

# City of Atlantic City LAND USE APPLICATION

<b>City of Atlantic City:</b> (Check where applicable) <input type="checkbox"/> <b>AC Planning Division Jurisdiction</b> City of Atlantic City Planning Board 1301 Bacharach Boulevard City Hall-Suite 508 Atlantic City, NJ 08401 609-347-5404	<b>CRDA:</b> (Check where applicable) <input type="checkbox"/> <b>NJ CRDA LURED Jurisdiction</b> Casino Reinvestment Development Authority 15 S Pennsylvania Avenue Atlantic City, NJ 08401 609-347-0500
---	---

**To be completed by staff only.**

Date Filed \_\_\_\_\_ Application No. \_\_\_\_\_  
Application Fees: \_\_\_\_\_ Escrow Deposit \_\_\_\_\_  
Scheduled for: \_\_\_\_\_  
Review for Completeness \_\_\_\_\_ Hearing: \_\_\_\_\_

=====

**1. SUBJECT PROPERTY**

Location: 2707 Pacific Avenue  
Tax Map Page 32 Block 173 Lot(s) 16  
Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_  
Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Dimensions Frontage 44' Depth 137.6' Total Area 6050 sf  
Zoning District RS-C

**2. APPLICANT**

Name Atlantic Beach Properties Inc.  
Email shragapier@msn.com  
Address 71 Liberty Street, Passaic, NJ 07055  
Telephone Number 201-838-6667  
Applicant is a: Corporation  Partnership  Individual

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

Owner's Name Atlantic Beach Properties Inc.  
Email shragapier@msn.com  
Address 61 Liberty Street, Passaic, NJ 07055  
Telephone Number 201-838-6667

#### 4. DISCLOSURE STATEMENT

Pursuant to N.J.S 40:55D-48.1 [Application by corporation or partnership; list of stockholders owning 10% of stock or 10% interest in partnership.] Disclosure of owners of organization and property subject to application. [A corporation or partnership applying to a governing body of a municipality]Any organization making an application for development under this act [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 members, stockholders or individual partners (collectively, “interest holders”)[owning at least 10% of its stock of any class or at least 10% of the interest in the partnership], including any other organization holding at least a 10% ownership interest in the organization, and shall also identify the owner of the property subject to the application, including any organization holding at least a 10% ownership interest in the property [as the case may be]. In accordance with 40:55D-48.2 [Disclosure of 10% ownership interest of corporation or partnership which is 10% owner of applying corporation or partnership.] Listing of names and addresses of interest holders of applicant and owner organization. If [a corporation or partnership] an organization owns an interest equivalent to 10% or more of another organization the stock of a corporation, or 10% or greater interest in a partnership, subject to the disclosure requirements hereinabove described, [pursuant to section 1 of this act that organization shall list the names and addresses of its interest holders holding 10% or greater interest in the [partnership, as the case may be, and] organization. [This requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the stockholders and individual partners, exceeding the 10% ownership criterion established in this act, have been listed.] In accordance with recently added 40:55D-48.3 Disclosure of all officers and trustees of a non-profit organization. A non-profit organization filing an application for development under this act shall list the names and addresses of all officers and trustees of the non-profit organization. In accordance with 40:55D-48.4 [Failure to comply with act; disapproval of application.] Approval of application. a. No municipal planning board, board of adjustment or [municipal] governing body shall approve the application of any [corporation or partnership] organization or non-profit organization which does not comply with this act. Any approval not in compliance with this act shall be voidable in a proceeding in lieu of prerogative writ in the Superior Court. b. Any party, including any member of the public, may institute a proceeding in lieu of prerogative writ in the Superior Court to challenge any PROPOSED AMENDMENTS TO MUNICIPAL LAND USE LAW approval granted by a municipal planning board, board of adjustment or governing body on the grounds that such action is void for the reasons stated in subsection a. of this section, and if the court shall find that the approval was not in compliance with this act, the court may declare the approval to be void. In accordance with 40:55D-48.5 [Concealing names of owners;] Organization or non-profit organization failing to disclose; fine. Any [corporation or partnership which conceals] organization or nonprofit organization failing to disclose in accordance with this act, [the names of stockholders owning 10% or more of its stock, or of individual partners owning a 10% or greater interest in the partnership, as the case may be,] shall be subject to a fine of \$1,000 to \$10,000, which shall be [recovered] recoverable in the name of the municipality in any court of record in the State in a summary manner pursuant to the “Penalty Enforcement Law” (N.J.S.A. 2A:58-1 et seq.).

