buildings, merge the two lots and construct a three (3) story mixed use building containing the following:

- i. Professional office space on the ground level;
- ii. One three-bedroom affordable housing apartment and one two-bedroom affordable housing apartment on the ground level (behind the office space);
- iii. Four (4) two-bedroom market rate apartments on the second level; and
- iv. Two (2) two-bedroom market rate apartments on the third level.

The property is located in the B-1-5 Village Business Zone. Subsection 122.5(a)(6) of the Zoning Ordinance expressly permits "Apartments, in accordance with the provisions of Subsection 124.1". However, Subsection 124.1, entitled "Apartments in Business Zones", provides as follows:

Apartments permitted in the B-1-5, B-1-20, M-H and M zones shall be at least 500 square feet in gross floor area, and shall be no more than 1,000 square feet. Apartments shall not be located on the ground floor of any building, and the gross density of all apartments on the lot shall not exceed five units per acre.

With the exception of the proposed three-bedroom affordable housing apartment, each of the proposed apartments is less than 1,000 square feet, in compliance with the unit size requirement of the said subsection. However, two (2) of the units are proposed to be located on the ground floor and the proposed density is 12.96 units per acre. Accordingly, use variance relief is required for the project for the proposed ground level residential use (a "D-1" variance) and for the proposed density (a "D-5" variance) (unless deemed to be subsumed within the D-1 variance).

The project, as proposed, would also require bulk variance relief for the overall height of the building (35'11" from the lowest elevation) and for having 3 stories. Finally, the project, as proposed, would require an exception for parking stalls (23 proposed when RSIS requires 26).

With the exception of the aforementioned variances and exception, the Applicant believes that no other variance, waiver or exception need be decided by the Board in this phase of the bifurcated application. However, if the Board directs that additional variance(s), waiver(s) or exception(s) is/are needed during this phase, the Applicant may seek the same in accordance with such direction.

With regard to the Positive Criteria required to be satisfied by the Applicant, the following purposes of the MLUL, as set forth in N.J.S.A. 40:55D-2, would be advanced by the granting of the variances requested by the Applicant (paragraph numbers reflect those of the statute), in satisfaction of the special reasons requirement for the D-1 and D-5 use variances:

a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;

e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;

g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens

The proposed use would satisfy these purposes (a, e and g) by providing an affordable housing alternative to single family residences, including two (2) COAH units, which would be attractive to singles, couples, young families and seniors, in a location having public transportation, retail, restaurants and medical services in close proximity, some within walking distance. The same would be particularly attractive to young commuters to New York City and other destinations served by environmentally friendly mass transit (NJ Transit rail).

h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;

The proposed use would satisfy this purpose by providing housing for multiple residents who could use public transportation to commute to work and who could walk to shopping, restaurant, banking and medical services, in lieu of driving. By removing the long abandoned building located on present Lot 18 and the rooming house and vacant storefront located on present Lot 17, this proposal will contribute to the prevention of blight in the neighborhood.

i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;

The proposed use would satisfy this purpose by providing professional office space and eight (8) residences in a single, aesthetically attractive building with a formal, paved and landscaped parking lot, replacing the existing less attractive buildings and gravel parking area.

k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;

Although not a planned unit development by definition given the size of the property (see N.J.S.A. 40:55D-6), the Applicant's proposed construction of multiple residential units within walking distance of retail, restaurants and medical services, and public transportation (NJ Transit rail), would satisfy similar planning goals and provide similar benefits, to such developments.

l. To encourage senior citizen community housing construction;

The proposed units, including two (2) COAH units, would be attractive to senior citizens due to their anticipated affordability and close proximity to public transportation (rail and bus), retail and restaurants and medical services.

m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;

The Applicant's proposed construction of professional office space and eight (8) residential units in a single location, in a manner which would be aesthetically attractive and physically unimposing (the proposed building being only slightly higher than many single family homes and commercial buildings), would constitute an efficient use of the Applicant's property.

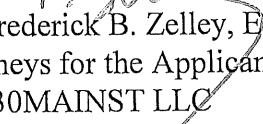
p. To enable municipalities the flexibility to offer alternatives to traditional development, through the use of equitable and effective planning tools including clustering, transferring development rights, and lot-size averaging in order to concentrate development in areas where growth can best be accommodated and maximized while preserving agricultural lands, open space, and historic sites.

Although not utilizing clustering or lot-size averaging by definition, the Applicant's proposed construction of professional offices and multiple residential units within walking distance of retail, restaurants, medical services and public transportation (NJ Transit rail), would satisfy similar planning goals and provide similar benefits, to such developments.

