

APPLICATION TO THE KEYPORT UNIFIED PLANNING BOARD

1. SUBJECT PROPERTY

Location: 262 First St.

Tax Map: Block 135 Lot(s) 1

Dimensions: Frontage 60.20 Ft. Depth 92.08 Ft. Total Area 5,543 Sf. (0.127 Ac.)

Zone District: RA

Location of the property is approximately 0 feet from the intersection of
First St. and Fulton St.

The property is located within 200 feet of another municipality: X NO YES
If yes, name of municipality _____

The property fronts on a County Road or State Hwy: NO X YES

COUNTY ROUTE NO. Rt. 6 STATE HWY NO. _____

2. APPLICANT INFORMATION

Full Legal Name: Nica Nica LLC

Address: 13 Thomas Dr., Manalapan, NJ 07726
(Street) (City) (State) (Zip)

Telephone Numbers: DAY (917) 348-2226 EVENING _____

Applicant is a: X LLC
-Corporation Partnership _____ Sole Proprietor _____ Resident _____

3. OWNER IF DIFFERENT FROM APPLICANT

If the owner of the property is someone different from the Applicant, then please complete the following:

Owner's Name: _____

Address: _____
(Street) (City) (State) (Zip)

Telephone Numbers: DAY _____ EVENING _____

4. **ADDITIONAL PROPERTY INFORMATION**

Restrictions, covenants, easements, homeowners/condo association by-laws, existing or proposed on the property:

☐ YES (attach copies and/or copy of deed) ☐ PROPOSED (attach description) ☒ NONE

NOTE: All Deeds Restrictions, covenants, easements, association by-laws, either existing or proposed, must be submitted for review, and must be written in easily understandable English in order to be approved.

Present use of the premises and proposed use (describe in detail): Building has been used as a mixed use residential/commercial building comprised of two (2) apartments and two (2) commercial spaces, which was used as a Real Estate Office by the previous owner. The present owner proposes to convert the empty office space into a residential apartment.

5. **APPLICANT'S EXPERTS / REPRESENTATIVES**

Applicant Attorney: Robert J. McGowan - Robert J. McGowan & Associates, LLC
(Name and Firm if Applicable)

Address: 24 Merchants Way, Suite 210, Colts Neck, NJ 07722
(Street) (City) (State) (Zip)

Telephone: (732) 359-3735 Fax (732) 359-3736

Applicant Engineer: Patrick R. Ward, P.E., P.P. - Insite Engineering, LLC
(Name and Firm if Applicable)

Address: 1955 Rt. 34, Suite 1A, Wall, NJ 07719
(Street) (City) (State) (Zip)

Telephone: (732) 531-7100 Fax (732) 531-7344

Applicant Planning Consultant: Patrick R. Ward, P.E., P.P. - Insite Engineering, LLC
(Name and Firm if Applicable)

Address: 1955 Rt. 34, Suite 1A, Wall, NJ 07719
(Street) (City) (State) (Zip)

Telephone: (732) 531-7100 Fax (732) 531-7344

Applicant Traffic Engineer: _____
(Name and Firm if Applicable)

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Fax _____

6. OTHER EXPERTS

List any other expert(s) who will submit a report and/or testify on behalf of the Applicant.

Name: Chris Rudman Field of Expertise: Architect

Address: 11 Topaz Dr., Jackson, NJ 08527
(Street) (City) (State) (Zip)

Telephone: (732) 331-9790 Fax _____

7. RELIEF BEING REQUESTED

SUBDIVISION APPROVAL

____ Minor Subdivision

____ Major Subdivision _____ Major Subdivision – Final

____ Number of Lots to be Created _____ Number of Proposed Dwelling Units

Note: A "Plan of Subdivision" must be submitted in accordance with the submission requirements set forth in the Submission Checklist and the Borough of Keyport Ordinance.

SITE PLAN APPROVAL

____ Major Site Plan Approval _____ Minor Site Plan Approval

____ Preliminary Site Plan Approval (phases – if applicable) _____

____ Final Site Plan Approval (phases – if applicable) _____

____ Amendment or Revision to an Approval Site Plan (Area to be disturbed – square feet)

____ Request for a Waiver from Site Plan Review and Approval. Reason for Request: _____

OTHER

_____ Informal Review of _____

_____ Appeal Decision of the Zoning Officer (N.J.S.A. 40:55D-70.a.) Describe nature of appeal: _____

_____ Interpretation of Map or Ordinance, or Decisions upon Special Questions (N.J.S.A. 40:55D 70.b.) Explain: _____

☒ Variance Relief-Hardship (N.J.S.A. 40:55D-70c (1)) Provide Reasons: Acceptance and affirmation of variance relief with respect to the existing non-conformities; building coverage; front and sideyard setback; impervious coverage; and parking.

_____ Variance Relief-Substantial Benefit (N.J.S.A. 40:55D-70c (2)) Provide Reasons: _____

☒ Variance Relief-Use (N.J.S.A. 40:55D-70cd) Provide Reasons: Applicant seeks use variance (and density variance) in order to convert a mixed use commercial/residential building to a wholly residential apartment building by converting the commercial offices into apartments.

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED</u>
Minimum lot area:*	<u>5,543 SF</u>	<u>No Change</u>	<u>5,000 SF</u>
Building coverage limit:*	<u>53.7%</u>	<u>No Change</u>	<u>30%</u>
Front yard setback:*	<u>2.7 Ft.</u>	<u>No Change</u>	<u>20 Ft.</u>
Side yard setback:*	<u>4.2 Ft.</u>	<u>No Change</u>	<u>6 Ft.</u>
Rear yard setback:*	<u>18 Ft.</u>	<u>No Change</u>	<u>15 Ft.</u>
Roadway setback:	<u>6.09 Ft.</u>	<u>No Change</u>	<u>N/A</u>
Impervious coverage limit:	<u>100%</u>	<u>No Change</u>	<u>60%</u>
Parking spaces:*	<u>4</u>	<u>4</u>	<u>8</u>
Building height:*	<u>2 Stories</u>	<u>No Change</u>	<u>2.5 Stories</u>

*DENOTES ITEMS REQUIRED ON THE SITE PLAN.

7. **SUBMISSION REQUIREMENTS**

The Applicant is required to submit each of the following, unless otherwise noted:

- A. Application: An Original and nineteen (19) copies to the Board Secretary (Total 20) must be submitted (with attached site plan, plot plan, survey and/or other pertinent documents).
- B. Escrow Agreement (Form #1): Sign and submit with original copy of application
- C. Notice of Public Hearing (Form #2): DO NOT MAIL TO PROPERTY OWNERS UNTIL AUTHORIZED TO DO SO BY THE BOARD'S SECRETARY. Submit a draft copy (leaving date of hearing blank) and submit with original application. *(Not required for minor subdivision where no variances are requested)*
- C. Affidavit of Publication – Asbury Park Press: Evidencing that the Notice of Public Hearing (Form #3) was published at least ten (10) days prior to the hearing date: (DO NOT PUBLISH NOTICE IN NEWSPAPER UNTIL AUTHORIZED TO DO SO BY THE BOARD'S SECRETARY) Submit to the Board's Secretary as soon as received by the newspaper. *(Not required for minor subdivision where no variances are requested)*
- D. Affidavit of Service – with attachments (Form #4). Submit to the Board's Secretary along with Original copies of Certified Mail Receipts stamped by the US Post Office as to the date of mailing, and a copy of the Notice of Public Hearing (Form #2) with hearing date.
- E. Tax Payment Certification (Form #5). Submit with Original copy of Application.

8. **OTHER APPROVALS, WHICH MAY BE REQUIRED, AND THE DATES THAT PLANS/APPLICATIONS WERE SUBMITTED:**

AGENCY OR PERMIT	YES	NO	DATE PLANS SUBMITTED
Borough of Keyport Health Dept		X	
Borough of Keyport Planning Board	X		12/8/2022
Freehold Soil Conservation District		X	
NJ Dept. of Transportation		X	
JCP&L		X	
Other: _____		X	

*NJ Dept of Environmental Protection

*Check nature of approval(s) needed on next page:

____ Sewer Extension Permit; ____ Sanitary Sewer Connection Permit; ____ Potable Water Construction Permit;
 ____ Stream Encroachment Permit; ____ Wetlands Permit; ____ Tidal Wetlands Permit; ____ Other _____

List of Maps, Reports and other materials accompanying this application (attach additional pages as required for complete listing): Use Variance Plan; Floor Plan; Survey

9. OTHER INFORMATION ATTACHED IN SUPPORT OF YOUR APPLICATION.

(List specific information attached and its importance/significance to your application): _____

200' property owners list; Zoning Official Denial Letter; Recorded Deed;

Tax Certification

10. CERTIFICATIONS

APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant that I am authorized to sign the application for the Corporation, or that I am a general partner of the partnership applicant. (If the Applicant is a corporation, this application must be signed by an authorized corporate officer as indicated in a resolution of the corporation which must be attached hereto. If the applicant is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this

8 day of DECEMBER, 2022

Holly A. Haren
NOTARY PUBLIC



X

SIGNATURE OF APPLICANT

James Sulsenti, Member

Applicant's Name (Print)

OWNER (IF DIFFERENT FROM APPLICANT)

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made by the applicant, and the decision of the Board in this matter.

Sworn to and subscribed before me this

____ Day of _____, 20____

NOTARY PUBLIC

X

SIGNATURE OF OWNER

Owner's Name (Print)

ESCROW AGREEMENT

THIS AGREEMENT (the "Agreement") is entered into this _____ day of December 2022 by and between the KEYPORT UNIFIED PLANNING BOARD (the "Board") and Nica Nica LLC (the "Applicant").

1. PURPOSE. The Board authorizes its professional staff to review, inspect, report to the Board, and study all plans, documents, statements, improvements and provisions submitted by the Applicant to the Board or pursuant to relief granted to the Applicant by the Board. The Board is entitled to reimbursement from an Applicant for all reasonable costs/fees incurred by the Applicants in accordance with N.J.S.A 40:55D-8, and N.J.S.A 40:55D-53 et seq. of the New Jersey Municipal Land Use Law ("MLUL").

2. ESCROW ESTABLISHED. The Board, Borough and Applicant, in accordance with the provisions of this Agreement, hereby create an escrow deposit account to be established with the finance office of the Borough of Keyport.

3. ESCROW FUNDED. The Applicant, by execution of this Agreement, shall pay to the Borough to be deposited in the account referred to in paragraph 2 above.

4. INCREASE IN ESCROW AMOUNT DEPOSITED. If, during the existence of this escrow agreement, the funds deposited into said escrow account are insufficient to cover any voucher or bill submitted by the Board's professional staff, the applicant shall, within fourteen (14) days of receipt of a notice from the Board or the Borough that a deficiency in the escrow exists, provide such funding as required to fund the existing deficit as well as to pay for projected costs and fees associated with the ongoing professional reviews, inspections, etc., pursuant to applicable Borough ordinances governing the same, as well as the MLUL.

5. DISPUTES AND APPEALS. Should any disputes arise by and between the applicant and the Borough and/or the Board with respect to either the funding of, or payment from, the escrow account established herein, then the settlement of any and all disputes, including appeals from any decisions made by the Borough and/or the Board regarding such escrow account shall be made as called for by the applicable ordinance of the Borough of Keyport and the provisions of the MLUL.

6. COLLECTION OF DELINQUENT ESCROW BALANCES. Should the Applicant fail to adequately and on a timely basis fail to fund its escrow account so that the payment of necessary fees of the Board's professionals can be made in accordance with the law, then the Borough and/or Board shall be entitled to pursue all remedies available at either law of inequity, including but not limited to all amounts due, and simple interest at a rate of 18% per annum on all sums unpaid, beginning from 30 days after the applicant received notice of such deficiencies, if permitted by law. The Borough and/or Board shall be permitted to place a lien against any and

all properties within the Borough owned by the Applicant until such time as all sums due and owed have been paid. The Borough shall also have the right to withhold and/or suspend any building permits, the conduct of construction inspections, the issuance of certificates of occupancy, and other actions, unless and until all escrow deficiencies have been satisfied by the Applicant.

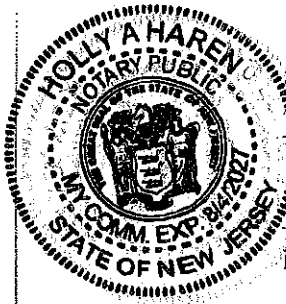
Date: 12-8-22

X

[Signature]
SIGNATURE OF APPLICANT

James Sulsenti, Member

Owner's Name (Print)



Sworn to and subscribed before me this

8 day of DECEMBER, 2022

[Signature]
NOTARY PUBLIC

Date: _____

BOROUGH OF KEYPORT

Date: _____

BOROUGH OF KEYPORT
UNIFIED PLANNING BOARD

**COMPLETION CHECKLIST
UNIFIED PLANNING BOARD**

Application Number: _____ Date Received: _____

Applicant: Nica Nica LLC

Property: Block 135 Lot(s) 1

Street Address: 262 First St.

RECEIVED:

_____ Application Fee in Amount of \$ _____ Paid by: _____

_____ Escrow Deposit in Amount of \$ _____ Paid by: _____

_____ Certification of Taxes Paid

_____ Proposed "Notice of Public Hearing"

_____ Signed Escrow Agreement

_____ Certified List of Property Owners Within 200 Feet

ACTION TAKEN:

_____ Copy of Application to Board Attorney on: _____

_____ Copy of Application to Board Engineer on: _____

_____ Letter _____ "Completeness" _____ "Incompleteness" sent on: _____

_____ Hearing Date Set for: _____

NOTES: _____

Borough of Keyport

November 10, 2022

Robert Wasielewski
24 Merchants Way
Suite 210
Colts Neck, NJ 07722

Re: Block 135 lot 1

Dear Mr. Wasielewski,

Attached please find a list of owners with mailing addresses located within 200 ft of the above referenced block and lots located in the Borough of Keyport, as it appears in the 2022 year tax list.

Please note that the Keyport Borough Planning Board also requires that you notify all appropriate utility companies as well. A list of those companies and their addresses are enclosed.

If this office can be of further assistance, do not hesitate to call.

Yours Truly,



Michael Delre, CTA

OWNER & ADDRESS REPORT

KEYPORT

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
127	1		2	ALAMIA, PITRO A 137 SEABREEZE WAY KEANSBURG NJ 07734	241 FIRST & CEDAR	
128	4.02		2	MATEO, JOSE A & ANGELA M MATEO 153 SECOND ST KEYPORT, N J 07735	153 SECOND ST	
128	4.011		1	KEYPORT HOMES LLC 47 WALLACE STREET STREET RED BANK, NJ 07701	10-20 WAVERLY STREET	
128	4.011	C10	2	MOCCIO, MELISA B & DENISE & VALENTI 10 WAVERLY STREET KEYPORT, NJ 07735	10 WAVERLY STREET	
128	4.011	C12	2	BASHAGY, KRISTOFER J & MIELE, JENNI 12 WAVERLY STREET KEYPORT, NJ 07735	12 WAVERLY STREET	
128	4.011	C14	2	ENGELHARDT, MARGARET 14 WAVERLY STREET KEYPORT, NJ 07735	14 WAVERLY STREET	
128	4.011	C16	2	LEGENDRE, JENNIFER PAVENTI 16 WAVERLY STREET KEYPORT, NJ 07735	16 WAVERLY STREET	
128	4.011	C18	2	CONNELLY, NICOLE 18 WAVERLY STREET KEYPORT, NJ 07735	18 WAVERLY STREET	
128	4.011	C20	2	WORKMAN, KATIE 20 WAVERLY STREET KEYPORT, NJ 07735	20 WAVERLY STREET	
128	5		2	BOLGER, CHRISTOPHER J 240 FIRST STREET KEYPORT, NJ 07735	240 FIRST	
128	6		2	MARTINEZ, ELIAS 242 FIRST ST. KEYPORT, NJ 07735	242 FIRST	
128	7		2	ROBINSON, ISAAC L III 248 FIRST ST KEYPORT, N J 07735	248 FIRST	
128	8		2	GALE, BRANDON 252 FIRST KEYPORT, NJ 07735	252 FIRST	
128	9		2	SOMERS, JUSTIN 256 FIRST STREET KEYPORT, NJ 07735	256 FIRST	
128	9.01		2	LAMB, MARYELLEN 2 FULTON ST KEYPORT, N J 07735	2 FULTON ST	L10
128	11		2	ANTONNACCIO, JOSEPH M & CHRISTINA 167 SECOND STREET KEYPORT, NJ 07735	167 SECOND	
128	12		2	ROTELLA, EMILY C & MATTHEW R 165 SECOND STREET KEYPORT, NJ 07735	165 SECOND STREET	
128	13		2	MAHLER, MORGAN & SCHERER, TIMOTHY 163 SECOND STREET KEYPORT, NJ 07735	163 SECOND	PT OF L14
128	14		2	PANZERA, JOAN M WIDOW 161 SECOND ST KEYPORT, NJ 07735	161 SECOND	

OWNER & ADDRESS REPORT

KEYPORT

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
135	1		4A	NICA NICA, LLC 262 FIRST ST. KEYPORT, NJ 07735	262 FIRST ST.	
135	2		2	SNYDER, PETER D 268 FIRST KEYPORT, NJ 07735	268 FIRST	
135	3		2	KALB, THOMAS E & NANCY E 48 BETHANY RD HOLMDEL, NJ 07733	1 FULTON	
135	4		2	SKALA, WILLIAM 1 BROOK LANE HOLMDEL, NJ 07733	276 FIRST	
135	5		2	BRUNNER, RODNEY & MICHELLE 284 FIRST STREET KEYPORT, NJ 07735	284 FIRST	
135	27		2	LAPPIN, EILEEN & WEIDER, DOUGLAS 199 SECOND STREET KEYPORT, NJ 07735	199 SECOND	
135	28		2	DELUCIA, MICHELLE 195 SECOND STREET KEYPORT, NJ 07735	195 SECOND	
135	29		2	US BANK TRUST, MAXHUDSON HOMES MGMT 2711 N HASKELL AVE #2100 DALLAS, TX 75204	191 SECOND	
135	30		2	CARROL, CYNTHIA 106 THIRD ST KEYPORT, NJ 07735	187 SECOND	
135	31		2	DESCH, STEPHEN E & MICHELLE N 185 SECOND ST KEYPORT, NJ 07735	185 SECOND	
135	32		2	FISHER, JOSEPH D 181 SECOND ST KEYPORT, N J 07735	181 SECOND	
135	33		2	LOGARAS, VINCENT & DANIELLE 177 SECOND STREET KEYPORT, NJ 07735	177 SECOND	
135	34		2	HAFNER, MARK & JACQUELINE 215 GRANT AVE EATONTOWN, NJ 07724	175 SECOND STREET	
136	28		2	AYALA, LUIS 2 SNYDER LANE KEYPORT, NJ 07735	2 SNYDER LANE	
136	29		2	YOUNG, LORETTA A & SCOTT 20 SPRING ST KEYPORT, NJ 07735	20 SPRING ST	L30
136	31		2	LEAR, DAVID 2 SPRING ST KEYPORT, N J 07735	2 SPRING ST	
136	32		2	PICERNO, PASQUALE & REBECCA 283 FIRST ST KEYPORT, NJ 07735	283 FIRST	
136	33		2	COLON, FELIPE, JR & MAYRA 277 FIRST STREET KEYPORT, NJ 07735	277 FIRST	
136	34		2	SKALA, WILLIAM & LORI 1 BROOK LANE HOLMDEL, NJ 07733	275 FIRST	

OWNER & ADDRESS REPORT

KEYPORT

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
136	35		2	DALEY, JAMES T 273 FIRST STREET KEYPORT, NJ 07735	273 FIRST ST	
136	36		2	CHIN, APRIL 214 VILLANOVA PL MATAWAN NJ 07747	267 FIRST	
136	37.01		2	GONZALEZ, JORGE 261 FIRST ST KEYPORT, NJ 07735	261 FIRST ST	
136	37.02		2	BRUTON, ALEX F & FIOR 263 FIRST ST KEYPORT, N J 07735	263 FIRST ST	
136	37.03		2	WICKHAM, ANTHONY & ANN 4 SNYDER KEYPORT, NJ 07735	4 SNYDER	
136	37.04		2	BABAR, MUHAMMAD 6 SNYDER LANE KEYPORT, NJ 07735	6 SNYDER	
136	38		2	SLIPEK, JEFFREY R & MALLUZZO, ARIA 253 FIRST STREET KEYPORT, NJ 07735	253 FIRST	
136	39		2	251 HOLDINGS, LLC 251 FIRST STREET KEYPORT, NJ 07735	251 FIRST	
136	37.01		2	GONZALEZ, JORGE 261 FIRST ST KEYPORT, NJ 07735	261 FIRST ST	
136	37.02		2	BRUTON, ALEX F & FIOR 263 FIRST ST KEYPORT, N J 07735	263 FIRST ST	
136	37.03		2	WICKHAM, ANTHONY & ANN 4 SNYDER KEYPORT, NJ 07735	4 SNYDER	
136	37.04		2	BABAR, MUHAMMAD 6 SNYDER LANE KEYPORT, NJ 07735	6 SNYDER	
136	40		2	YELLOWHAWK, LLC 91 CANARY DRIVE LAKEWOOD, NJ 08701	49 CEDAR	
136	41		2	SILVERMAN, DAVID S 85 POVERSHON ROAD NUTLEY, NJ 07110	45 CEDAR	

LIST OF UTILITIES WHICH SERVICE THE BOROUGH OF KEYPORT, NJ
WITH MAILING ADDRESSES AS OF JULY 1, 2013

BELL ATLANTIC/ VERIZON
1095 AVE OF THE AMERICAS
ROOM 3137
NEW YORK, NY 10036

JCP&L Real Estate Department
P.O. Box 1911
Morristown, NJ 07962

NEW JERSEY NATURAL GAS COMPANY
1415 WYCKOFF ROAD
WALL, NJ 07719

CABLEVISION
275 CENTENNIAL AVENUE/ CN 6805
PISCATAWAY, NJ 08855-6805

BOROUGH OF KEYPORT
WATER/SEWER DEPARTMENT
70 WEST FRONT STREET
KEYPORT, NJ 07735
ATTN: SCOTT HICKS

MONMOUTH COUNTY DEPT. OF
TRANSPORTATION
ROUTE 79 & DANIELS WAY
FREEHOLD, NJ 07728

MONMOUTH COUNTY PLANNING BOARD
HALL OF RECORDS ANNEX
1 EAST MAIN ST.
FREEHOLD, NJ 07728



Borough of Keyport
ZONING OFFICER
70 WEST FRONT ST
P.O. BOX 60
KEYPORT, NJ 07735
(732) 739-5134
DOLSEN@KEYPORTONLINE.COM

Application Date: 6/15/2022
Application Number: ZA-22-145
Permit Number: _____
Project Number: _____

Fee: \$25

Denial of Application

Date: 6/24/2022

To: NICA NICA, LLC
262 FIRST ST.
KEYPORT, NJ 07735

CC: APP TELE: (917) 348-2226
APP EMAIL: JAMESS127@AOL.COM

RE: 262 FIRST ST.
BLOCK: 135 LOT: 1 QUAL: ZONE:

DEAR NICA NICA, LLC,
CONVERT TWO BOTTOM UNITS "B & C" FROM COMMERCIAL UNITS TO RESIDENTIAL.
NO CONSTRUCTION NECESSARY

Your request is hereby denied based upon the following requirements:

The following comments were made during the denial process:

EXPANSION OF A NON-CONFORMING USE, REQUIRES BOARD APPROVAL
DEAR APPLICANT:

YOUR ZONING APPLICATION HAS BEEN DENIED BASED ON LAND USE REGULATION ORDINANCE.
INFORMATION FOR AN APPEAL OF THIS DECISION TO THE PLANNING BOARD CAN BE OBTAINED FROM
THE SECRETARY OF THE BOARD. NOTICE OF APPEAL OF THIS DECISION MUST BE FILED WITH THE
UNIFIED PLANNING BOARD NO LATER THAN SIXTY-FIVE (65) DAYS FROM THE DATE OF THIS NOTICE.

Sincerely,



DAVID OLSEN, ZONING OFFICER



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number		6047164	7282629	
	Recorded Document to be Returned by Submitter to: TRIDENT ABSTRACT TITLE AGENCY, LLC 1340 CAMPUS PKWY WALL TOWNSHIP, NJ 07753				
Official Use Only CHRISTINE GIORDANO HANLON COUNTY CLERK MONMOUTH COUNTY, NJ INSTRUMENT NUMBER 2022043983 RECORDED ON Apr 20, 2022 10:50:51 AM BOOK:0R-9591 PAGE:2160 Total Pages: 6 REALTY TRANSFER FEES \$6,245.00 COUNTY RECORDING FEES \$70.00 TOTAL PAID \$6,315.00	Submission Date (mm/dd/yyyy)		04/19/2022		
	No. of Pages (excluding Summary Sheet)		4		
	Recording Fee (excluding transfer tax)		\$70.00		
	Realty Transfer Tax		\$6,245.00		
	Total Amount		\$6,315.00		
	Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE			
	Electronic Recordation Level		L2 - Level 2 (With Images)		
	Municipal Codes		KEYPORT 2401		
			1328019		
	Additional Information (Official Use Only)				
*DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MONMOUTH COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.					


Monmouth County Document Summary Sheet

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
	Consideration	\$700,000.00				
	Submitted By	TRIDENT ABSTRACT TITLE AGENCY, LLC (CSC/NGEO) C/VERTEME/INCA				
	Document Date	04/13/2022				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		JOHN MORIN				
	GRANTEE	Name			Address	
		NICANICA LLC				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		24	135	1		2401
* DO NOT REMOVE THIS PAGE. COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF MONMOUTH COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.						

DEED

Prepared by: (print preparer's name below signature)


Mark L. Shalman, Esq.

This Deed is made on April 8, 2022 and delivered on April 12, 2022

BETWEEN

JOHN MORIN, UNMARRIED,

whose post office address is 319 4TH STREET, FAIRVIEW, NEW JERSEY 07022,

referred to as the Grantor,

AND

NICA NICA LLC,

whose post office address is about to be 262 FIRST STREET, KEYPORT, NEW JERSEY 07735,

referred to as the Grantee.

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of

SEVEN HUNDRED THOUSAND AND 00/100 DOLLARS (\$700,000.00) ———

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Borough of Keyport
Block No. 135 Lot No. 1 Qualifier No. Account No.

☐ No property tax identification number is available on the date of this Deed.
(Check Box if Applicable.)

3. Property. The Property consists of the land and all the buildings and structures on the land in the Borough of Keyport, County of Monmouth and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

Subject to restrictions, easements and covenants of record, if any, the effect of zoning ordinances of the Borough of Keyport and such state of facts as an accurate survey and physical inspection may disclose.

The Title is, at the Commitment date, vested in:

John Morin by Deed from Anezza Dalaridis, unmarried, by her Attorney in Fact Peter Dalaridis, and Steve Dalaridis, unmarried, and as joint tenants with right of survivorship, dated September 23, 2014, recorded October 8, 2014 in the Monmouth County Clerk/Register's Office in Official Record 9084 Page 1790.

The street address of the Property is: 90 FORDHAM DRIVE, ABERDEEN, NEW JERSEY 07747.

4. 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).



**SCHEDULE C
LEGAL DESCRIPTION**

Issuing Office File No. TA-164713

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

BEGINNING at a point marking the intersection of the Southeastery line of First Street (50' ROW) with the Northeastery line of Fulton Street (35' ROW) and running; thence

1. Along the said line of First Street, North 35 degrees 00 minutes 00 seconds East, 60.20 feet to a point; thence
2. South 55 degrees 00 minutes 00 seconds East, 92.08 feet to a point; thence
3. South 35 degrees 00 minutes 00 seconds West, 60.20 feet to a point in the Northeastery line of Fulton Street; thence
4. Along the same, North 55 degrees 00 minutes 00 seconds West, 92.08 feet to the point and place of **BEGINNING**.

THE above description is drawn in accordance with a survey prepared by Charles Sumonte, P.E. & P.L.S., dated March 11, 2022.

Note for Information Only:

Also known as Lot(s) 1- Block 135, on the official tax map of Borough of Keyport, County of Monmouth, in the State of New Jersey.

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

ALTA Commitment for Title Insurance (9-1-16)

NJRS 9-08 (Last Revised 9/01/19)

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

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

JOHN MORIN

Current Street Address

319 4TH STREET

City, Town, Post Office

FAIRVIEW

State

NJ

ZIP Code

07022

Property Information

Block(s)

135

Lot(s)

1

County

Passaic

Street Address

262 FIRST STREET

City, Town, Post Office

KEYPORT

State

NJ

ZIP Code

07735

Seller's Percentage of Ownership

100

Total Consideration

\$700,000

Owner's Share of Consideration

\$700,000

Closing Date

4/18/2022

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 15 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 mortgagee conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in fee of foreclosure with no additional consideration.
4. ☐ Seller, transferee, 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 Gross Income Tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

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

4/18/2022

John Morin

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

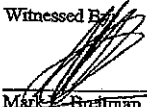
Signature (Seller)

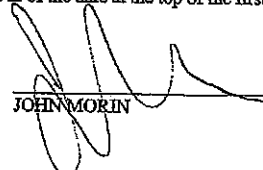
Indicate if Power of Attorney or Attorney in Fact

5. Signatures.
each signature.)

The Grantor signs this Deed as of the date at the top of the first page. (Print name below

Witnessed By


Mark L. Breitman, Esq.


JOHN MORIN

STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS.

I CERTIFY that on APRIL 8, 2022

JOHN MORIN

personally came before me and stated to my satisfaction that this person (or if more than one, each person);
(a) was the maker of this Deed;
(b) executed this Deed as his or her own act; and,
(c) made this Deed for \$700,000.00 as the full and actual consideration paid or be paid for the transfer of title.
(Such consideration is defined in N.J.S.A. 46:15-5.)


Mark L. Breitman
Attorney at Law of New Jersey

RECORD AND RETURN TO:

JOSEPH C. FALK, ESQ.
ROBERT J. MCGOWAN & ASSOCIATES, LLC
24 MERCHANTS WAY, SUITE 210
COLTS NECK, NEW JERSEY 07722

TA-154713

DEED

Prepared by: (print signer's name below signature)

Mark L. Berkman, Esq.

This Deed is made on April 8, 2022 and delivered on April 12, 2022

BETWEEN

JOHN MORIN, UNMARRIED,

whose post office address is 319 4TH STREET, FAIRVIEW, NEW JERSEY 07022,

referred to as the Grantor,

AND

NICA NICA LLC,

whose post office address is about to be 262 FIRST STREET, KEYPORT, NEW JERSEY 07735,

referred to as the Grantee.

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of

SEVEN HUNDRED THOUSAND AND 00/100 DOLLARS (\$700,000.00) -----

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Borough of Keyport

Block No. 135

Lot No. 1

Qualifier No.

Account No.

☐ No property tax identification number is available on the date of this Deed.

(Check Box if Applicable.)

3. Property. The Property consists of the land and all the buildings and structures on the land in the Borough of Keyport, County of Monmouth and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

Subject to restrictions, easements and covenants of record, if any, the effect of zoning ordinances of the Borough of Keyport and such state of facts as an accurate survey and physical inspection may disclose.

The Title is, at the Commitment date, vested in:

John Morin by Deed from Anezza Dalaridis, unmarried, by her Attorney in Fact Peter Dalaridis, and Steve Dalaridis, unmarried, and as joint tenants with right of survivorship, dated September 23, 2014, recorded October 8, 2014 in the Monmouth County Clerk/Register's Office in Official Record 9084 Page 1790.

The street address of the Property is: 90 FORDHAM DRIVE, ABERDEEN, NEW JERSEY 07747.

4. 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).



**SCHEDULE C
LEGAL DESCRIPTION**

Issuing Office File No. TA-164713

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

BEGINNING at a point marking the intersection of the Southeasterly line of First Street (50' ROW) with the Northeasterly line of Fulton Street (35' ROW) and running; thence

1. Along the said line of First Street, North 35 degrees 00 minutes 00 seconds East, 60.20 feet to a point; thence
2. South 55 degrees 00 minutes 00 seconds East, 92.08 feet to a point; thence
3. South 35 degrees 00 minutes 00 seconds West, 60.20 feet to a point in the Northeasterly line of Fulton Street; thence
4. Along the same, North 55 degrees 00 minutes 00 seconds West, 92.08 feet to the point and place of BEGINNING.

THE above description is drawn in accordance with a survey prepared by Charles Sumonte, P.E. & P.L.S., dated March 11, 2022.

Note for Information Only:

Also known as Lot(s) 1- Block 135, on the official tax map of Borough of Keyport, County of Monmouth, in the State of New Jersey.

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

ALTA Commitment for Title Insurance (8-1-16)

NJRB 3-09 (Last Revised 9/01/19)

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

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

JOHN MORIN

Current Street Address

319 4TH STREET

City, Town, Post Office

FAIRVIEW

State

NJ

ZIP Code

07022

Property Information

Block(s)

135

Lot(s)

1

Quarter

Street Address

262 FIRST STREET

City, Town, Post Office

KEYPORT

State

NJ

ZIP Code

07735

Seller's Percentage of Ownership

100

Total Consideration

\$700,000

Owner's Share of Consideration

\$700,000

Closing Date

4/12/22

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.

4/8/2022

Date

John Morin

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

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

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

STATE OF NEW JERSEY

SS. County Municipal Code
1324

COUNTY

Monmouth

1324

MUNICIPALITY OF PROPERTY LOCATION Keyport Boro

FOR RECORDER'S USE ONLY
Consideration \$
RTF paid by seller \$
Date By

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

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

Deponent, John Morin, being duly sworn according to law upon his/her oath,

deposes and says that he/she is the Grantor in a deed dated April 8, 2022, transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 135 Lot number 1 located at
262 First Street, Keyport, New Jersey 07735
(Street Address, Town) and annexed thereto.

(2) CONSIDERATION \$ 700,000.00 (Instructions #1 and #5 on reverse side) ☒ No prior mortgage to which property is subject.

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

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

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

\$ 466,300.00 ÷ 97.38 % = \$ 478,845.00

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

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

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

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

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

☒ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
☒ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

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

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

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

Subscribed and sworn to before me
this 8 day of April, 2022

Signature of Deponent
262 First Street
Keyport, New Jersey 07735

John Morin
Grantor Name
262 First Street
Keyport, New Jersey 07735

MARK L. BREITMAN
AN ATTORNEY
AT LAW OF N.J.

Deponent Address

Grantor Address at Time of Sale

XXX-XXX- 322

Trident Abstract Title Agency, LLC

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

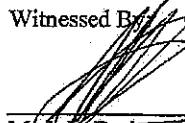
ATTENTION: REALTY TRANSFER FEE UNIT

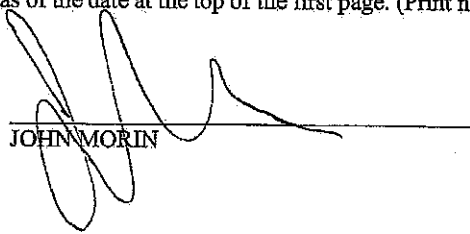
The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:
www.state.nj.us/treasury/taxation/lpt/localtax.htm

5. Signatures.
each signature.)

The Grantor signs this Deed as of the date at the top of the first page. (Print name below

Witnessed By:


Mark L. Breitman, Esq.

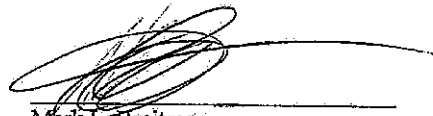

JOHN MORIN

STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS.

I CERTIFY that on APRIL 8, 2022

JOHN MORIN

personally came before me and stated to my satisfaction that this person (or if more than one, each person);
(a) was the maker of this Deed;
(b) executed this Deed as his or her own act; and,
(c) made this Deed for \$700,000.00 as the full and actual consideration paid or be paid for the transfer of title.
(Such consideration is defined in N.J.S.A. 46:15-5.)


Mark L. Breitman
Attorney at Law of New Jersey

RECORD AND RETURN TO:

JOSEPH C. FALK, ESQ.
ROBERT J. MCGOWAN & ASSOCIATES, LLC
24 MERCHANTS WAY, SUITE 210
COLTS NECK, NEW JERSEY 07722

FORM #5

TAX PAYMENT CERTIFICATION

Pursuant to the New Jersey State Law, Chapter 174 of 1987, N.J.S.A. 40:55D-39e and N.J.S. 40:55D 65h, an applicant may be required to furnish proof that no taxes or assessments of local improvements are due or delinquent on the property for which any relief is being sought through the Unified Planning Board of the Borough of Keyport. An applicant must complete Section I of this form and request the Keyport Borough Tax Office to complete Section II which verifies that no taxes or assessments are due. When completed, the applicant should attach this form to the originally signed application that is to be submitted to the Board secretary.

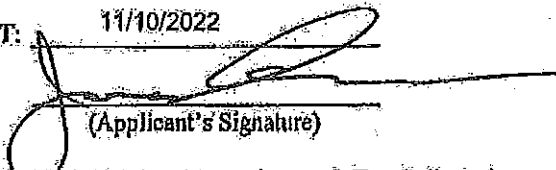
SECTION I (To be completed by applicant):

I, James Sulsenti residing at 13 Thomas Dr., Manalapan, NJ 07726

and making an application for
the following relief before the Unified Planning Board of the Borough of Keyport:
D1 Use Variance

Regarding property known as Block 135 Lot(s) 1 on the
Tax Map of the Borough of Keyport, located at: 262 1st St.,
whose owner of the record is Nica Nica LLC, who resides at
13 Thomas Dr., Manalapan, NJ 07726. I request the Tax Collector of the Borough of
Keyport to determine if all taxes and/or assessments are paid on the property that is the subject of
my application.

DATE OF REQUEST: 11/10/2022


(Applicant's Signature)

SECTION II (To be completed by the Keyport Borough Tax Collector)

I certify that:

- ☒ All taxes are paid up-to-date on the above referenced property
☐ All assessments due have been paid
☐ The following are delinquent and past due: _____

Date: Nov 10, 2022

(Tax Collector) Keri R. Stencel


NICA NICA LLC
13 THOMAS DR
MANALAPAN, NJ 07726-3448

2784
DATE 12-8-22 1-2/210

PAY TO THE ORDER OF THE BOROUGH OF KEYPORT \$ 300.00
three hundred DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO APR FEE

⑆021000021⑆ 8237503821 2784

NICA NICA LLC
13 THOMAS DR
MANALAPAN, NJ 07726-3448

2785
DATE 12-8-22 1-2/210

PAY TO THE ORDER OF THE BOROUGH OF KEYPORT \$ 400.00
four hundred DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO ESCROW FEE

⑆021000021⑆ 8237503821 2785