

Name of Applicant Michael & Jeanine Reilly Email hillsboroughfh@[REDACTED]
Address 17 Augusta Court Phone (Daytime) [REDACTED]
City Skillman State New Jersey Zip 08558 (Fax) _____
Applicant interest in property (owner, lessee, etc.) Owner
Name of Owner (if not applicant) _____
Address _____
City _____ State _____ Zip _____ Phone _____
When property was acquired by applicant 3/23/20
Tax Map Page 65 Block 30002 Lot 73
Address of property 17 Augusta Court, Skillman
Present Use of Property: Residential
Proposed Use of Property: Residential
Development Name _____
Is the property served with public sewer system? Yes ☒ No _____
Is the property served with public water system? Yes ☒ No _____
Is the applicant willing to dedicate land for the widening of roads in compliance with Township and/or County Master Plan? Yes _____ No _____
Is the proposed use located on a Municipal ☒ County _____ State _____ road?
Area of property .428 acres or 18,630 sq. ft.
Frontage on an improved street 75.05 ft. Present Zoning: R5 - Single Family Cluster I
Number of Lots: Existing 1 Proposed 1
Number of buildings: Existing 1 Proposed 1
Proposed principal building height: <35ft / 2 1/2 story Proposed accessory building height N/A
Gross square footage of proposed building(s) _____
Floor area of all structures: Existing _____ Proposed _____
Percentage of coverage by buildings 14.92 by impervious coverage _____
Bulk restrictions provided: Front Yard 44.55 Side Yard 20.65 Rear Yard 39' Height <35'
Parking spaces required 2.5 per RSIS and provided 3.5 per RSIS
Has a subdivision previously been granted? N/A Date _____
Has a variance previously been granted? N/A Date _____
If previous applications were applied for please indicate the case number(s) N/A
Are there any existing or proposed covenants or deed restrictions on the property? N/A
If yes, explain _____
Is a variance requested? Yes ☒ No () No. of variances requested 2

TYPE OF APPLICATION Building Coverage Variance (C) and Floor Area Ratio (D4)

Describe in detail section of Zoning Ordinance from which applicant seeks design waivers: _____

Section 16-4.2 fourteen (14) trees per gross acre

Describe in detail section of Zoning Ordinance from which applicant seeks submission waivers: _____

EIS for "D" Variance

PLANS

Name of Engineer/Surveyor: Michael K. Ford, PE Email mford@vancleefengineering.com

Address: Van Cleef Engineering Associates, LLC - 32 Brower Lane, P.O. Box 5877

City Hillsborough State NJ Zip 08844 Phone 908-359-8291 Fax 908-359-1580

Name of Architect: Denise E. Vokolos, AIA Email dvokolos@gmail.com

Address: 344 Nassau Street

City Princeton State NJ Zip 08540 Phone 609-924-3535 Fax _____

CERTIFICATION

I hereby certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the attached authorization. I further authorize Township Officials to inspect the site noted above.

DATED: 10/25/23

Michael Reilly
(Owner's Name Printed and Owner's Signature)

DATED: 10/25/23

Michael Reilly
(Applicant's Name Printed and Applicant's Signature)

SWORN TO AND SUBSCRIBED BEFORE

THIS _____ day of _____

20 ____

(Notary)

Persons to be contacted regarding matters
pertaining to this application, if other than applicant.

APPLICANT'S ATTORNEY:

Name: _____

Name: Richard Schatzman, Esq.

Address: _____

Address: Schatzman Baker, A Professional Corp.

215-216 Commons Way, Princeton, NJ 08540

Phone: _____

Phone: 609-924-1199

Fax: _____

Fax: 609-683-5251

I, the developer/applicant, as signed below, acknowledge familiarity with the procedure set forth in the Montgomery Township Land Development Ordinance for submittals and required action and agree to be bound by it.

