



TOWNSHIP OF NORTH BRUNSWICK

710 HERMANN ROAD
NORTH BRUNSWICK, NJ 08902

Tel.: (732) 247-0922 x440

Website: WWW.NORTHBRUNSWICKNJ.GOV

DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Mr. Kenneth M. Shamy
1132 Revere Road
North Brunswick, NJ 08902

FROM: Sal Profaci, Zoning Officer

DATE: June 21, 2023

SUBJECT: 1132 Revere Road – Shed in Front Yard Setback
Block: 242 Lot: 4

Dear Mr. Shamy:

I have reviewed the application for a variance at the above-referenced address, and I am issuing the following report.

The following application materials were reviewed:

- o 11-page Variance Application (Form C)

Project Description

1. The applicant proposes to install a 240 square foot shed in which a small portion will extend beyond the front foundation wall of the dwelling into the front yard. Sheds and accessory structures are not permitted in the front-yard; therefore, a variance is required.

Subject Property

2. The subject property is an odd shaped parcel in the R-2 Residential Zone. The lot is non-conforming as it does not meet the yard area requirements of the R-2 zone. The required front yard setback in the R-2 zone is forty (40) feet. The existing dwelling is positioned thirty-four (34) feet from the front property line. The position of the existing structure makes the placement of the shed behind the house impossible given the unusual shape of the back yard.

Variances

The proposed shed placement will require the following "C" variance:

1. 205-26.1. B. (2) **Accessory buildings and structures** states as follows: Detached accessory buildings, swimming pools and play courts shall be permitted in the rear yard only, except the accessory buildings may be permitted in the side yard, provided that the accessory building does not extend beyond the front foundation wall of the dwelling on the lot.

The applicant proposes to place the shed twenty-eight feet from the front property line. There is a six (6) foot portion of the shed which extends beyond the front foundation wall of the dwelling. The shed cannot be moved any further from the street, as there is an existing 12' by 20' square foot gazebo, and a 13' by 20' foot patio. Our records indicate that there are no permits on file for these structures.

The applicant should justify this variance and provide testimony to satisfy the C-1 ("hardship") and/or C-2 ("benefits v. burdens") variance criteria.

The Township reserves the right to further comment based upon the testimony at the public hearing.

Completeness

1. **Checklist:**

The applicant must remit the following items in order for a completeness certification to be issued:

- W-9 Form
- 3 Copies of the Tax and Assessment Payment Report
- Request for Certified List of Property Owners

Fees and Escrow Deposits (§ 205-139):

The applicant must remit the following application fees and technical review escrow deposits in order for a completeness certification to be issued.

Land Use Application Fees:	
Zoning Report (Residential):	\$50.00
C Variance	<u>\$100.00</u>
TOTAL:	\$150.00

Technical Review Escrow Deposit:

C Variance

\$350.00

TOTAL:

\$500.00

Please remit two separate checks in the above total amounts. Once payment is received, you will be notified regarding the status of your application with respect to a Board hearing, for which proper notification will be required. If you have any questions, you may contact Kristen Olcsvay, Secretary to the Zoning Board of Adjustment, at 732-247-0922, extension 440.

Sincerely,



Sal Profaci, Zoning Officer

Phone: 732-247-0922 x 209

Email: sprofaci@northbrunswicknj.gov

c: Mayor and Council
Michael Hritz, Director of Community Development
Tom Vigna, Planner
Zoning Board of Adjustment





For Office Use Only	
Date Filed: _____	Appl. No.: _____
Appl. Fee: \$ _____	Escrow Deposit: \$ _____
Check One:	
<input type="checkbox"/> Zoning Board of Adjustment	
<input type="checkbox"/> Planning Board	

Revision Date: 9/2020

TOWNSHIP OF NORTH BRUNSWICK

Variance Application (FORM C)

The original and fourteen (14) copies of the completed application form supplied by the Township and the required number of copies of supporting documents listed in the applicable checklist must be filed with the Department of Community Development. If a waiver is being requested for any item on the checklist, it must be noted in the “waiver requested” section, and each item must be listed by checklist number and a detailed reason for the request must be provided. Any application that does not include an item required by the checklist, and for which a waiver has not been requested, will be automatically deemed incomplete.