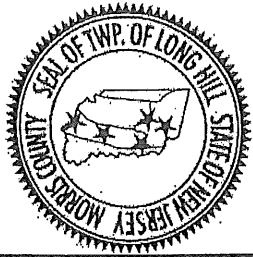
The Negative Criteria are also satisfied as the variance relief requested can be granted without substantial detriment to the public good and without substantial impairment of the intent and the purpose of the zone plan and zoning ordinance. The proposed residential use of the first level would provide ADA compliant housing, including affordable housing, to residents who could patronize the existing neighborhood businesses. The neighborhood would also benefit from the removal of the existing unattractive buildings, one of which has been vacant for some time, and the replacement thereof with a single, attractive building providing needed and desirable professional office and residential space.

Respectfully Submitted,

BISOGNO, LOEFFLER & ZELLEY, LLC


By: Frederick B. Zelle, Esq.
Attorneys for the Applicant,
224230MAINST LLC

Dated: September 22, 2021



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

APPLICATION FOR DEVELOPMENT CHECKLIST A

Applicant: 224230MAINST LLC										Property Address: 224-230 Main Avenue, Stirling, New Jersey 07980					
Owner: Same as Applicant										Block: 11606		Lot(s): 17 and 18		Zone: B-1-5 (Vill Bus)	
Project Name:										Application #:			Date:		
SUBMISSION REQUIREMENTS										STATUS			NOTES / LAND USE ORDINANCE REFERENCE		
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD			C = Complies	W = Waiver			
		MINOR		MAJOR		VARIANCES			APPLICANT	TOWNSHIP					
		SUBDIVISION	SITE PLAN	PRILIM	FINAL	40:55D-70									
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	a	b	c	d						
1	X	X	X	X	X	X	X	X	X	X	Five (5) copies of the completed and signed application forms and proof of payment of all required fees.	C			
2	X	X	X	X	X	X	X	X	X	X	Where waiver(s) from the requirements of the Township of Long Hill Checklist are required for an application, a brief statement explaining the justification for each waiver.	C			
3	X	X	X	X	X	X	X	X	X	X	Certification from the Township Tax Collector that all taxes and assessments are paid to date.	C			
4	X	X	X	X	X	X	X	X	X	X	Verification of denial by the Zoning Officer or Construction Official of the intended use, occupancy and/or construction.	W		Need for use variance is undisputed	
5	X	X	X	X	X	X	X	X	X	X	Any protective covenants or deed restrictions applying to the land being developed shall be submitted with the application and/or indicated on the submitted plan.	W		None known	
6	X	X	X	X	X	X	X	X	X	X	Zoning information, including zone classification, and all area and bulk requirements with a zoning table showing a comparison to the proposed development; and all dimensions and other site data needed to insure conformity with the Township of Long Hill Land Use Ordinance. Front, rear and side yard setback lines shall be depicted graphically on the plan.	C			
7	X	X	X	X	X	X	X		X	X	A Boundary and Existing Conditions Survey. Data to include, but not limited to Block/Lot number(s), the location of existing and proposed property lines, lot areas, lot dimensions, structures, easements, and other features and details as required by the laws governing the preparation of surveys in the State of NJ.	C			
8	X	X	X	X	X	X	X		X	X	All existing and proposed wooded and landscaped areas and proposed buffering and screening, identifying all trees over ten (10) inches in diameter, except that where trees are in mass, only the limits thereof need be shown. A landscaping plan including details as to the size, number, location and type of vegetation and method of planting to be use.	C			

Application #: _____

TOWNSHIP OFFICES – 915 VALLEY ROAD, GILLETTE, NJ 07933
973-647-8000 / www.longhillnj.gov

SUBMISSION REQUIREMENTS (Continued)											STATUS		NOTES / LAND USE ORDINANCE REFERENCE		
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ.						ZONING BOARD			C = Complies	W = Waiver			
		MINOR		MAJOR		VARIANCES 40:55D-70									
		SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	SUBDIVISION PRILIM	SUBDIVISION FINAL	SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	a	b	c	d	APPLICANT		TOWNSHIP	
9		X	X	X	X	X	X	X	X	X			C		
10		X	X	X	X	X	X	X	X	X			C		
11	X	X	X	X	X	X	X		X	X			W		Presently Applying for Use Variance Only
12		X	X	X	X	X	X		X	X			W		Presently Applying for Use Variance Only
13		X	X	X	X	X	X		X	X			W		Presently Applying for Use Variance Only
14		X	X	X	X	X	X		X	X			W		Presently Applying for Use Variance Only
15		X	X	X	X	X	X		X	X			W		Presently Applying for Use Variance Only
16		X	X	X	X	X	X		X	X			C		
17		X	X	X	X	X	X		X	X			W		Presently Applying for Use Variance Only
18		X	X	X	X	X	X		X	X			C		
19		X	X	X	X	X	X		X	X			C		
20		X	X	X	X	X	X		X	X			C		
21		X	X	X	X	X	X		X	X			C		

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE	
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		MAJOR						VARIANCES			W = Waiver			
		MINOR		PRILIM		FINAL		40:55D-70						
SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	a	b	c	d					
22		X	X	X	X	X	X		X	X	Acreage figures, including lot tract size, individual lot areas, and area of land to be dedicated for public rights of way.	C		
23		X	X	X	X	X	X		X	X	Existing block and lot numbers of the lot(s) to be subdivided or developed as they appear on the Township Tax Map; proposed block and lot numbers as provided by the Township Tax Assessor upon written request; proposed street numbers as provided by the Township Clerk upon written request.	C		
24		X	X	X	X	X	X		X	X	North arrow and tract boundary line in heavy line.	C		
25		X	X	X	X	X	X		X	X	The location and use of all existing structures, both within the tract and within one hundred (100) feet of its boundary.	C		
26		X	X	X	X	X	X		X	X	A site grading plan where changes in grading are proposed.	W		Presently Applying for Use Variance Only
27		X	X	X	X	X	X		X	X	The location of all streets, sidewalks, parking areas and driveways with related dimensions.	C		
28		X	X	X	X	X	X		X	X	The location of all structures, including their existing and proposed uses, dimensions to verify building setbacks and separations, and notes indicating whether existing structures will be retained or removed.	C		
29		X	X	X	X	X	X		X	X	The location of all watercourses, railroads, bridges, culverts, drain pipes and natural features, such as treed areas, both on site and within one hundred (100) feet of its boundaries.	C		
30		X	X	X	X	X	X		X	X	Information required to assess conformance with the critical area requirements of Section 142 including the following for the site and each proposed lot: (a) the total critical and noncritical land in area and square feet; (b) the impervious lot coverage of non-critical lands; (c) setback dimensions from all principle buildings to any critical area.	W		Presently Applying for Use Variance Only
31		X	X	X	X	X	X		X	X	Map noting the location of all critical areas, as defined in the Ordinance, with the source of critical area delineation noted. For sites with no critical areas a plan note, signed by the preparer of the plan, indicating the site contains no critical areas.	W		Presently Applying for Use Variance Only
32		X	X	X	X	X	X		X	X	For applications that disturb less than 1.00 acre of surface, or that create less than 0.25 acre of new impervious surface, maps and hydrologic/hydraulic calculations shall be provided to verify that 3" of runoff from the equivalent area of new impervious surface is infiltrated into the ground where the subsurface conditions are shown to be suitable for infiltration. In the case where the subsurface condition is shown to be not suitable for infiltration, stormwater control features shall be provided and shown to reduce the post-development runoff rates to the pre-development values (i.e. Zero-Net Increase).	W		Presently Applying for Use Variance Only
33		X	X	X	X	X	X		X	X	For application that disturbs 1.00 or more acre of surface, or that create more than 0.25 acre of new impervious surface, maps and hydrologic/hydraulic calculations to verify compliance with stormwater management designed in accordance with the Residential Site Improvement Standards (RSIS, NJAC 5:21) and the NJDEP Stormwater Regulations (NJAC 7:8). The calculations shall address runoff rates, total suspended solids, and groundwater recharge. A draft maintenance manual shall also be provided.	W		Presently Applying for Use Variance Only

SUBMISSION REQUIREMENTS (Continued)										STATUS		NOTES / LAND USE ORDINANCE REFERENCE		
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		SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	PRILIM	FINAL	SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN							
34	X		X	X	X	X	X		X	X	Dimensioned architectural plans for existing and proposed buildings and structures including floor plans for all levels and complete elevation views. Dimensioning shall be sufficient to verify floor area ratio, building height, parking requirements, etc. Plans shall be prepared by an Architect licensed by the State of NJ. Preparation by architect shall be optional for Site Plan Waivers to be determined by the reviewing authority at the time of application.	W		Waiver requested as to licensed architect req't only
35	X		X		X			X	X	X	Rapid access key boxes (aka Knox Box) on non-residential properties if applicable.	W		Presently Applying for Use Variance Only
36		X	X	X	X	X	X				Certification of submittal to the Morris County Planning Board as applicable.			
37		X	X	X	X	X	X				Proposed elevations of each floor level, the top of foundation and roof line of all principal buildings.			
38		X	X	X	X	X	X				The location and size of all existing and proposed utilities for both undeveloped and developed lots that are part of the application; detailed description of any and all easements and the manner in which they will be controlled.			
39		X	X	X	X	X	X				Topographic map of the subject tract detailing existing and proposed contours with intervals of two (2) feet where slopes are less than fifteen (15) percent and with intervals of five (5) feet where slopes exceed fifteen (15) percent. A reference benchmark shall be as related to the United States Geological Survey and United States Coast and Geodetic Survey. Existing contours shall be shown by a dashed line; proposed contours shall be shown as a solid line.			
40		X	X	X	X	X	X				All means of vehicular access and egress to and from the site onto public streets, showing the site and the location of curb cuts, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, site triangles, required right-of-way dedication areas and other proposed devices necessary to promote a safe traffic circulation pattern.			
41		X	X	X	X	X	X				Calculations verifying suitable capacity of proposed pipes, swales, and other drainage features.			
42			X	X	X	X	X		X	X	Depiction of the colors, textures, and other related features of all proposed buildings and structures.	C		
43			X	X	X	X	X		X	X	The proposed location, direction of illumination, power and type of proposed outdoor lighting, including details of lighting poles, light fixtures and foot candle limits.	W		Presently Applying for Use Variance Only
44				X	X	X	X				A section or staging plan, if proposed, indicating the portion of the tract to be considered for approval as part of the current application and the relationship of the portion of the tract to the remaining land area, including all applicable comparisons such as parking spaces, building coverage, lot coverage, open space areas and number of lots			
45				X	X	X	X				Details and locations of all accessory structures including fences, trash enclosures, recycling areas, etc.			
46				X	X	X	X				The location and design of any off-street parking and loading areas, showing size and location of parking stalls, loading area, aisles and barriers, curbing, sidewalks and paving specifications.			

SUBMISSION REQUIREMENTS (Continued)										STATUS		NOTES / LAND USE ORDINANCE REFERENCE					
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ITEM DESCRIPTION																	
47						X	X			X	X			All additional details required at the time of preliminary approval, including a copy of the resolution of approval by the approving authority.	W		No Preliminary Approval Has Yet Been C
48								X	X	X				Statement of facts in support of an application pursuant to NJAC 40:55D-70.	C		
49				X	X									Plans, profiles, cross-sections and construction details, horizontal and vertical alignments of the centerline of all proposed streets and of all existing streets abutting the tract, as well as similar details on curbing, sidewalks, storm drains, drainage structures and cross-sections every fifty (50) feet of all proposed streets and of all existing streets abutting the tract. Sight triangles, the radius of curb lines and street sign locations shall be clearly indicated at the intersections.			
50				X	X									A Final Plat prepared in accordance with the Map Filing Law, N.J.S.A. 46:23-9.9. All dimensions, angles and bearings must be tied to at least two (2) permanent monuments not less than three hundred (300) feet apart and all information shall be indicated on the plat. At least one corner of any subdivision shall be tied horizontally to the NJ State Plane Coordinate system and vertically to the US Geodetic Survey System, with the data on the plat as to how the bearings were determined.			
51						X	X							All additional details required at the time of preliminary approval including a copy of the resolution of approval by the approving authority.			
52						X	X							Detailed engineering data including; (a) final cross sections, plans, profiles and established grades of all streets, aisles, lanes and driveways and construction documents) plans and specifications or reference to) for all public improvements and (b) final plans and profiles of all storm and sanitary sewers and water mains.			
53						X	X							Copies of any organization documents applicable to homeowners or condominium association or open space organization established to maintain common elements, such as articles of incorporation, the Master Deed, any membership rules, regulations and/or by-laws, if same is to be used to guarantee the maintenance of common elements.			
54						X	X							Upon the completion of the installation of all utilities, the Applicant shall provide the Township with four (4) copies of "as built" plans showing the installed location of all structures and utilities to be distributed to the Planning & Zoning coordinator, Township Engineer, Construction Official and Zoning Officer.			
55	X													Any proposed changes to the building façade, parking lot/areas, site lighting, landscaping, dumpster size/location, or other site improvements shall be shown.			

NOTES:

- 1. The approving authority may request additional information of any Applicant seeking variance approval if said information is deemed necessary by the Board to make an informed opinion on the application, except that the request for such information shall not be considered grounds to deem any application incomplete.
- 2. The approving authority may waive submission of any information required of variance or waiver applications in appropriate cases for specific applications, after first considering the opinion of the Technical Review Committee (TRC) on the waiver request made by the Applicant.

[Signature] Frederick B. Zelle, Esq., Attorney for Applicant 1/21/2021
 Signature and Title of Preparer of Checklist Date

Applicant: 224230MAINST LLC	Property Address: 224-230 Main Avenue, Stirling, New Jersey 07980		
Owner: 224230MAINST LLC	Block: 11606	Lot(s): 17 and 18	Zone: B-1-5 Vill Bus
Project Name: N/A	Application #:	Date:	

(a). To be signed before submission:

I CONSENT TO THE FILING OF THIS SITE PLAN / SUBDIVISION APPLICATION WITH THE PLANNING BOARD / ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF LONG HILL:

[Signature] 1/21/2021
 Applicant Signature Date
 224230MAINST LLC By: Anthony Clinlock, 1 Providence Rd., Warren, NJ 07059
 Address

[Signature] 1/21/2021
 Owner Signature Date
 224230MAINST LLC By: Anthony Clinlock, 1 Providence Rd., Warren, NJ 07059
 Address

(b). To be completed before submission:

SITE PLAN / SUBDIVISION OF:

Block: 11606 Lot(s): 17 and 18 Tax Map Number: 16
 Date of Plan: December 10, 2020 Scale: 1:20

(c). To be signed before submission:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN / SUBDIVISION AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

[Signature] 1/22/21
 Signature and Title Date
 William G. Hollows, P.E.

(d). To be signed before issuance of a building permit:

APPROVED BY THE PLANNING BOARD / ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF LONG HILL:

Board Secretary: _____ Date: _____

Board Chair: _____ Date: _____

(e). To be signed before the issuance of a building permit (where applicable):

ON THE RECOMMENDATION OF THE TOWNSHIP ENGINEER, I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTY HAS BEEN POSTED IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES:

Township Clerk: _____ Date: _____

(f). CERTIFICATE OF OCCUPANCY ISSUED:

Construction Official: _____ Date: _____



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
 GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

CHECKLIST WAIVER REQUEST FORM

Use for Checklists A, B & SPW

Applicant: 224230MAINST LLC

Property Address: 224-230 Main Avenue, Stirling, New Jersey 07980

Block: 11606

Lot(s): 17 and 18

Date:

ITEM #	EXPLANATION FOR WAIVER REQUEST
4	The need for a use variance is not in dispute. Seeking approval from the zoning officer would be futile.
5	No protective covenants or deed restrictions are known to Applicant.
11-15	Applicant is applying only for a use variance at this time. If granted, Applicant would then apply for full site plan approval, including provision of this item.
17	Applicant is applying only for a use variance at this time. If granted, Applicant would then apply for full site plan approval, including provision of this item.
26	Applicant is applying only for a use variance at this time. If granted, Applicant would then apply for full site plan approval, including provision of this item.
30-33	Applicant is applying only for a use variance at this time. If granted, Applicant would then apply for full site plan approval, including provision of this item.
34	Applicant has submitted conceptual floor plans and elevations prepared by the Applicant. Waiver is sought only for licensed architect requirement.
35	Applicant is applying only for a use variance at this time. If granted, Applicant would then apply for full site plan approval, including provision of this item.
43	Applicant is applying only for a use variance at this time. If granted, Applicant would then apply for full site plan approval, including provision of this item.
47	No preliminary site plan approval has yet been obtained. If the use variances are granted, Applicant will then apply for full site plan approval.

If additional waivers are requested, please use another form to continue.



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
 GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

ZONING TABLE

FILL IN ALL APPLICABLE BOXES

Property Address: 224-230 Main Avenue, Stirling, New Jersey 07980				
Block: 11606	Lot: 17 and 18	Zone: B-1-5	Total Square Feet: 26,880	
Is this property in a density modification subdivision? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
BULK REQUIREMENTS	REQUIRED / ALLOWED	EXISTING	PROPOSED	VARIANCE
Lot Area	5,000	8,960/17,920	26,880	
Lot Width (Feet)	50	50/100	150	
Floor Area (Square Feet)	650	>1,425/971	12,450	
Building Width (Feet)	20	26.4	87.5	
Front Yard Setback (Feet)	10	-0.2/-0.7	11.0	
Side Yard Setback (Feet)	10	2.0/25.9	12.0	
Rear Yard Setback (Feet)	25	125.1/137.4	91.4	
Building Height (Stories & Feet)	2 st / 35'	2 st / 1 st	3 / 35'11"	Yes
Building Coverage (Percent)	35%	18.6/5.4%	20.7%	
Lot Coverage (Percent)	65%	31.6/22.3%	58.9%	
Floor Area Ratio (FAR – Percent)	1.0	Existing	0.47	
Buffer (Feet)	N/A	N/A	N/A	



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

INFORMATION REGARDING SOIL EROSION AND SEDIMENT CONTROL CERTIFICATION

The State of New Jersey Soil Erosion and Sediment Control Act, Chapter 261, P.L. 1975 defines a project which requires a soil erosion and sediment control certificate as "any disturbance of more than 5,000 square feet of the surface area of land:

- (1) for the accommodation of construction for which the State Uniform Construction Code would require a construction permit, except that the construction of single-family dwelling unit shall not be deemed a "project" under this act unless such unit is part of a proposed subdivision, site plan, conditional use, zoning variance, planned development or construction permit application involving two or more such single-family dwelling units,
- (2) for the demolition of one or more structures,
- (3) for the construction of a parking lot,
- (4) for the construction of a public facility,
- (5) for the operation of any mining or quarrying activity, or
- (6) for the clearing or grading of any land for other than agricultural or horticultural purposes."

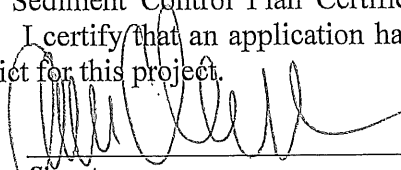
Soil Erosion and Sediment Control Certifications must be obtained from:

Morris County Soil Conservation District
Court House
Morristown, New Jersey 07960
Phone: (973) 285-2953 or 538-1552
Fax: (973) 605-8195

Property Address: 224-230 Main Avenue, Stirling, New Jersey 07980

This project does not involve work for which a Soil Erosion and Sediment Control Plan Certification is required from the Morris County Soil Conservation District.

This project requires a Soil Erosion and Sediment Control Plan Certification from the Morris County Soil Conservation District. I certify that an application has been made to the Morris County Soil Conservation District for this project.


Signature

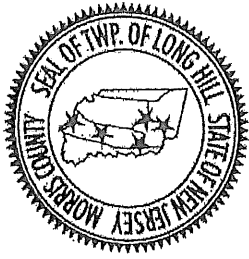
224230MAINST LLC

By: Anthony Clintock, Managing Member

Print Name

01/21/2021

Date



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

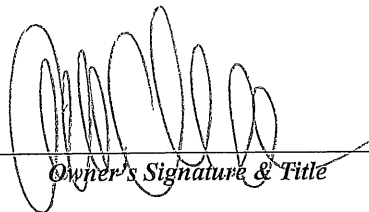
OWNER'S LETTER OF CONSENT

Applicant: 224230MAINST LLC
Property Address: 224-230 Main Avenue, Stirling, NJ 07980
Block: 11606 Lot(s): 17 and 18

I certify that I am the owner of record or duly authorized representative of the owner and that I concur with the application and plans presented to the Planning Board or Zoning Board of Adjustment.

Additionally, I give consent to Township of Long Hill Board Members and Consultants to enter and inspect the subject property.

Permission is hereby granted to (N/A -- Owner Applicant) as Applicant for the proposed development.



Owner's Signature & Title

01/21/2021

Date

224230MAINST LLC By: Anthony Cintock, Man. Mem.

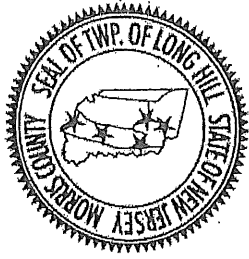
Owner (Print Name)

1 Providence Rd., Warren, NJ 07059

Address

(732) 841-4677; tony.clintock@usbank.com

Phone & Email Address



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

DISCLOSURE OF CORPORATE OWNERS OR PARTNERS

Date: 1/21/2021

Name of Applicant: 224230MAINST LLC

Name of Corporation: 224230MAINST LLC

List all names of corporate stockholders or partners owning at least 10% of its stock or any class or at least 10% of the interest in the partnership, as the case may be.

<u>Name</u>	<u>Address</u>	<u>Percentage</u>
<u>Anthony Clintock</u>	<u>1 Providence Rd., Warren, NJ 07059</u>	<u>50%</u>
<u>William Hoke</u>	<u>1 Garibaldi St., Bernardsville NJ 07920</u>	<u>50%</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

PLEASE NOTE: Corporations, LLC or Limited Partnerships *must* be represented by an attorney when applying to and appearing before the Planning Board or Zoning Board of Adjustment.

Morris County Recording Cover Sheet



Honorable Ann F. Grossi, Esq.
Morris County Clerk



MORRIS COUNTY, NJ
ANN F. GROSSI, COUNTY CLERK
DEED-OR BOOK 23611 PG 57
RECORDED 09/10/2019 11:50:00
FILE NUMBER 2019049900
RCFT #: 14718307 RECD BY: JPascarella
RECORDING FEES-\$120.00
TOTAL TAX \$2,975.00

Official Use Only - Realty Transfer Fee

\$ 2,975.00

Official Use Only - Barcode

Date of Document: 07/16/2019	Type of Document: Deed
First Party Name: Pallab Dutta-Choudhury Mitra Singhal Estate of Meena Choudhury a/k/a Meena G Dutta-Choudhury	Second Party Name: 224230 Main st, LLC, a New Jersey Limited Liability Company
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block: 11606	Lot: 17
Municipality: Long hill Township	
Consideration: \$ 375,000.00	
Mailing Address of Grantee: 224-226 Main Avenue Long Hill, NJ	

9

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE

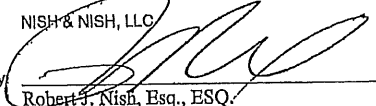
Original Book:	Original Page:
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MORRIS COUNTY RECORDING COVER SHEET

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.

NISH & NISH, LLC

By 
Robert J. Nish, Esq., ESQ.

DEED

This Deed is made on July 16, 2019 and delivered on July 18, 2019,

BETWEEN: Pallab Dutta-Choudhury and Mitra Singhal, Co-Executors of the ESTATE OF MEENA CHOUDHURY a/k/a MEENA G. DUTTA-CHOUDHURY, Deceased

whose post office address is 224-226 Main Avenue and 230 Main Avenue, New Jersey 07980, referred to as the Grantor,

AND: 224230mainst, LLC, a New Jersey Limited Liability Company

whose post office address is about to be 224-226 Main Avenue and 230 Main Avenue, New Jersey 07980, referred to as the Grantee.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$375,000.00) DOLLARS. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality Township of Long Hill
Block No. 11606 Lot No. 17 & 18 Account No.

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

Property. The property consists of the land and all the buildings and structures on the land in the Township of Long Hill, County of Morris, and State of New Jersey. The legal description is:

See attached description Schedule "A".

BEING INTENDED to be the same premises conveyed to J. Dutta-Choudhury & Meena Dutta-Choudhury, his wife, by Deed from Armando Rossi and Fanny Rossi, his wife, Irene Ferraro and Dominick Ferraro, her husband, Dominick Rossi, single, Daniel Rossi, single, Joseph Rossi and Bessie Rossi, his wife, Vincent Rossi and Jeanette Rossi, his wife, Josephine Richter and Robert Richter, her husband, Mary Esoldi and Louis Esoldi, her husband, Theresa DeFilippis and Louis DeFilippis, her husband, Enid Deane Rossi, unmarried and Michael Rossi, unmarried, dated 10/4/1975 and recorded 10/17/1975 in the Office of the Clerk of Morris County in Deed Book 2311, Page 199.

SUBJECT to any easements, zoning requirements and other restrictions of record, if any.

J. Dutta-Choudhury departed this life 12/28/18 leaving Meena Dutta-Choudhury, surviving spouse. Meena Dutta-Choudhury departed this life 1/30/17, leaving a will which was probated in the Morris County Surrogates Court, Docket # MRS-P-0442-2017, and Letters Testamentary were issued to Tapu A. Dutta-Choudhury, Executor of the Estate of Meena Dutta-Choudhury. Pallab Dutta-Choudhury & Mitra Singhal were appointed substitute executors & Letters Testamentary were issued to them on 7/13/18.

WFG NATIONAL TITLE INSURANCE COMPANY

File Number: CTA-NJ-22045

LEGAL DESCRIPTION

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Long Hill, County of Morris, State of New Jersey:

Beginning at a point in the westerly side line of Main Avenue (a 66 ft. wide ROW) therein distant South 3 degrees 05 minutes West 150.00 feet to a point; thence

1. Along the said westerly side line of Main Avenue South 3 degrees 05 minutes West, 150.00 feet to a point; thence

2. Along lands of now or formerly Josephine Pepe, North 86 degrees 55 minutes West, 179.20 feet to a point; thence

3. Along lands now or formerly of Industrial Foam Corp. Inc. and lands of now or formerly Agostino Falzarno, North 3 degrees 05 minutes East, 150.00 feet to a point; thence

4. Along lands now or formerly Margaret Falzarano and land now or formerly of fanny Rossi, South 86 degrees 55 minutes East 179.20 feet to the point and place of beginning.

Being known and designated as Lots 17, 18 19 in Block H on a map entitled "Map of property belonging to Stirling Silk Manufacturing Co.," dated 1897, copied July 1958, which map is filed in the Morris County Clerk's Office as map number 307.

NOTE: Being Lot(s) Lot: 17, Block: 11606; Tax Map of the Township of Long Hill, County of Morris, State of New Jersey.

NOTE: Being Lot(s) Lot: 18, Block: 11606; Tax Map of the Township of Long Hill, County of Morris, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.

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

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

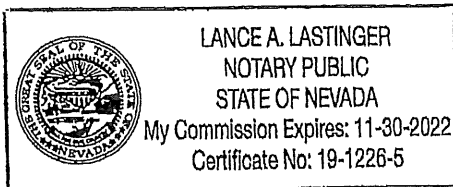
Jyotsna Jansen

Pallab D. Choudhury
Pallab Dutta-Choudhury, Co Executor
ESTATE OF MEENA CHOUDHURY a/k/a
MEENA G. DUTTA-CHOUDHURY

STATE OF NEVADA, COUNTY OF DOUGLAS SS.:

I CERTIFY THAT ON July 16, 2019, Pallab Dutta-Choudhury, Co Executor, ESTATE OF MEENA CHOUDHURY a/k/a MEENA G. DUTTA-CHOUDHURY, Deceased personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed, and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$375,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).



[Signature]
Notary Public

Witnessed by:

[Signature]

Mitra Singhal

Mitra Singhal, Co Executor ESTATE OF
MEENA CHOUDHURY a/k/a MEENA G.
DUTTA-CHOUDHURY

STATE OF Washington, COUNTY OF Snohomish SS.:

I CERTIFY THAT ON July 13, 2019, Mitra Singhal, Co Executor, ESTATE OF MEENA CHOUDHURY a/k/a MEENA G. DUTTA-CHOUDHURY, Deceased personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (d) is named in and personally signed this Deed;
- (e) signed, sealed, and delivered this Deed as his or her act and deed; and
- (f) made this Deed for \$375,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).

[Signature]
Notary Public

<p><i>Mackenzie Norberg</i> Notary Public State of Washington Commission Expires 06/15/2021</p>

RECORD AND RETURN TO:

CHANCELLOR CLOSING SERVICES
59 LINCOLN AVENUE
FAIR LAWN, NJ 07410
(973) 808-4045



All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

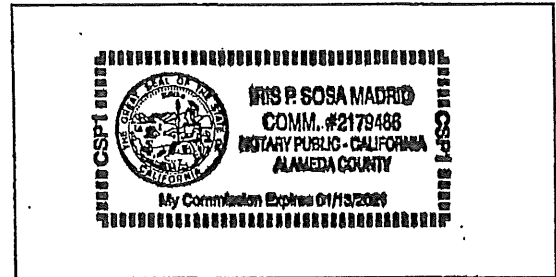
State of California

County of ALAMEDA

On 7/10/19 before me, IRIS P. SOSA MADRID (here insert name and title of the officer),

personally appeared PALLAB DUTTA CHOUDHURY

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Seal

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

For Bank Purposes Only

Description of Attached Document

Type or Title of Document SENIOR'S RESIDENCY CERTIFICATION / EXEMPTION

Document Date 7/10/19

Number of Pages 1

Signer(s) Other Than Named Above NONE





State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Pallab Dutta-Choudhury, Co Executor of the Estate of Meena Choudhury a/k/a Meena G. Dutta-Choudhury

Current Street Address

c/o Nish & Nish LLC, 163 Washington Street

City, Town, Post Office Box

Morristown

State

NJ

Zip Code

07960

PROPERTY INFORMATION

Block(s)

11606

Lot(s)

17 & 18

Qualifier

Street Address

224-226 Main Avenue & 230 Main Avenue

City, Town, Post Office Box

Long Hill

State

NJ

Zip Code

07980

Seller's Percentage of Ownership

100%

Total Consideration

\$375,000.00

Owner's Share of Consideration

Closing Date

7-18-19

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
 Seller did not receive non-like kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

7-13-19

Date

Pallab Dutta-Choudhury

Signature

Pallab Dutta-Choudhury Exr.

(Seller) Please Indicate if Power of Attorney or Attorney in Fact

Date

Signature

(Seller) Please Indicate if Power of Attorney or Attorney in Fact



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Mitra Singhal, Co Executor of the Estate of Meena Choudhury a/k/a Meena G. Dutta-Choudhury

Current Street Address

c/o Nish & Nish LLC, 163 Washington Street

City, Town, Post Office Box

Morristown

State

NJ

Zip Code

07960

PROPERTY INFORMATION

Block(s)

11606

Lot(s)

17 & 18

Qualifier

Street Address

224-226 Main Avenue & 230 Main Avenue

City, Town, Post Office Box

Long Hill

State

NJ

Zip Code

07980

Seller's Percentage of Ownership

100%

Total Consideration

\$375,000.00

Owner's Share of Consideration

Closing Date

7/18/19

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
 Seller did not receive non-like kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

7/13/2019

 Date

Mitra Singhal

 Signature
 Mitra Singhal Exr.
 (Seller) Please Indicate if Power of Attorney or Attorney In Fact

 Date

 Signature
 (Seller) Please Indicate if Power of Attorney or Attorney In Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY	
Consideration	\$ 375,000.00
RTF paid by seller	\$ 2,975.00
Date	9-10-19 By J. Pasconella

COUNTY Morris } SS. County Municipal Code 1430
MUNICIPALITY OF PROPERTY LOCATION Long Hill

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, Rocio Rogers (Name), being duly sworn according to law upon his/her oath, deposes and says that he/she is the Officer of Title Company in a deed dated July 16, 2019 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 11606 Lot number 17 & 18 located at 224-226 Main Avenue & 230 Main Avenue Long Hill, NJ 07980 and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 375,000.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (Instructions #5A and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over, (Instruction #9 on reverse side for A or B)
- B. { BLIND PERSON Grantor(s) legally blind or,
- DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

- C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)
 Affordable according to H.U.D. standards. Reserved for occupancy.
 Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)
 Entirely new improvement. Not previously occupied.
 Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)
 No prior mortgage assumed or to which property is subject at time of sale.
 No contributions to capital by either grantor or grantee legal entity.
 No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 9 day of September 20 19

Linda A. Romano
Notary Public of NJ
Comm #50063746 Exp. 7/10/22

	Estate of Meena Dutta-Choudhury
Signature of Deponent	Grantor Name
c/o Nish & Nish LLC	c/o Nish & Nish LLC
163 Washington St, Morristown, NJ	163 Washington St, Morristown, NJ
Deponent Address	Grantor Address at Time of Sale
XXX-XXX- 5 9 3	Chancellor Title Agency Inc
Last three digits in Grantor's Social Security Number	Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY	
Instrument Number	<u>3019044900</u> County <u>MORRIS</u>
Deed Number	Book <u>23611</u> Page <u>67</u>
Deed Dated	<u>7-16-19</u> Date Recorded <u>9-10-19</u>

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
PO BOX 261
TRENTON, NJ 08695-0261
ATTENTION: REALTY TRANSFER FEE UNIT
The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at: www.state.nj.us/treasury/taxation/fp/localtax.shtml.