Name Bradley Simon Address 71 Liberty St., Passaic, NJ 07055 Interest 50%  
Name Shraga Pler Address 71 Liberty St., Passaic, NJ 07055 Interest 50%  
Name Address Interest  
Name Address Interest  
Name Address Interest

**5. PROPERTY INFORMATION:**

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:  
Yes [attach copies] No Proposed

Present use of the premises: vacant 48 unit hotel

Note: All deed restrictions, covenants, easements, association bylaws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

**6. Applicant's Attorney** Brian J. Callaghan, Esq.  
Email bicLAW@comcast.net  
Address 419 W. White Horse Pike, Egg Harbor City, NJ 08215  
Telephone Number 609-348-5300  
FAX Number 609-348-3071

**7. Applicant's Engineer**  
Email  
Address  
Telephone Number  
FAX Number

**8. Applicant's Planning Consultant** Craig F. Dothe Architect LLC  
Email craig@cfdaarchitect.com  
Address 33 N. Brighton Avenue, Atlantic City, NJ 08401  
Telephone Number 609-348-2236  
FAX Number 609-348-0118

**9. Applicant's Traffic Engineer**  
Email  
Address  
Telephone Number  
FAX Number

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 \_\_\_\_\_  
Field of Expertise \_\_\_\_\_  
Email \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
FAX Number \_\_\_\_\_

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

SUBDIVISION:

- \_\_\_\_\_ Administrative Review of Minor Subdivision Plan
- \_\_\_\_\_ Administrative Review of Major Subdivision Plan
- \_\_\_\_\_ Minor Subdivision Approval
- \_\_\_\_\_ Major Subdivision Approval [Preliminary]
- \_\_\_\_\_ Major Subdivision Approval [Final]
- \_\_\_\_\_ Number of lots to be created \_\_\_\_\_ Number of proposed dwelling units \_\_\_\_\_ (including remainder lot) (if applicable)

SITE PLAN:

- \_\_\_\_\_ Administrative Review of Minor Site Plan
  - \_\_\_\_\_ Administrative Review of Major Site Plan
  - \_\_\_\_\_ Minor Site Plan Approval
  - \_\_\_\_\_ Major Preliminary Site Plan Approval [Phases (if applicable) \_\_\_\_\_]
  - \_\_\_\_\_ Major Final Site Plan Approval [Phases (if applicable) \_\_\_\_\_]
  - \_\_\_\_\_ Amendment or Revision to an Approved Site Plan
  - \_\_\_\_\_ Area to be disturbed (square feet) \_\_\_\_\_
  - \_\_\_\_\_ Total number of proposed dwelling units \_\_\_\_\_
  - X \_\_\_\_\_ Request for Waiver From Site Plan Review and Approval
- Reason for request: \_\_\_\_\_ property controls more than 90% of the lot, so there is no real opportunity to provide landscaping, lighting and the site plan requirements requested.

MISC:

- \_\_\_\_\_ Administrative Review
- \_\_\_\_\_ Appeal decision of an Administrative Officer [N.J.S. 40:55D- 70a]
- \_\_\_\_\_ Map or Ordinance Interpretation of Special Question [N.J.S. 40:55D-70b]
- \_\_\_\_\_ Variance Relief (hardship) [N.J.S. 40:55D-70c(1)]
- X \_\_\_\_\_ Variance Relief (substantial benefit) [N.J.S. 40:55D-70c(2)]
- \_\_\_\_\_ Variance Relief (use) [N.J.S. 40:55D-70d]
- \_\_\_\_\_ Conditional Use Approval [N.J.S. 40:55D-67]
- \_\_\_\_\_ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S. 40:55D-34]
- \_\_\_\_\_ 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 and justification for said request: [attach additional pages as needed] \_\_\_\_\_  
\_\_\_\_\_

13. Waivers Requested of Development Standards and/or Submission and justification for request.  
Requirements: [attach additional pages as needed] \_\_\_\_\_  
\_\_\_\_\_

14. 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.

**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. 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 NARRATIVE

16. Is a public water line available? \_\_\_\_\_ YES \_\_\_\_\_  
17. Is public sanitary sewer available? \_\_\_\_\_ YES \_\_\_\_\_  
18. Does the application propose a well and septic system? \_\_\_\_\_ N/A \_\_\_\_\_  
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? \_\_\_\_\_ N/A \_\_\_\_\_

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

	Yes	No	Date Plans Submitted
Atlantic City Municipal Utilities Authority		X	
Atlantic County Health Department		X	
Atlantic County Planning Board		X	
Atlantic County Soil Conservation Dist.		X	
NJ Department of Environmental Protection		X	
Sewer Extension Permit		X	
Sanitary Sewer Connection Permit		X	
Stream Encroachment Permit		X	
Waterfront Development Permit		X	
Wetlands Permit		X	
Tidal Wetlands Permit		X	
Potable Water Construction Permit		X	
Other		X	
NJ Department of Transportation		X	
Public Service Electric & Gas Company		X	

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

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

Quantity	Description of Item
5	ORIGINALS CRAIG DOTHE'S PLAN
2	PDF'S CRAIG DOTHE'S PLANS

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the 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 professional listed.

Applicant's Professional Reports Requested  
 Attorney \_\_\_\_\_  
 Engineer \_\_\_\_\_

**CERTIFICATIONS**

27. I BRIAN J. CAUGHAN 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 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 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

26th day of July, 20 22

M. Franzoni  
NOTARY PUBLIC

B. J. Kelly  
SIGNATURE OF APPLICANT

28. 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

26th day of July, 20 22

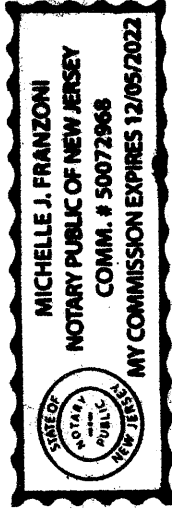
M. Franzoni  
NOTARY PUBLIC

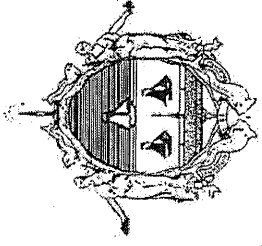
B. J. Kelly  
SIGNATURE OF OWNER

29. I understand that the sum of \$3,400.00 has been deposited in an escrow account (Builder's Trust Account). In accordance with Land Use Fees and Escrow Deposit Requirements, 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 and the publication of the decision by the Board. 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

B. J. Kelly  
SIGNATURE OF APPLICANT





CITY OF ATLANTIC CITY  
OFFICE OF TAX COLLECTOR  
1301 BACHARACH BLVD, STE #126  
ATLANTIC CITY, NEW JERSEY 08401  
(609) 347-5630 FAX # 347-5621

CERTIFICATION OF PAYMENT

City of Atlantic City

This certifies that the taxes on Block: 173 Lot: 16


Location: 2707 PACIFIC AVE

Property Owner: ATLANTIC BEACH PROP INC

are paid up to date as of 7/26/22.

Taxes are Delinquent as of N/A.

There is a lien on this property as of N/A.