All applications must be accompanied by appropriate fees and escrow deposits together with a written explanation of the amount calculations. Separate application fee and escrow deposit checks must be provided.

In addition to submittal of hard copies of documents, copies of all applications, surveys, plans, reports and studies, such as environmental impact, traffic, stormwater, sewer and water reports, and any other documents associated with the application, shall be submitted on a CD in portable document format (pdf) at 400 × 400 dpi. Submittal of such digital copies shall be required to constitute an application for development, and all revised files shall be resubmitted as the originals are changed or amended. Every electronic submission must be accompanied by a cover letter listing all attached documents and any revisions, where applicable. Single-family or two-family homeowners preparing variance applications on their own behalf shall not be subject to this electronic submission requirement, provided that such applications do not require site plan or subdivision approval.

The following proof of satisfying the notice requirements must be filed with the Secretary of the appropriate Board at least five (5) days prior to the date fixed for the hearing:

- Affidavit of Service
- Copy of notice served
- Certified List of Property Owners within 200 feet and others served with manner of service
- Certified Mail receipts stamped by the USPS
- Affidavit of Publication from the newspaper in which the notice was published.



PART I

SUBJECT PROPERTY:

Block 242 Lot(s) 4 Zone R-2
Property Location 1132 Revere Rd. North Brunswick; NJ 08902
Size of Property _____

Present Use: Residential Non-Residential Vacant
Proposed Use: Residential Non-Residential Specify: _____

CONTACTS:

Applicant: Corporation Partnership Individual
 Other/Explain _____

Name: Kenneth M Shamy
Address: 1132 Revere Rd. North Brunswick NJ 08902
Telephone: 908.82.4790 Fax: _____
Email: kshamy@icloud.com

Owner (if different from Applicant):

Name: _____
Address: _____
Telephone: _____ Fax: _____
Email: _____

Engineer:

Name: _____
Address: _____
Telephone: _____ Fax: _____
Email: _____

Attorney:

Name: _____
Address: _____
Telephone: _____ Fax: _____
Email: _____



PART II

Describe the Proposed Development/Request (continue on a separate sheet if necessary):

I would like to build a garden shed on the westerly side of my house

Multiple horizontal lines for additional text.

VARIANCE(S) REQUESTED (Check all that apply):

"C" Variance(s):

- C(1) - The strict application of the provisions of Chapter 205 would result in peculiar and exceptional practical difficulties or exceptional and undue hardship.
- C(2) - The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

"D" Variance(s):

- D(1) - Use or principal structure in a district restricted against such use or principal structure.
- D(2) - Expansion of a nonconforming use.
- D(3) - Deviation from a specification or standard pertaining solely to a conditional use.
- D(4) - Increase in the permitted floor area ratio.
- D(5) - Increase in the permitted density.
- D(6) - Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.



ASSOCIATED APPROVALS REQUESTED:

Site Plan:

- Site Plan
- Amended Site Plan
- Conditional Use

Subdivision:

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Amended Preliminary Major Subdivision
- Amended Final Major Subdivision

Other (specify): _____

A change to a nonpermitted use shall require a site plan approval or, as a minimum, a site plan waiver request. Such request may be considered by the Board, and, if granted, will constitute an acknowledgment by the Board that the condition of the property is satisfactory and meets the requirements of Chapter 205. No site plan waiver will be granted if the condition of the property is not satisfactory in such matters as traffic, circulation, access, parking, lighting, setbacks, lot coverage, safety, landscaping, buffer, fire safety, noise or other requirements of Chapter 205

Is a site plan waiver requested?

- YES
- NO

If a site plan waiver is sought, explain why the request shall be granted:

Is the application proposed to be bifurcated?

- YES
- NO

If bifurcated, identify the nature of subsequent development approvals to be sought:

Identify Requested Variances:

Ordinance Section:	Requirement:	Proposed Deviation:
§205- <u>26.1(1)</u>	<u>Front yard setback of 40'</u>	<u>Set back of 28'</u>



§205- <u>26.1(2)</u>	<u>Shed not to extend</u>	<u>Shed extends 2 feet</u>
§205- _____	<u>past the front</u>	<u>past the front foundation</u>
§205- _____	<u>foundation wall</u>	<u>wall</u>
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____

Identify Requested Design Waivers:

Ordinance Section:	Requirement:	Proposed Deviation:
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____

“C” Variance(s) (Check one that applies):

A variance under N.J.S.A. 40:55D-70.C(1):

Detail your argument for how this case conforms to this requirement, including, if applicable, reference to exceptional narrowness, shallowness or shape of the property, or exceptional topographic conditions or physical features uniquely affecting the property, or extraordinary and exceptional situations uniquely affecting the property or the structures lawfully existing thereon:

* See attached *



and/or

A variance under N.J.S.A. 40:55D-70.C(2):

Detail your argument for how this case conforms to this requirement: _____

D Variance(s):

State special reasons why the refusal to allow the project would impose on the applicant an undue hardship and/or how the proposed project carries out a purpose of zoning as defined in N.J.S. 40:55D-2. Detail your argument for 1) how the proposed use inherently serves the public good, and/or 2) why the property cannot reasonably be adapted to a conforming use, and/or 3) what unique characteristics of the site make it particularly appropriate for the proposed use rather than a permitted use: _____

C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good:

A garden shed is a benign structure and use
Its extension past the front of the house is
minimal and not noticeable from the street.

Supply a statement of facts why relief can be granted without substantial detriment to the intent and purpose of the zone plan and zoning ordinance:

Sheds are customary
and typical accessory structures in residential
zones.



PART III

Has there been any previous application to any Township Board involving these premises?

YES NO

If yes, provide file number(s) and state the nature, date and disposition of said mater:

Is public water available?

YES NO

If no, how will water service be supplied? _____

Is public sewer available?

YES NO

If no, provide proposed method of sewage disposal: _____

Are there any existing deed restrictions, easements or covenants?

YES NO

If yes, are copies provided?

YES NO

Are any deed restrictions, easements or covenants contemplated?

YES NO

If yes, are copies provided?

YES NO

Does the owner own or have any ownership interest in any contiguous property?

YES NO

If yes, provide type of ownership, address, block and lot(s): _____

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

Quantity: Description of Item:

Quantity:	Description of Item:
_____	Survey
_____	Deed
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



DISCLOSURE OF OWNERS OF CORPORATION OR PARTNERSHIP:

A corporation or partnership applying to a Board for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stocks of any class or at least 10% of the interest in the partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1. Applications which do not comply with N.J.S.A. 40:55D-48.1 et seq. will be deemed incomplete.

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Applicant's Signature: _____ **Date:** _____



ESCROW FUNDS AGREEMENT:

The Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) authorizes the collection of Technical Review Escrow Fees to cover the costs incurred by the Township for professional services involved in the review of land use development applications. Subsection 205-139 of the North Brunswick Township Land Use Ordinance establishes the amount of Technical Review Escrow Fees and the procedures for collecting and replenishing same. I hereby acknowledge and agree to the following: 1) I am responsible for the cost of all reasonable professional services rendered to the Planning Board or Board of Adjustment during the review and processing of my development application. 2) If I receive a written Deficiency Notice from the Chief Financial Officer or his/her designee (CFO) that the balance of funds remaining in the account is insufficient to cover invoices, vouchers or bills submitted to the Township for services which have already been performed, no further consideration, review or processing of the application will be permitted until such time as the funds requested in the Deficiency Notice have been deposited, and this cessation of work could result in carrying my application to the next regularly scheduled public meeting of the designated land use agency. 3) Failure to deposit the amount requested in the Deficiency Notice within ten days of receipt shall toll the period for action by the Planning Board or Board of Adjustment as stipulated in N.J.S.A. 40:55D-1 et seq., and shall bar me from seeking a default approval under N.J.S.A. 40:55D-10.4. 4) Failure to post funds requested in the Deficiency Notice within 45 days shall be grounds for dismissal of my application without prejudice, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application. 5) In the event that my application is approved and a Deficiency Notice is received after the approval is memorialized, failure to pay the shortfall amount shall be grounds for voiding the approval. 6) In the event that my application is denied and a Deficiency Notice is received after the denial is memorialized, I am still obligated to pay any shortfall amount, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application.

Applicant's Signature:

Date:

5/2/23

Owner's Signature (if different from Applicant): _____

Date: _____



SITE INSPECTION AUTHORIZATION

I hereby give permission for North Brunswick professional staff or municipal agencies and their agents to come upon and inspect these premises with respect to this application.

Owner's Signature: [Handwritten Signature] Date: 5/2/23

APPLICANT'S CERTIFICATION:

I, Kenneth M Stamy, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 1132 Revere Rd. in the County of Middlesex and State of NJ, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant, and I am authorized to sign the application for the partnership or corporation.

[Handwritten Signature]
SIGNATURE

Sworn to and subscribed before me this 28 day of April, 2023

[Handwritten Signature]
NOTARY PUBLIC



OWNER'S CERTIFICATION (If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner):

I, _____, of full age, being duly sworn according to law and upon my oath depose that: I reside at _____ in the County of _____ and State of _____, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner in fee of all that certain lot, piece or parcel of land



situated, lying, and being in the municipality aforesaid, and known and designated as Block(s) _____ and Lot(s) _____, and that I am either the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

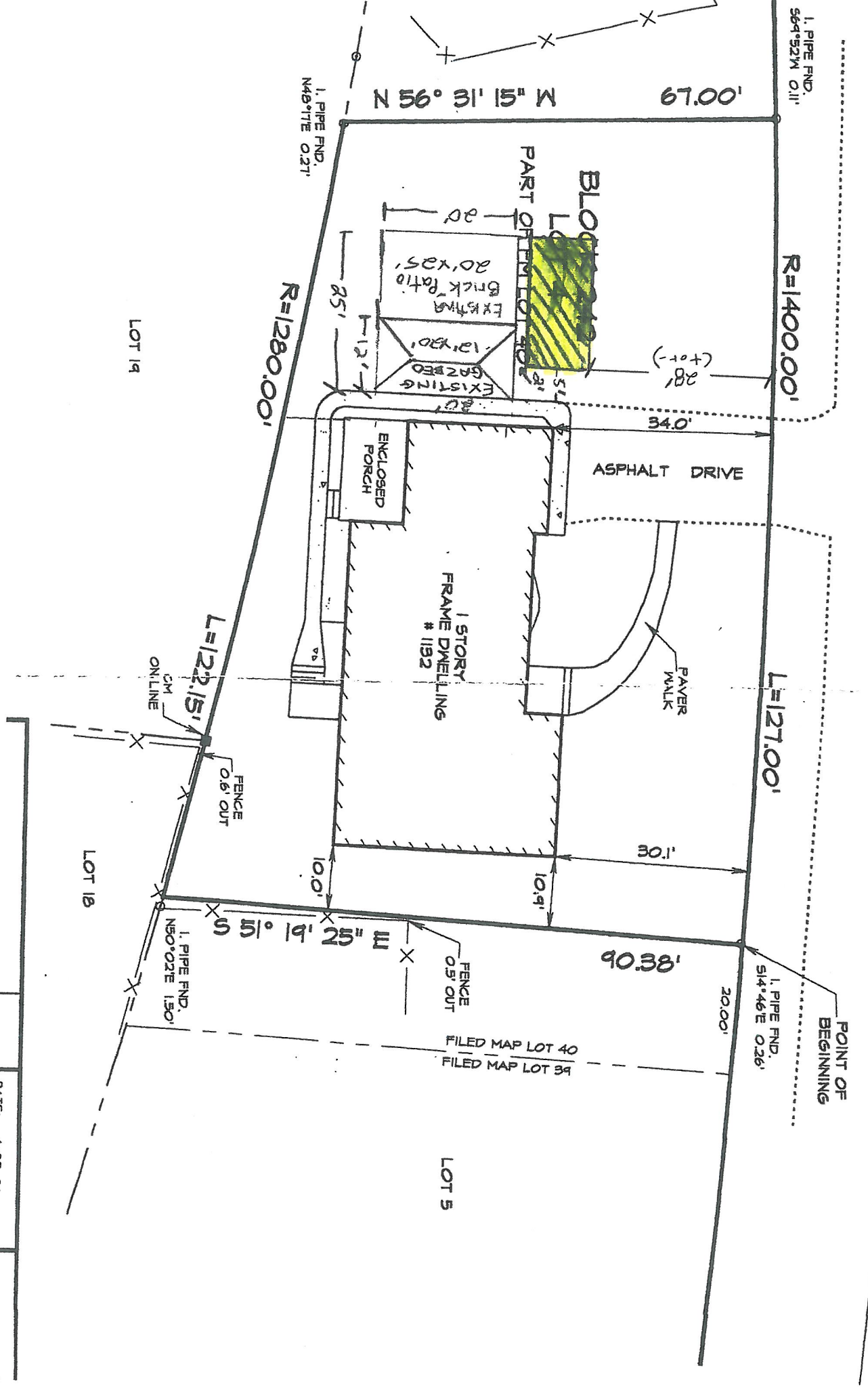
SIGNATURE

Sworn to and subscribed before
me this ____ day of
_____, 20____

NOTARY PUBLIC

REVERE ROAD

50' RIGHT-OF-WAY

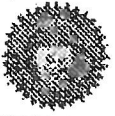


Bottom of page 5 answer:

The lot was created in the subdivision of the Colonial Gardens development as per map filed in June, 1953. The lot is non-conforming as it does not meet the depth requirements of the R-2 zone (100 feet). The lot has an exceptionally lopsided shape as the depth along the westerly sideline is 67 feet and its depth is 90.38 feet along the easterly sideline. The location of the house on the lot as approved by TNB was with a 30' front yard setback and a side yard setback of 10' on the easterly side. The position of the existing structure makes the placement of the shed behind the house or in the easterly side yard impractical/impossible given the unusual shape of the rear yard, the existence of a sidewalk and stoop further narrowing the rear yard space and the 10' setback in the easterly side yard. The as-built 30' front yard setback has become the minimum front yard setback for this property and is a pre-existing condition. The 40' front yard setback is not appropriate here. Requiring the shed to meet the 40' setback required under 205-26.1 B (1) is an undue hardship.

The size of the shed is not unreasonable for this property. The existing gazebo and patio are existing structures which prevent the shed from being located any further back from the street. The strict application of 205-26.1 B(2) would result in practical difficulties.

The strict application of 205-26.1B (1) & (2) would impose a hardship and practical difficulties.



**Middlesex County
Document Summary Sheet**

MIDDLESEX COUNTY CLERK
PO BOX 871
JOHN F. KENNEDY SQUARE
NEW BRUNSWICK NJ 08901

INSTR # 2020046120
O BK 17888 PG 1888
RECORDED 05/28/2020 11:22:12 AM
ELAINE M. FLYNN, COUNTY CLERK
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES \$85.00

Official Use Only

Transaction Identification Number

4384928 4105573

Submission Date(mm/dd/yyyy)	05/27/2020
No. of Pages (excluding Summary Sheet)	5
Recording Fee (excluding transfer tax)	\$85.00
Realty Transfer Tax	\$0.00
Total Amount	\$85.00

Return Address (for recorded documents)
EAST COAST TITLE AGENCY
202 STATE RTE 18
EAST BRUNSWICK, NJ 08816

Document Type DEED - NO CONSIDERATION

Municipal Codes
NORTH BRUNSWICK NBR

Batch Type L2 - LEVEL 2 (WITH IMAGES)

373969

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.
COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF MIDDLESEX COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Middlesex County
Document Summary Sheet**

**DEED - NO
CONSIDERATION**

Type	DEED - NO CONSIDERATION				
Consideration	\$1.00				
Submitted By	EAST COAST TITLE AGENCY (CSC/INGEO SYSTEMS INC)				
Document Date	05/08/2020				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name		Address		
	DOROTHY SHAMY				
GRANTEE	Name		Address		
	DOROTHY SHAMY KENNETH M SHAMY				
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	NB	242	4		NBR

*** DO NOT REMOVE THIS PAGE.
COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF MIDDLESEX COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

DEED

This Deed is made on MAY 8TH, 2020

BETWEEN

Dorothy Shamy, widow
whose address is
1132 Revere Road
North Brunswick Township, NJ 08902

referred to as the *Grantor*.

AND

Dorothy Shamy, a single woman and Kenneth M. Shamy, a single woman, Joint tenants with Rights of Survivorship

whose post office address is

1132 Revere Road
North Brunswick Township, NJ 08902

referred to as the *Grantee*.

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

TRANSFER OF TITLE. The grantor does hereby grant and convey the property described below to the Grantee.

CONSIDERATION This transfer of ownership is made for the sum and consideration of ONE DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

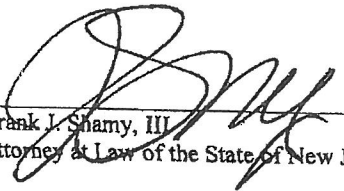
TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Municipality of the Township of North Brunswick
Block No. 242 Lot No. 4,
Account No.

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 Township of North Brunswick, County of Middlesex, and State of New Jersey.

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

Prepared by:


Frank J. Shamy, III
Attorney at Law of the State of New Jersey



**SCHEDULE A-5
LEGAL DESCRIPTION**

Issuing Office File No. 02066532

All that certain lot, tract, or parcel of land, situate, lying and being in the Township of North Brunswick, County of Middlesex, and State of New Jersey, as more particularly described as follows:

KNOWN AND DESIGNATED as part of Lot 40 in Block 303 as set forth on a certain map entitled, "Revised Map of a Portion of Colonial Gardens", situated in the Township of North Brunswick, County of Middlesex, State of New Jersey, which map was filed in the Middlesex County Clerk/Register's Office on August 19, 1953, as Map No. 1831 File No. 526.

BEGINNING at a point in the southerly line of Revere Road, said point being distant 20.00 feet southwesterly from the intersection on the southerly line of Revere Road with the division line between Lots 39 & 40 in Block 303 on the above mentioned Filed Map, and running; thence

- (1) South 51 degrees 19 minutes 25 seconds East, 90.38 feet to a point; thence
- (2) Southwesterly along a curve to the left, having a radius of 1280.00 feet, an arc length of 122.15 feet to a point; thence
- (3) North 56 degrees 31 minutes 15 seconds West, 67.00 feet to a point in the southeasterly line of Revere Road; thence
- (4) Along the northeasterly and southeasterly line of Revere Road northeasterly on a curve to the right, having a radius of 1400.00 feet, an arc length of 127.00 feet to the point and place of BEGINNING.

Subject to receipt of an accurate and current survey.

FOR INFORMATIONAL PURPOSES ONLY:

KNOWN AND DESIGNATED as Lot 4 in Block 242 on the Tax Map of the Township of North Brunswick

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Westcor Land 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 7/01/18)

BEING THE SAME LAND AND PREMISES which became vested in FRANK SHAMY JR. AND DOROTHY SHAMY, HUSBAND AND WIFE, BY DEED FROM ELIZABETH M. SADOWSKI AND CYNTHIA KACPEROWSKI, CO-TRUSTEES OF THE TRUST UNDER ARTICLE THIRD OF THE LAST WILL AND TESTAMENT OF WILLIAM ANTHONY SADOWSKI, DATED MAY 7, 200, AND RECORDED MAY 17, 2001 IN DEED BOOK 4907 PAGE 415. FRANK SHAMY JR. DIED ON AUGUST 10, 2017.

PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right Awhich would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

SIGNATURES. The Grantor signs this Deed as of date first above written.

Witnessed or Attested by:

[Signature]

[Signature: Dorothy Shamy]
DOROTHY SHAMY

STATE OF NEW JERSEY:

ss:

COUNTY OF MIDDLESEX

I CERTIFY that on May 8th, 2020

DOROTHY SHAMY, 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/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A.46:15-5, is \$1.00.

[Signature: Diane Esposito]
Diane Esposito

Notary Public of New Jersey

DIANE ESPOSITO
NOTARY PUBLIC OF NEW JERSEY
I.D. # 2192094
Commission Expires 8-6-2021

DEED	DATED: May 8th, 2020
DOROTHY SHAMY, widow <p style="text-align: right;"><i>Grantor,</i></p> <p style="text-align: center;">TO</p> KENNETH SHAMY AND DOROTHY SHAMY, joint tenants with rights of survivorship <p style="text-align: right;"><i>Grantee</i></p>	<p style="text-align: center;"><i>Record and return to:</i></p> EAST COAST TITLE AGENCY 202 ROUTE 18 NORTH EAST BRUNSWICK, NJ 08816 <p style="text-align: right; font-size: 1.2em;"><i>02056532</i></p>

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

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

DOROTHY SHAMY

Current Street Address
1132 REVERE ROAD

City, Town, Post Office
NORTH BRUNSWICK, NJ 08902

State

ZIP Code

Property Information

Block(s)

242

Lot(s)

4

Qualifier

Street Address

1132 Revere Road

City, Town, Post Office

Township of North Brunswick

State

NJ

ZIP Code

08902

Seller's Percentage of Ownership

100%

Total Consideration

\$1.00

Owner's Share of Consideration

\$1.00

Closing Date

5-8-2020

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
 - Seller did not receive non-like kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declarations

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.

5-8-2020
Date

Dorothy Shamy
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. 2008) (N.J.S.A. 48:15-5 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
COUNTY MIDDLESEX 1214

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

MUNICIPALITY OF PROPERTY LOCATION; Township of North Brunswick *Use symbol "C" to indicate that fee is exclusively for county use.

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

Deponent, DOROTHY SHAMY 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, 2020 transferring
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 242 Lot number 4 located at
1132 Revere Road, North Brunswick Township and annexed thereto.

(2) CONSIDERATION \$11.00 (Instructions #1 and #5 on reverse side)

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

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

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
\$ _____ + _____ % = \$ _____

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

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

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
DEED LESS THAN \$100.00 / PARENT TO PARENT/CHILD NO PRIOR MORTGAGE

(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 Fee, 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 THE 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 (Instruction #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 (Instruction #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.

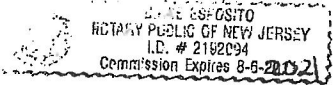
(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2008.

Subscribed and sworn to before me this 8 Day of May this 2020

Marie Esposito

Dorothy Shamy
Signature of Deponent
1132 Revere Road, North Brunswick Township
Deponent Address xxx-xxx-695
Last 3 digits in Grantor's Social Security Number

DOROTHY SHAMY
Grantor Name
1132 Revere Road, North Brunswick Township
Grantor Address at Time of Sale
EAST COAST TITLE AGENCY
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, DIVISION OF TAXATION
PO BOX 241
TRENTON, NJ 08646-0241

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.

LAND USE

205 Attachment 6

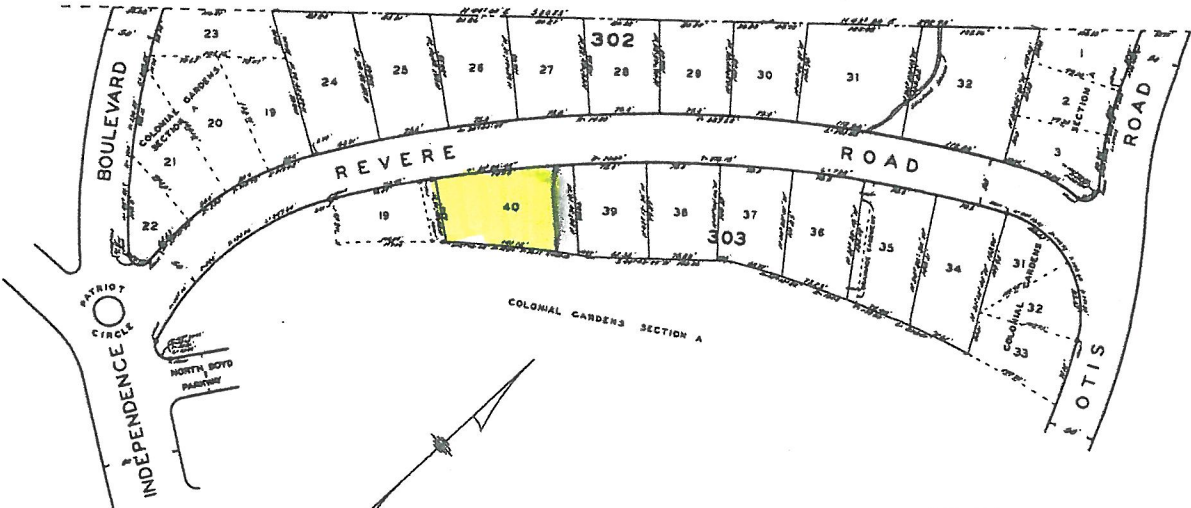
Schedule of Area, Yard and Building Requirements
Zoning Ordinance of the Township of North Brunswick
Middlesex County, New Jersey

TABLE 1
[Amended 11-20-2006 by Ord. No. 06-32; 2-20-2007 by Ord. No. 07-04; 5-17-2010 by Ord. No. 10-12]

1	2			3	4	5				6			7	8	9		10	11	12	13	14	15
	Minimum Lot Requirements	Area (square feet)	Lot Width (feet)			Lot Depth (feet)	Front Yard (feet)	Minimum One Side Yard (feet)	Total Both Side Yards (feet)	Rear Yard (feet or percentage of lot depth)	Side Yard (feet)	Rear Yard (feet)			Accessory Buildings and Structures	Maximum Percentage Lot Coverage by Principal Building						
Zone	Interior Lot/Corner Lot	Interior Lot/Corner Lot	Lot Depth (feet)	Front Yard (feet)	Minimum One Side Yard (feet)	Total Both Side Yards (feet)	Rear Yard (feet or percentage of lot depth)	Side Yard (feet)	Rear Yard (feet)	Accessory Buildings and Structures	Maximum Percentage Lot Coverage by Principal Building	Maximum Height Principal Building	Maximum Percentage Lot Coverage by All Impervious Surfaces	Minimum Gross Habitable Floor Area per Residential Unit								
R-1	20,000/ 20,000	120/140	120	40	15	35	20%	5	5	5	15%	2 1/2	40%	900								
R-2	15,000/ 20,000	100/125	100	40	12	28	20%	5	5	5	20%	2 1/2	50%	800								
R-3	10,000/ 12,000	90/100	90	35	8	20	20%	5	5	5	25%	2 1/2	60%	700								
R-4	7,500/ 9,000	75/90	90	30	6	18	20%	5	5	5	25%	2 1/2	60%	700								
R-4A	7,500/ 9,000	75/90	90	30	6	18	20%	5	5	5	25%	2 1/2	60%	700								
R-5	5 acres	300	400	(A)	75	150	75	75	75	75	25%	2 1/2	60%	(B)								
R-6(C)	30,000/ 30,000	150/175	150	45	15	35	20%	5	5	5	15%	2 1/2	40%	900								
R-7	2 acres	300	200	30	35	70	35	10	10	10	30%	7	60%	300								
R-N1	Not applicable																					
R-T-D	Not applicable																					
C-1	15,000/ 20,000	100/125	100	(D)	10	20	20	5	5	5	40%	2 1/2	80%	--								

NOTES:
(A) As specified in § 205-56A(1)
(B) As specified in § 205-56B(6)
(C) The standards in this schedule apply to the development of single-family dwellings which are not part of a PRD or ERD development, see §§ 205-59 and 205-60 for standards applicable to PRD and ERD developments.
(D) As specified in § 205

HENRY M. WEITZNER ET ALA



COLONIAL GARDENS SECTION A

REVISED MAP
OF A PORTION OF
COLONIAL GARDENS
SECTION A
SITUATE IN

NORTH BRUNSWICK TOWNSHIP
MIDDLESEX COUNTY-NEW JERSEY
SCALE 1"=50' APRIL 1953

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS
PUBLISHED PLANNING BOARD ON 11/18/52
FOR THE PURPOSE OF PLACING IN THE
MIDDLESEX COUNTY CLERK'S OFFICE
Charles H. Carter Secretary
Robert H. Thomas President

APPROVED BY RESOLUTION 2049
ENACTED 209 P.M. 11/18/52
Malcolm C. Cady
CIVIL ENGINEER

OWNERS & DEVELOPERS
WEACLEY CONSTRUCTION COMPANY INC
216 GORGE ST
NEW BRUNSWICK, N.J.
MALCOLM C. CADY
CIVIL ENGINEER
48 WILKINSON ST
NEW BRUNSWICK, N.J.

1831 1145 526

H350

Independence Circle, 1831

Lotis Road, 1830