Date

10/25/23
Michael Reilly
Applicant's Name Printed and Applicant's Signature

AGREEMENT TO PAY FOR PROFESSIONAL REVIEW

THIS AGREEMENT made this 25 day of October 2023 between:

Name: Michael & Jeanine Reilly

Address: 17 Augusta Court, Skillman, NJ 08558

Type of Application: Impervious Cover Variance Block: 18018 Lot 17

Hereinafter call "Applicant"

and:

The Township of Montgomery, in the County of Somerset, a municipal corporation of the State of New Jersey, hereinafter call "Township"

WITNESSETH

That the Applicant has submitted a development application to the Township's Planning Board/Zoning Board for consideration in accordance with the New Jersey Municipal Land Use Law and the Montgomery Township Land Use Ordinances and Applicant hereby covenants and agrees as follows:

1. Applicant agrees to pay all costs related to the Township's review and administration of the proposed application with said costs including but not limited to:
 - A. Review by the Development Review Committee, which entails professional consultant costs for: Planner, Engineering, Legal and other extraordinary consultant services as may be required by the Township;
 - B. Full application professional review by the Site Plan Committee, Subdivision Committee, Planning Board, and Zoning Board, which entails professional consultant costs for: Planner, Engineering, Legal and other extraordinary consultant services as may be required by the Township;
2. Applicant understands and agrees to pay all costs as set forth above from the date of initial application submission through the Township's signature of approved plans which shall include any costs for extensions and revalidation's.
3. Applicant understands and agrees to deposit with the Township's Planning/Zoning Office an initial application filing fee which is non-refundable and an initial escrow deposit in accordance with Section 16-9.1 of the Land Development Ordinance.
4. Applicant understands and agrees that the Township will withdraw from said escrow deposit to cover costs as set forth in Section 1 above.
5. Applicant understands and agrees to pay within TEN BUSINESS DAYS of receipt of the Township's statement/billing all additional costs as may be incurred and billed to the applicant by the Township relative to the review and administration of the application even if the costs of said review and administration exceed the initial escrow deposit.
6. Applicant understands and agrees that in the event Applicant fails to pay a billed amount the Township may discontinue Planning Board/Zoning Board review and consideration on said application or if Planning Board/Zoning Board approval has been previously given Township may deny issuance of a construction permit and/or certificate of occupancy or if permit has been previously issued Township may initiate a Stop Work Order.
7. Township agrees to refund to applicant any escrow sum deposited with Township for review and administration of the application and neither spent nor needed by Township. A refund will be issued upon request by Applicant by Township following completion of the Township's review and administration of the application.
8. **APPLICANT AGREES AND UNDERSTANDS THAT IT IS INCUMBENT ON APPLICANT TO PERIODICALLY MONITOR THE STATUS OF SAID ESCROW ACCOUNT. APPLICANT AGREES AND UNDERSTANDS THAT RESPONSIBILITY TO PAY ALL ESCROW CHARGES IS THE APPLICANT'S EVEN IF APPLICANT SELLS OR CONVEYS SAID PROPERTY CITED ABOVE TO ANOTHER PARTY.**

Michael & Jeanine Reilly

APPLICANT'S NAME (PRINTED)

APPLICANT'S SIGNATURE Michael Reilly

DATE

**ESCROW ACCOUNTING ADMINISTRATIVE PROCEDURE
(CONTINUED)**

5. Failure by applicants to maintain sufficient positive escrow balances may subject applications to delays in review.
6. Professionals billing against escrow accounts must send a duplicate copy, marked or stamped, **"FOR INFORMATIONAL PURPOSES ONLY"** to the applicant at the same time the bills are sent to the Township.

D. QUESTIONS CONCERNING BILLINGS

1. Applicant inquiries regarding billing must be made in writing to the Director of Community Development specifying concerns, in detail, within two weeks of date of invoice.
2. Invoices will be scrutinized a second time for possible billing errors.
3. The Director of Community Development will determine the appropriateness of the billing, make a decision on whether or not the bill will be paid, and inform both parties concerned.

Applicant agrees and understands the "Escrow Accounting Administrative Procedure" and agrees to be bound by same.

Michael & Jeanine Reilly

APPLICANT'S NAME (PRINTED)

APPLICANT'S SIGNATURE

Michael Reilly

10/25/23
DATE

MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS

Application for Bulk Variance

(See N.J.S.A. 40:55D-70(c) and Zoning Ordinance)

1. Application is hereby made for a variance from the strict application of the following provisions of the Zoning Ordinance: (Specify sections of Ordinance involved):

Section 16-4.2d Total Building Cover

2. Applicant requests a variance to the following extent: (Set forth specific variance requested):

See Variance Plan, total impervious building cover proposed 16.27 versus 15% allowable

ANSWER BOTH NUMBERS 3 AND 4 OR ANSWER NUMBER 5 AS APPLICABLE

3. The strict application of said provision would result in: (Complete one or both of the following in detail)

A. The following peculiar and exceptional practical difficulties:

Proposed condition with covered porch results in a technical building cover exceedence. Proposal does not add building floor area or resulting in additional total impervious cover.

B. The following exceptional and undue hardship:

Owner/Applicant cannot provide for a covered outdoor space with a roof attached to the existing dwelling to provide for protections from the elements.

4. Said difficulties or hardship are by reason of (complete one of the following in detail):

A. Exceptional narrowness, shallowness or shape of the property (describe):

B. Exceptional topographic conditions or physical features uniquely affecting the property (describe):

C. Reasons unique and peculiar to the lands or buildings for which the variance is sought and do not apply generally to lands or buildings in the neighborhood, because:

Due to the existing dwelling footprint site and location, the owner/applicant cannot provide a covered outdoor space with roof attached to the existing dwelling without exceeding the allowable building cover.

Application for Bulk Variance (Continued)
(See N.J.S.A. 40:55D-70(c) and Zoning Ordinance)

5. The following purpose of the Zoning Act would be advanced by a deviation from the Zoning requirements; and,
Providing adequate light, air and open space including enhanced outdoor recreation area.

6. The requested variance is the minimum reasonably needed, because:

The proposed covered porch is modest in size and will result in a decrease in total lot coverage.

7. The benefits of the proposed deviation would substantially outweigh any detriment because:

8. The variance requested will not result in substantial detriment to the public good because:

There shall be no appreciable detriment to the public good as a result of the proposed covered porch addition.

9. The variance will not substantially impair the intent and purpose of the Zoning Ordinance and Master Plan because:

The minor non-conformity (1.3%) resulting from the proposed covered porch addition which has been located as proposed due to existing conditions shall not impair the intent and purpose of the Zoning Ordinance and Master Plan.

MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS

Application for a Use Variance

(See N.J.S.A. 40:55D-70(d) and Zoning Ordinance)

1. Application is hereby made for the granting of a variance from the Zoning Ordinance to allow for the following:

- A. A use or principal structure in a district restricted against such use or principal structure
- B. An expansion of a nonconforming use
- C. A deviation from a specification or standard of a conditional use
- D. An increase in the permitted floor area ratio
- E. An increase in the permitted density
- F. The height of a principal structure exceeds the maximum height allowed in the zone by 10 feet or 10%

2. Said structures or uses are proposed to be located in the R5 Zoning District, which is restricted against same by the following provisions of the Zoning Ordinance:

Single family residential cluster I overlay zone within R5-Zone permits 0.20 F.A.R. versus
proposed condition of 0.227

3. This application is based upon the following special reasons:

Proposed covered porch (253 sf.) shall replace existing 445 sf. patio, however, since covered
porch is attached to the dwelling, the porch is considered part of building, the covered porch
results in 0.014 variance in F.A.R.

4. Said reasons are unique and peculiar to the lands or building for which the variance is sought and do not apply generally to land or buildings in the neighborhood because:

To be completed by Planner

5. The strict application of the regulations prohibiting said structure or use would deprive applicant of the reasonable use of the lands or buildings involved, because:

To be completed by Planner

6. The requested variance is the minimum reasonably needed, because:

To be completed by Planner

7. The variance requested will not result in substantial detriment to the public good because:

To be completed by Planner

8. The variance will not substantially impair the intent and purpose of the Zoning Ordinance and Master Plan because:

To be completed by Planner

MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS

Applicant's Disclosure Statement

(Corporation or Partnership)

See N.J.S.A. 40:55D-48.1 and 48.2 and Zoning Ordinance

A Corporation or Partnership applying to the Planning Board or Zoning Board of Adjustment for:

- A. Subdivision with three (3) or more lots; or
- B. Site Plan for Commercial Purpose; or
- C. Variance to construct multi-dwelling or twenty-five (25) or more family units;

must complete the following:

The names and addresses of all persons, stockholders, or individual partners owning at least ten percent (10%) interest in the corporation, partnership, or applicant are as follows:

Name	Address
<u>Michael Reilly</u>	<u>17 Augusta Court, Skillman, New Jersey 08558</u>
<u>Jeanine Reilly</u>	<u>17 Augusta Court, Skillman, New Jersey 08558</u>
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MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS

Affidavit of Ownership

STATE OF NEW JERSEY)

ss

COUNTY OF SOMERSET)

Michael Reilly of full age being duly sworn according to law on oath deposes and says
that the deponent resides at 17 Augusta Court in the Township of Montgomery
in the County of Somerset and State of New Jersey that Michael & Jeanine
is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Township of
Montgomery, New Jersey, and known and designated as Block 30002 Lot 73.

DATED 10/25/23 Michael J. Reilly
Owner's Name Printed and Owner's Signature

SWORN TO AND SUBSCRIBED TO BEFORE ME

THIS _____ DAY OF _____ 20____.

(Notary Public)

AUTHORIZATION

(If anyone other than the above owner is making this application, the following authorization must be executed.)

To the Board of Adjustment/Planning Board:

_____ is hereby authorized to make the within application.

DATE: _____, 20____.

Michael J. Reilly
Owner's Name Printed and Owner's Signature

CHECKLIST

Details Required for Variance Applications

Note: See subsection 16-8.2c of the Montgomery Township Land Development Ordinance for further details of submission requirements and procedures.

Applicant Michael & Jeanine Reilly **Block** 30002 **Lot** 73

Address 17 Augusta Court, Skillman, New Jersey 08558

Item #	Provided	Not Relevant	Waiver Asked For	Item of Information Required by the Land Development Ordinance
1	X			Application Form(s) and Checklist(s) (8 copies) and electronic portable document format (PDF).
2	X			Application and Escrow Fees in accordance with subsection 16-9.1
3	X			Sketch plats or plans (8 copies and PDFs) or related materials outlining the location, nature and extent of any variance(s) requested, which may be provided on a signed and sealed survey of the property prepared by a licensed land surveyor
4	X			Title Block:
5	X			Name, title, address and telephone number of the applicant;
6	X			Name, title, address, telephone number, license number, seal and signature of the professional or professionals who prepared the plat, plan, and/or survey;
7	X			Name, title and address of the owner or owners of record;
8	X			Plan scale; and
9	X			Date of original preparation and of each revision
10	X			Acreage figures (both with and without areas within the public rights-of- way)
11	X			North Arrow
12	X			Certification that the applicant is the owner of the land or his properly authorized agent, or that the owner has given his consent under an option agreement, either on the plat or plan or in the application

13	X			The location of existing property lines (with bearings and distances), streets, structures (with their numerical dimensions and an indication of whether existing structures will be retained or removed), parking spaces, loading area(s), driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features, and any historical features such as family burial grounds and buildings more than 50 years old, both within the tract and within 200 feet of its boundary
14	X			Approval signature lines for “d” variance applications only
15	X			Existing block and lot number(s) of the lot(s) as they appear on the Township Tax Map
16		X		The location and width of all existing and proposed easements and rights- of-way, the use(s) for which they are intended, and to whom they will be granted
17	X			Zoning district(s) applicable to the tract, including district names and all area and bulk requirements, with a comparison to the proposed development
18	X			Existing and proposed landscaped and wooded areas
19		X		Delineation of any flood plains and Township stream corridors
20		X		Wetlands and wetland transition areas
21		X		Designation of topographic slopes 15% or greater
22		X		Designation of any hydric soils, as noted in subsection 16-6.4g.
23	X			The names and addresses of all property owners within 200 feet of the subject property, including block and lot numbers as they appear on the most recent tax list prepared by the Township Tax Assessor
24	X			Certification from the Township Tax Collector that all taxes and assessments are paid to date and certification from the CFO or his/her designee that all prior escrow fees have been posted
25	X			A sketch of the proposed addition or new construction for which a variance is sought, demonstrating how same is architecturally consistent with the existing structure or an improvement thereof
26	X			A written statement describing the exact proposed use requested, for “use” variance applications only. The statement should include hours of operation, number of employees, and other pertinent information to aid the Board in a full understanding of the proposed use

27			X	Environmental Impact Statement, for "d" variances only (see subsection 16- 8.4c).
28		X		Stormwater management methods for Minor Developments (see subsections 16-5.2c3 and 16-5.2f).

Michael K. Ford

10/25/23

SIGNATURE AND TITLE OF PERSON
WHO PREPARED THE
CHECKLIST [Ord. #20-1646, S11]

DATE

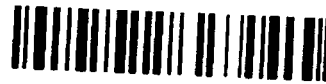
Michael K. Ford, Professional Engineer



**SOMERSET COUNTY
DOCUMENT COVER SHEET**

HON. BRETT A. RADI
SOMERSET COUNTY CLERK
PO BOX 3000
20 GROVE STREET
SOMERVILLE, NJ 08876

WWW.CO.SOMERSET.NJ.US



INSTRUMENT # 2020016641

BOOK: 7205 PAGE: 3265-3272

(Official Use Only)

DATE OF DOCUMENT:	March 16, 2020	TYPE OF DOCUMENT:	Deed
FIRST PARTY (Grantor, Mortgagor, Seller or Assignor)	SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee)		
James S. Madej	Michael Reilly husband		
ADDITIONAL PARTIES:			
Jennifer D. Madej	Jeanine Reilly wife		

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY			
MUNICIPALITY:	Montgomery	MAILING ADDRESS OF GRANTEE: 17 Augusta Court, Skillman, NJ 08858	
BLOCK:	3002		
LOT:	73		
CONSIDERATION:	\$ 790,000.00		

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY			
BOOK	PAGE	INSTRUMENT #	DOCUMENT TYPE

<p>DO NOT REMOVE THIS PAGE</p> <p>THIS DOCUMENT COVER SHEET IS PART OF THE SOMERSET COUNTY FILING RECORD</p> <p>RETAIN THIS PAGE FOR FUTURE REFERENCE</p>
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Bargain and Sale (covenant as to Grantor's Acts)

DEED

Prepared by:
Kenneth R. Cutler, Esq.

This Deed is made on March 16, 2020; delivered on March 23, 2020

BETWEEN

James S. Madej, unmarried and Jennifer D. Madej, unmarried

whose address is 17 Augusta Court, Skillman, NJ 08858

referred to as the Grantor,

AND

Michael Reilly and Jeanine Reilly, husband and wife

whose post office address is about to be 17 Augusta Court, Skillman, NJ 08858

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and 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 SEVEN HUNDRED NINETY THOUSAND DOLLARS AND 00/100 (\$790,000.00)

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1) Municipality of the Township of Montgomery

Block No. 30002 Lot No. 73 Qual: Account No.

Property. The property consists of the land and all the buildings and structures on the land in the Municipality of Township of Montgomery, County of Somerset and State of New Jersey. The legal description is attached hereto and made a part hereof as Schedule C.

BEING THE SAME PREMISES conveyed to James S. Madej and Jennifer D. Madej, husband and wife by Deed from Beatrice Greenberg, dated 7/15/2009, recorded 8/14/2009 in the Somerset County Clerk/Register's Office in Deed Book 6253, page 3207.

Being the same premises conveyed to Beatrice Greenberg by Deed from Leslie Strenkowski and Richard W. Strenkowski, wife and husband, dated 9/7/2001, recorded 10/2/2001 in the Somerset Clerk/Register's Office in Deed Book 5045, page 1480.

ALSO, COMMONLY KNOWN AS: 17 Augusta Court, Skillman, NJ 08858

Being subject to easements, restrictions, covenants of record and such facts as an accurate survey might disclose.



First American Title™

**SCHEDULE C
LEGAL DESCRIPTION**

Issuing Office File No. AP-12205-20

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Municipality of Township of Montgomery, in the County of Somerset, State of NJ:

BEING known and designated as Lot 73 in Block 30002 as shown on a certain filed map entitled, "Final Subdivision of Cherry Valley, Stage A for DKM Residential Properties Corp, Montgomery Township, Somerset County, NJ," which map was filed in the Somerset County Clerk's Office on September 17, 1991 as Filed Map #2827

BEGINNING at a capped iron pin to the southwesterly right of way line of Augusta Court, 50 feet in width, said point being the northwesterly corner of Lot 72 as more particularly shown on the hereinafter referenced filed plan said point bearing along said right of way line the following two (2) courses, from the northwesterly terminus of a transition curve connecting a northwesterly right of way line of County Club Drive 50 feet in width, with said right of way line of Augusta Court and running, thence

A) North 62 degrees 28 minutes 00 seconds West, 34.61 feet to a point of curve thence

B) Along a curve bearing to the right in a northwesterly direction having a radius of 110.00 feet, an arc length of 40.00 feet, the delta angle of said curve being 20 degrees 50 minutes 05 seconds the chord of said curve bearing, North 52 degrees 02 minutes 57 seconds West, 39.78 feet to the aforesaid beginning point and from said beginning point running, thence

1) Along the northwesterly line of the aforementioned Lot 72, South 52 degrees 21 minutes 00 seconds West, 155.00 feet to a capped iron pin set in a northeasterly line of Lot 1 on said referenced filed plan, thence

2) Along a portion of said Lot 1, North 38 degrees 41 minutes 00 seconds West, 152.82 feet to a capped iron pin set marking the southwesterly corner of Lot 74 on said referenced filed plan, thence

3) Along the southerly line of said Lot 74, North 77 degrees 07 minutes 00 seconds East, 195.48 feet to a capped iron pin set in the aforesaid curved right of way line of Augusta Court, thence

4) Along said right of way line of Augusta Court along a curve bearing to the left on a southeasterly direction having a radius of 110.00 feet, an arc length of 75.05 feet, the delta angle of said curve being, 39 degrees 05 minutes 33 seconds, the chord of said curve bearing, South 22 degrees 05 minutes 08 seconds East, 73.60 feet to the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING Known as Lot 73, Block 30002 on the Official Tax Map of Township of Montgomery, County of Somerset. The mailing address is: 17 Augusta Court, Skillman, NJ, 08558.

RECORD AND RETURN TO:
ALL PRO TITLE GROUP, LLC
65 MADISON AVE, SUITE 440
MORRISTOWN, NJ 07960

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form

GIT/REP-3
(8-19)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s) Jennifer D. Madej, unmarried

Current Street Address
205 Clydia Court

City, Town, Post Office
Middletown

State
DE

ZIP Code
19709

Property Information

Block(s)
30002

Lot(s)
73

Qualifier

Street Address
17 Augusta Court

City, Town, Post Office
Skillman

State
NJ

ZIP Code
08558

Seller's Percentage of Ownership
50%

Total Consideration
\$790,000.00

Owner's Share of Consideration
\$395,000.00

Closing Date
3.23.2020

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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.

3/16/2020

Date

Jennifer D. Madej

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

**State of New Jersey
Nonresident Seller's Tax Declaration**

GIT/REP-1
(8-19)

(Print or type)

Seller's Information

Name(s)

James S. Madej, unmarried

Current Street Address

193 St. Paul Street, Unit #401

City, Town, Post Office

Burlington

State

VT

ZIP Code

05401

Property Information

Block(s)

30002

Lot(s)

73

Qualifier

Street Address

17 Augusta Court

City, Town, Post Office

Skillman

State

NJ

ZIP Code

08558

Seller's Percentage of Ownership

50%

Total Consideration

\$790,000.00

Owner's Share of Consideration

\$395,000.00

Closing Date

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 the 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.

3/10/2020

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

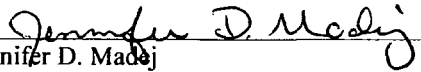
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Cut Along Dotted Line

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

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

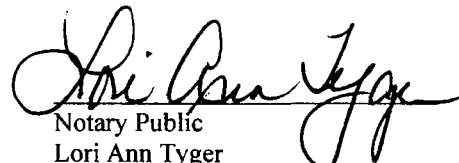

Jennifer D. Madej

STATE OF NEW JERSEY
COUNTY OF MIDDLESEX

SS:

I CERTIFY that on 3/16/2020 Jennifer D. Madej, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

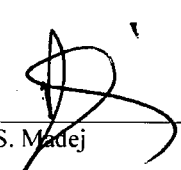
- (a) was the maker of the attached deed;
- (b) executed this deed as his or her own voluntary act; and,
- (c) made this Deed for \$790,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)


Notary Public
Lori Ann Tyger
State of New Jersey

LORI ANN TYGER
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50051072
My Commission Expires 12/14/2021

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

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

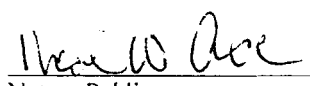


James S. Madej

STATE OF VERMONT
COUNTY OF Chittenden

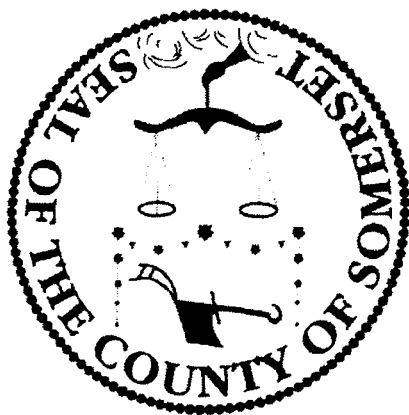
I CERTIFY that on March 10, 2020 James S. Madej, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached deed;
- (b) executed this deed as his or her own voluntary act; and,
- (c) made this Deed for \$ 140,000.00 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.)

 exp. 1/31/2021

Notary Public

Nicole W Clace
State of Vermont



Steve Peter
Somerset County Clerk
20 Grove Street
P.O. Box 3000
Somerville, NJ 08876

Date Recorded:	4/22/2020	1:12:00 PM
Recorded By:	NICHOLLSPAUL	
Book & Page:	OPR 7205	3265-3272
Instrument No.:	2020016641	
Number of Pages:	8	
Document Type:	DEED	
Consideration:	\$790,000.00	
Exemption:	OS OVER 350K STD/NO EXEMPTION	
NJ Realty Transfer Fee:	\$7,199.00	
Recording Fee (inc all addtl charges):	\$103.00	

DO NOT DISCARD