

August 10, 2022

Cheryl L. Chrusz, Applications Coordinator
Montgomery Township Planning/Zoning Board
100 Community Drive
Skillman, New Jersey 08558

Re: 59 Zion-Wertsville Road, Skillman 08558
Block 11002, Lot 14
Montgomery Township
Somerset County, New Jersey

Dear Ms. Chrusz:

On behalf of the applicant, Golden Bison Investments, LLC, I am herewith transmitting the following information for review and approval by the Montgomery Township Zoning Board of Adjustment:

1. One (1) original and (7) seven copies each of the General Application Data, an Agreement to Pay for Professional Review, an Applicant's Disclosure Statement, an Affidavit of Ownership, a Checklist for Variance and a W-9 Request for Taxpayer Identification Number and Certification.
2. An Application Fee in the amount of \$ 100.00, check payable to "Montgomery Township".
3. An Escrow Deposit in the amount of \$ 1,500.00, check payable to "Montgomery Township".
4. Eight (8) sets of the Variance Site Plan prepared by Van Cleef Engineering Associates, LLC (Van Cleef), dated July 14, 2022.
5. Three (3) copies of the Survey of Property prepared by Land-Tech Services LLC, dated February 14, 2022.
6. Eight (8) sets of the Architectural Plans prepared by LAS Architect LLC, dated February, 21, 2022.
7. A certification from Montgomery Township that all sewer, taxes and assessments are paid to-date.
8. One (1) copy of the current Property Deed.
9. One (1) copy of the Somerset County Planning Board application and letter of transmittal.

OFFICE LOCATIONS

www.vancleefengineering.com

Lebanon, NJ
908-735-9500

Hamilton, NJ
609-689-1100

Toms River, NJ
732-573-0490

Freehold, NJ
732-303-8700

Bethlehem, PA
610-332-1772

Hillsborough, NJ
908-359-8291

Mt. Arlington, NJ
862-284-1100

Phillipsburg, NJ
908-454-3080

Doylestown, PA
214-345-1876

Leesport, PA
610-670-6630

Cheryl L. Chrusz, Applications Coordinator
Montgomery Township Planning/Zoning Board
August 10, 2022
Page 2

Re: 59 Zion-Wertsville Road, Skillman
Block 11002, Lot 14
Montgomery Township
Somerset County, New Jersey

10. One (1) copy of the Delaware-Raritan Canal Commission application and letter of transmittal.

Please contact me should you have any questions regarding this information.

Sincerely,



Michael K. Ford, PE
Principal/Branch Manager

MKF/kp
Enclosures

cc: Alexander Berila, Golden Bison Investments, LLC (w/encl via email)
Jonas Singer, Esq. (w/encl via email & U.S. Mail)
Somerset County Planning Board

Name of Applicant Golden Bison Investments, LLC Email goldenbisoninv@gmail.com

Address 36 Mega Way Phone (Daytime) 609-638-1688

City Furlong State PA Zip 18925 (Fax) _____

Applicant interest in property (owner, lessee, etc.) Owner

Name of Owner (if not applicant) Same as applicant

Address _____

City _____ State _____ Zip _____ Phone _____

When property was acquired by applicant 12/21/21

Tax Map Page 35 Block 11002 Lot 14

Address of property 59 Zion-Wertsville Road, Skillman

Present Use of Property: Residential

Proposed Use of Property: Residential

Development Name _____

Is the property served with public sewer system? Yes _____ No X

Is the property served with public water system? Yes _____ No X

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 X County _____ State _____ road?

Area of property .5195 acres or _____ sq. ft.

Frontage on an improved street _____ ft. Present Zoning: MR Zone

Number of Lots: Existing 1 Proposed 1

Number of buildings: Existing 1 Proposed 1

Proposed principal building height: _____ Proposed accessory building height _____

Gross square footage of proposed building(s) _____

Floor area of all structures: Existing _____ Proposed _____

Percentage of coverage by buildings _____ by impervious coverage _____

Bulk restrictions provided: Front Yard _____ Side Yard _____ Rear Yard _____ Height _____

Parking spaces required _____ and provided _____

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) Soil Disturbance Permit (SSR-22-28)

Are there any existing or proposed covenants or deed restrictions on the property? _____

If yes, explain _____

Is a variance requested? Yes ☒ No ☐ No. of variances requested 1

TYPE OF APPLICATION Building coverage Variance (C)

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

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

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: LAS Architect LLC Email _____

Address: 45 Delaware Avenue

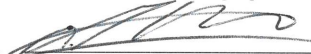
City Lambertville State NJ Zip 08530 Phone 609-947-4069 Fax _____

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: 8/10/22 

(Owner's Name Printed and Owner's Signature)
Alexander Berila, Managing Member, Golden Bison Investments, LLC

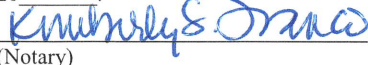
DATED: 8/10/22 

(Applicant's Name Printed and Applicant's Signature)
Alexander Berila, Managing Member, Golden Bison Investments, LLC

SWORN TO AND SUBSCRIBED BEFORE

THIS 10th day of August

20 22



(Notary)

KIMBERLY S. FRANCO
Commission # 2372738
Notary Public, State of New Jersey
Commission Expires
April 23, 2023

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

APPLICANT'S ATTORNEY:

Name: _____

Name: Jonas Singer, Esq. - Wells & Singer Law Office, LLC

Address: _____

Address: 789 Farnsworth Avenue

Bordentown, New Jersey 08505

Phone: _____

Phone: 609-298-1350


Fax: _____

Fax: _____

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.

8/10/22

Date


Alexander Berila, Managing Member, Golden Bison Investments, LLC

Applicant's Name Printed and Applicant's Signature

AGREEMENT TO PAY FOR PROFESSIONAL REVIEW

THIS AGREEMENT made this ____ day of _____ 20 22 between:

Name: Alexander Berila, Managing Member, Golden Bison Investments, LLC

Address: 36 Mega Way, Furlong, Pennsylvania 18925

Type of Application: Variance Block: 11002 Lot 14

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"

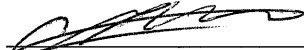
WITNESSETH

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.**

Alexander Berila, Managing Member, Golden Bison Investments, LLC

APPLICANT'S NAME (PRINTED)



APPLICANT'S SIGNATURE

8/10/22

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.

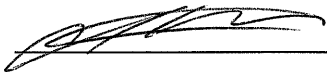
D. QUESTIONS CONCERNING BILLINGS

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.

Alexander Berila, Managing Member, Golden Bison Investments, LLC

APPLICANT'S NAME (PRINTED)



APPLICANT'S SIGNATURE

8/10/22

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 7.7% versus 7% 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 the minor addition to fill in the gap in the existing dwelling results in a technical building cover exceedence.

B. The following exceptional and undue hardship:

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):

The existing Lot and dwelling are very narrow and the minor gap in the existing dwelling to be filled in is very narrow.

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:

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,
The proposal will promote the establishment of appropriate population densities (maintaining the existing
dwelling), promote desirable visual environment (permit rehabilitation of existing dwelling in deteriorated
condition) and shall provide adequate light and open space (by maintaining the existing dwelling without
any change in existing density).

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

The proposed minor addition shall fill a small awkward gap within the existing dwelling.

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

The proposal shall provide for the renovation and improvement of the existing deteriorated dwelling.

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.

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

The proposed relief is de minimis.

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>Alexander Berila</u>	<u>Golden Bison Investments, LLC</u>
<u></u>	<u>36 Mega Way, Furlong, Pennsylvania 18925</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
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MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS


Affidavit of Ownership

STATE OF NEW JERSEY)

ss

COUNTY OF SOMERSET)

Alexander Berila of full age being duly sworn according to law on oath deposes and says
that the deponent resides at 36 Mega Way, Furlong in the Township of Buckingham
in the County of Bucks and State of Pennsylvania that Alexander Berila
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 11002 Lot 14.

DATED 8/10/22 
Alexander Berila, Managing Member
Golden Bison Investments, LLC
Owner's Name Printed and Owner's Signature

SWORN TO AND SUBSCRIBED TO BEFORE ME

THIS 10th DAY OF August 20 22
Kimberly S. Franco
(Notary Public)

KIMBERLY S. FRANCO
Commission # 2372738
Notary Public, State of New Jersey
Commission Expires
April 23, 2023

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____.

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 Golden Bison Investments, LLC **Block** 11002 **Lot** 14

Address 59 Zion-Wertsville Road, Skillman

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

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

8-10-22

DATE



SOMERSET COUNTY
DOCUMENT COVER SHEET

HON. STEVE PETER
SOMERSET COUNTY CLERK
PO BOX 3000
20 GROVE STREET
SOMERVILLE, NJ 08876

WWW.CO.SOMERSET.NJ.US

Steve Peter, County Clerk
Somerset County, NJ
2022 Jan 21 10:14 AM
BK: 7418 PGS: 3194-3199
Instrument # 2022003122
Doc Type: DEED Fee: \$93.00
Consideration: \$135,000.00
Exemption: No Exemption
RTF: \$540.00
Total RTF: \$540.00

(Official Use Only)

DATE OF DOCUMENT: 12/21/2021	TYPE OF DOCUMENT: DEED
FIRST PARTY (Grantor, Mortgagor, Seller or Assignor)	SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee)
Andrea Ligammari Koehler Anne M Ligammari	Golden Bison Investments LLC
ADDITIONAL PARTIES:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
MUNICIPALITY: Montgomery Township	MAILING ADDRESS OF GRANTEE:
BLOCK: 11002	
LOT: 14 & 15	36 Mega Way Furlong, PA 18925
CONSIDERATION: \$135,000.00	

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>
--

818-189561

Prepared by:
WILLIAM T. HAGGERTY, ESQ.

DEED

R+R
FOUNDATION TITLE, LLC
3840 Quakerbridge Rd, Ste 120 210
Hamilton, NJ 08619 (P)
(609) 586-7077

This Deed is made on December 21, 2021

BETWEEN

**ANDREA LIGAMMARI KOEHLER, SINGLE AND ANNE M. LIGAMMARI, SINGLE
WIDOW, AS TO LIFE ESTATE,**

whose address is 7302 11th Avenue, Brooklyn, New York 11228-1924, referred to as the Grantor.

AND

GOLDEN BISON INVESTMENTS LLC,

whose address is 36 Mega Way, Furlong, PA 18925-1610, 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 ONE HUNDRED THIRTY-FIVE THOUSAND (\$135,000.00) and NO/100 DOLLARS. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Township of Montgomery, Block 11002, Lots 14 and 15.

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

Please see attached Legal Description annexed hereto and made a part hereof.

Being the same lands and premises conveyed to Andrea Ligammari Koehler with a Life Estate reserved to Joseph Ligammari and Anne M. Ligammari, husband and wife and parents of Andrea Ligammari Koehler by the following:

Andrea Ligammari Koehler with a Life Estate reserved to Joseph Ligammari and Anne M. Ligammari, husband and wife and parents of Andrea Ligammari Koehler by Deed from Joseph Ligammari, Anne M. Ligammari, and Frank Ferrara, dated June 28, 2005, recorded in the Somerset County Clerk's/Register's Office on August 2, 2005, in Deed Book 5778, Page 1412.

Andrea Ligammari Koehler, married, subject to a life estate by Deed from Joseph Ligammari and Anne M. Ligammari, husband and wife, dated October 14 2004, recorded in the Somerset County

American Land Title Association

Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016**LEGAL DESCRIPTION****Foundation Title, LLC - Hamilton**a Policy Issuing Agent for **Fidelity National Title Insurance Company**
File No. 818-189561

All that certain tract or parcel of land, situated, lying and being in Montgomery Township, County of Somerset, and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the centerline of the public road leading from Zion to Wertsville - said point being the northeasterly corner to lands about to be conveyed to Ignazio and Sophie Ferrara, running thence

(1) along the centerline of said public road north fifty-six (56) degrees east twenty six and seventy three hundredths feet (26.73') to a point thence

(2) along lands about to be conveyed to William and Mary Macaluso south thirty four (34) degrees east four hundred eleven and eighteen hundredths feet (411.18') to a point in line of lands now or formerly of Phillip Catania - thence

(3) along lands of said Phillip Catania south eighty four (84) degrees west thirty and twenty seven hundredths feet (30.27') to a point - thence

(4) along lands about to be conveyed to Ignazio and Sophie Ferrara north thirty four (34) degrees west three hundred ninety six and ninety seven hundredths feet (396.97') to the point or place of beginning. Said line passing through the party wall of the double dwelling. Together with and subject to an easement for the use of the well situate in the rear of the dwelling, with the owner of premises adjoining on the west.

NOTE FOR INFORMATION:

BEING known as 59 Zion Wertsville Road, Montgomery Township, Somerset County, State of New Jersey, Block 11002, Lot 14 and Block 11002, Lot 15 on the tax map of Montgomery Township.

Commonly known as 59 Zion Wertsville Road, Skillman, NJ 08558.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Fidelity National 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.

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-09
Last Revised: 05/23/17

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Anne M. Ligammari, Single Widow.

Current Street Address
7302 11th Avenue

City, Town, Post Office
Brooklyn State NY ZIP Code 11228

Property Information

Block(s)
11002 Lot(s)
14 and 15 Qualifier

Street Address
59 Zion Wertsville Road

City, Town, Post Office
Skullman State NJ ZIP Code 08558

Seller's Percentage of Ownership
50% Total Consideration
\$135,000.00 Owner's Share of Consideration
0.00 Closing Date
12/22/2021

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.
8. ☐ Seller did not receive non-like kind property.
9. ☐ 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.
10. ☐ 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.
11. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
12. ☐ 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.
13. ☐ 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.
14. ☒ The property transferred is a cemetery plot.
15. ☐ 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.
16. ☐ 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.
17. ☐ 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.

12/21/21
Date

Anne M. Ligammari
Signature (Seller)

Anne M. Ligammari

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
(10-21)

(Print or type)

Seller's Information

Name(s)

Andrea Ligammani Koehler, Single

Current Street Address

7302 11th Avenue

City, Town, Post Office

Brooklyn

State

NY

ZIP Code

11228

Property Information

Block(s)

11002

Lot(s)

14 & 15

Qualifier

Street Address

59 Zion Wertsville Road

City, Town, Post Office

Skillman (Montgomery Twp)

State

NJ

ZIP Code

08558

Seller's Percentage of Ownership

100 %

Total Consideration

135,000.00

Owner's Share of Consideration

135,000.00

Closing Date

12/22/2021

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.

12/21/21

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Clerk's/Register's Office on November 18, 2004, in Deed Book 5674, Page 625.

Joseph Ligammari and Anne M. Ligammari, his wife by Deed from Ignazio Ferrara and Sophie Ferrara, his wife, dated August 2, 1978, recorded in the Somerset County Clerk's/Register's Office on September 11, 1978 in Deed Book 1383, Page 698.

Joseph Ligammari and Anne M. Ligammari, his wife by deed from Joseph Gullo and Mary Gullo, his wife, dated August 2, 1978, recorded in the Somerset County Clerk's/Register's Office on September 11, 1978 in Deed Book 1383, Page 695.

* Joseph Ligammari passed away on May 23, 2018 in Brooklyn, New York.

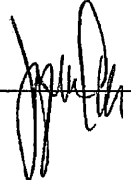
This conveyance is also subject to easements of record, if any, zoning and municipal ordinances, restrictions of record and such state of facts as an accurate survey or inspection would disclose.

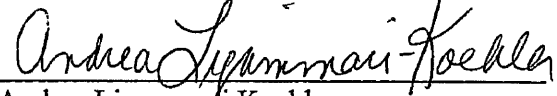
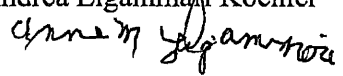
The street address of the Property is: 59 Zion Wertsville Road, Skillman, New Jersey 08558.

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 has signed this Deed as of the date at the top of the first page.

Witnessed by:


Jacqueline Ziegler


Andrea Ligammari Koehler

Anne M. Ligammari

STATE OF NEW YORK)

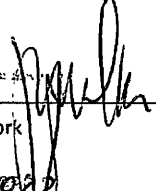
SS:

COUNTY OF KINGS)

I CERTIFY that on December 21, 2021, Anne M. Ligammari and Andrea Ligammari

Koehler, personally came before me and acknowledged under oath, to my satisfaction, that:

- (a) they were the maker of the attached deed;
- (b) they executed this deed as their own act; and,
- (c) made this Deed for \$135,000.00 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).


JACQUELINE M. ZIEGLER
NOTARY PUBLIC, State of New York
No. 02215035376
Qualified in New York County
Commission Expires October 31, 2022

Comm-Exp. 10/31/2022

Jacqueline M. Ziegler
State of NY



MONTGOMERY

TOWNSHIP, NEW JERSEY

MENU

Tax Information Lookup

Property Information

[Return to Home](#)

Tax Account No.:

00002562

Block/Lot/Qual:

11002. / 00014. /

Muni. Code:

1813

Location:

59 ZION-WERTSVILLE ROAD

Owner Info:

KOEHLER-LIGAMMARI, ANDREA

7302-11TH AVENUE

BROOKLYN, NEW YORK 11228

Property Class:

2 - Residential

Land Value:

122,900

Impr. Value:

43,200

Exempt Value:

0

Net Value:

166,100

Additional Lots:

15

Deductions:

0

Lien Status:

Tax Sale:

No

Interest To:

06/27/2022

Tax

Pay Your Tax Bill

2022

Due Date 02/01/2022

Billed 1326.73

Balance 0.00

Interest 0.00

Total Due 0.00

Status Paid

Due Date 05/01/2022

Billed 1326.72

Balance 0.00

Interest 0.00

Total Due 0.00

Status Paid

Total 2022

Billed \$2,653.45

Balance \$0.00

Interest \$0.00

Total Due \$0.00

2021

Due Date 02/01/2021

Billed 1315.52

Balance 0.00

Interest 0.00

Total Due 0.00

Status Paid

Due Date 05/01/2021

Billed 1315.51

Balance 0.00

Interest 0.00

Total Due 0.00

Status Paid

Due Date 08/01/2021

Billed 1337.94

Balance 0.00

Interest 0.00

Total Due 0.00

Status Paid

Due Date 11/01/2021

Billed 1337.93

Balance 0.00

Interest 0.00

Total Due 0.00

Status Paid

Total 2021

Billed \$5,306.90

Balance \$0.00

Interest \$0.00

Total Due \$0.00

2020

Due Date 02/01/2020

Billed 1306.38

Balance 0.00

Interest 0.00

Total Due 0.00

Status Paid

Due Date 05/01/2020

Billed 1306.38

Balance 0.00

Interest 0.00

Total Due 0.00

Status Paid

Due Date 08/01/2020

Billed 1324.65

Balance 0.00

Interest 0.00

Total Due 0.00

Status Paid

Due Date 11/01/2020

Billed 1324.64

Balance 0.00

Interest 0.00

Total Due 0.00

Status Paid

Total 2020

Billed \$5,262.05

Balance \$0.00

Interest \$0.00

Total Due \$0.00

! All information provided herein is subject to verification by the tax collector's office.

COMMUNITY CENTER MAIN OFFICES POLICE

Otto Kaufman

356 Skillman Road

Skillman, NJ 08558

(609) 466-3023

2231 RT. 206

Belle Mead, NJ 08502

(908) 359-8211

Emergency: Dial 911

Non-Emergency: (908) 359-3222

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