



McNally • Yaros • Kaczynski • Lime

Robert T. McNally  
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Robert A. Pinel, Of Counsel  
James R. Swick, Of Counsel

www.mykl-law.com

\*Admitted in NJ & PA  
\*\*Admitted in NJ & NY

Reply to:  
Somerville Office

March 1, 2021

**VIA EMAIL AND HAND DELIVERY**

Allison Witt (awitt@clintonnj.gov)  
Town of Clinton  
P.O. Box 5194  
Clinton, NJ 08809

**RE: QA Real Estate Development, LLC  
9-11 Route 22 and Leigh Street, Clinton  
Waiver of Site Plan and Variance Application  
Our File No. 20-0904**

Dear Allison:

As you may recall, this office represents QA Real Estate Development, LLC, the Owner of the above captioned property and the Applicant with regard to the within documentation relative thereto.

Enclosed, please find the eighteen (18) packages, each containing one of the following:

1. Completed Waiver from Site Plan Review Application and Exhibit A thereto;
2. Completed Variance Application and Exhibit A thereto;
3. Completed Checklist<sup>1</sup>;
4. Copy of 200' list;
5. Copy of relevant portions of the title commitment (deeds, easements, etc.);
6. Copy of proof of payment of taxes, water and sewer charges; and
7. Copy of owner's disclosure statement and certification of prior applications.

In addition, enclosed please find the following:

1. Check # 2456 payable to the Town of Clinton for application fees in the amount of \$200;
2. Check # 2457 payable to the Town of Clinton for escrow fees in the amount of \$1,000; and
3. Electronic copy of documents 1-7 outlined above.

<sup>1</sup> The Applicant is applying for a waiver of site plan approval and thus all site plan items have been marked as N/A. Please advise if you prefer that they be marked as "waivers" and an amended checklist will be provided.

SOMERVILLE  
275 East Main Street  
Somerville, New Jersey 08876  
908.800.7010 Phone  
908.722.7787 Fax

CLINTON  
14 Moebus Place  
Clinton, NJ 08809  
908.713.1252 Phone  
908.713.1210 Fax

FLEMINGTON  
47 Maple Avenue - Suite 7  
Flemington, NJ 08822  
908.800.7010 Phone  
908.722-7787 Fax



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Finally, please be advised that the Applicant is awaiting receipt of a signed and sealed survey of the property. Upon receipt, eighteen (18) copies of the survey, along with an electronic copy thereof, will be forwarded to you. The completion of the survey was delayed due to the weather, but the Applicant is submitting the enclosed in furtherance of the Town's request for the same in an effort to keep the process moving along as quickly as possible.

Thank you in advance for your continued assistance with this matter and please contact me with any questions relative thereto.

Very truly yours,  
McNally, Yaros, Kaczynski & Lime, LLC

A handwritten signature in cursive script, appearing to read 'Kara A. Kaczynski', with a horizontal line extending to the right.

Kara A. Kaczynski

KAK  
Enclosures

cc: *Client and Project Team (via e-mail)*  
*Board Engineer – Robert J. Clerico, P.E. (rclerico@vancleefengineering.com)*  
*Board Attorney – Kathryn Razin, Esq. (krazin@sksdlaw.com)*  
*Board Planner – James Kyle, P.P. (jkyle@kyleplanning.com)*

Waiver from site plan review  
PRELIMINARY SITE PLAN APPLICATION

TOWN OF CLINTON

Must be filed with the Secretary of the Land Use Board along with Twenty (20) copies of the Preliminary Site Plan TWENTY-ONE(21) calendar days prior to the regular meeting of the Board.

APPLICATION # \_\_\_\_\_ DATE FILED \_\_\_\_\_ 20 \_\_\_\_\_

FEE COLLECTED \$ \_\_\_\_\_

Do not write above line

Please print or Type:

Attorney Identification # 023911998

1. Applicant QA Real Estate Development, LLC Phone # 908-479-4344  
Address  
875 Memorial Parkway, Phillipsburg, NJ 08865

2. Owner (if other than above) N/A Phone # N/A  
Address  
N/A

3. Interest of Applicant if other than owner  
N/A

4. Owner's Consent: I (we) hereby authorize N/A to file this application and state that I (we) own the property and that it is recorded in. the Hunterdon County Clerk's Office in Book N/A Page N/A

OWNER'S SIGNATURE \_\_\_\_\_

5. Site Plan Drawn By \_\_\_\_\_ Phone # \_\_\_\_\_  
Address \_\_\_\_\_  
Profession \_\_\_\_\_ License # \_\_\_\_\_

6. Architectural Plans Drawn By \_\_\_\_\_  
Address \_\_\_\_\_ Phone# \_\_\_\_\_  
License # \_\_\_\_\_

7. LOCATION STREET ADDRESS 9-11 Route 22 & Leigh Street

Nearest Intersection Route 22 and Leigh Street

BLOCK 11 LOT 20 ZONE C-1 - Downtown Commercial

8. Purpose of Site Plan (or Exemption) See Exhibit A annexed hereto.

9. Where applicable, provide the following:

TYPE OF BUSINESS: Roofing and Siding Contracting business, but see Exhibit A annexed hereto.

BUSINESS HOURS: Mon - Fri 9am-5pm Sat 10am-2PM

NO. OF EMPLOYEES (EACH SHIFT): Maximum of 2

USE OF EACH BUILDING: Office

HEIGHT OF BUILDINGS: \_\_\_\_\_ STORIES: \_\_\_\_\_

FLOOR AREA approximately 1,230 sf

PRODUCTS MANUFACTURED None

NO. OF DWELLING UNITS: None

10. Variances or Conditional. Use Required See Exhibit A annexed hereto.

Has variance application been filed? Yes No

11. Requested exemptions from (XX) Site Review ( ) Development Standards  
See Exhibit A annexed hereto.

(attach written justification)

12. List maps and other documents (10 copies of each) accompanying this application  
N/A

13. The Applicant does ( ) does not ( ) hereby grant an extension of time from the date within which the Board must act on this application for a period of days unlimited ( ).

Date 2/26/21

Signature



ACTION OF LAND USE BOARD:

APPLICATION APPROVED \_\_\_\_\_ CONDITIONS \_\_\_\_\_

APPLICATION DENIED \_\_\_\_\_ REASON FOR DENIAL \_\_\_\_\_

CHAIRMAN

DATE

# **EXHIBIT A**

## **ADDENDUM TO APPLICATION FOR WAIVER FROM SITE PLAN REVIEW AND VARIANCE APPROVAL**

**QA REAL ESTATE DEVELOPMENT, LLC**  
**9-11 ROUTE 22 & LEIGH STREET**  
**BLOCK 11, LOT 20**

**ADDENDUM TO APPLICATIONS FOR WAIVER FROM SITE PLAN REVIEW AND**  
**VARIANCE APPROVAL**

QA Real Estate Development, LLC (the “Applicant”) is filing this application (the “Application”) requesting waiver of site plan review and variance approval relative to the proposed use of the property located at 9-11 Route 22 & Leigh Street, otherwise known as Block 11, Lot 20 (the “Property”). The Applicant is seeking this relief in order to utilize the property as a sales office for the Applicant’s roofing and siding contracting business known as Deegan Brothers Roofing & Siding Company, and for parking of its business vehicles.

The Applicant purchased the property on August 18, 2020 and immediately started to renovate and improve it. While completing these improvements, the Applicant was advised that the within relief was required in order for them to proceed. The Applicant is hopeful that the relief will be approved at which point it will continue with the improvements, which will include electrical service, fixtures, painting, flooring, update bathroom fixtures.

The Property is located in the Town’s C-1 Downtown Commercial District. As per Section 88-53B of the Town Code, the following are some of the permitted principal uses in this District: (1) stores and shops for retail business, provided that any process of manufacture, assembly, treatment or conversion involves a product or service intended to be sold or provided to the ultimate consumer and further provided that not more than five employees are involved in any such process. The foregoing shall not be deemed to include laundries or dry-cleaning establishments; and (2) offices for business, executive, professional and administrative purposes. In addition, Section 88-53C of the Town Code, permits the following as accessory uses in the C-1 District: (1) off-street parking in accordance with § 88-62; (2) signs in accordance with § 88-64; and (3) other accessory uses customarily incident to the uses listed in Subsection B.

Based upon the above, it is respectfully submitted that the proposed sales office use is permitted as a principal use. There will be a maximum of two (2) employees at this location and it is not anticipated that customers will visit the Property. Furthermore, as an accessory use, the Applicant intends to park a maximum of six (6) of its business vehicles on the Property, which is also permitted as an accessory use as noted above.

Pursuant to § 88-62(A) of the Town Code, the off-street parking required for business professional and executive offices is one (1) space per 200 square feet of office area. Also pursuant to § 88-62(A), the off-street parking required for furniture and appliance stores; motor vehicle sales; wholesale stores; *building material stores* and similar hard goods sales is one (1) space per 400 sf of floor area. The existing building located on the Property measures approximately 1,230 square feet in size thus requiring 6.15 (or 6) parking spaces if the use of the building is considered office and 3.075 (or 3) parking spaces if the use of the building is considered a building material store. The Property currently contains ten (10) parking spaces and thus has enough off- street parking to accommodate either of the above parking requirements, with the remainder of the spaces being utilized for the parking of business vehicles. Again, it is noted that there will be a maximum of two (2) employees at this location and it is not anticipated that customers will visit the Property. Therefore, a maximum of two (2) parking spaces would actually be utilized for the office/building material store use on a regular basis.

The Property was previously utilized for Bills Garage. § 88-62(A) does not specifically set forth the parking requirements for garages but it is respectfully submitted that such a use is more intensive than the use proposed by the Applicant and involves the regular visiting of customers to the Property.

Finally, the Applicant does not propose to change the number or location of the existing parking on the Property or the striping thereof. The Applicant also does not propose to make any other external changes to the Property. All construction work will be internal with the exception of siding the existing

cinderblock of the building and installing two (2) windows. All necessary permits (if any) will be applied for and obtained in connection with such work.

In light of the above, it is respectfully submitted that the proposed change in use of the Property is not only permitted but exempt from site plan approval pursuant to § 88-39 of the Town Code which states, in pertinent part, that “the Land Use Board may exempt from site plan approval any application for a change in use, provided that the said change in use involves no building construction, land disturbance, change in off-street parking, or other improvement that would require a minor site plan application.”

In addition, the Applicant is requesting relief from § 88-62(E)(6) of the Town Code which states that “(6) No vehicle containing or having displayed upon it any advertising matter intended to promote the interest of any business shall be parked or stored in a parking area serving said business unless it is parked in a side or rear yard of the lot not fronting on a street or in a wholly enclosed garage.” The Property is a corner lot and therefore the Applicant has a hardship in its ability to comply with this provision that justifies the granting of relief. In addition, the information contained on the Applicant’s vehicles is required for purposes of compliance with the consumer fraud act and not merely for purposes of advertising the Applicant’s business. Notwithstanding, the Applicant is amenable to parking the vehicles in a manner that is acceptable to the Board in an effort to mitigate any impact that might be alleged to exist by virtue of the granting of relief from this Section of the Town Code.



**Town of Clinton  
VARIANCE APPLICATION**

No. \_\_\_\_\_ (date filed) \_\_\_\_\_ Fee deposited \_\_\_\_\_ Attorney ID # \_\_\_\_\_

(DO NOT WRITE ABOVE THIS LINE)

**INSTRUCTIONS**

Application for appeals to the Land Use Board of The Town of Clinton must be made on this form and filed with the Secretary of the Board along with Twenty (20) Copies of Plot Plan/ Site Plan.  
**Additional information may be required by the Board.**

After filing the application you will be notified of the date the hearing will be held on your application together with detailed instructions concerning the procedure you must follow to give notice of the hearing to adjoining property owners.

In the event a variance is granted, you are hereby notified that said variance shall expire unless work is commenced and diligently prosecuted within nine (9) months from the date of the granting of the variance.

1. Name of Applicant: QA Real Estate Development, LLC

Address: 875 Memorial Parkway, Phillipsburg, NJ 08865 Phone 908-479-4344

2. Name & address of present owner (if other than No.1 above)

3. Interest of applicant if other than owner: N/A

4. Description of property: Commercial property on corner lot with 1,230 sf office building and parking

How Zoned: C-1 Downtown Commercial District

Street Address: 9-11 Rt. 22 & Leigh Street

Tax Map Block No. 11 Lot No: 20

Size of Lot: .12 Acres Size of Building 1,230 sf

Number, Size & Use of accessory buildings: N/A

Height of Building: \_\_\_\_\_ #of Stories: \_\_\_\_\_

Setback from front property line: \_\_\_\_\_ feet Rear yard: \_\_\_\_\_ feet.

From side lot lines: \_\_\_\_\_ feet, and \_\_\_\_\_ feet.

Prevailing setback of adjoining buildings with block: N/A

5. Attach a plot plan showing the block and lot numbers, dimensions of lot, dimensions of present and proposed structures, and location of all structures in relation to all other structures and to property lines and plans of any proposed buildings.

6. Specify the relief sought from the Board under NJSA. 40:55D- 70 et seq.

See Exhibit A annexed hereto.

7. Has there been any previous appeal involving these premises? If so, state character of appeal and date of disposition.

8. If variance is under NJSA. 40:55D-70 (c) give details on any of the following which may apply:

(a) Exceptional narrowness, shallowness, or slope of property:

See Exhibit A annexed hereto.

(b) Exceptional topographic conditions:

See Exhibit A annexed hereto.

(c) Other extraordinary and exceptional situations or conditions of the property:

See Exhibit A annexed hereto.

(d) Exceptional and undue hardships upon the owner of property:

See Exhibit A annexed hereto.

9. If the use is not permitted in the zone NJSA 40:55D-70(d)-specify the details on the following:

(a) How this is a particular case:

N/A

(b) What are the special reasons for the variance:

N/A

10. Specify how the relief requested, if granted, can be granted without substantial detriment to the public good and without substantially impairing the intent and plan of the zoning ordinance, and how it would affect the following purposes of zoning.

(a) To Lessen congestion in the streets:

See Exhibit A annexed hereto.

(b) Secure safety from fire, flood, panic and other dangers:

See Exhibit A annexed hereto.

(c) Promote health, morals and the general welfare:

See Exhibit A annexed hereto.

(d) Provide adequate light and air:

See Exhibit A annexed hereto.

(e) Prevent the overcrowding of land or buildings:

See Exhibit A annexed hereto.

(f) Avoid undue concentration of population:

See Exhibit A annexed hereto.

(g) Other:

See Exhibit A annexed hereto.

11. The applicant does hereby grant an extension of time from the date within which the Land Use Board must act on this application for a period of TBP as and if necessary.

APPLICANT CONTACT INFORMATION: QA Real Estate Development, LLC

Applicant phone number: 908-310-2827

Applicant email: customerservice@deeganbrothers.com

**Attorney:** Kara A. Kaczynski, Esq. @ MYKL, LLC

Name & Address 275 East Main Street, Somerville, NJ 08876

Phone #: 908-800-7010 ext. 3208 or 3201

Email: Kara@mykl-law.com & Kim@mykl-law.com

**Engineer:**

Name & Address:

Phone # :

Email :

**Planner:**

Name & Address:

Phone # :

Email :

# **EXHIBIT A**

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2-18-21

AFFIDAVIT OF APPLICANT

STATE OF NEW JERSEY}

COUNTY OF Somerset } SS.

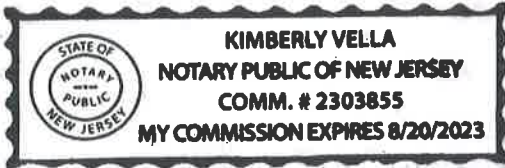
QA Real Estate Development, LLC , of full age, being duly sworn according to law,

on oath deposes and says that all of the above statements are true.

Sworn to and subscribed before me this 20 day of Feb. 20 21.

*Kimberly Vella*  
Notary Public of New Jersey

*[Signature]*  
Signature of Applicant



TOWN OF CLINTON  
COUNTY OF HUNTERDON

ESCROW AGREEMENT

THIS AGREEMENT made this 22 day of February, 20 21  
between QA Real Estate Development, LLC  
hereinafter referred to as "Applicant"; and the Land Use Board and/or  
THE TOWN OF CLINTON, hereinafter referred to as the "Municipality".

WHEREAS, the. applicant is proceeding under the Development-  
Ordinances for approval of a subdivision and/or site plan and/or  
variance, on Block 11, Lot 20, Street 9-11 Rt. 22 & Leigh Street  
and

WHEREAS, the Applicant desires to establish an Escrow Account  
whereby work required to be performed by professionals employed by the  
Municipality, will be paid for by the Applicant as required under the  
provisions of the State Statute and Town Ordinances.

NOW THEREFORE, IT IS mutually agreed between parties that:

**Section 1. Purposes.**

The Municipality authorizes its professional staff to review,  
inspect, report, and study all plans, documents, statements,  
improvements, and provisions made by the Applicant relating to this  
development and conforming to the requirements of the Development  
Ordinances of the Town of Clinton and attend and participate in such  
meetings as part of a continuing review of the application. The  
Municipality directs its professional staff to make all oral and/or  
written reports and Resolutions to the Municipality of its conclusions  
and findings derived from the review, study, investigation and like or  
similar duties performed as elsewhere authorized. The Applicant agrees  
to pay all reasonable and professional fees incurred by the Municipality  
for the performance of the duties outlined above.

**Section 2. Escrow Established.**

The Applicant and the Municipality, in accordance with the provisions  
of this Agreement, hereby create an Escrow Account to be established with  
the Financial Officer of the Town of Clinton.

**Section 3. Escrow Funded.**

Applicant by execution of this Agreement, undertakes and shall pay  
to the Town, to be deposited with the Financial Officer referred to in

Section 2 above, such sums as are required by its Escrow Ordinance. Execution of this Agreement by the Town, acknowledges receipt of the sums referred under this section.

**Section 4. Increase in Escrow.**

If during the existence of this Escrow Account, the funds held in Escrow shall be reduced to 35% of the initial deposit, the Applicant shall upon Notice from the Financial Officer, replenish such funds within 14 days of such Notice. Additionally, until such funds are fully replenished, no further consideration, review, processing or inspections shall be performed by or on behalf of the Municipality until the additional Escrow has been deposited.

The written Notice referred to in this Section shall be sent to:

Name. QA Real Estate Development, LLC Address:

875 Memorial Parkway, Phillipsburg, NJ 08865

Receipt shall be presumed to have occurred three days after mailing of the Notice to the above address by regular mail. Notice required under this Section shall be given by the Administrative Officer of the Municipality.

**Section 5. Time of Payment.**

The professionals referred to in this Agreement, upon the conclusion of their services, or periodically during the performance of their service, shall submit vouchers conforming to the requirements established by the Town for vouchers of the type and kind referred to under this Section. Said vouchers shall include the amounts of all fees; and costs incurred as a result of the services set forth under Section 1 of this Agreement.

**Section 6. Municipality Review.**

The Municipality shall review the vouchers submitted by the professionals and Upon making a determination that said services have been performed, the Municipality shall process and pay said vouchers in the same manner and under the same terms as are normally employed for vouchers submitted for work performed on behalf of the Town. At the conclusion of this processing, the amounts specified in said vouchers shall be deducted by the Financial Officer from the Escrow established pursuant to this Agreement.

**Section 7. Applicant's Review.**

The Applicant shall have the right to make periodic inspections of the records maintained by the Town to determine the status of the Escrow Account and vouchers charged against such account.

**Section 8. Interest Allocations.**

Any and all interest which results from or arises out of the deposit of the Escrow by the Town shall be disbursed in accordance with N.J.S.A 40:55D-53.1 (Deposits with Municipalities; Escrow; Interest.)

**Section 9. Return of Escrow Balances.**

Upon completion of the project and the payment of all outstanding bills for professional services on behalf of the Town, any remaining balances shall be returned to the applicant as follows:

-Minor Subdivision-upon filing of new Deeds;

-Major Subdivision-completion and acceptance by the Town of required improvements;

-Site Plan-issuance of a Certificate of Occupancy;

and then only after recommendation by the Land Use Board to the Town Council; and authorization of release of the funds by appropriate resolution of the Town Council.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the date first written' above.

Applicant Signature: \_\_\_\_\_



Amount Received \_\_\_\_\_

Check # \_\_\_\_\_

2457

Bank: \_\_\_\_\_

Applicant Name: **QA Real Estate Development, LLC**  
 Applicant Address: **875 Memorial Parkway, Phillipsburg NJ 08865**  
 Applicant Phone No.: **908-310-2827**  
 Applicant Email: **customerservice@deeganbrothers.com**  
 Owner Name: **same as applicant**  
 Owner Address: **same as applicant**

Project Name: **QA Real Estate Development, LLC**  
 Block: **11** Lot(s): **20**  
 Tax Map Street

*Kara A. Kaczynski, Esq.*  
 Checked/Prepared by (Name of Applicant or Agent): *Kara A. Kaczynski, Esq.*  
 Signature of Applicant: *Kara A. Kaczynski, Esq.*  
*Attorney for Applicant.*

**TO BE COMPLETED BY THE TOWN OF CLINTON**

Application No.: \_\_\_\_\_ Application Fee Paid: \_\_\_\_\_

Application Received: \_\_\_\_\_ Escrow Fee Paid: \_\_\_\_\_

**CHECK TYPE OF APPLICATION BEING SUBMITTED**

VARIANCE 40-55D.70	SITE PLAN				SUBDIVISION			
	Minor	Prelim. Major	Final Major	Minor	Prelim Major	Final Major	Minor	Final Major
(a) <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Application Fee Submitted: \$ \_\_\_\_\_  
 Escrow Deposit Submitted: \$ \_\_\_\_\_

Variance 40-55D.70	Site Plan				Subdivision				TO BE COMPLETED BY THE APPLICANT				TO BE COMPLETED BY THE TOWN			
	Minor	Major Prelim	Major Final	Minor	Major Prelim	Major Final	Minor	Major Prelim	Major Final	PROVIDED	N/A	WAIVER REQUESTED	PROVIDED	REQUEST	WAIVER	GRANTED
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**REQUIRED DOCUMENTS  
(TO BE SUBMITTED WITH APPLICATION)**

All applications must be submitted to the Administrative Officer of the Land Use Board at least **THREE (3) WEEKS** prior to the regularly scheduled Board Meeting.

- A. Application and escrow fee with separate computation calculation.
- B. Four (4) copies of the completed application form. Four (4) copies of completed checklist.
- C. Applicant's Disclosure Statement if filed as a corporation.
- D. A list identifying specific variances. Include narrative explanation outlining the basis for the requested relief.
- E. Certification from the Town of Clinton Water and Sewer Departments, that sewer charges, and/or late fees, interest and other assessments are paid to-date.
- F. Certified list of property owners within 200'.
- G. Signed escrow agreement.
- H. Certification and Will Serve letters from the Town of Clinton Water Sewer Department that the water and sewer systems possess sufficient uncommitted capacity to accommodate the proposed development.
- I. Provide Will Serve and Review letters from Town of Clinton Fire Official and South Branch Emergency Services

**LAND DEVELOPMENT APPLICATION - TOWN OF CLINTON  
DEVELOPMENT REVIEW CHECKLIST**

Variance 40.55D.70	Site Plan		Subdivision		All applications must be submitted to the Administrative Officer of the Land Use Board Board at least THREE (3) WEEKS prior to the regularly scheduled Board Meeting.			TO BE COMPLETED BY THE APPLICANT			TO BE COMPLETED BY THE TOWN					
	(a) (b)	(c)	(d)	Minor	Major Prelim	Major Final	PROVIDED	N/A	WAIVER REQUESTED	PROVIDED	REQUESTED	PROVIDED	REQUESTED	WAIVER REQUESTED	GRANTED	
				Major Prelim	Major Final	PROVIDED										REQUESTED
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**REQUIRED DOCUMENTS  
(TO BE SUBMITTED WITH APPLICATION)**

- J. Provide Will Serve letter for Public Utilities including JCP&L and Elizabethtown Gas Company.
- K. Four (4) copies of existing Title Search identifying any protective covenants or deed restrictions applying to the land being subdivided or developed along with a copy of the deed(s) of record.
- L. Four (4) copies of all deeds with Metes and Bounds description for proposed lots including remaining land use parcel.
- M. Four (4) copies of all deeds with Metes and Bounds description for proposed easement dedications including dedication of additional road right-of-way.
- N. Certification from Owner that: 1) the property in question has not been part of a prior Land Use Application or 2) provides list with dates of all prior applications.
- O. Completed application with appropriate fees and required information submitted directly to these Agencies with copies provided to the TOWN for verification of these submissions.
1. Hunterdon County Planning Board
2. Hunterdon County Soil Conservation District
3. Hunterdon County Department of Health
- P. Certification from the Town of Clinton Tax Collector that all taxes and assessments on the property are paid.
- Q. Report prepared and certified by a Professional Engineer documenting (utilizing NJDEP forms) the result of all attempted soil permeability tests and soil logs conducted on the property in question.
- R. Written verification of proposed tax lot numbers as obtained from the Town of Clinton Tax Assessor.
- S. Four (4) copies and a digital copy of drainage calculations analyzing existing and proposed condition required to comply with Town's Stormwater Ordinance.
- T. Four (4) copies and a digital copy of flood hazard calculation with cross sections of existing stream if applicant is not relying upon published survey of flood hazard delineation.
- U. Four (4) copies and a digital copy of the Environmental Impact Statement/Natural Resource Inventory (reference ordinance requirement under Chapter 88). Reference Town of Clinton Environmental Resource Inventory.

**LAND DEVELOPMENT APPLICATION - TOWN OF CLINTON  
DEVELOPMENT REVIEW CHECKLIST**

Variance 40:55D.70	Site Plan			Subdivision			All applications must be submitted to the Administrative Officer of the Land Use Board Board at least THREE (3) WEEKS prior to the regularly scheduled Board Meeting.	TO BE COMPLETED BY THE APPLICANT			TO BE COMPLETED BY THE TOWN			
	Minor	Major Prelim	Major Final	Minor	Major Prelim	Major Final		PROVIDED	N/A	WAIVER REQUESTED	PROVIDED	Y/N	REQUEST	WAIVER
(a) (b)	✓	✓	✓	✓	✓	✓	<b>✓ REQUIRED DOCUMENTS (TO BE SUBMITTED WITH APPLICATION)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)	✓	✓	✓	✓	✓	Major Final		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d)	✓	✓	✓	✓	✓	Major Prelim		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	✓	✓	✓	✓	✓	Major Final		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	✓	✓	✓	✓	✓		V. Four (4) copies and a digital copy of the Wetlands report prepared by a Professional Wetlands Consultant pursuant to the NJ Wetlands Protection Act.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	✓	✓	✓	✓	✓		W. Valid LOI issued by the NJDEP for entire project or FOD LOI issued by the NJDEP for area of proposed development. Board will consider a request for waiver if sufficient evidence is presented to determine that there is no impact on any wetland area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	✓	✓	✓	✓	✓		X. Written statement submitted by applicant identifying request for waiver of any checklist requirement (if any).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	✓	✓	✓	✓	✓		Y. Properties located in the designated Carbonate Drainage Area or Carbonate Rock District (referenced ordinance requirements under Chapter 88-64) shall undertake a geologic investigation assessment and submit Four (4) copies and a digital copy of a Phase 1 Checklist.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LAND DEVELOPMENT APPLICATION - TOWN OF CLINTON  
DEVELOPMENT REVIEW CHECKLIST

Variance 40:55D.70	Site Plan		Subdivision		TO BE COMPLETED BY THE APPLICANT				TO BE COMPLETED BY THE TOWN					
	Minor	Major Prelim	Major Final	Minor	Major Prelim	Major Final	PROVIDED	N/A	W/ WAIVER	PROVIDED	REQUESTED	W/ WAIVER	REQUESTED	W/ WAIVER
(a) (b)	✓	✓	✓	✓	✓	✓	✓	✓						
(c)	✓	✓	✓	✓	✓	✓	✓	✓						
(d)	✓	✓	✓	✓	✓	✓	✓	✓						
<b>✓ REQUIRED DOCUMENTS (TO BE PROVIDED ON PLANS)</b>														
All applications must be submitted to the Administrative Officer of the Land Use Board Board at least THREE (3) WEEKS prior to the regularly scheduled Board Meeting.														
1. Eighteen (18) copies and a digital copy of all plans. Documents properly certified and sealed by the appropriate N.J. Licensed professional persons (P.E., P.L.S., P.P., C.L.A., R.A.)														
2. Name and address of the owner, applicant and preparer of plans.														
3. Names of all current property owners within 200' of the property and identify source information.														
4. Plans must identify the following:														
a. Name of Development.														
b. Total area of development property in acres and square feet.														
c. Date of original preparation and all revisions.														
d. North arrow and reference meridian.														
e. Graphic and written scale.														
f. Number of proposed lots or size of building.														
g. Tract zone and schedule of existing zoning criteria and proposed conditions.														
h. Tax map sheet, block and lot numbers.														
i. Reference bench mark identified and shown.														
j. Name of the firms and person preparing plans.														
5. Certification of owner noted on the plans (if other than the applicant) as follows: "I certify that I am the owner of this property and consent to the filing of this application".														
6. Review block for signature of Town Engineer, Board Secretary and Chairperson.														
7. Required Hunterdon County Signature Block in accordance to their regulations.														
8. Map drawn at scale of not less than (1"=as noted) sheet size of 18"x24", 24"x36" or 30"x42". All plans must be folded with the file block, date and revision date showing.														
9. Key map drawn at a scale of not less than 400' showing the development and surrounding properties with 1000' radius including zoning boundaries and traffic circulation elements from Master Plan.														
10. Existing Topography shown as follows:														
a. Contours at 5' intervals. Interpolated for USC and GS Map for entire tract.														
b. Contours at 2' intervals for area of proposed lots or proposed development (verified in field).														



LAND DEVELOPMENT APPLICATION - TOWN OF CLINTON  
DEVELOPMENT REVIEW CHECKLIST

Variance 40:55D.70	Site Plan			Subdivision			TO BE COMPLETED BY THE APPLICANT					TO BE COMPLETED BY THE TOWN		
	Minor	Major Prelim	Major Final	Minor	Major Prelim	Major Final	PROVIDED	N/A	WAIVER REQUESTED	PROVIDED	Y/N	REQUEST	WAIVER	GRANTED
(a) (b)														
(c)														
(d)														
<p><b>✓ REQUIRED DOCUMENTS (TO BE PROVIDED ON PLANS)</b></p> <p>All applications must be submitted to the Administrative Officer of the Land Use Board Board at least THREE (3) WEEKS prior to the regularly scheduled Board Meeting.</p> <p>c. Contours at 2' intervals for entire tract (verified in field).</p> <p>d. All elevations based on NAVD 88.</p> <p>11. Plans showing existing and proposed streets including:</p> <p>a. Field cross-sections at 50' intervals drawn at a scale of 1"=5' vertical, 1"=1'-horizontal.</p> <p>b. Centerline plan and profiles drawn at a scale of 1"=50' horizontal; 1"=5' vertical based upon field survey data. Corresponding Plan and Profile information must be shown on the same sheet.</p> <p>c. Centerline curve data including central angle, tangent distance, radius, arc length, chord distance and chord bearing.</p> <p>12. Existing property lines showing bearings, distances and radius with indication of source data and approximate dimensions of proposed lot lines. Based upon deed plotting.</p> <p>13. Existing and proposed lot boundary and easement information shown based on NAD 83 with accurate bearing and distance to the nearest 1/100th ft, prepared by a licensed surveyor. All curves shall show radius, arc length, chord bearings and distance, tangent.</p> <p>14. Approximate net and gross lot areas to the nearest 1/10 acre.</p> <p>15. Net/gross lot areas for existing and proposed lots calculated in sq.ft and 1/1000 acre.</p> <p>16. Area of all proposed easement calculations in square feet.</p> <p>17. Location of existing wells and septic systems on site and within 100' of property.</p> <p>18. Location of all man-made and natural features including but not limited to: list historic buildings within 200', dedicated open space, culverts, structures, drain pipes, water courses, railroads, bridges, wooded areas, rock outcrops.</p> <p>19. Plan drawings of all existing and concept of all proposed drainage and utility layouts.</p> <p>20. Plan and profile drawings of all existing and proposed drainage and utility layouts, drawn at a scale of 1"=50' vertical.</p> <p>21. Plan drawings of all existing and proposed public water if applicable OR show proposed well location with geologist report verifying a sufficient supply of available potable water.</p>														

LAND DEVELOPMENT APPLICATION - TOWN OF CLINTON  
DEVELOPMENT REVIEW CHECKLIST

Variance 40.55D.70	Site Plan			Subdivision			TO BE COMPLETED BY THE APPLICANT			TO BE COMPLETED BY THE TOWN					
	Minor	Major Prelim	Major Final	Minor	Major Prelim	Major Final	PROVIDED	N/A	WAIVER	REQUESTED	PROVIDED	Y/N	REQUEST	WAIVER	GRANTED
(a) (b)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
(c)		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
(d)		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
<b>✓ REQUIRED DOCUMENTS (TO BE PROVIDED ON PLANS)</b>															
	All applications must be submitted to the Administrative Officer of the Land Use Board Board at least THREE (3) WEEKS prior to the regularly scheduled Board Meeting.														
	22. Plan and Profile drawings of all existing and proposed storm sewer including drainage swales.														
	23. Plan drawings of all existing and proposed gas services.														
	24. Plan drawings of all existing electric service with proposed underground service.														
	25. Locations of all attempted percolation and soil log data certified by a licensed Professional Engineer. *Corresponding to submission Item S.*														
	26. Location of any flood hazard areas with delineation and elevation of 100-year flood boundary. Include noted source of flood plain delineation documentation.														
	27. Detailed Landscaping plan indicating: a. Existing trees which will remain or be removed including tree preservation details. b. Proposed landscaping including location, botanical name, common names, size, quantity, planting and staking/guying details, mulched areas specifying type thickness and edge of mulched area. Specify whether c. Landscaping plan for street shade trees noting location, material type and sizes, planting details and tree preservation details. 28. Plans meets requirements of Map Filing Law if map rather than deeds are to be filed with the Hunterdon County Clerk's office. 29. Certification as indicated in the Map Filing Law. Plan meets requirements of the Map Filing Law with all required certifications included. 30. Appropriate details to TOWN, County and State Standards including, but not limited to: sidewalks, curbs, paving, street signs, drainage, etc. 31. Soil erosion and sediment control plans. If more than 5,000 s.f. of disturbance is proposed as part of this application, show soil types and boundaries pursuant to Hunterdon County Soil Survey, including analysis for 32. Plan indicating location and complete purpose of restrictions of any easement or land reserved for any use. 33. Stormwater Management Plans and Watershed Maps. Corresponding to submission item T.														
	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
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LAND DEVELOPMENT APPLICATION - TOWN OF CLINTON  
DEVELOPMENT REVIEW CHECKLIST

Variance 40:35D.70	Site Plan			Subdivision			All applications must be submitted to the Administrative Officer of the Land Use Board Board at least THREE (3) WEEKS prior to the regularly scheduled Board Meeting.	TO BE COMPLETED BY THE APPLICANT			TO BE COMPLETED BY THE TOWN				
	(a) (b)	(c)	(d)	Minor	Major Prelim	Major Final		PROVIDED	N/A	WAIVER REQUESTED	PROVIDED	Y/N	REQUEST	WAIVER	GRANTED
✓	✓	✓	✓	✓	✓	Major Final	<p align="center">✓ REQUIRED DOCUMENTS (TO BE PROVIDED ON PLANS)</p>		✓	WAIVER					
✓	✓	✓	✓	✓	Major Prelim	34. Plan drawn from actual boundary survey of property and certified as being accurate and true by a licensed New Jersey Land Surveyor.			✓						
✓	✓	✓	✓	✓	Major Final	35. Proposed grading plan including finished floor elevations, elevations at corners of building and paved areas. All proposed grading shown using 2' contour intervals.			✓						
✓	✓	✓	✓	✓	Major Prelim	36. Locations, size and details of all existing and proposed signs.			✓						
✓	✓	✓	✓	✓	Major Final	37. Lighting plans, including location, type, wattage, height pattern and floor candles.		✓							
✓	✓	✓	✓	✓	Major Prelim	38. Architectural Plans should include preliminary floor plans and elevations of each new altered building, facade and height of proposed structure. Also indicated existing/proposed building square footage.		✓							
✓	✓	✓	✓	✓	Major Final	39. Parking and Loading:		✓							
✓	✓	✓	✓	✓	Major Prelim	a. Specifications and location of proposed surface paving and curbing, including streets.		✓							
✓	✓	✓	✓	✓	Major Final	b. Location capacity and dimensions of existing and proposed off-street parking and loading areas including documentation of ADA compliance for handicap stalls and accessible route.		✓							
✓	✓	✓	✓	✓	Major Prelim	c. Calculations of the number of parking spaces required by the Ordinance for standard and ADA parking.		✓							
✓	✓	✓	✓	✓	Major Final	d. Aisle widths.		✓							
✓	✓	✓	✓	✓	Major Prelim	e. Entrance and exit arrangement.		✓							
✓	✓	✓	✓	✓	Major Final	f. Details of traffic control devices with direction of traffic flow.		✓							
✓	✓	✓	✓	✓	Major Prelim	g. Location of fire lanes and other parking restrictions.		✓							
✓	✓	✓	✓	✓	Major Final	40. Location of solid waste storage, screening and means of disposal including amount of pick up per week and recycling facilities.		✓							
✓	✓	✓	✓	✓	Major Prelim	41. Calculation location, identifications of proposed open spaces, parks and other recreational areas.		✓							
✓	✓	✓	✓	✓	Major Final	42. Land reserved or dedicated to public use.		✓							
✓	✓	✓	✓	✓	Major Prelim	43. Indicate total number of lots, area of entire tract and area of roads.		✓							
✓	✓	✓	✓	✓	Major Final	44. Identify location and description of all physical survey evidence as found in the field, including encroachments, must be noted. Provide a legend indicating monuments found and to be set.		✓							

**LAND DEVELOPMENT APPLICATION - TOWN OF CLINTON  
DEVELOPMENT REVIEW CHECKLIST**

Variance 40:55D.70	Site Plan		Subdivision		All applications must be submitted to the Administrative Officer of the Land Use Board Board at least THREE (3) WEEKS prior to the regularly scheduled Board Meeting.	TO BE COMPLETED BY THE APPLICANT			TO BE COMPLETED BY THE TOWN				
	Minor	Major Prelim	Major Final	Minor		Major Prelim	Major Final	PROVIDED	N/A	WAIVER REQUESTED	PROVIDED	REQUEST	WAIVER
(a) (b)					<b>✓ REQUIRED DOCUMENTS (TO BE PROVIDED ON PLANS)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)						45. Plan to include all documents as required by Hunterdon County Planning Board.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d)					46. Four (4) signed and sealed sets and a digital copy of as-built plans and profiles of all roads, utilities and Stormwater facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Application deemed incomplete for noted deficiencies under items

Date: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Date: \_\_\_\_\_

Application Deemed Complete:

By: \_\_\_\_\_ Date: \_\_\_\_\_

Site Plan Committee

Completeness Review and Recommendation by Robert J Clerico PE Board Engineer on \_\_\_\_\_

**SPECIFIC COMMENTS**

**LEGEND**

NA - Checklist Item - Information NOT APPLICABLE to this Application

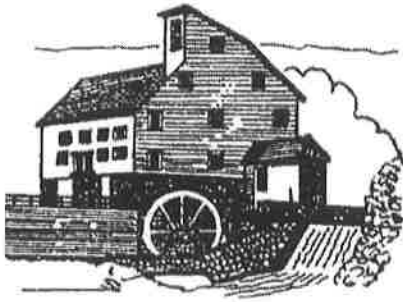
NR - Checklist Item NOT REQUIRED for this type of Application

RA-W - RECOMMEND APPROVAL of request as Permanent WAIVER

RD-W - RECOMMEND DENIAL of requested WAIVER

RA-TW - RECOMMEND APPROVAL of request as TEMPORARY WAIVER

20-0904



**TOWN OF CLINTON**  
INCORPORATED APRIL 5, 1865  
43 Leigh St., P.O. Box 5194  
Clinton, N.J. 08809-5194  
(908) 735-8616 FAX (908) 735-8082

TO: Kara Kaczynski  
McNally, Yaros, Kaczynski, Lime  
275 East Main Street  
Somerville, NJ 08876

FROM: Cecilia Covino, Clerk

DATE: February 16, 2021

SUBJECT: Certification of those properties on the Town of Clinton Tax Maps within  
200 feet of Block 11, Lot 20 in the Town of Clinton

<u>BLOCK 10</u>	<u>PROPERTY LOCATION</u>	<u>PROPERTY OWNER/ADDRESS</u>
Lot 1	2 – 8 Main Street	South Fork Investments c/o Gulbrandsen P.O. Box 5523 Clinton, NJ 08809
Lot 2	10 Main Street	Craig Reuter 15 West Main Street Clinton, NJ 08809
Lot 3	12 - 12A Main Street	Roger Neal McCoy Revocable Trust 12 Main Street Clinton, NJ 08809
Lot 4	14 – 16 Main Street	Castle Ridge Properties LLC P.O. Box 4595 Warren, NJ 07059
Lot 5	18 – 20 Main Street	The Glamour Shop LLC c/o J Davenport 1 Hopping Lane Florham Park, NJ 07932

<b><u>BLOCK 11</u></b>	<b><u>PROPERTY LOCATION</u></b>	<b><u>PROPERTY OWNER/ADDRESS</u></b>
Lot 1	1 Main Street	John Alexander Real Estate LLC 46 Halstead St Clinton, NJ 08809
Lot 2	3 Main Street	John Alexander Real Estate LLC 46 Halstead St Clinton, NJ 08809
Lot 3	5 Main Street	Selvia Djombalic 5 Main Street Clinton, NJ 08809
Lot 4	7 - 11 Main Street	Clinton Main Street LLC 7 - 11 Main Street Clinton, NJ 08809
Lot 5	7 Old Highway 22	Dubar Realty LLC c/o A. Schwartz 334 Lonely Lane Bangor, PA 18013
Lot 5.01	15 - 17 Main Street	Bora Restaurant LLC 146 Bryans Road Hampton, NJ 08827
Lot 5.02	Main Street	Bora Restaurant LLC 146 Bryans Road Hampton, NJ 08827
Lot 7	19 - 21 Main Street	PKD Group LLC 390 North Broadway #130 Jericho, NY 11753
Lot 8	25-29 Main Street	Brigitta & Sebastian Reist, Trustees 1555 Lamington Road Bedminster, NJ 07921
Lot 19	5 Route 22	HCR4 Realty LLC 3366 Route 22 Branchburg, NJ 08876

<b><u>BLOCK 12</u></b>	<b><u>PROPERTY LOCATION</u></b>	<b><u>PROPERTY OWNER/ADDRESS</u></b>
Lot 1	35 Leigh Street	Leigh Properties LLC 35 Leigh Street Clinton, NJ 08809
Lot 2	2 East Main Street	Sage Development LLC 12 Leigh Street Clinton, NJ 08809
Lot 3	4 East Main Street	Marion Alterwein 4 East Main Street Clinton, NJ 08809
Lot 3.01	19 Route 22	Dickens Lane LLC P.O. Box 46 Lebanon, NJ 08833
Lot 4.02	8 East Main Street	JSJ Investments LLC 111 Providence Blvd Kendall Park, NJ 08824
<b><u>BLOCK 13</u></b>		
Lot 19	5 – 5 ½ East Main Street	Ardiana Gjidiija & Haxhi R Hisena 146 Bryans Road Hampton, NJ 08827
Lot 20	25 – 27 Leigh Street	27 Leigh Street LLC 146 Bryans Road Hampton, NJ 08827
Lot 21	21 – 23 Leigh Street	Clinton Properties LLC 9 Walden Drive Annandale, NJ 08801
<b><u>BLOCK 22</u></b>		
Lot 1	43 Leigh Street	Town of Clinton 43 Leigh Street / P.O. Box 5194 Clinton, NJ 08809
Lot 2	47 Leigh Street	Town of Clinton 43 Leigh Street / P.O. Box 5194 Clinton, NJ 08809

**Utilities List**

Attached

I, Cecilia Covino, Clerk of the Town of Clinton, do hereby certify the foregoing to be a true listing of those properties located within 200 feet of Block 11, Lot 20 on the Tax Maps of the Town of Clinton as of February 16, 2021.



\_\_\_\_\_  
Cecilia Covino, RMC, CMC  
Town of Clinton

Attachment



## **LIST OF UTILITIES THAT SERVICE THE TOWN OF CLINTON**

**Clinton Water Department**  
908-735-2265

Art Dysart IV, Water Superintendent  
P. O. Box 5194  
Clinton, New Jersey 08809

**Clinton Sewer Department**  
908-735-8616

Bob Neizgoda, Superintendent  
P. O. Box 5194  
Clinton, New Jersey 08809

**Comcast Cable Company**  
**Comcast Construction**  
732-652-2700

50 Randolph Road  
Somerset, New Jersey 08873

**J C P & L (Electricity)**  
800-662-3115

300 Madison Avenue & Punch Bowl Road  
Morristown, New Jersey 07960

**Elizabethtown Gas Co.**  
800-242-5830

520 Green Lane  
Union, New Jersey 07083

**Centurylink**  
Telephone Company of New Jersey  
1-866-304-6820  
www.centurylink.com

Engineering Department  
160 Center Street  
Clinton, New Jersey 08809

**AT&T**  
800-252-1133

50 Patricia Drive  
Flanders, New Jersey 07836

### **STATE AGENCIES**

**New Jersey Department of Transportation**

State of New Jersey  
Department of Transportation  
1035 Parkway Avenue  
CN 600  
Trenton, New Jersey 08625

**Hunterdon County Planning Board**

314 Route 12, Building #1, 1<sup>st</sup> Floor  
P. O. Box 2900  
Flemington, New Jersey 08822-2900

DEED

THIS DEED is made on August 17, 2020

Between: BILL'S GARAGE, INC.  
9-11 Route 22 and Leigh Street  
Clinton, New Jersey 08809

Referred to as Grantor,

And QA REAL ESTATE DEVELOPMENT,  
A Limited Liability Company  
266 North Avenue  
Fanwood, New Jersey 07023

Referred to as Grantee.

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

**Transfer of Ownership.** The Grantor grants and conveys the property described below to the Grantee. This transfer is made for the sum of One Hundred Fifty Thousand (\$150,000.00) Dollars and other good and valuable consideration. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** Municipality of the Town of Clinton, County of Hunterdon, State of New Jersey, Block 11, Lot 20.

**Property.** The property consists of land and the building and structures on the land in the Town of Clinton, County of Hunterdon, State of New Jersey. The legal description is attached as Schedule A.

Being the same lands and premises conveyed to Bill's Garage, Inc. by Deed from Rocco A. Ruggerio and Dorothy B. Ruggerio, husband and wife, and William F. Oakes and Brenda L. Oakes, husband and wife, dated April 17, 1996 and recorded April 26, 1996 in the Hunterdon County Clerk's Office in Deed Book 1146, page 185.

Prepared by:

  
Kristine Booth



**SCHEDULE A-5  
LEGAL DESCRIPTION**

Issuing Office File No. WG1759

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Clinton, in the County of Hunterdon, State of New Jersey:

BEGINNING at a concrete monument found marking a corner of the right of way of New Jersey Highway Route 173, formerly Route 9 and Route 22, said monument marking the point of beginning of Tract No. 2 of the deed description of lands conveyed to Getty Oil Company and recorded in the Hunterdon County Clerk's Office in Book 755 of Deeds on page 237; thence

1. Along the northerly right of way line of Route 173, South 54° 49' 35" West, a distance of 114.34 feet to an iron pipe found; thence the following 3 courses running along lands owned by Mrs. Harold McAdams
2. Running just westerly of a concrete wall, North 14° 30' 10" West, a distance of 34.34 feet to a point; thence
3. North 73° 16' 10" East, a distance of 50.60 feet to a point on said wall; thence
4. North 20° 28' West, a distance of 51.58 feet to an iron pin set; thence
5. Along the southerly line of lands owned by Dorothy Bauer, North 70° 32' East., a distance of 20.50 feet to an iron pin found; thence
6. Along an easterly line of said lands owned by Bauer, North 19° 34' 20" West, a distance of 5.29 feet to an iron pin found; thence
7. Along the southerly line of lands owned by Joseph Klitsch and along the southerly line of lands owned by Car J Bayuk, North 70° 32' East a distance of 42.50 feet to a point on the concrete sidewalk, near the westerly side thereof, on the westerly side of Leigh Street; thence
8. Along the westerly side of Leigh Street, South 26° 50' 20" East a distance of 36.41 feet to a point located just easterly of the sidewalk; thence
9. Along the northerly right of way line of Route 173 South 66° 56' West a distance of 2.34 feet to a point located near the center of said sidewalk; thence
10. Along the northerly right of way line of Route 173 South 0° 42' 07" West a distance of 22.85 feet to the point and place of Beginning.

FOR INFORMATION PURPOSES ONLY: BEING known as 9-11 Route 22 & Leigh St, Tax Lot 20, Tax Block 11 on the Official Tax Map of Town of Clinton, NJ.

The property address is 9-11 Route 22 and Leigh Street,  
Clinton, New Jersey 08809.

**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." 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).

The Grantor signs this Deed as of the date first written.

Witnessed by:


Bill's Garage, Inc.

  
Kristine Booth

By   
William F. Oakes President

STATE OF NEW JERSEY :  
:ss.  
COUNTY OF HUNTERDON :

I certify that on August 17, , 2020, personally came William F. Oakes, President of Bill's Garage, Inc. before me and acknowledged under oath, to my satisfaction that (a) he is the sole Officer of Bill's Garage, Inc., the corporation named in this Deed; (b) this document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of the corporation; (c) this Deed is made for \$150,000.00 as the full and actual consideration paid or to be paid for the transfer of title.

  
Kristine Booth  
Notary Public of New Jersey  
Commission expires July 27, 2024

R&R  
Sunrise Title Services, Inc  
319 Water Street  
Belvidere, New Jersey 07882

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

State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)  
Bill's Garage, Inc.  
Current Street Address  
24 Ruppels Road  
City, Town, Post Office  
Clinton, New Jersey 08809  
State  
ZIP Code

**Property Information**

Block(s)  
11  
Lot(s)  
20  
Qualifier  
Street Address  
9-11 Route 22 and Leigh Street  
City, Town, Post Office  
Clinton, New Jersey 08809  
State  
ZIP Code

Seller's Percentage of Ownership  
100  
Total Consideration  
\$150.00  
Owner's Share of Consideration  
\$150,000.00  
Closing Date

**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.

9/17/2020  
Date

*William F. Oakes*  
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

Date

William F. Oakes, President  
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

BOOK 1146 Page 185

**DEED**

Prepared by: (Print grantor's name below signature)

*W.J. Caldwell*  
William J. Caldwell

This Deed is made on April 17, 1996

BETWEEN ROCCO A. RUGGERIO and DOROTHY B. RUGGERIO,  
husband and wife, Upper Kingtown Road,  
Pittstown, New Jersey; and

WILLIAM F. OAKES and BRENDA L. OAKES  
husband and wife  
whose address is 39 Rupples Road  
Clinton, New Jersey 08809 referred to as the Grantor.

AND BILL'S GARAGE, INC.

COUNTY OF HUNTERDON  
CONSIDERATION  
QUALITY TRANSFER  
DATE 4/17/96 BY

095534

whose post office address is P.O. Box 5267  
Clinton, New Jersey 08809 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 One (\$1.00) Dollar.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Town of Clinton  
Block No. 11 Lot No. 20 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 Town of Clinton of the County of Hunterdon and State of New Jersey. The legal description is:

BEGINNING at a concrete monument found marking a corner of the right-of-way of New Jersey Highway Route 173, formerly Route 9 and Route 22, said monument marking the point of beginning of Tract No. 2 of the deed description of lands conveyed to Gatty Oil Company and recorded in the Hunterdon County Clerk's Office in Book 755 of Deeds on page 237; thence (1) along the northerly right-of-way line of Route 173, South 54° 49' 35" West, a distance of 114.34 feet to an iron pipe found; thence the following 3 courses running along lands owned by Mrs. Harold McAdams (2) running just westerly of a concrete wall, North 14° 30' 10" West, a distance of 34.34 feet to a point; thence (3) North 73° 16' 10" East, a distance of 50.60 feet to a point on said wall; thence (4) North 20° 28' West, a distance of 51.58 feet to an iron pin set; thence (5) along the southerly line of lands owned by Dorothy Bauer, North 70° 32' East, a distance of 20.50 feet to an iron pin found; thence (6) along an easterly line of said lands owned by Bauer, North 19° 34' 20" West, a distance of 5.29 feet to an iron pin found; thence (7) along the southerly line of lands owned by Joseph Klitsch and along the southerly line of lands owned by Carl Bayuk, North 70° 32' East, a distance of 42.50 feet to a point on the concrete sidewalk, near the westerly side thereof, on the westerly side of Leigh Street, thence (8) along the westerly side of Leigh Street, South 26° 50' 20" East, a distance of 36.41 feet to a point located just easterly of the sidewalk; thence (9) along the northerly right-of-way line of Route 173 South 66° 56' West, a distance of 2.34 feet to a point located near the center of said sidewalk; thence (10) along the northerly right-of-way line of Route 173, South 0° 42' 07" West, a distance of 22.85 feet to the point and place of Beginning, containing 0.122 acres more or less, as surveyed in March of 1979 by Peter J. Crowl, Land Surveyor, New Jersey License No. 14453. All bearings herein being magnetic as observed in October of 1979.

Being the same lands and premises conveyed to William F. Oakes and Brenda L. Oakes, husband and wife, and Rocco A. Ruggerio and Dorothy B. Ruggerio, husband and wife, by William F. Oakes Inc., William F. Oakes and Brenda L. Oakes, husband and wife, and Rocco A. Ruggerio and Dorothy B. Ruggerio, husband and wife, by Deed dated July 18, 1985, and recorded in the Hunterdon County Clerk's Office in Book 926 of Deeds on page 81.

By recording this Deed Oakes releases Ruggerio from any and all claims arising from the litigation styled Ruggerio v. Oakes, Superior Court of New Jersey, Chancery Division, Hunterdon County, Docket Number HNT-C-14010-95. Grantee further agrees to indemnify and hold harmless the Grantor/Ruggerio from any claims arising from the operation of the business since February 1, 1989.

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 of the top of the first page.

Witnessed by:

Mildred E. Linzer  
MILDRED E. LINZER

Rocco A. Ruggerio (Seal)  
Rocco A. Ruggerio

Dorothy B. Ruggerio (Seal)  
Dorothy B. Ruggerio

Kristine Booth  
Kristine Booth

William F. Oakes  
William F. Oakes

Brenda L. Oakes  
Brenda L. Oakes

STATE OF NEW JERSEY, COUNTY OF HUNTERDON  
I CERTIFY that on April 17, 1996.

SS.:

Rocco A. Ruggerio and Dorothy B. Ruggerio 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 act; and,
- (c) made this Deed for \$ 1.00 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. 46:15-3.)

Mildred E. Linzer  
(Print name and title below signature)  
MILDRED E. LINZER  
Notary Public of NJ  
My Comm. Expires 3/18/97

STATE OF NEW JERSEY  
COUNTY OF HUNTERDON  
APR 26 1996  
DOROTHY A. TIPPOK  
COUNTY CLERK

1146-185-0187

RECORDED  
APR 26 1 52 PM '96  
HUNTERDON COUNTY  
DOROTHY A. TIPPOK  
CLERK

STATE OF NEW JERSEY  
COUNTY OF HUNTERDON

I certify that on April 23, 1996, William F. Oakes and Brenda L. Oakes 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 act; and (c) made this Deed for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title.

*Aristine Booth*  
Aristine Booth  
Notary Public of New Jersey  
Commission expires July 27, 1999

RECORDED  
HUNTERDON COUNTY, N.J.  
APR 26 1996  
BOOK 114 PAGE 185  
DOROTHY A. TIPPOK  
COUNTY CLERK

095534

<b>DEED</b>	
Rocco A. Ruggerio and Dorothy B. Ruggerio, husband and wife, and William F. Oakes and Brenda L. Oakes, husband and wife,  TO  Grantor.  Bill's Garage, Inc.  Grantee.	Dated: _____, 19____  Record and return to: Carter, Van Rensselaer & Caldwell P.O. Box 5185 Clinton, New Jersey 08809



STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR EXEMPTION  
(c. 49, P.L. 1968)  
OR  
PARTIAL EXEMPTION  
(c. 176, P.L. 1975)

ALL STATE LEGAL  
A Division of AS Title Insurance Co., Inc.  
600 222 GLENN RD. SUITE 200  
NEWARK, N.J. 07102-3700

To Be Recorded With Dood Pursuant to c. 49, P.L. 1968, as amended by c. 223, P.L. 1985 (N.J.S.A. 46:15-3 et seq.)

STATE OF NEW JERSEY }  
COUNTY OF HUNTERDON }

FOR RECORDER'S USE ONLY  
Consideration \$ 100  
Realty Transfer Fee \$ 0  
Date 4/26/96 By [Signature]  
\*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, William J. Caldwell, being duly sworn according to law upon his/her oath deposes and says that he/she is the Legal Representative  
In a deed dated April 17, 1996, transferring real property identified as Block No. 11  
Lot No. 20 located at Route 173, Town of Clinton, County of Hunterdon and State of New Jersey and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed herein annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire consideration paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or resumed in connection with the transfer of title is \$ 100.

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.  
Consideration is less than \$100.00

(4) PARTIAL EXEMPTION FROM FEE 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. (See Instructions #8 and #9)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

- a) SENIOR CITIZEN (See Instruction #8)
    - Grantor(s) 62 yrs. of age or over. \*
    - One or two-family residential premises.
    - Owned and occupied by grantor(s) at time of sale.
    - No joint owners other than spouse or other qualified exempt owner.
  - b) BLIND (See Instruction #8)
    - Grantor(s) legally blind. \*
    - One or two-family residential premises.
    - Owned and occupied by grantor(s) at time of sale.
    - No joint owners other than spouse or other qualified exempt owner.
  - DISABLED (See Instruction #8)
    - Grantor(s) permanently and totally disabled. \*
    - One or two-family residential premises.
    - Receiving disability payments.
    - Owned and occupied by grantor(s) at time of sale.
    - Not gainfully employed.
    - No joint owners other than spouse or other qualified exempt owner.
- \*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANOR NEED QUALIFY.
- c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)
    - Affordable According to H.U.D. Standards.
    - Meets Income Requirements of Region.
    - Reserved for Occupancy.
    - Subject to Resale Controls.
  - d) NEW CONSTRUCTION (See Instruction #9)
    - Entirely new improvement.
    - Not previously used for any purpose.
    - Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me this 23 day of April, 1996  
[Signature] Rocco A. Ruggerio  
Notary Public of N.J. P.O. Box 5185 Upper Kingtown Road  
Clinton, N.J. 08809 Pittstown, N.J. 08867  
Comm. expires 7/27/99

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds  
Instrument Number 95838 County Hunterdon  
Deed Number 25838 Book 1146 Page 185  
Deed Dated 4/17/96 Date Recorded 4/26/96

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.  
This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.  
ORIGINAL - Write copy to be retained by County.  
DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16-8.12).  
TRIPLICATE - Pink copy to your file copy.

END OF DOCUMENT

WRITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

# DEED

Prepared by: *[Signature]*  
Francis E. Pizzetti, II

This Deed is made on July 18, 19 85.

BETWEEN

WILLIAM OAKES, INC., WILLIAM F. OAKES and BRENDA L. OAKES, h/w of  
Rupellis Road, in the Town of Clinton, County of Hunterdon and State of  
New Jersey; and ROCCO A. RUGGERIO and DOROTHY B. RUGGERIO, h/w, RD 1,  
Pittstown, New Jersey, County of Hunterdon

\*\*\*\*\*

referred to as the Grantor.

AND

WILLIAM F. OAKES and BRENDA L. OAKES, h/w of Rupellis Road in the Town  
of Clinton, County of Hunterdon and State of New Jersey; and ROCCO A.  
RUGGERIO and DOROTHY B. RUGGERIO, h/w, RD 1, Pittstown, New Jersey,  
County of Hunterdon

\*\*\*\*\*

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 One-Dollar (\$1.00)

The Grantor acknowledges receipt of this money

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of

Block No. 11 Lot No. 20 Account No.

No property tax identification number is available on the date of this deed, if check box it applies

**Property.** The property consists of the land and all the buildings and structures on the land in  
the Town of Clinton  
County of Hunterdon and State of New Jersey. The legal description is

**BEGINNING** at a concrete monument found marking a corner of the right-  
of way of New Jersey Highway Route 173, formerly Route 9 and Route 23,  
said monument marking the point of beginning of Tract No. 2 of the deed  
description of lands conveyed to Getty Oil Company and recorded in the  
Hunterdon County Clerk's Office in Book 755 of Deeds on page 237; thence  
(1) along the northerly right-of-way line of Route 173, South 54° 49' 35"  
West, a distance of 114.34 feet to an iron pipe found; thence the following  
3 courses running along lands owned by Mrs. Harold McAdams (2) running  
just westerly of a concrete wall, North 14° 30' 10" West, a distance of  
34.34 feet to a point; thence (3) North 73° 16' 10" East, a distance of  
50.60 feet to a point on said wall; thence (4) North 20° 28' West, a  
distance of 51.58 feet to an iron pin set; thence (5) along the southerly  
line of lands owned by Dorothy Bauer, North 70° 32' East, a distance of  
20.50 feet to an iron pin found; thence (6) along an easterly line of said  
lands owned by Bauer, North 19° 34' 20" West, a distance of 5.29 feet to  
an iron pin found; thence (7) along the southerly line of lands owned by  
Joseph Klitsch and along the southerly line of lands owned by Carl Bayuk  
North 70° 32' East, a distance of 42.58 feet to a point on the concrete  
sidewalk, near the westerly side thereof, on the westerly side of Leigh  
Street, thence (8) along the westerly side of Leigh Street South 26° 50'  
20" East, a distance of 36.41 feet to a point located just easterly of the  
sidewalk; thence (9) along the northerly right-of-way line of Route 173  
South 66° 56' West, a distance of 2.34 feet to a point located near the  
center of said sidewalk; thence (10) along the northerly right-of-way line  
of Route 173, South 0° 42' 07" West, a distance of 22.85 feet to the point  
and place of beginning, containing 0.122 acres, more or less, as surveyed  
in March of 1979 by Peter J. Crowl, Land Surveyor, New Jersey License No.  
14453. All bearings herein being magnetic as observed in October of 1979.

BEING the same lands and premises conveyed by William F. Oakes and  
Brenda L. Oakes, h/w of 39 Rupellis Road, Clinton, New Jersey and Rocco A.  
Ruggerio and Dorothy B. Ruggerio, h/w, of RD 1, Pittstown, New Jersey to  
William Oakes, Inc. by Deed dated May 15, 1979 and recorded in Deed Book  
844 at page 120.

THE aforesaid Deed having been in error due to the fact that William  
Oakes, Inc. was not a Corporation, contrary to the information supplied  
by the Accountant for William F. Oakes and Rocco A. Ruggerio.

IT BEING THE PURPOSE of this Deed to correct the back-title confusion  
and vest title in William F. Oakes and Brenda L. Oakes, h/w and Rocco  
A. Ruggerio, and Dorothy B. Ruggerio, h/w.

COUNTY OF HUNTERDON  
DECLARATION FILE  
DATE 7-17-85

35025

RECORDED  
AUG 7 9 51 AM '85  
HUNTERDON COUNTY  
DOROTHY K. TIRPOK  
CLERK

**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.

Witnessed by:

*[Signature]*  
Francis E. Pisanì, II  
ATTORNEY-AT-LAW  
STATE OF NEW JERSEY

*[Signature]*  
William F. Oakes (Seal)

*[Signature]*  
Brenda L. Oakes (Seal)

*[Signature]*  
Rocco A. Ruggiero

*[Signature]*  
Dorothy B. Ruggiero

STATE OF NEW JERSEY, COUNTY OF Hunterdon SS.:

I CERTIFY that on July 18, 19 85

William F. & Brenda L. Oakes/Rocco A. & Dorothy B. Ruggiero 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 \$1,00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined by N.J.S.A. 46:15-5.1)

*[Signature]*  
Francis E. Pisanì, II  
ATTORNEY-AT-LAW  
STATE OF NEW JERSEY

END OF DOCUMENT

This Deed, made the 15th day of May 19 79 ,

Between WILLIAM F. OAKES and BRENDA L. OAKES, his wife,  
of Rupella Road, in the Town of Clinton, County  
of Hunterdon and State of New Jersey; and  
ROCCO A. RUGGERIO and DOROTHY B. RUGGERIO, his wife,

residing at R.D. #1, Pittstown,  
in the Township of Franklin in the County of  
Hunterdon and State of New Jersey herein designated as the Grantors,  
And WILLIAM OAKES, INC.,

residing or located at Old Highway 22 and Leigh Street,  
in the Town of Clinton in the County of  
Hunterdon and State of New Jersey 08809 herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of

One (\$1.00) Dollar, being a sum less than \$100.00,  
lawful money of the United States of America, to the Grantors in hand well and truly paid by the  
Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-  
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and  
convey unto the Grantees forever,

all that tract or parcel of land and premises, situate, lying and being in the  
Town of Clinton in the  
County of Hunterdon and State of New Jersey, more particularly described as follows:

BEGINNING at a concrete monument found marking a corner of the  
right-of-way of New Jersey Highway Route 173, formerly Route 9 and  
Route 22, said monument marking the point of beginning of Tract No.  
2 of the deed description of lands conveyed to Getty Oil Company and  
recorded in the Hunterdon County Clerk's Office in Book 755 of Deeds  
on page 237; thence (1) along the northerly right-of-way line of  
Route 173, South 54 degrees 49 minutes 35 seconds West, a distance of  
114.34 feet to an iron pipe found; thence the following 3 courses  
running along lands owned by Mrs. Harold McAdams (2) running just  
westerly of a concrete wall, North 14 degrees 30 minutes 10 seconds  
West, a distance of 34.34 feet to a point; thence (3) North 73  
degrees 16 minutes 10 seconds East, a distance of 50.60 feet to a  
point on said wall; thence (4) North 20 degrees 28 minutes West, a  
distance of 51.58 feet to an iron pin set; thence (5) along the  
southerly line of lands owned by Dorothy Bauer, North 70 degrees 32  
minutes East, a distance of 20.50 feet to an iron pin found; thence  
(6) along an easterly line of said lands owned by Bauer, North 19  
degrees 34 minutes 20 seconds West, a distance of 5.29 feet to an  
iron pin found; thence (7) along the southerly line of lands owned by  
Joseph Klitsch and along the southerly line of lands owned by Carl  
Bayuk, North 70 degrees 32 minutes East, a distance of 42.50 feet to  
a point on the concrete sidewalk, near the westerly side thereof, on  
the westerly side of Leigh Street; thence (8) along the westerly side  
of Leigh Street, South 26 degrees 50 minutes 20 seconds East, a  
distance of 36.41 feet to a point located just easterly of the side-  
walk; thence (9) along the northerly right-of-way line of Route 173  
South 66 degrees 56 minutes West, a distance of 2.34 feet to a point  
located near the center of said sidewalk; thence (10) along the  
northerly right-of-way line of Route 173, South 0 degrees 42 minutes  
07 seconds West, a distance of 22.85 feet to the point and place of  
beginning, containing 0.122 acres, more or less, as surveyed in March  
of 1979 by Peter J. Crowl, Land Surveyor, New Jersey License No.  
14453. All bearings herein being magnetic as observed in October of  
1974.

COUNTY OF HUNTERDON  
-CONSIDERATION \$1.00  
REALTY TRANSFER TAX \$1.00  
JAYQUIN 1 1979 BY

07472

Being the same lands and premises conveyed to William F. Oakes and Brenda L. Oakes, husband and wife, and Rocco A. Ruggiero and Dorothy B. Ruggiero, husband and wife, by Gotty Refining and Marketing Company, by Deed dated May 7, 1979 and delivered and about to be recorded simultaneously herewith.

Being also known as Block 11, Lot 20 on the Tax Map of the Town of Clinton, and as Old Highway 22 and Leigh Street, Clinton, New Jersey.

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances, to have and to hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of Francis E. Pisani, II Attorney at Law of New Jersey

William F. Oakes (L.S.)

Brenda L. Oakes (L.S.)

Rocco A. Ruggiero (L.S.)

Dorothy B. Ruggiero (L.S.)

RECORDED Jun 1 11 00 AM '79 HUNTERDON COUNTY MILDRED C. LARSON CLERK

State of New Jersey, County of Hunterdon, I ss.: Be it Remembered, that on May 15, 1979, before me, the undersigned, an Attorney at Law of New Jersey, personally appeared William F. Oakes and Brenda L. Oakes, his wife, and Rocco A. Ruggiero and Dorothy B. Ruggiero, his wife,

who, I am satisfied, are the persons named in and who executed the within instrument, and the copies they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 19, Sec. 1 (c), is \$1.00, being a sum less than \$100.00.

Prepared by: Francis E. Pisani, II Attorney at Law of New Jersey

END OF DOCUMENT

COUNTY OF HUNTERDON  
CONSIDERATION \$ 52,000.00  
REALTY TRANSFER TAX \$ 182.22  
DATE JUN 1 1979 BY CES

DEED

07471

THIS INDENTURE, made the 7<sup>th</sup> day of MAY  
in the year of our Lord One Thousand Nine Hundred and Seventy-  
Nine between GETTY REFINING AND MARKETING COMPANY [formerly  
named Getty Oil Company (Eastern Operations), Inc.], a Delaware  
corporation, with offices at 1437 South Boulder, Tulsa,  
Oklahoma 74119, hereinafter referred to as Grantor and WILLIAM  
P. OAKES and BRENDA L. OAKES, husband and wife, residing at  
39 Rupells Rd., Clinton, New Jersey, and ROCCO A. RUGGERIO and  
DOROTHY B. RUGGERIO, husband and wife, residing at RD #1,  
Pittstown, New Jersey, hereinafter referred to as Grantees.

WITNESSETH, that Grantor, for and in consideration of the  
sum of Ten (\$10.00) Dollars lawful money of the United States  
of America and other good and valuable consideration to it in  
hand paid by said Grantees, at or before the sealing and delivery  
of these presents, the receipt whereof is hereby acknowledged,  
has given, granted, bargained, sold, aliened, released, enfeoffed,  
conveyed and confirmed, and by these presents does give, grant,  
bargain, sell, alien, release, enfeoff, convey and confirm unto  
said William P. Oakes and Brenda L. Oakes, husband and wife, an  
undivided one-half (1/2) interest, and unto said Rocco A.  
Ruggerio and Dorothy B. Ruggerio, husband and wife, an un-  
divided one-half (1/2) interest, and unto their respective heirs,  
successors and assigns forever.

All that certain tract or parcel of land, together with the  
buildings and improvements thereon erected, situate, lying and  
being in the Town of Clinton, County of Hunterdon, and State of  
New Jersey, bounded and described as follows:

FIRST TRACT. All that premises in the Town of Clinton  
in the County of Hunterdon and State of New Jersey,  
which is bounded and described as follows:

Beginning at a point formed by the intersection of the  
dividing line between lands now or formerly of Earle  
S. Eckel, Harriet C. Eckel, his wife, H. Wilmot Eckel  
and Marie M. Eckel, his wife, on the South and lands  
now or formerly of Rocco Dughl on the North with the  
Westerly side line of Leigh Street, and running thence  
(1) along the Westerly side of Leigh Street South 36  
degrees 40 minutes 50 seconds East a distance of 36.61

feet to a point formed by the intersection of said side line of Leigh Street with the Northerly right-of-way line of State Highway leading from Clinton to Somerville, also known as State Highway Route 9, Section 18, distant 65.46 feet radially from the center line of said State Highway at Station 30 + 45.36; thence (2) along said Northerly right-of-way line South 56 degrees 58 minutes 10 seconds West, a distance of 2.34 feet to a point, distant 65.45 feet radially from center line of Station 30 + 43.09; thence (3) still along the said Northerly right-of-way line South 9 degrees 15 minutes 43 seconds East a distance of 22.85 feet to a point formed by the intersection of said Northerly right-of-way line with the dividing line between lands now or formerly of said Earle S. Eckel et als on the North and lands now or formerly of Ida Hall on the South, distant 45.58 feet radially from said center line of Station 30 + 32.19; thence (4) along said dividing line South 61 degrees 36 minutes 13 seconds West, a distance of 56.43 feet to a point or corner in the lands now or formerly of said Earle S. Eckel et als on the northeast, of Ida Hall on the South and of John W. Rinehart on the Northwest; thence (5) along the dividing line between lands now or formerly of said Earle S. Eckel et als on the east and lands now or formerly of said John W. Rinehart on the West, North 30 degrees 25 minutes 50 seconds West, a distance of 51.58 feet to a point or corner in lands now or formerly of said Earle S. Eckel et als on the Southeast, of John W. Rinehart on the West, and of Rocco Dughi on the Northeast; thence (6) along the dividing line between lands now or formerly of said Earle S. Eckel et als on the South and lands now or formerly of Rocco Dughi on the North, North 60 degrees 34 minutes 10 seconds East a distance of 20.50 feet to a point or corner; thence (7) along the dividing line between lands now or formerly of said Earle S. Eckel et als on the East and lands now or formerly of Rocco Dughi on the West, North 30 degrees 25 minutes 50 seconds West, a distance of 5.33 feet to a point or corner in the lands now or formerly of said Earle S. Eckel et als on the Southeast and Rocco Dughi on the North; thence (8) along the dividing line between lands now or formerly of said Earle S. Eckel et als on the South and lands, now or formerly of said Rocco Dughi on the North, North 60 degrees 34 minutes 10 seconds East, a distance of 42.50 feet to the point and place of beginning.

Subject to any easements or other encumbrances of record.

SECOND TRACT. All that premises in the Town of Clinton in the County of Hunterdon and State of New Jersey, which is bounded and described as follows:

Beginning at a point formed by the intersection of the dividing line between lands now or formerly of said Earle S. Eckel et als on the North and lands, now or formerly, of Ida Hall on the South with the Northerly right-of-way line of the Highway leading from Clinton to Somerville, also known as State Highway Route 9, Section 19, being distant 45.58 feet radially from the center line of said State Highway at Station 30 + 32.19; running thence (1)

along said Northerly right-of-way line South 42 degrees 40 minutes 2 seconds West a distance of 112.72 feet to a point formed by the intersection of said right-of-way line with the dividing line between lands now or formerly of said Earle S. Eckel et als on the East and lands, now or formerly of John W. Rinehart on the West, distant 33 feet radially from the center line of said State Highway at State 29 & 22.79; thence (2) along said dividing line North 29 degrees 1 minute 50 seconds West a distance of 34.95 feet to a point or corner in the lands now or formerly of said Earle S. Eckel et als and John W. Rinehart; thence (3) still along the dividing line between lands now or formerly of said Earle S. Eckel et als and lands now or formerly of said John W. Rinehart, North 59 degrees 38 minutes 4 seconds East a distance of 50.60 feet to a point or corner in lands now or formerly of John W. Rinehart, William H. Hall and of said Earle S. Eckel et als; thence (4) along the dividing line between lands now or formerly of said Earle S. Eckel et als on the South and lands now or formerly of William H. Hall on the North, North 61 degrees 36 minutes 33 seconds East a distance of 56.43 feet to the point and place of beginning.

Subject to any easements or other encumbrances of record.

BEING the same premises which Getty Oil Company by Deed dated March 13, 1972, and recorded in the Hunterdon County Clerk's Office, in Book 755 of Deeds, Page 236, conveyed unto Getty Oil Company (Eastern Operation), Inc., in fee.

SUBJECT TO:

1. Any state of facts an up-to-date survey would disclose.
2. Zoning regulations and ordinances and building restrictions and regulations of record.
3. All assessments, costs and charges for any and all municipal improvements affecting or benefiting said premises.
4. Covenants, easements and restrictions of record.
5. Existing leases and tenancies.

Subject further to and reserving in Grantor, its successors and assigns, for a period of the original five (5) year term, and any renewal or extension thereof, of that certain Gasoline Dealer Contract entered into between Grantor and Grantees, the pre-emptive right to purchase said premises on the same terms and conditions as those of any bona fide offer received by and acceptable to Grantees, and Grantees, for themselves, their heirs and assigns, by executing this Deed agree that, before entering into any contract of sale for said premises, Grantees shall give notice to Grantor in writing of all the terms and conditions of said offer which notice to be



effective must be accompanied by a copy of the proposed contract of sale with the prospective purchaser. Grantor, within sixty (60) days after receipt of such notice may exercise its pre-emptive right to purchase by written notice to Grantees to that effect and the closing will be held within an additional sixty (60) days thereafter. If Grantor shall fail to exercise this pre-emptive right to purchase on any occasion and the premises are actually sold by Grantees, such sale shall be free of this pre-emptive right to purchase. The exercise or failure to exercise the pre-emptive right to lease as hereinafter reserved by Grantor shall not affect the pre-emptive right to purchase hereby reserved.

Subject further to and reserving in Grantor, its successors and assigns, for a period of the original five (5) year term, and any renewal or extension thereof, of that certain Gasoline Dealer Contract entered into between Grantor and Grantees, the pre-emptive right to lease said premises on the same terms and conditions as those of any bona fide offer received by and acceptable to Grantees, and Grantee, for themselves, their heirs and assigns, by executing this deed agree that, before entering into any lease of said premises, Grantees shall give notice to Grantor in writing of all terms and conditions of said offer which notice to be effective must be accompanied by a copy of the proposed lease with the prospective lessee. Grantor, within sixty (60) days after receipt of such notice, may exercise its pre-emptive right to lease by written notice to Grantees to that effect. Within fifteen (15) days of any such exercise Grantees shall execute and deliver to Grantor, in duplicate, a lease of said premises the same in form and substance as the proposed lease enclosed with Grantees' notice to Grantor of the offer to lease and thereupon Grantor shall execute and return one copy of said lease to Grantees. The exercise or failure to exercise this pre-emptive right to lease on any occasion shall not affect Grantor's right to exercise it on any subsequent occasion. The failure to exercise the pre-emptive right to purchase hereinbefore reserved by Grantor shall not affect the pre-emptive right to lease hereby reserved.

Notice to be given to either party hereunder pursuant to the reservations herein contained shall be directed to such party by registered mail at such party's address as shown at the beginning of this deed, or at such other address as such party may designate for receipt of notices by similar notice given by registered mail.

TOGETHER with all and singular the trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining.

Also, all the estate, right, title, interest, property, claim and demand whatsoever, of said Grantor, of, in and to the same, and of, in and to every part and parcel thereof.

TO HAVE AND TO HOLD, all and singular the above-described land and premises, with the appurtenances, unto said Grantees,

their heirs, successors and assigns, in the proportional interests hereinabove specified, to the only proper use, benefit and behoof of said Grantees, their heirs and assigns forever, subject as aforesaid.

And said Grantor, for itself, its successors and assigns, does covenant, promise and agree to and with said Grantees, their heirs, successors and assigns, that it has not made, done, committed, executed or suffered any act or acts, thing or things whatsoever whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged, or encumbered, in any manner or way whatsoever.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed and attested by its Assistant Secretary, and these presents to be signed by its Vice President the day and year first above written.



*Richard A. Merrill*  
Assistant Secretary

GETTY REFINING AND MARKETING COMPANY

By *J. A. Lippert*  
Vice President

*WTR*

STATE OF OKLAHOMA )  
                          ) ss  
COUNTY OF TULSA   )

BE IT REMEMBERED, that on the 7th day of May, 1979, before me, the subscriber, a Notary Public, personally appeared R. KENDALL SHERRILL, to me known, and being by me duly sworn according to law, on his oath, doth depose and make proof to my satisfaction, that he is the Assistant Secretary of GETTY REFINING AND MARKETING COMPANY, the corporation named in the within deed; that he well knows the seal of said corporation; that the seal affixed to this instrument is the corporate seal of said corporation; that the seal was so affixed in pursuance of a resolution of the directors of said corporation; that T. A. DIFFER, was at the time of execution of the within deed the Vice President of said corporation; that he saw the said T. A. DIFFER affix said seal thereto, sign and deliver said instrument, and heard him declare that he signed, sealed and delivered the same as the voluntary act and deed of said corporation in pursuance of said resolution and that the deponent signed his name thereto, at the same time, as an attesting witness and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, C.49, Sec. 1(c), is \$52,000.00.

*R. Kendall Sherrill*  
Assistant Secretary



sworn to and subscribed before me at Tulsa, Oklahoma on the day and year aforesaid.

*Wm. T. Robbins*  
Notary Public

My commission expires July 24, 1979

This instrument was prepared by Wm. T. Robbins 1437 South Boulder Tulsa, Oklahoma

RECORDED

JUN 1 10 00 AM '79

HUNTERDON COUNTY  
MILDRED C. LARSON  
CLERK

END OF DOCUMENT

BOOK 755 PAGE 236

COUNTY OF HUNTERDON  
CONSIDERATION \$ 757.00  
REALTY TRANSFER FEE \$ 5.00  
DATE APR 5 1953 BY

78761

THIS INDENTURE, made the 13th day of March, nineteen hundred and seventy-two between GETTY OIL COMPANY, successor by merger to Tidewater Oil Company (formerly named Tide Water Associated Oil Company), a Delaware Corporation with offices at 3810 Wilshire Boulevard, Los Angeles, California 90010, Grantor, and GETTY OIL COMPANY (EASTERN OPERATIONS), INC., a Delaware Corporation with offices at 660 Madison Avenue, New York, New York 10021, Grantee

WITNESSETH, that Grantor, for and in consideration of Ten (\$10.00) Dollars lawful money of the United States of America, and other good and valuable consideration paid by Grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto said Grantee, and to its successors and assigns, forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Clinton, County of Hunterdon, State of New Jersey, more

particularly described in Schedule A attached hereto and made a part hereof by reference, together with all of Grantor's right, title and interest in and to the equipment, signs and advertising devices located thereon and in and to all licenses and permits affecting said premises.

TOGETHER with all and singular the trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining; also, all the estate, right, title, interest, property, claim and demand whatsoever, of said Grantor, of, in and to the same, and of, in and to every part and parcel, thereof,

TO HAVE AND TO HOLD, all and singular the above described land and premises, with the appurtenances, unto said Grantee, its successors and assigns, to the only proper use, benefit and behoof of said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has duly executed and sealed this instrument the day and year first above written.



ATTEST:

*[Signature]*  
ASSISTANT SECRETARY  
N. J. DEW

GETTY OIL COMPANY

BY *[Signature]*  
WACK D. JONES  
VICE PRESIDENT

## SCHEDULE "A"

Beginning at a point formed by the intersection of the dividing line between lands now or formerly of Earle S. Sokel, Harriet O. Sokel, his wife, H. Wilmot Sokel and Marie M. Sokel, his wife, on the South and lands now or formerly of Roscoe Dughi on the North with the Westerly side line of Leigh Street, and running thence (1) along the Westerly side of Leigh Street South 36 degrees 40 minutes 50 seconds East a distance of 36.61 feet to a point formed by the intersection of said side line of Leigh Street with the Northerly right of way line of State Highway leading from Clinton to Somerville, also known as State Highway Route 9, Section 18, distant 65.46 feet radially from the center line of said State Highway at Station 30 & 45.36; thence (2) along said Northerly right-of-way line South 56 degrees 58 minutes 10 seconds West, a distance of 2.34 feet to a point distant 65.46 feet radially from center line of Station 30 & 45.36; thence (3) still along the said Northerly right-of-way line South 9 degrees 15 minutes 45 seconds East a distance of 22.85 feet to right-of-way line with the dividing line between lands now or formerly of said Earle S. Sokel et als on the North and lands now or formerly of Ida Hall on the South, distant 45.58 feet radially from said center line of Station 30 & 32.19; thence (4) along said dividing line South 61 degrees 35 minutes 33 seconds West, a distance of 56.43 feet to a point or corner in the lands now or formerly of said Earle S. Sokel et als on the northeast, of Ida Hall on the South and of John W. Rinchart on the Northwest; thence (5) along the dividing line between lands now or formerly of said Earle S. Sokel et als on the east and lands now or formerly of said John W. Rinchart on the West, North 30 degrees 25 minutes 50 seconds West, a distance of 51.56 feet to a point or corner in lands now or formerly of said Earle S. Sokel et als. on the Southeast, of John W. Rinchart on the West, and of Roscoe Dughi on the Northeast; thence (6) along the dividing line between lands now or formerly of said Earle S. Sokel et als. on the South and lands now or formerly of Roscoe Dughi on the North, North 60 degrees 34 minutes 10 seconds East a distance of 20.50 feet to a point or corner; thence (7) along the dividing line between lands now or formerly of said Earle S. Sokel et als on the East and lands now or formerly of Roscoe Dughi on the West, North 30 degrees 25 minutes 50 seconds West, a distance of 8.33 feet to a point or corner in the lands now or formerly of said Earle S. Sokel et als. on the Southeast and Roscoe Dughi on the North; thence (8) along the dividing line between lands now or formerly of said Earle S. Sokel et als. on the South and lands, now or formerly of said Roscoe Dughi on the North, North 60 degrees 34 minutes 10 seconds East, a distance of 42.50 feet to the point and place of beginning.

SCHEDULE "A"

Beginning at a point formed by the intersection of the dividing line between lands now or formerly of said Earle S. Ekel et als. on the North and lands now or formerly of Ida Hall on the South with the Northerly right-of-way line of the Highway leading from Clinton to Semerville, also known as State Highway Route 9, Section 19, being distant 46.58 feet radially from the center line of said State Highway at Station 30 & 32.19; running thence (1) along said Northerly right-of-way line South 42 degrees 40 minutes 2 seconds West a distance of 112.72 feet to a point formed by the intersection of said right-of-way line with the dividing line between lands now or formerly of said Earle S. Ekel et als. on the East and lands now or formerly of John W. Rinchart on the West, distant 33 feet radially from the center line of said State Highway at Station 29 & 22.79; thence (2) along said dividing line North 29 degrees 1 minute 50 seconds West a distance of 34.86 feet to a point or corner in the lands now or formerly of said Earle S. Ekel et als. and John W. Rinchart; thence (3) still along the dividing line between lands now or formerly of said Earle S. Ekel et als. and lands now or formerly of said John W. Rinchart, North 59 degrees 38 minutes 4 seconds East a distance of 50.60 feet to a point or corner in lands now or formerly of John W. Rinchart, William H. Hall and of said Earle S. Ekel et als.; thence (4) along the dividing line between lands now or formerly of said Earle S. Ekel et als. on the South and lands now or formerly of William H. Hall on the North, North 61 degrees 38 minutes 35 seconds East a distance of 56.43 feet to the point and place of beginning.

STATE OF NEW YORK )  
COUNTY OF NEW YORK )

SS.:

BE IT REMEMBERED, that on the 13th day of March 1972, before me, the subscriber, a Notary Public, personally appeared W. Loew, to me known, and being by me duly sworn according to law, on his oath, doth depose and make proof to my satisfaction that he is the Asst. Secretary of GETTY OIL COMPANY, the corporation named in the within instrument; that he well knows the seal of said corporation; that the seal affixed to this instrument is the corporate seal of said corporation; that the seal was so affixed in pursuance of a resolution of the directors of said corporation; that Jack D. Jones is a Vice President of said corporation; that he saw the said Vice President, affix said seal thereto, sign and deliver said instrument, and heard him declare that he signed, sealed and delivered the same as the voluntary act and deed of said corporation, in pursuance of said resolution, and that the deponent signed his name thereto, at the same time, as an attesting witness. The full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1(c) is \$ 10.00

Sworn and Subscribed the  
day and year aforesaid

*W. Loew*

W. LOEW

*Philip F. Munda*  
Notary Public



PHILIP F. MUNDA  
NOTARY PUBLIC, State of New York  
No. 26016278  
Qualified in Nassau County  
Certificate filed in New York County  
Commission Expires March 26, 1972

BOOK **755** PAGE **240**

To Be Recorded with Deed Pursuant to, 49, P.L. 1988 (N.J.S.A. 46:16-5 et seq.)

State of ~~New Jersey~~ New York } ss.:  
County of New York

FOR RECORDER'S USE ONLY  
County of Hunterdon  
Consideration \$ 4,797.00  
Realty Transfer Fee \$ 15.00

(1) PARTY OR LEGAL REPRESENTATIVE (see Instruction #3)

according to law upon his oath deposes and says that he is the \_\_\_\_\_ being duly sworn

(State whether Grantor, Grantee or Legal Representative; if Legal Representative, specify in what capacity)

Name and Address of Grantor

Name and Address of Grantee

dated \_\_\_\_\_ and annexed hereto,

(2) OFFICER OF CORPORATE GRANTOR OR CORPORATE GRANTEE (see Instruction #4)

Deponent states that he is the Assistant Treasurer

of Getty Oil Company

and that he is fully acquainted with the business of said corporation and knows the actual and full consideration paid or to be paid for the transfer of title to the premises described in the deed annexed hereto.

(3) OFFICER OF TITLE COMPANY OR LENDING INSTITUTION (see Instruction #5)

Deponent states that he is the \_\_\_\_\_ of \_\_\_\_\_

participating in the deed transaction herein described and that he knows the actual and full consideration paid or to be paid for the transfer of title to the premises described in the deed annexed hereto.

(4) CONSIDERATION (see Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire consideration paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 4,797.00

(5) LOCATION OF PROPERTY

Deponent states that the real property transferred by the deed annexed hereto is located in \_\_\_\_\_

Clinton (Taxing District(s))

and Hunterdon (County(s))

(6) EXEMPTION FROM FEE (complete only if exemption from fee is claimed. See Instruction #7)

Deponent claims that this deed transaction is exempt from the realty transfer fee imposed by s. 49, P.L. 1988 for the following reason(s): \_\_\_\_\_

Deponent makes affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of s. 49, P.L. 1988.

Subscribed and Sworn to before me this 13th day of March 1972, \_\_\_\_\_ Name of Deponent: T. F. Clarke

\_\_\_\_\_  
660 Madison Avenue, New York, N.Y.  
Address of Deponent

PHILIP F. MUNIER  
NOTARY PUBLIC, State of New York  
No. 34-0030753  
Qualified in Nassau County  
Commission Expires March 26, 1972

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.

INSTRUMENT NUMBER	COUNTY
DEED NUMBER	BOOK
DEED DATED	DATE RECORDED

IMPORTANT—BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.





McNally • Yaros • Kaczynski • Lime

Robert T. McNally  
Mark W. Yaros\*  
Kara A. Kaczynski  
Daniel A. Lime II, Of Counsel  
Robert A. Pihel, Of Counsel  
James R. Swick, Of Counsel

www.mykl-law.com  
\*Admitted in NJ & PA  
\*\*Admitted in NJ & NY

Reply to:  
Somerville Office

March 1, 2021

Kathy Olsen, Tax Collector  
43 Leigh Street  
Clinton, NJ 08809

Via Email: [kolsen@clintonnj.gov](mailto:kolsen@clintonnj.gov)

**RE: Request for Current Tax & Utility Information**  
**9-11 Rt. 22 & Leigh Street- Block: 11 Lot: 20**  
**Our File # 20-0904**

Dear Ms. Olsen:

Kindly accept this correspondence as a formal request to certify below the current status of the property's real estate property taxes. Please complete the bottom portion of this letter and return via fax 908-722-7787 or email [Kim@mykl-law.com](mailto:Kim@mykl-law.com).

Thank you in advance for your assistance with this request. Should you have any questions or concerns relative thereto, please do not hesitate to contact me.

Very truly yours,  
McNALLY, YAROS, KACZYNSKI & LIME, LLC

  
Kara A. Kaczynski, Esq.

This is to certify that the Town of Clinton Property Taxes & Utilities for 9-11 Rt. 22 & Leigh Street, Block 11, Lot 20, in the name of QA Real Estate Development, LLC is paid through: 5/1/2021 or For Taxes/credit balance for utilities

There is a balance due in the amount of \$ 0 due through \_\_\_\_\_

Date: 3/1/21 Kathy Olsen  
Tax Collector of the Town of Clinton

SOMERVILLE  
275 East Main Street  
Somerville, New Jersey 08876  
908.800.7010 Phone  
908.722.7787 Fax

CLINTON  
14 Moebius Place  
Clinton, NJ 08809  
908.713.1252 Phone  
908.713.1210 Fax

FLEMINGTON  
47 Maple Avenue - Suite 7  
Flemington, NJ 08822  
908.800.7010 Phone  
908.722.7787 Fax

**CERTIFICATE OF OWNERSHIP OF APPLICANT  
AS REQUIRED BY NEW JERSEY LAW  
(P.L. 1977, CHAPTER 336)**

Listed below are the names and addresses of all owners of 10% or more of the stock/interest\* in the undersigned applicant corporation/partnership.

<u>Name</u>	<u>Address</u>
Chris Deegan	875 Memorial Parkway, Phillipsburg, NJ 08865

In addition, by execution below, the Applicant certifies that it has not filed any other applications for relief pursuant to the Municipal Land Use Law with the Town relative to the property located at 9-11 Route 22 & Leigh Street, otherwise known as Block 11, Lot 20.

\* Where corporations/partnerships own 10% or more of the stock/interest in the undersigned or in another corporation/partnership so reported, this requirement shall be followed until the names and addresses of the noncorporate stockholders/individuals exceeding the 10% ownership criterion have been listed.

QA Real Estate Development, LLC

  
By: Chris Deegan

3-1-21  
Date: