

Township of Dennis
571 Petersburg Road
Dennisville, NJ 08214

The application with supporting documentation must be filed with the Planning Board Administrator between the first(1st) and fifteenth (15th) of the month prior to the scheduled meeting and must be delivered to the professionals for review at least twenty-one (21) days prior to the meeting at which time the application is to be heard.

TO BE COMPLETED BY TOWNSHIP STAFF ONLY

Date Filed: _____ Application No. _____
Application Fee: _____ Escrow Deposit: \$ _____

Scheduled for: Review of Completeness _____ Hearing _____

TO BE COMPLETED BY APPLICANT

1. SUBJECT PROPERTY:

Location: 1943 N. Route 9 - Unit 2 _____

Tax Map:

Page: 28 Block(s) 261 Lot(s) 23
Page: _____ Block(s) _____ Lot(s) _____

Dimensions:

Frontage: 300' Depth: 438' Total Area: 1.58 Acres

2. APPLICANT:

Name: Susan Narrigan _____

Address: 11 Hidden Lake Drive, CMCH, NJ 08210 _____

Phone: 1-609-602-6423 _____

Applicant is a Corporation _____ Partnership _____ Individual X LLC _____

3. DISCLOSURE STATEMENT:

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply)

Name: _____ Name: _____

Address: _____ Address: _____

Interest _____

Interest: _____

4. **If Owner is other than the Applicant**, provide the following information on the Owner(s):

Owner's Name: _____ Phone No.: () _____

Owner's Address: _____ Fax No.: () _____

5. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed, must be submitted for review and must be written in comprehensible English for approval.

Note: All deed restrictions, covenants, easements, association by-laws, existing or proposed, must be written in comprehensible English for approval.

Present use of the premises: Abbie Holmes Estate

The site is used to host private events.

6. **Applicant's Attorney:** Robert Belasco, Esquire Phone No.: 1-609-729-5250
Address: 111 E. 17th Avenue - Suite 100 Fax No.: 1-609-729-0954
North Wildwood, New Jersey 08260

7. **Applicant's Engineer:** Vincent Orlando, PE, PP, LLA, CME Phone No: 1-609-390-0332
Address: 5 Cambridge Drive, Ocean View, New Jersey 08230 Fax No.: 1-609-390-9204

8. **Applicant's Planning Consultant:** _____ Phone No.:() _____
Address: _____ Fax No.:() _____

9. **Applicant's Traffic Engineer:** _____ Phone No.:() _____
Address: _____ Fax No.:() _____

10. **List any other Expert** who will submit a report or who will testify for the applicant:
(Attach additional sheets as may be necessary)

Name: Jerry Blackman, AIA, PP Phone No.:() 1-856-854-0580
Field of Expertise: Architecture/Planning Fax No.:() 1-856-854-0993
Address: 475 White Horse Pike, Collingswood, New Jersey 08107

11. **APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:**

SUBDIVISION:

_____ Minor Subdivision Approval
_____ Subdivision Approval (Preliminary)
_____ Subdivision Approval (Final)

Number of lots to be created _____ Number of proposed dwelling units _____
(include remainder lot) (if applicable)

SITE PLAN:

X Preliminary Site Plan Approval _____ (Phases if applicable)
X Final Site Plan Approval _____ (Phases if applicable)
_____ Amendment or Revision to an Approved Site Plan

_____ Area to be disturbed (square footage)
_____ Total Number of proposed dwelling units

_____ Variance Relief (hardship) N.J.S. (40:55D-70c(1))
X Variance Relief (substantial benefit) N.J.S. (40:55D-70c(2))
_____ Conditional Use Approval N.J.S. (40:55D-67)
_____ Direct issuance of a permit for a lot lacking street frontage
(N.J.S. 40:55d-35)

12. **Section(s) of Ordinance** from which a variance is requested: § 185-18(D)

13. **Waivers Requested** of Development Standards and/or Submission Requirements:
(Attach additional pages as needed) _____
14. **a. Attach a copy of the Notice** to appear in the official newspaper of the Municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.
b. The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the Hearing.
c. An Affidavit of Service on all property owners and a Proof of Publication must be filed before the application will be complete and the hearing can proceed.
15. **Explain in detail** the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed): ****See Attached**

Renewal of Mining Permit, Mining of Sand and Stone _____
16. **Is a public water** line available? No _____
17. **Is public sanitary** sewer available? No _____
18. **Does the application** propose a well and septic system? No, existing on site. _____
19. **Have any proposed** new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? N/A _____
20. **Are any off-tract** improvements required or proposed? N/A _____
21. **Is the subdivision** to be filed by Deed or Plat? N/A _____
22. **What form of security** does the applicant propose to provide as performance and maintenance guarantees? Any required. _____

23. **Other approvals** which may be required and date plans submitted:

	<u>Yes</u>	<u>No</u>	<u>Date Plans Submitted</u>
Dennis Township Municipal Utilities Auth.	<u>X</u>	_____	_____
Cape May County Health Department			_____
Cape May County Planning Board	<u>X</u>	_____	_____
Cape May County Soil Conservation Dist.	<u>X</u>	_____	_____
NJ Department of Environmental Protection	<u>X</u>	_____	_____
Sewer Extension Permit	_____	<u>X</u>	_____
Sanitary Sewer Connection Permit	_____	<u>X</u>	_____
Stream Encroachment Permit	_____	<u>X</u>	_____
Waterfront Development Permit	_____	<u>X</u>	_____

Wetlands Permit	_____	<u>X</u>	_____
Tidal Wetlands Permit	_____	<u>X</u>	_____
Potable Water Construction Permit	_____	<u>X</u>	_____
NJ Department of Transportation	_____	<u>X</u>	_____
Pinelands Comm. Certificate of Filing	_____	<u>X</u>	_____
Public Service Electric & Gas Comp.	_____	<u>X</u>	_____
Other	_____	_____	_____

24. **Certification** from the Tax Collector that all taxes due on the subject property have been paid must be included with this application.

25. **List of Maps**, Reports and other materials accompanying the application. (Attach additional pages as required for complete listing)

Quantity	Description of Item
<u>16</u>	<u>5/9/22 Site Plan prepared by Engineering Design Associates</u>
<u>16</u>	<u>4/11/22 Architectural Plans by OSK Design Partners</u>
<u>16</u>	<u>11/19/2021 - Martinelli Survey</u>

The Applicant hereby request that copies of the reports of the professional staff reviewing this application be provided to the following of the applicant's professionals:

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professionals listed.

Applicant's Professional Reports Requested: Any and All

Attorney: Robert T. Belasco Reports Requested: Any and All

Engineer: Vincent Orlando Reports Requested: Any and All

CERTIFICATIONS

26. 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 and that I am a general partner of the partnership applicant. *(If the applicant is a corporation this must be signed by an authorized Corporate Officer. If the applicant is a partnership, this must be signed by a general partner.)*

Sworn to, and subscribed before me
this 14th day of June 2022.



Notary Public
State of New Jersey

By:



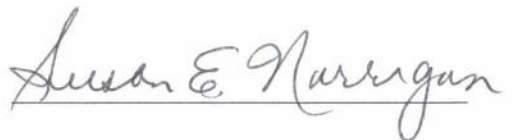
27. I certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant. *(If the owner is a corporation, this must be signed by an authorized Corporate Officer. If the owner is a partnership, this must be signed by a general partner.)*

Sworn to, and subscribed before me
this 14th day of June 2022.



Notary Public
State of New Jersey

By:



28. I understand that the sum of \$ 2,500 has been deposited in an escrow account. In accordance with the Ordinance of the Township of Dennis, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

Date: 6/14/22 by: Susan E. Harrigan

PROOF OF PAYMENT OF TAXES

Every application for development submitted to the Consolidated Land Use Board shall be accompanied by this form.

Applicant's name: Steve and Susan Narrigan

Address: 11 Hidden Lake Drive, Cape May Court House, NJ 08210

Property Owner's
Name and Address: Steven and Susan Narrigan

1943 N. Route 9 - Unit 2, Cape May Court House, NJ 08210

Address of property
Subject to the
Application: 1943 N. Route 9 - Unit 2, Cape May Court House, NJ 08210

Block & Lot: Block: 261, Lot: 23 C-2

TO BE COMPLETED BY THE TAX COLLECTOR:

A. All Taxes are current through the 2nd quarter of 2022

Date: 5/1/22

Dennis Township Tax Collector: Mona K. Krum

B. Taxes are due on the above referenced property as follows:

Amount of taxes due through the _____ quarter of _____ \$ _____

Date: _____

Dennis Township Tax Collector: _____

ALEXANDRA H. FASY, CTA
Tax Assessor

TOWNSHIP OF DENNIS
Tax Assessment Department
571 Petersburg Road
P.O. Box 204
Dennisville, NJ 08214

Phone: (609) 861-9704
Fax: (609) 861-9719



June 2, 2022

THIS IS TO CERTIFY THAT THE FOLLOWING LIST OF PROPERTY OWNERS ARE
WITHIN 200 FEET OF BLOCK 261 LOT 23 ACCORDING TO THE OFFICIAL TAX MAP
OF DENNIS TOWNSHIP.

ATTEST Alexandra Fasy
ALEXANDRA H. FASY, CTA

BLOCK 261 LOT 23

CAPE MAY COUNTY PLANNING BOARD
DN-309, CENTRAL MAIL ROOM
CAPE MAY COURT HOUSE, NJ 08210

VERIZON COMMUNICATIONS
% ENGINEERING DEPARTMENT
10 TANSBORO RD, FL 2
BERLIN, NJ 08009

SOUTH JERSEY GAS COMPANY
% JOSEPH SCHNEIDER
GENERAL MANAGER
SYSTEM ENGINEERING & PLANNING
1 SO JERSEY PLAZA
FOLSOM, NJ 08037

CONECTIV REAL ESTATE DEPARTMENT
5100 HARDING HIGHWAY, SUITE 399
MAYS LANDING, NJ 08330-9902

(CONTINUED)

ALEXANDRA H. FASY, CTA
Tax Assessor

TOWNSHIP OF DENNIS
Tax Assessment Department
571 Petersburg Road
P.O. Box 204
Dennisville, NJ 08214

Phone: (609) 861-9704
Fax: (609) 861-9719



RE: BLOCK 261 LOT 23

COMCAST CABLE
901 W LEEDS AVENUE
ABSECON, NJ 08201

PUBLIC SERVICE ELECTRIC & GAS CO.
MANAGER-CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102

CAPE ATLANTIC SOIL
CONSERVATION DISTRICT
ATTN: MICHAEL KENT
6260 OLD HARDING HIGHWAY
MAYS LANDING, NJ 08330

STATE OF NJ DOT
CN-600 1035 PARKWAY AVE
TRENTON, NJ 08625-0600

BLOCK	LOT	QUAL	PROPERTY OWNER & MAILING ADDRESS PROPERTY LOCATION
261	11.01		SUN DRIFTWOOD RV, LLC 27777 FRANKLIN RD, STE 200 SOUTHFIELD, MI 48034 1955 RT 9
261	11.02		SCONE, KEVIN F & HEATHER 2001 SAINT PETERS RD POTTSTOWN, PA 19465 1951 RT 9
261	23		1943 ROUTE 9 CONDOMINIUM 1943 RT 9 CLERMONT, NJ 08210 1943 RT 9
261	23	C-1	CATANOSO, JR LEONARD 1919 RT 9 N CAPE MAY COURT HOUSE, NJ 08210 1943 RT 9, UNIT 1
261	23	C-2	NARRIGAN, SUSAN 11 HIDDEN LAKE DR CAPE MAY COURT HOUSE, NJ 08210 1943 RT 9, UNIT 2
261	24		CATANOSO, LEONARD R JR 1919 N RT 9 CAPE MAY COURT HOUSE, NJ 08210 1919 RT 9
262	5		WENZEL, WILLIAM & PATRICIA PO BOX 355 CAPE MAY POINT, NJ 08212 1930 RT 9
262	6		BRAUN, THOMAS & LISA J 14 BROOKRIDGE RD CAPE MAY COURT HOUSE, NJ 08210 1940 RT 9
262	7		SHORE FINANCIAL ADVISORS LLC 1523 MCDANIEL DR WEST CHESTER, PA 19380 1944 RT 9
262	10		CAMANO, ANGELO & LILLIAN A 116 45TH ST SEA ISLE CITY, NJ 08243 1954 RT 9
262	11.02		BLUEFISH REALTY, LLC 2021 DUNE DRIVE AVALON, NJ 08202 4 CLERMONT DR

PLEASE TAKE NOTICE that on TBD, 2022 at 7:00 pm, a hearing will be held via video conference before the **Dennis Township Consolidated Land Use Board** in the matter of the application by Susan Narrigan regarding the property located at 1943 N. Route 9 – Unit 2, Block: 261, Lot: 23. The property is located in the Township's CVC (Clermont Village Center) zoning district and it is currently developed with a commercial structure known as the Abbey Holmes Estate which hosts private events for the general public.

The Applicant is proposing to eliminate two seasonal tents located adjacent to the existing structure in order to replace same with open-air pavilions which will be constructed over existing paved surfaces. The Applicant is also proposing a 120SF kitchen addition. In connection with this proposal the Applicant is requesting preliminary and final site plan approval, and 'C' variance relief in relation to the minimum front yard setback, maximum distance from the building to the lot line, maximum building length, maximum distance between buildings, and maximum impervious coverage.

The Applicants also seek any other variances or waivers deemed necessary and/or required by the Board or the Applicant at the time of the hearing to permit the project.

While New Jersey's Executive Order 103 and Executive Order 107 are in effect, the Division of Local Government Services has issued guidance to ensure continuity of Land Use application procedures, to ensure due process is afforded during **Consolidated Land Use Board** hearings and to remind local units to adhere to appropriate social distancing and health measures as they implement this process. In-person attendance at the hearing by the applicant, the Board or the public is prohibited.

Maps and other documents relating to this matter shall be available at least ten (10) days prior to the meeting date for inspection. Under the present circumstances, the maps and other documents relating to this matter shall be posted for public review on the Dennis Township Consolidated Land Use webpage located at <https://dennistwp.org/consolidated-land-use/> free of charge. Any Members of the public experiencing difficulty accessing the free online material are advised to contact the Board Secretary at (609) 861-9705 to arrange for review of a hard copy of the plans and application materials by mail or via a secure public location.

All parties to the hearing, including the public, must no less than two days in advance of the meeting provide to the Board Secretary any additional documents or exhibits to be presented at the hearing. These additional documents and exhibits shall be individually labeled by the submitting party as an exhibit and the Board Secretary shall post the labeled exhibits prior to and for the video meeting. Please contact the Board Secretary at (609) 861-9705 to arrange delivery options of the Exhibits and to advise the Board Secretary of your anticipated participation.

INSTRUCTIONS TO PARTICIPATE IN VIRTUAL ONLINE MEETING:

In order to participate in this hearing including the opportunity to comment, the following options are available:

- Dial in via phone at **1-929-205-6099 or 1-301-715-8592** and enter **Meeting ID: 882 7676 6069** and **Password: 737811** for voice connection; or
- Type in the following link on the internet browser of your desktop computer or laptop: <https://us02web.zoom.us/j/88276766069?pwd=WHBRRGlzMnh2aVBYSXk4S09QZkNUQT09> at the date and time above for video or audio access. You may join the meeting through your internet browser or download the application to your computer; or
- For Smart Phones download the "Zoom" application. Open the app and enter **Meeting ID: 882 7676 6069** in the search bar and enter your full name and **Password: 737811** when prompted.

Prior to the hearing, you are encouraged to review the instructions to participate through your choice of electronic attendance. The plans, application and applicable documents for the hearing are posted on the internet at <https://dennistwp.org/consolidated-land-use/>.

For those individuals lacking the resources or know-how for technological access, please contact the Board Secretary at **(609) 861-9705** during normal business hours for assistance in delivering exhibits, accessing the plans and the meeting.

Applicant: Susan Narrigan

Subject Property: 1943 N. Route 9 – Unit 2, Cape May Court House, NJ 08210
Block: 261, Lot: 23

Relief Sought: Preliminary and Final Site Plan Approval and 'C' variance relief in relation to the minimum front yard setback, maximum distance from the building to the lot line, maximum building length, maximum distance between buildings, and maximum impervious coverage

Justification for Variances Sought

The Applicant, Susan Narrigan, is the owner of the property located at 1943 N. Route 9 – Unit 2, Cape May Court House, New Jersey 08210, also known as Block 261, Lot 23. The property is located in the CVC (Clermont Village Center) zone and it is currently developed with a commercial structure known as the Abbey Holmes Estate which hosts private events for the public. The Applicant is proposing to eliminate two seasonal tents located adjacent to the existing structure in order to replace same with open-air pavilions which will be constructed over existing paved surfaces. The Applicant is also proposing a 120SF kitchen addition in order to provide additional kitchen storage space.

In connection with this proposal the Applicant is requesting preliminary and final site plan approval, and 'C' variance relief in relation to the minimum front yard setback (0ft. minimum and 8ft. maximum is permitted whereas 101.4ft. exists and 98.5ft. is proposed), maximum distance from the building to the lot line (50% at 0ft. is permitted whereas 0% at 0ft. is existing and proposed), maximum building length (100ft. is permitted whereas 168ft. is existing and 2010ft. is proposed), maximum distance between buildings (20ft. is permitted whereas 46ft. is existing and 25ft. is proposed), and maximum impervious coverage (60% is permitted whereas 62% is existing and 62.1% is proposed).

The relief sought by the Applicant will no impact on any neighboring properties and same presents no detriments to the public good nor does it impair the intent or purpose of the zone plan or zoning ordinance. The areas in question are currently being utilized by the Applicant on a temporary basis utilizing temporary tents. The Applicant is proposing to eliminate the utilization of tents and is proposing to construct two permanent open-air pavilions in the location where the tents are currently utilized. In addition, the Applicant is proposing a small 10ft. x 20ft. (120SF) addition to the existing kitchen to accommodate additional storage space. The proposed kitchen addition is in line with the existing building.

In accordance with N.J.S.A. 40:55D-70 a Land Use Board may grant variance relief when the Applicant establishes that the purposes of zoning, outlined under N.J.S.A. 40:55D-2, are advanced in connection with the relief sought by the Applicant. The Applicant must also establish that the benefits associated with the requested relief outweighs any substantial detriment to the public good, the zoning ordinance, or the specific zone plan.

This application can be granted without substantial detriment to the public good, the zoning ordinance, or the zone plan because it satisfies several of the special reasons, or the positive criteria, set forth in N.J.S.A. 40:55D-2.

The first purpose advanced in connection with this Application is "A," "To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare."

The second purpose advanced in connection with this Application is "C" "to provide adequate light, air and open space."

The third purpose advanced in connection with this Application is "G" "to provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens."

The aforementioned purposes of zoning that are advanced in connection with this application further establish that there is not a substantial detriment to the zoning ordinance or the zone plan. Furthermore, this application can be granted as there are no substantial detriments to the public good, the zoning ordinance, or the zone plan. On the balance of the positive criteria outweigh any potential negative impact that granting the requested variance relief might have.

The Applicant reserves the right to amend and/or supplement this memorandum in advance of the scheduled Board meeting.

COUNTY OF CAPE MAY
 Consideration 1.00
 Realty Transfer Fee .00
 Date 10-02-2003 By CLERKDR

Deed

This Deed is made on September 25, 2003

BETWEEN LEONARD CATANOSO, JR. AND SUSAN OLIVIERI (NOW KNOWN AS
 SUSAN NARRIGAN)

whose post office address is 1943 Route 9 North, Unit 2, Dennisville, NJ 08214

referred to as the Grantor,
AND SUSAN NARRIGAN

whose post office address is 1943 Route 9 North, Unit 2, Dennisville, NJ 08214

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 ONE (\$1.00)-----
 -----DOLLAR.

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Dennis Township
 Block No. 261 Lot No. 23 Qualifier No. Account No.
☐ No lot and block or account 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 Township of Dennis
 County of Cape May 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.)

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Township of Dennis, County of Cape May and State of New Jersey, and appurtenances thereto, in fee simple, subject to the Provisions of the New Jersey Condominium Act (R.S. 46:8B-1, et seq.) as amended and to the provisions of that certain Master Deed of 1943 Route Nine Condominium dated September 3, 2003, recorded September 3, 2003, in Deed Book 3038, page 202, which real property is more particularly described as Unit 2 in said Condominium, together with other appurtenances to said Unit, which Unit and appurtenances have been more specifically defined in the Master Deed, which is comprised of premises known as part of Lot 23, Block 261 on the Tax Map of Dennis Township, New Jersey, and depicted on certain Exhibits thereto, and including the fee in an undivided 50 percent interest in the General Common Elements of said Condominium appurtenant to said Unit, which Unit and appurtenant general common elements have been more specifically defined in the Master Deed and depicted on certain exhibits therein.

BEING the same lands and premises which became vested in Leonard Catanoso, Jr. and Susan Olivieri by deed from Guest Shore Properties, Inc., dated June 23, 2000, recorded July 3, 2000, in Deed Book 2867, page 324 in the Cape May County Clerk's Office. Susan Olivieri has since married and is now known as Susan Narrigan.

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

(For Recorder's Use Only)

STEVEN K. JOHNSON, ESQUIRE



NC1645 - Affidavit of
Consideration or Exemption
RTF-1 (Rev. 4/02)
P2/03

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

Printed by ALL-STATE LEGAL®
A Division of ALL-STATE International, Inc.
www.aslegal.com 800.222.0510 Page 1

or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 as amended by c. 308, P.L. 1991 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF CAPE MAY } SS.

FOR RECORDER'S USE ONLY

Consideration \$ 1.00
Realty Transfer Fee \$ E
Date 10-2-03 By ED

* 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, MULFORD E. EMMELE JR., being duly sworn according to law upon his/her oath deposes and says that

he/she is the Table Officer in a deed dated 9/25/03

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 201 Lot No. 23

located at 1943 Route 9 North Unit 2, Dennisville, NJ

(Street Address, Municipality, County)

Cape May County

and annexed hereto.

(2) 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 compensation 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 \$ 1.00

(3) FULL EXEMPTION FROM FEE

Deponent states 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 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 years of age or over.*
☐ One- or two-family residential premises.

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ Owners as joint tenants must all qualify except in the case of a spouse.

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 owners as joint tenants other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8)

- ☐ Grantor(s) permanently and totally disabled.*
☐ One- or two-family residential premises.
☐ Receiving disability payments.
☐ Not gainfully employed.
☐ No owners as joint tenants other than spouse or other qualified exempt owners.

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY

C. LOW AND MODERATE INCOME HOUSING (See Instruction #8)

- ☐ Affordable According to HUD 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 25th day of Sept., 2003

MULFORD E. EMMELE JR.
359 - 90th St. Suite 204
Stone Harbor, NJ 08247

Address of Deponent

Leonard Catanoso Jr.
and Susan Olivieri
(now known as Susan)
Name of Grantor American
1943 Route 9 North
Dennisville, NJ 08214

Address of Grantor at Time of Sale

LYNDA S. EMMEL
NOTARY PUBLIC OF NEW JERSEY
My Commission Exp' 23
September 15, 2003

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

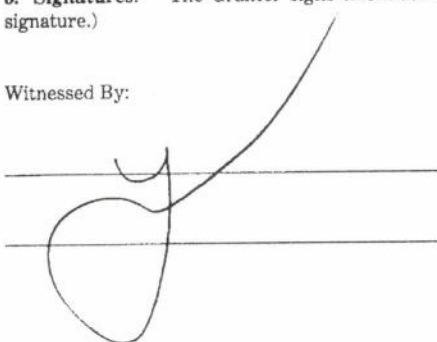
IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.
This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

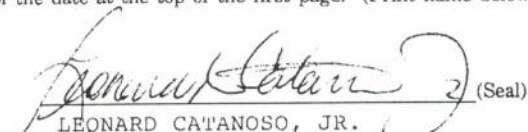
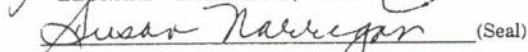
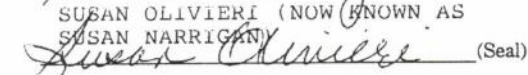
The street address of the Property is:

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).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:



 (Seal)
LEONARD CATANOSO, JR.
 (Seal)
SUSAN OLIVIERI (NOW KNOWN AS
SUSAN NARRIGAN)
 (Seal)

STATE OF NEW JERSEY, COUNTY OF CAPE MAY
I CERTIFY that on September 25, 2003

SS:

LEONARD CATANOSO, JR. AND SUSAN OLIVIERI (NOW KNOWN AS
SUSAN NARRIGAN)

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;

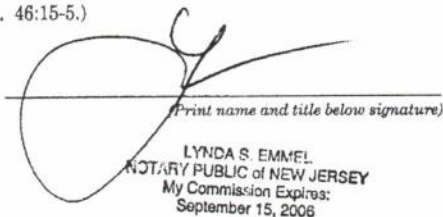
(b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ 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. 46:15-5.)

RECORD AND RETURN TO: *SP 3101*
Record and return to:
Sandpiper Title Agency, Inc.
359 - 96th Street
Stone Harbor, NJ 08247


Print name and title below signature)
LYNDA S. EMMEL
NOTARY PUBLIC of NEW JERSEY
My Commission Expires:
September 15, 2006