  
Tax Cashier  
Payianna Archie-Tiller

**City of Atlantic City**



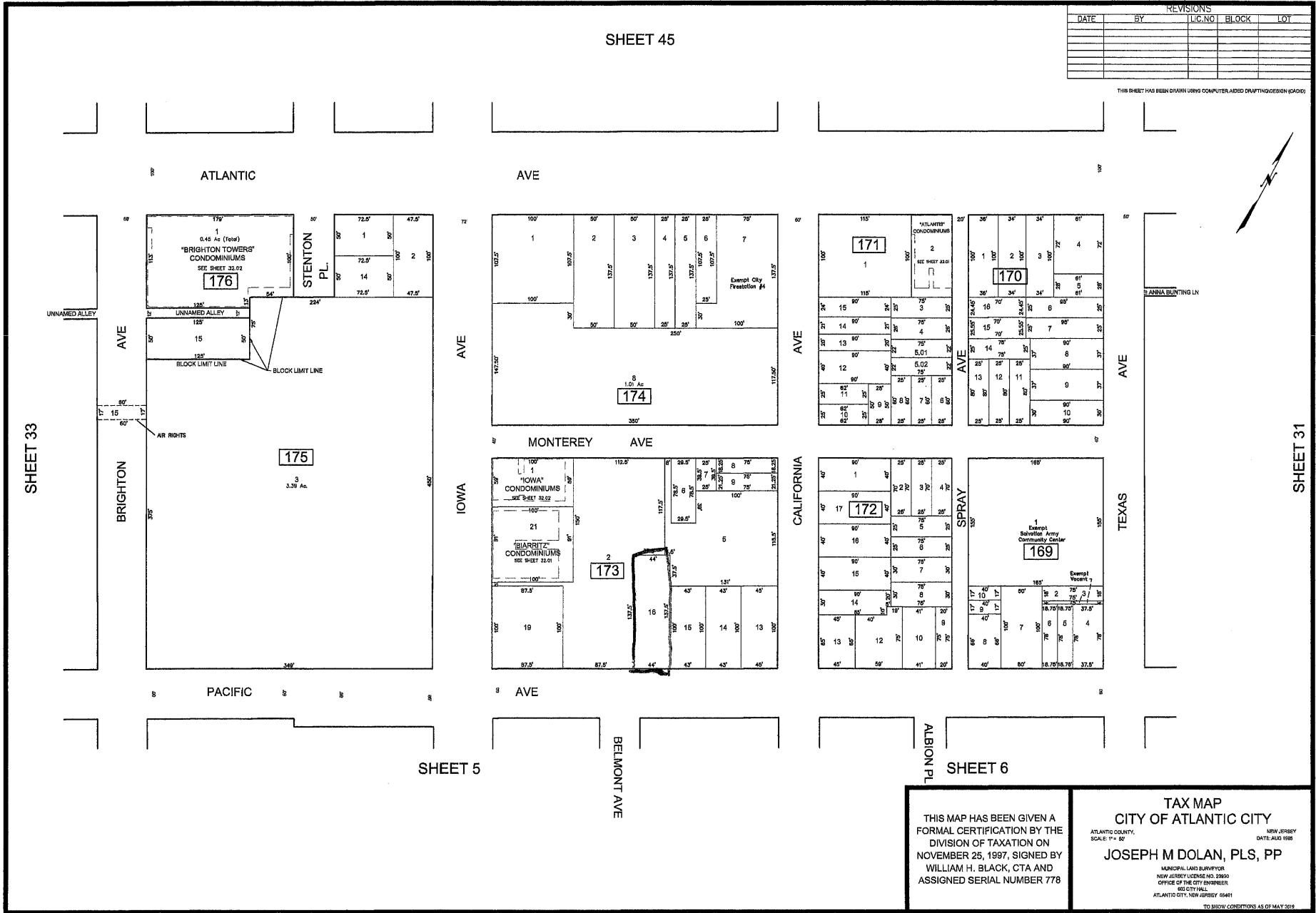
BLQ: 173. 16. Tax Year: 2022 to 2022  
Owner Name: ATLANTIC BEACH PROP INC Property Location: 2707 PACIFIC AVE

Date	Qtr	Type	Description	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2022 Prin Balance
									Total		
									8,094.58		8,094.58
									0.00		0.00
									8,094.58		8,094.58
									0.00		0.00
12/13/21	1	Payment	Original Billed	001	5130	CK	85961	37 1026	8,094.58	0.00	8,094.58
			SMAC HOTELS LLC						30.70		8,063.88
01/21/22	1	Payment	JOSEPH BEN MOSHE	001	1654	CK	86329	10 038	4,016.59	0.00	4,047.29
01/21/22	2	Payment	JOSEPH BEN MOSHE	001	1654	CK	86329	11 038	64.94	0.00	3,982.35
06/13/22	2	Payment	ONLINE PAYMENT	001	3830872768	CK	88539	7 WIPP0613	3,982.35	66.13	0.00

Total Principal balance for Tax Years in Range: 0.00

REVISIONS				
DATE	BY	L.C. NO.	BLOCK	LOT

THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING (CAD) (A/CAD)



THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON NOVEMBER 25, 1997, SIGNED BY WILLIAM H. BLACK, CTA AND ASSIGNED SERIAL NUMBER 778

**TAX MAP**  
**CITY OF ATLANTIC CITY**  
 ATLANTIC COUNTY, NEW JERSEY  
 SCALE: 1" = 50'  
**JOSEPH M DOLAN, PLS, PP**  
 MUNICIPAL LAND SURVEYOR  
 NEW JERSEY LICENSE NO. 28660  
 OFFICE OF THE CITY ENGINEER  
 402 CITY HALL  
 ATLANTIC CITY, NEW JERSEY 08401  
 TO BE DRAWN CONDITIONS AS OF MAY 2016

Prepared by:

JOSEPH BEN MOSHE ESQ.

## DEED

This Deed is made on January 15, 2022,

BETWEEN: SMAC Hotels LLC

whose principal address is: 141 S. Texas Avenue, Atlantic City, New Jersey 08401

referred to as the Grantor,

AND Atlantic Beach Properties Inc.

who is about to reside at: 89 Benjamin Boulevard, Manahawkin, New Jersey 08050

referred to as the Grantee.

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

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Six Hundred and Fifty Thousand (\$650,000.00) Dollars . The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Atlantic City  
Block No. 173 Lot No. 16 Qual.

**Property.** The property consists of the land and all the buildings and structures on the land in the City of Atlantic City, County of Atlantic and State of New Jersey.

The legal description is:

SEE ATTACHED LEGAL DESCRIPTION.

**SCHEDULE C**

The Land is described as follows:

All that certain lot, tract or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Atlantic City, County of Atlantic, State of New Jersey being more particularly described as follows:

**BEGINNING** in the northwesterly line of Pacific Avenue (60 feet wide) at a point that is 131.00 feet southwestwardly of the southwestery line of California Avenue (50 feet wide) and extending thence by N.J. P.C.S. Meridian:

1. South 62 degrees 19 minutes 55 seconds West along said northwesterly line of Pacific Avenue 44.00 feet; thence
2. North 27 degrees 40 minutes 05 seconds West parallel with California Avenue 137.50 feet; thence
3. North 62 degrees 19 minutes 55 seconds East parallel with Pacific Avenue 44.00 feet; thence
4. South 27 degrees 40 minutes 05 seconds East parallel with California Avenue 137.50 feet to the point and place of **BEGINNING**.

**FOR INFORMATION ONLY:**

County: Atlantic, Municipality: Atlantic City  
Tax Block: 173, Tax Lot: 16  
Address: 2707 Pacific Avenue, Atlantic City, NJ 08401.

The above Tax Lot and Block designation and the street address designation is for informational purposes only and is not to be construed as part of the legal description.

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

**NEW JERSEY LAND TITLE  
INSURANCE RATING BUREAU**

NJRB 3-09  
Last Revised: 09/01/19  
RANJ-46897

Prepared by:

JOSEPH BEN MOSHE ESQ.

Smac Hotels LLC, a New Jersey limited liability company by deed from 2707 Pacific, LLC, a Florida limited liability company dated December 26, 2016 and recorded January 13, 2017 in the Atlantic County Clerk's Office as Instrument No. 2017002810.


BEING commonly known as: 2707 Pacific Avenue, Atlantic City, New Jersey 08401.

**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This


promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

*Witnessed By:*

  
\_\_\_\_\_  
Lisa C Florentino

  
\_\_\_\_\_  
JOSEPH BEN MOSHE

  
\_\_\_\_\_  
Sean Reardon Managing Member of  
SMAC Hotels LLC

STATE OF NEW JERSEY :  
: S.S.:

Prepared by:

*STATE of New Jersey:*

JOSEPH BEN MOSHE ESQ.

COUNTY OF ATLANTIC :

I CERTIFY that on January 15, 2022, Sean Reardon personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) is the sole member for the SMAC Hotels LLC and is authorized to personally signed this Deed;

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

(c) made this Deed for Six Hundred and Fifty Thousand Dollars (\$650,000.00), as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).

LISA C FLORENTINO  
Notary Public  
State of New Jersey  
My Commission Expires Aug. 16, 2023  
I.D.# 2458159

*Lisa C Florentino*

Notary Public

RECORD AND RETURN TO:

Joseph Ben Moshe  
521 Fifth Avenue 17/Floor  
New York, New York 10175.

GIT/REP-3  
(2-21)  
(Print or Type)  
**State of New Jersey  
Seller's Residency Certification/Exemption**

**Seller's Information**

Name(s)  
SMAC Hotels LLC  
Current Street Address  
141 S. Texas Avenue  
City, Town, Post Office  
Atlantic City

State NJ ZIP Code 08401

**Property Information**

Block(s)  
173

Lot(s)  
16

Street Address  
2707 Pacific Avenue  
City, Town, Post Office  
Atlantic City

State NJ ZIP Code 08401

Seller's Percentage of Ownership 100  
Total Consideration 650,000.00  
Owner's Share of Consideration 650,000.00  
Closing Date 1/18/2022

**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, and 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 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.

1/15/2022

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact