INGLESINO WEBSTER WYCISKALA TAYLOR, LLC
ATTORNEYS AT LAW

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Parsippany, New Jersey 07054
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John P. Wyciskala
Direct: (973) 947-7134
jwyciskala@iwwt.law

September 21, 2021

Via Federal Express
Tamara E. Bross
Planning Board, Board of Adjustment
& Historic Preservation Commission Secretary
Town of Dover
37 North Sussex Street
Dover, New Jersey 07801

Re: 107 Bassett Highway
Dover, New Jersey
Block 12001 Lot 6.01
Application for Preliminary Major Site Plan, Final Major Site Plan and Variance Relief

Dear Ms. Bross:

Please be advised that this law firm represents West Morris OZF Property Development Company LLC (the "Applicant"). The Applicant property locations is at 107 Bassett Highway, Dover, New Jersey (the "Property"). The Applicant is seeking all necessary approvals to the redevelopment of the subject property and operation of an indoor athletic facility.

As such, enclosed herewith please find seventeen (17) copies of the following:

1. Land Use Application with Attachment A-List of Variances and Justifications.
2. Administrative Checklist.
3. Check in the amount of $2,883.50 made payable to the Town of Dover representing the application fee associated with this filing.
4. Check in the amount of $4,430.75 made payable to the Town of Dover representing the escrow fee associated with this filing.
5. Limited Liability Company Disclosure Statement.
6. Deed dated November 12, 2020.
7. Executed W-9.
8. Certified List of Property Owners within 200 feet of the above-referenced property.
9. Tax Certification.

10. Preliminary and Final Site Plan with Variance prepared by Ferriero Engineering dated September 16, 2021.
11. Architectural Floor Plans and Elevations titled "Proposed Renovations" prepared by Byrne Design Associates LLC dated September 16, 2021.

Please do not hesitate to contact me if have any questions or require anything further. Thank you.

Very truly yours,

John P. Wyciskala

JPW/cy
Encl.

cc: West Morris OZF Property Development Company LLC

After printing this label:
1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
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Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com.FedEx will not be responsible for any claim in excess of $100 per package, whether the result of loss, damage, delay, non-delivery,misdelivery,or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim.Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental,consequential, or special is limited to the greater of $100 or the authorized declared value. Recovery cannot exceed actual documented loss.Maximum for items of extraordinary value is $1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our ServiceGuide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

TOWN OF DOVER

COUNTY OF MORRIS
37 North Sussex Street, Dover N.J. 07801
(201) 366-2200

LAND USE APPLICATION

FOR TOWN USE ONLY

For Action By : ☐ ***Planning Board*** ☐ ***Zoning Board of Adjustment***

Application No.: _____ *Date Filed:* _____

Application Fees: _____ *Initial Escrow Deposit:* _____

Taxes Paid To : _____ *Meeting Date:* _____

Referrals: ☐ ***Police*** ☐ ***Fire*** ☐ ***Tax Assessor*** ☐ ***Shade Tree*** ☐ ***MCPB*** ☐ ***Other :*** _____

APPLICANT

Name: West Morris OZF Property Development Company LLC

Address: 37 Nolans Point Park Road
Lake Hopatcong, NJ 07849 Telephone Number: 201-400-1679

Applicant is a : ☐ *Corporation* ☐ *Partnership* ☐ *Individual*

Pursuant to NJSA 40:55D-48.1, the names and addresses of all persons owning at least 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with NJSA 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns at least 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	*Address*	*Interest*
1.	See LLC Disclosure Statement	Attached	
2.			
3.			

SUBJECT PROPERTY

Location/Address: 107 Bassett Highway

Block: 1201 Lot(s): 6.01

APPLICATION TYPE

SUBDIVISION:

☐ *Minor Subdivision* ☐ *Preliminary Major Subdivision* ☐ *Final Major Subdivision*
☐ *Amended or Revised Minor Subdivision* ☐ *Amended or Revised Preliminary Major Subdivision*
☐ *Amended or Revised Final Major Subdivision*

Number of lots to be created (including remainder): _____

Number of proposed dwelling units (if applicable): _____

SITE PLAN:

☐ *Expedited Waiver of Site Plan Approval (EWSP)* ☐ *Waiver of Site Plan Approval* ☐ *Minor Site Plan*
☒ *Preliminary Major Site Plan* ☒ *Final Major Site Plan* ☐ *Amended or Revised Site Plan*

Area to be disturbed: _____ Number of proposed dwelling units (if applicable): _____

Existing Use(s): Vacant Building - formerly Food Fair Supermarket and other various uses

Proposed Use(s): Indoor Athletic Facility

VARIANCE(S) / OTHER:

☐ *Informal Review of Concept Development Plan*
☐ *Appeal Decision of an Administrative Officer (NJSA 40:55D-70a)*
☐ *Map or Ordinance Interpretation or Special Question (NJSA 40:55D-70b)*
☐ *Variance Relief - "hardship" (NJSA 40:55D-70c(1))*
☐ *Variance Relief - "substantial benefit" (NJSA 40:55D-70c(2))*
☐ *Variance Relief - "Use" (NJSA 40:55D-70d(1))*
☐ *Variance Relief - "Expansion of Non-Conforming Use" (NJSA 40:55D-70d(2))*
☐ *Variance Relief - "Conditional Use Standard Deviation" (NJSA 40:55D-70d(3))*
☐ *Conditional Use Permit (NJSA 40:55D-67)*
☐ *Direct issuance of a permit for a structure in a bed of a mapped street, public drainage way, or flood control basin (NJSA 40:55D-34)*
☐ *Direct issuance of a permit for a lot lacking street frontage (NJSA 40:55D-35)*

PROPERTY OWNER

Property Owner is:

Same as Applicant ☒ Other Than Applicant ☐

If property owner is other than the applicant, provide the following information on the property owner(s):

Name of Property Owner: West Morris OZF Property Development Company LLC

Address: _____

_____

Telephone Number: _____

SUBJECT PROPERTY

Location: 107 Bassett Highway

Block: 1201 Lot(s): 6.01

Dimensions: Frontage 127+/- Depth Irr. Total Area 78,007 SF

Last Previous Occupancy: Unemployment Agency Office

Prop. Lot Coverage: 48.5 % Prop. Building Coverage: 22.8 % Prop. Height of Building: +/- 33.67'

Yard	Required	Existing	Proposed
Front	N/A	N/A	No change
Rear	None	76 +/-	76 +/-
Side	N/A	0	0

Prevailing setback of adjacent buildings within subject block: N/A

ZONING DISTRICT(S)

RESIDENTIAL

☐ R-1 (Single-Family-7,500 SF) ☐ R-1S (Single-Family- Steep Slope) ☐ R-2 (Single-Family-5,000 SF)
☐ R-3 (Double Family-7,500SF) ☐ R-3A (Double Family/Rooming House) ☐ R-4 (Multifamily Garden Apt)

NON-RESIDENTIAL

☐ C-2 (General Commercial) ☐ C-3 (Commercial - Lt. Ind.-Com.)
☐ IND (Industrial) ☐ IND/OP (Industrial/Office Park) ☐ RAD (Redevelopment Area Distr.)

DOWNTOWN DISTRICTS

☐ C-1 (Retail Commercial) ☐ D1 (Station Area) ☐ D2 (Blackwell St. Historic)
☐ D3 (E. Blackwell Bus.) ☐ D4 (S. Downtown) ☒ BHRPA (Bassett Hwy. Redev. Plan Area)

Access Location(s): Bassett Highway

Does the subject property contain restrictions, covenants, easements, association by-laws, existing or proposed on the property?

Existing: ☒ Yes (attach copies) ☐ No *Proposed*: ☐ Yes (attach copies) ☒ No

VARIANCES, DEVELOPMENT STANDARDS WAIVERS & CHECKLIST SUBMITTAL WAIVERS

Section(s) of Ordinance from which a variance is requested (attach additional pages as necessary):

see attached list of variances and waivers

Section(s) of Ordinance from which Development Standards waiver is requested (attach additional pages as necessary):

see attached list of variances and waivers

Waiver(s) Requested of Checklist Submittal Requirements (attach additional pages as necessary):

see attached list of variances and waivers

DESCRIPTION OF APPLICATION

Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use(s) of the premises (attach pages as needed):

The Applicant is proposing the Redevelopment of the former Food Fair Supermarket Building. The Redevelopment includes the renovation of the existing building to serve as an indoor athletic facility with parking lot, landscaping and other improvements.

Describe all on-site, off-site and off tract improvements proposed:

Applicant is proposing interior and facade renovations to the existing building to serve as an indoor athletic facility. Other improvements on-site include re striping of parking areas and drive aisles, trash and refuse area, lighting landscaping, pedestrian walkway, ADA ramps and associated improvements. No off-tract improvements proposed. Existing parking in front of the building extends into the right of way of Basset Highway.

Describe any prior applications to the Planning or Zoning Board for this property, including date, applicant, nature of application and Board action:

None that Application is aware of

SUBMITTALS

List of plats and other material being submitted in support of your application (attach pages as needed):

Title	*No. of Copies*	*Prepared By*
Preliminary and Final Site Plan with Variances	17	Ferriero Engineering, Inc.
9/16/21, Sheets 1-9		
Architectural Elevation & Floor Plans	17	Byrne Design Associates LLC
9/16/21, Sheets 1-4		

Propose To Testify? (Yes/No)

Applicant's Attorney (Required for Corporations) John P. Wyciskala, Esq.

Address: Inglesino Webster Wyciskala Taylor
600 Parsippany Road, Parsippany, New Jersey 07054

Telephone: 973-947-7134 Fax: 973-887-2700

Email: jwyciskala@iwwt.law

Applicant's Engineer Paul Ferriero, PE, PP, Ferriero Engineering — yes

Address: 180 Main Street
Chester, New Jersey 07930

Telephone: 908-879-6209 Fax: 908-879-6597

Email: paul.ferriero@ferrieroengineering.com/joe.kosinski@ferrieroengineering.com

Applicant's Planning Consultant _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

Other Professional William Byrne, AIA - Byrne Design Associate, Inc. — yes

Field of Expertise: Architect

Address: 10 Main Street
Chester, New Jersey 07930

Telephone: 908-879-0996 Fax: _____

Email: williambyrneaia@aol.com

CERTIFICATIONS

Applicant's Certification

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 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 20 day of Sept, 2021

Chrisanne Young
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 10, 2024

APPLICANT:

West Morris OZF Property Development Compa
(Printed Name)

(Signature of Applicant)

Owner Certification

I certify that I am the Owner of the property which is the subject of this application, and that I have authorized the applicant to make this application and that I agree to be bound by this application, the representations made and the decision in the same manner as if I were the applicant. I further certify that I am the individual Owner or that I am an Officer of the Corporate Owner and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership Owner.

(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 20 day of Sept, 2021

Chrisanne Young
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 10, 2024

OWNER:

West Morris OZF Property Development Compa
(Printed Name)

(Signature of Applicant)

Approval to Enter Premises

This Applicant and Owner hereby grant(s) permission to members of the various town government boards and agencies involved with this application to enter upon the subject premises for inspection and study pertaining to this application until the application is either granted or denied.

Sworn to and subscribed before me this 20 day of Sept, 2021

Chrisanne Young
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 10, 2024

OWNER:

West Morris OZF Property Development Compa
(Printed Name)

(Signature of Applicant)

Sworn to and subscribed before me this 20 day of Sept, 2021

Chrisanne Young
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 10, 2024

APPLICANT:

West Morris OZF Property Development Compa
(Printed Name)

(Signature of Applicant)

Escrow

I understand that the sum of $ _____ has been deposited in an escrow account in accordance with the Code of the Town of Dover. 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 additional amount and shall add that sum to the escrow account within fifteen (15) days.

9/20/21
Date

Signature of Applicant

Exhibit A

APPLICATION OF WEST MORRIS OZF PROPERTY DEVELOPMENT COMPANY LLC

LIST OF VARIANCES, SUBMISSION & DESIGN WAIVERS

The Applicant, West Morris OZF Property Development Company LLC, is seeking preliminary and final site plan approvals for the redevelopment of its property located at 107 Basset Highway, which is identified as Block 1201, Lot 6.01 on the tax map of the Town of Dover. The Property is located in the Town's BHRPA Redevelopment Zone District.

VARIANCES:

The Applicant is seeking the following variance relief from the provisions of the BHRPA Zone District pursuant to N.J.S.A. 40:55D-70(c)(1) and/or (c)(2):

1. Section 303.03.04(e)- **Minimum Rockaway River Buffer-** 25 feet required. The Applicant is proposing a variable width buffer, which is approximately 11.6' at its narrowest point.
2. Section 303.03.04(j)- **Minimum Parking.** – 54 spaces required, 38 spaces proposed.

The Applicant believes that the foregoing variances can be granted under the hardship and flexible (c) variance standards. The subject property is irregularly shaped and has limitations relative to both buffering, coverage and access. The Applicant is proposing a major aesthetic and operational improvement, while preserving and redeveloping this historically commercial property.

Multiple purposes of zoning are advanced by the grant of the deviations to support the site plan. Those purposes set forth at N.J.S.A. 40:55D-2, including purposes (a) – general welfare; (c)-adequate light, air and open space; (g)- to provide sufficient space for a variety of uses including commercial and recreational; and (i)-promotion of a desirable visual environment.

The Applicant believes that these variances can be granted without substantial detriment to the public good and without impairment to the intent and purpose of the zone plan and zoning ordinances.

The Applicant will provide detailed testimony at the time of hearing with respect to the site plan and requested variance relief.

SUBMISSION WAIVERS:

The Applicant is seeking the following submission waivers from the Development Checklist

Checklist Item 5- Environmental Impact Statement-The Applicant is seeking a waiver in this regard due to the fact that the site is entirely developed. The Applicant is not expanding the overall footprint of the development, and thereby no impacting any sensitive environmental features.

Checklist Item 8- Morris County Planning Board Submittal-The Applicant is seeking a temporary waiver in this regard. Applications will be made to both the Morris County Planning Board and the Soil Conservation District as a condition of approval.

Checklist Item 15-Sewer Profiles-No changes are proposed, and consequently, the Applicant is seeking a submittal waiver in this regard.

DESIGN WAIVERS:

None at this time

TOWN OF DOVER

COUNTY OF MORRIS
37 North Sussex Street, Dover N.J. 07801
(201) 366-2200

DEVELOPMENT CHECKLIST

FOR TOWN USE ONLY

Date Filed: _____ *Application No.:* _____

Applicant: West Morris Capital c/o Chris Murphy

For Action By : ☑ *Planning Board* ☐ *Zoning Board of Adjustment*

The following development checklist must be completed and submitted with the appropriate application(s) for the development. The checklist items are provided to the applicant as a simplified list of the information which must be filed in support of an application for development. Where the applicant feels that a required item is not necessary for an informed evaluation of his plans, a waiver may be requested from the appropriate Board, in writing. Unless a waiver is requested in writing and granted by the appropriate Board, if items required in the checklist are not provided with the application, the application shall be deemed incomplete. This Checklist is in accordance with §236-53 of the Code of the Town of Dover.

		BY APPLICANT			BY TOWN	
	Administrative	Provided	Request Waiver	Not Applic.	Provided	Waiver Granted
1.	Application form(s): 17 copies.	☑	☐	☐	☐	☐
2.	Completed Checklist form(s): 17 copies	☑	☐	☐	☐	☐
3.	Plans prepared by an appropriate licensed professional in accordance with state law: 17 hard copies (1 rolled and unstapled, 16 stapled and folded) and one (1) digital copy (PDF).	☑	☐	☐	☐	☐
4.	Signature and seal of the appropriate licensed profession who prepared the plans, on the plans.	☑	☐	☐	☐	☐
5.	Environmental impact statement in accordance with the requirements of §236-63 Environmental impact statement, if required: 17 copies.	☐	☑	☐	☐	☐
6.	Proof of payment of taxes.	☐	☐	☐	☐	☐
7.	Certification from the applicant's engineer on any development application stating that no wetlands exist on the property in question, in accordance with the requirements of N.J.A.C. 7:7A, as amended and supplemented, or, in the alternative, any of the following: (a) An exemption certificate issued by the New Jersey Department of Environmental Protection indicating that no wetlands exist on the property in question. (b) A wetlands permit issued pursuant to the New Jersey Administrative Code. (c) A certification by the applicant's engineer that application has been made to the New Jersey Department of Environmental Protection for an exemption or wetlands permit. (d) The applicant shall, in addition, submit a map delineating the wetlands if, in fact, wetlands exist on the property.	☑	☐	☐	☐	☐
8.	A complete submission package with appropriate fee, for the Morris County Planning Board for all applicable applications.	☐	☑	☐	☐	☐
9.	All current tenants on the property must have a Certificate of Compliance, a copy of which shall be submitted with the Application, and If the most recent Certificates of Compliance is more than 180 days old at the time of the filing of the Application, a copy of a current exterior inspection report shall be secured from the Code Enforcement Department and submitted with the Application.	☐	☐	☑	☐	☐
10.	A copy of the deed of the property and any deed restrictions, easements and/or covenants.	☑	☐	☐	☐	☐

PRELIMINARY MAJOR SITE PLAN DEVELOPMENT CHECKLIST

	BY APPLICANT			BY TOWN	
Preliminary Major Site Plan Application In addition to the Administrative Form, all site plan, preliminary major development applications shall provide the following information:	Provided	Request Waiver	Not Applic.	Provided	Waiver Granted
1. The date, scale, North arrow, block and lot numbers, zoning districts and dates of all revisions.	☑	☐	☐	☐	☐
2. A key map showing the location of the tract to be considered in relation to surrounding area within 500 feet, including tax lots, streets and zone boundary lines.	☑	☐	☐	☐	☐
3. A signature box for the Chairman, Secretary and Engineer of the approving agency.	☑	☐	☐	☐	☐
4. The names and addresses of the owner, applicant and plan preparer and all property owners within 200 feet.	☐	☐	☐	☐	☐
5. The size of the tract to the nearest square foot.	☑	☐	☐	☐	☐
6. A list of zone district requirements showing compliance with variances requested together with all appropriate applications.	☑	☐	☐	☐	☐
7. Existing contours (2' intervals) and spot elevations at building corners, tops and bottoms of walls and other appropriate locations.	☑	☐	☐	☐	☐
8. Delineation of all freshwater wetlands areas as defined under NJAC7:7A-1.4 – Freshwater Wetlands Protection Act Rules, on the property and within 50 feet of the property. All Regulated Activities as defined in NJAC7:7A-1.4 – Freshwater Wetlands Protection Act Rules, shall be delineated and identified on the plan.	☐	☐	☑	☐	☐
9. Delineation of all floodways, flood hazard areas and riparian zones for regulated water on the property and within 50 feet of the property, including the top of bank, floodway line(s), flood hazard area limit line(s) and the flood hazard area design flood elevation. All Regulated Activities as defined in NJAC 7:13 – Flood Hazard Area Control Act Rules, shall be delineated and identified on the plan. If none of these items exist on the property or within 50' of the property, a note stating such shall be provided on the plan. (9)	☑	☐	☐	☐	☐
10. The locations of all existing public utilities along all street/public right of way frontages and property contained easements and adjacent easements, including:					
(a) all water mains and services with material and pipe sizes, valves and hydrants,	☑	☐	☐	☐	☐
(b) all sanitary sewer lines including pipe size, material, manholes with rim and invert elevations,	☑	☐	☐	☐	☐
(c) all storm sewer lines including pipe sizes, material, manholes, inlets and other drainage structures with rim and invert elevations.	☑	☐	☐	☐	☐
(d) all gas, telephone, data and other underground utilities.	☑	☐	☐	☐	☐
(e) all overhead electric, telephone cable and data lines and services, including utility poles.	☑	☐	☐	☐	☐
11. The location, use and floor area of each proposed structure.	☑	☐	☐	☐	☐
12. The location of all proposed roads.	☑	☐	☐	☐	☐
13. The location, design and capacity of proposed off-street parking and loading facilities, pedestrian circulation plans and solid waste and recyclable materials storage.	☑	☐	☐	☐	☐

14. Plan and profile of proposed storm drainage facilities.	☐	☐	☑	☐	☐
15. Plan and profile of sanitary sewer facilities.	☐	☑	☐	☐	☐
16. Plans for potable water supply.	☑	☐	☐	☐	☐
17. The location and identification of proposed open space, park or recreation area.	☑	☐	☐	☐	☐
18. Soil erosion and sediment control plan.	☑	☐	☐	☐	☐
19. A landscaping plan, including the types, quantity, size and location of all proposed vegetation with planting details. The scientific and common names of all vegetation shall be included.	☑	☐	☐	☐	☐
20. Lighting plan, including direction of illumination, types of standards and power and time of proposed outdoor lighting.	☑	☐	☐	☐	☐
21. Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses.	☑	☐	☐	☐	☐
22. A comparison of the zone regulations to the proposed development.	☑	☐	☐	☐	☐
23. Bearings and distances of all lot lines.	☑	☐	☐	☐	☐
24. Designation of front yards, side yards and rear yards.	☑	☐	☐	☐	☐
25. A soil removal plan for all soil to be taken from the site.	☑	☐	☐	☐	☐
26. A soil fill plan for all soil to be brought to the site.	☑	☐	☐	☐	☐
27. A tree removal plan, if necessary.	☐	☐	☑	☐	☐
28. Drainage calculations for all proposed drainage facilities, including an analysis of the capacity of downstream facilities and their ability to receive proposed added flow.	☐	☐	☑	☐	☐
29. A Stormwater Management Plan in accordance with §236 – Article VB Stormwater Management for all applicable developments.	☐	☐	☑	☐	☐
30. Such other information or data as may be required by the Planning Board in order to determine that the details of the site plan are in accord with the standards of the required ordinances.	☑	☐	☐	☐	☐
31. The designation and calculations of steep slope areas and their adjustment to the developable area of the property in accordance with § 236-21.2, Steep slope development restrictions. [Added 7-13-2004 by Ord. No. 21-2004]	☑	☐	☐	☐	☐

32.	A signed and sealed current property survey prepared by a licensed Land Surveyor depicting the property lines and current conditions on the property.	✓	
33.	If the site plan is not signed by a licensed Land Surveyor, all existing planimetric features, existing building locations and existing contours shown on the site plan must reference a survey drawing prepared by a licensed Land Surveyor, and said survey, signed and sealed by a licensed Land Surveyor, shall accompany the site plan drawing(s) as required by law.	✓	

FINAL MAJOR SITE PLAN CHECKLIST

	BY APPLICANT			BY TOWN	
	Provided	Request Waiver	Not Applic.	Provided	Waiver Granted
Final Major Site Plan Application In addition to the Administrative Form, all major subdivision, final development applications shall provide the following information:					
1. All checklist items required for a major subdivision, preliminary plat. The plan shall reflect the as-built condition of all work completed under the preliminary approval if applicable.	☐	☑	☐	☐	☐

WEST MORRIS OZF PROPERTY DEVELOPMENT COMPANY LLC
37 NOLANS POINT PARK ROAD
LAKE HOPATCONG, NJ 07849

1122

55-33/212 NJ
93504

DATE September 20, 2021

PAY TO THE ORDER OF Town of Dover $ 2883.50

Two thousand eight hundred eighty-three dollars and 50/00 DOLLARS

Photo Safe Deposit® Details on back

BANK OF AMERICA

ACH R/T 021200339

FOR

⑈001122⑈ ⑆021200339⑆ 381061170041⑈

WEST MORRIS OZF PROPERTY DEVELOPMENT COMPANY LLC
37 NOLANS POINT PARK ROAD
LAKE HOPATCONG, NJ 07849

1121

55-33/212 NJ
93504

DATE September 20, 2021

PAY TO THE ORDER OF Town of Dover $ 4430.75

Four thousand four hundred thirty dollars and 75/00 DOLLARS

Photo Safe Deposit® Details on back

BANK OF AMERICA

ACH R/T 021200339

FOR

⑈001121⑈ ⑆021200339⑆ 381061170041⑈

LIMITED LIABILITY COMPANY DISCLOSURE STATEMENT

WEST MORRIS OZFP PROPERTY DEVELOPMENT COMPANY LLC

The following is a list of the persons or entities holding a 10% or greater membership interest in the Applicant, West Morris OZF Property Development Company, LLC, a limited liability company.

Name	Address	Percentage
West Morris Opportunity Zone Fund LLC	37 Nolan Point Park Road Lake Hopatcong, NJ 07849	99%

The following is a list of persons or entities holding a 10% or greater membership interest in the West Morris Opportunity Zone Fund

Bela Szigethy	630 Fifth Avenue Suite 400 New York, NY 10111	99%

Morris County Recording Cover Sheet

Honorable Ann F. Grossi, Esq.
Morris County Clerk

MORRIS COUNTY, NJ
ANN F.GROSSI, COUNTY CLERK
DEED-OR BOOK 23997 PG 265
RECORDED 01/19/2021 14:30:49
FILE NUMBER 2021004790
RCPT $: 1598178; RECD BY: SMojica
RECORDING FEES $110.00
TOTAL TAX $24,757.50

Official Use Only – Realty Transfer Fee $13,507.50	*Official Use Only - Barcode*
Date of Document: 11/12/2020	Type of Document: Deed
First Party Name: Bassett River Apartments, LLC, a New Jersey limited liability company, incorrectly name Basset River Apartments LLC	Second Party Name: West Morris OZF Property Development Company, LLC
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 1201	Lot: 6.01
Municipality: Town of Dover	
Consideration: $1,325,000.00	
Mailing Address of Grantee: 37 Nolans Point Park Road, Lake Hopatcong NJ 07849	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGE INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE	
Original Book:	Original Page:

MORRIS COUNTY RECORDING COVER SHEET

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the attached document or

Property of Morris County

Bargain & Sale Deed
Covenants as to Grantor's Acts,

Prepared By:

JAY KANETKAR, ESQUIRE

DEED

This Deed is made on November 13, 2020

Between **Bassett River Apartments, LLC, a New Jersey limited liability company incorrectly named Basset River Apartments, LLC**

Whose post office address is 7 Normandy Court, Manalapan, NJ

, referred to as the **GRANTOR,**

And **West Morris OZF Property Development, LLC**

Whose post office address is 37 Nolans Point Park Road, Lake Hopatcong, NJ 07849

, referred to as the **GRANTEE.**

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

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One Million Three Hundred Twenty Five Thousand Dollars and 00/100 ($1,325,000.00.) The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Town of Dover, BLOCK 1201, LOT 6.01.

PROPERTY. The property consists of the land and all the buildings and structures on the land in the Town of Dover, County of Morris, and State of New Jersey.

The Property is commonly known as 107-111 Bassett Highway, Dover N.J. 07081

The legal description is attached as Schedule A and made a part of this Deed.

Being the same property conveyed to Bassett River Apartments, LLC, by deed from Doris L. Barrick, as surviving tenant by the entirety, dated December 12, 2018 and recorded May 30, 2019 in the Register's Office of the County of Morris, New Jersey in OR Book 23545, page 615.

Subject to easements and restrictions of record.

The Grantee shall not at any time convert or develop any portion of this property to uses as a

This is not an official document

Witnessed By:

JAY KANETKAR, ESQ
An attorney at Law of New Jersey

Michelle Estornell

JAY KANETKAR, ESQ
An Attorney at Law of New Jersey

Bassett River Apartments, LLC

By: ALBERT MENDEZ, MANAGING MEMBER

By: RAFAEL MENDEZ , MEMBER

By: ORFILIO CHAVIANO, MEMBER

STATE OF NEW JERSEY :
:
COUNTY OF ESSEX :

I CERTIFY that on November 12, 2020

Albert Mendez, Managing Member of Bassett River Apartments, LLC, and Orfilio Chaviano, Member of Bassett River Apartments, LLC, 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. is authorized as Managing Member and Member, respectively, of Bassett River Apartments, LLC to sign this deed
c. signed, sealed and delivered this Deed as his or her act and deed; and
d. made this Deed for $1,325,000 as to 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.

Jay Kanetkar, Esq.
An Attorney at Law of New Jersey

STATE OF NEW JERSEY :
:
COUNTY OF Middlesex :

I CERTIFY that on November 2, 2020

Rafael Mendez, Member of Bassett River Apartments, LLC, 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. is authorized as Member of Bassett River Apartments, LLC . to sign this deed
c. signed, sealed and delivered this Deed as his or her act and deed; and
d. made this Deed for $1,325,000 as to 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.

MICHELLE ESTORNELL
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50054012

Document is not an official record

Issued by
Altor Abstract Company, Inc.
AGENT FOR CHICAGO TITLE INSURANCE COMPANY

Commitment Number: AAC 20487

SCHEDULE A-5
LEGAL DESCRIPTION

All that lot, tract or parcel of land, situate, lying and being in the Town of Dover, County of Morris, in the State of NJ, and described as follows:

BEGINNING at the fifth corner of the second tract of lands described in Deed Book C-62 page 360, as filed in the Morris County Clerk's Office, said point of beginning being further identified as the point formed by the intersection of the northerly sideline of Bassett Highway (formerly the Morris Canal) with the northeasterly right-of-way line of the Erie-Lackawanna Railroad Company as said right-of-way is laid down on plat entitled "Right of Way and Track Map, Sheet V-1 of 43, dated 1931, last revised July 26, 1945 concerning said right-of-way, and running; thence

(1) Along the said northeasterly right-of-way line of the Erie-Lackawanna Railroad Company, North 40 degrees 12 minutes West, 72.34 feet; thence

(2) Along the same, South 49 degrees 38 minutes 00 seconds West, 17.67 feet; thence

(3) Along the same, North 40 degrees 22 minutes West, 200.25 feet (said line crosses the Rockaway River); thence

(4) Along the same, North 49 degrees 38 minutes 00 seconds East, 17.67 feet; thence

(5) The following five courses along the high water mark of the former shore line of the Ulster Iron Works Mill Pond, North 29 degrees 40 minutes West, 68.24 feet; thence

(6) North 4 degrees 07 minutes 40 seconds East, 10.00 feet; thence

(7) North 33 degrees 08 minutes 00 seconds East, 10.00 feet; thence

(8) North 70 degrees 08 minutes East, 83.00 feet; thence

(9) North 68 degrees 54 minutes 40 seconds East, 193.90 feet; thence

(10) By a new line through the tract of which this is a part and crossing the Rockaway River and along the easterly line of the building on the premises described and the projection of said easterly line of said building, South 10 degrees 59 minutes 00 seconds East, 365.61 feet; thence

(11) Along the northerly sideline of Bassett Highway, South 78 degrees 55 minutes 00 seconds West, 126.85 feet to the point and place of BEGINNING.

EXCEPTING THEREFROM premises conveyed to the State of New Jersey, Department of Transportation , recorded in Deed in OR Book 21332 page 1425.

Not for official use

BEING also described as follows in accordance with a survey prepared by Ferriero Engineering, Inc., dated 10-14-2020:

BEGINNING at the point formed by the intersection of the northerly sideline of Bassett Highway (formerly the Morris Canal) with the northeasterly right-of-way line of lands now or formerly of Norfolk Southern Morris & Essex Div (FKA Erie-Lackawanna Railroad) Main-Line Class 1 as said right-of-way is laid down on plat entitled "Right of Way and Track Map, Sheet V-1 of 43, dated 1931, last revised July 26, 1945 concerning said right-of-way, and running; thence

(1) Along the said northeasterly right-of-way line of Norfolk Southern Morris & Essex Div (FKA Erie-Lackawanna Railroad) Main-Line Class 1, North 44 degrees 45 minutes 46 seconds West, 72.34 feet to a point; thence

(2) South 45 degrees 14 minutes 14 seconds West, 17.67 feet to a point; thence

(3) North 45 degrees 44 minutes 46 seconds West, 200.25 feet to a point; thence

(4) North 45 degrees 45 minutes 14 seconds East, 17.67 feet to a point thence

(5) North 34 degrees 03 minutes 36 seconds West, 68.24 feet to a point; thence

(6) North 00 degrees 16 minutes 06 seconds East, 10.00 feet to a point; thence

(7) North 28 degrees 44 minutes 14 seconds East, 10.00 feet to a point; thence

(8) North 65 degrees 44 minutes 14 seconds East, 83.00 feet to a point; thence

(9) North 64 degrees 30 minutes 54 seconds East, 193.90 feet to a point; thence

(10) By a new line through the tract of which this is a part and crossing the Rockaway River and along the easterly line of the building on the premises described and the projection of said easterly line of said building, South 15 degrees 22 minutes 46 seconds East, 365.61 feet to a point on the northerly sideline of Basset Highway; thence

(11) Along the northerly sideline of Bassett Highway, South 71 degrees 34 minutes 14 seconds West, 126.85 feet to the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 107 Bassett Highway, Tax Lot 6.01, Tax Block 1201 on the Official Tax Map of the Town of Dover, NJ.

This is not an official copy

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

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Bassett River Apartments, LLC

Current Street Address
7 Normandy Court

City, Town, Post Office: Manalapan | State: NJ | ZIP Code: 07726

Property Information

Block(s): 1201 | Lot(s): 6.01 | Qualifier:

Street Address
107-111 Bassett Highway

City, Town, Post Office: Dover | State: NJ | ZIP Code: 07081

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	1,325,000.00	1,325,000.00	Nov 12, 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 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.

11.12.20
Date

Signature (Seller) ~~Indicate if Power of Attorney or Attorney in Fact~~

Date

ORFilio Chaviano, Member
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Morris } SS. County Municipal Code 1409

MUNICIPALITY OF PROPERTY LOCATION Dover TWP

FOR RECORDER'S USE ONLY
Consideration $ 1,325,000
RTF paid by seller $ 13,507.50
Date 01/19/21 By [illegible]

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

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

Deponent, Albert Mendez (Name), being duly sworn according to law upon his/her oath, deposes and says that he/she is the Managing Member (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) in a deed dated November 12, 2020 transferring real property identified as Block number 1201 Lot number 6.01 located at 107-111 Bassett Highway, Dover, NJ (Street Address, Town) and annexed thereto.

(2) CONSIDERATION $ 1,325,000.0 (*Instructions #1 and #5 on reverse side*) [X] no prior mortgage to which property is subject.

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

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(*See Instructions #5A and #7 on reverse side*)
Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation
$ 2319100 ÷ 90.77 % = $ 2554919.03
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (*See Instruction #8 on reverse side*)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by **C. 49, P.L. 1968**, as amended through **C. 66, P.L. 2004**, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (*Instruction #9 on reverse side*)
NOTE: All boxes below apply to grantor(s) *only*. **ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED.** Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by **C. 176, P.L. 1975, C. 113, P.L. 2004**, and **C. 66, P.L. 2004** for the following reason(s):

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

Senior citizens, blind persons, or disabled persons must also meet **all of the following** criteria:
[ ] Owned and occupied by grantor(s) at time of sale. [ ] Resident of State of New Jersey.
[ ] One or two-family residential premises. [ ] Owners as joint tenants must all qualify.

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

C. **LOW AND MODERATE INCOME HOUSING** (*Instruction #9 on reverse side*)
[ ] Affordable according to H.U.D. standards. [ ] Reserved for occupancy.
[ ] Meets income requirements of region. [ ] Subject to resale controls.

(6) NEW CONSTRUCTION (*Instructions #2, #10 and #12 on reverse side*)
[ ] Entirely new improvement. [ ] Not previously occupied.
[ ] Not previously used for any purpose. [ ] **"NEW CONSTRUCTION"** printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (*Instructions #5, #12, #14 on reverse side*)
[ ] No prior mortgage assumed or to which property is subject at time of sale.
[ ] No contributions to capital by either grantor or grantee legal entity.
[ ] No stock or money exchanged by or between grantor or grantee legal entities.

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

Subscribed and sworn to before me this 12 day of November, 2020

[signature] Signature of Deponent — ALBERT MENDEZ Grantor Name

Jay Kanetkar, Esq
Attorney at Law, State of NJ

7 Normandy Court
Manalapan, NJ
Deponent Address

"same"
Grantor Address at Time of Sale

JT Jay Kanetkar, Esq

xxx-xxx-423
Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number 2021004798 County Morris
Deed Number Book 23997 Page 265
Deed Dated 11/12/20 Date Recorded 01/19/21

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

STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

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

RTF-1EE (Rev. 7/08)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

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

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

STATE OF NEW JERSEY }SS.

COUNTY Bergen County Municipal Code 1409

MUNICIPALITY OF PROPERTY LOCATION Dover TWP

FOR RECORDER'S USE ONLY
Consideration $ 1,325,000
RTF paid by buyer $ 13,250.00
Date 01/19/21 By SM

(1) PARTY OR LEGAL REPRESENTATIVE (*See Instructions #3 and #4 on reverse side*) XXX-XX-X 486
Last 3 Digits in Grantee's Social Security Number

Deponent, Jennifer Cicarrella (Name), being duly sworn according to law upon his/her oath, deposes and says that he/she is the Title Company (Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) in a deed dated 11-12-2020 transferring real property identified as Block number 1201 Lot number 6.01 located at 107-111 Bassett Highway Dover, NJ (Street Address, Town) and annexed thereto.

(2) CONSIDERATION $ 1,325,000.00 (*See Instructions #1, #5, and #11 on reverse side*)

Entire consideration is in excess of $1,000,000:

PROPERTY CLASSIFICATION CHECKED BELOW SHOULD BE TAKEN FROM THE OFFICIAL TAX LIST (A PUBLIC RECORD) OF THE MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR THAT THE TRANSFER IS MADE.

(A) When Grantee is required to remit the 1% fee, complete below:

- ☐ Class 2 - Residential
- ☐ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
- ☒ Class 4A – Commercial Properties (if checked, calculation on (C) required below)
- ☐ Class 4C - Residential Cooperative Unit (4 Families or less)

(B) When Grantee is not required to remit the 1% fee, complete below:

- ☐ Property class. Circle applicable class(es): 1 4B 4C 15
  Property classes: 1-Vacant Land, 4B-Industrial properties, 4C-Apartments (other than cooperative unit), 15-Public Property
- ☐ Exempt Organization pursuant to federal Internal Revenue Code of 1986
- ☐ Incidental to corporate merger or acquisition and equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition (If checked, calculation in (C) below required and **MUST ATTACH COMPLETED RTF-4)**

(C) **REQUIRED CALCULATION OF EQUALIZED ASSESSED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:** *(See Instructions #6 and #7 on reverse side)*

Total Assessed Valuation ÷ Director's Ratio = Equalized Valuation

$ 2319100 ÷ 90.77 % = $ 2554919.03

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

(3) TOTAL EXEMPTION FROM FEE *(See Instruction #8 on reverse side)*

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

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 18th day of November, 2020

Signature of Deponent

West Morris OZF Property
Grantee Name

145 N. Franklin Tpk Ramsey NJ

37 Nolans Point Park Rd Lk Hopat

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

West Morris OZF Property Development Company LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☑ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

37 Nolans Point Park Road

6 City, state, and ZIP code

Lake Hopatcong, New Jersey 07849

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

8	4	–	4	0	7	5	7	2	4

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person ▶** [signature] **Date ▶** 9/17/21

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

TOWN OF DOVER

Planning & Zoning Department
COUNTY OF MORRIS
Mail: 37 NORTH SUSSEX STREET
Office: 100 Princeton Ave.
DOVER, NEW JERSEY 07801
Telephone: (973) 366-2200, Ext. 2141
Fax: (973) 366-0039

Carolyn Blackman – Mayor

Tamara E. Bross – Planning Board, Board of Adjustment & Historic Preservation Secretary

MEMO

TO: Chrisanne Young
Asst. to John P. Wyciskala
Inglesino, Webster, Wyciskala, Taylor LLC
Via email

September 17, 2021

Re: 200' list request

Block 1201 Lot 6.01
107-111 Bassett Highway, Dover NJ 07801

Attached find 200' list for above mentioned property, as per your request. The following utility list must be noticed as per the MLUL:

JCP&L - Jersey Central Power and Light
300 Madison Avenue, Morristown, NJ 07960

New Jersey Natural Gas Co.
1415 Wyckoff Road, Wall, NJ 07719

New Jersey Verizon
540 Broad Street, Newark, NJ 07101

Cablevision
683 Route 10 East, Randolph, NJ 07869

Town of Dover

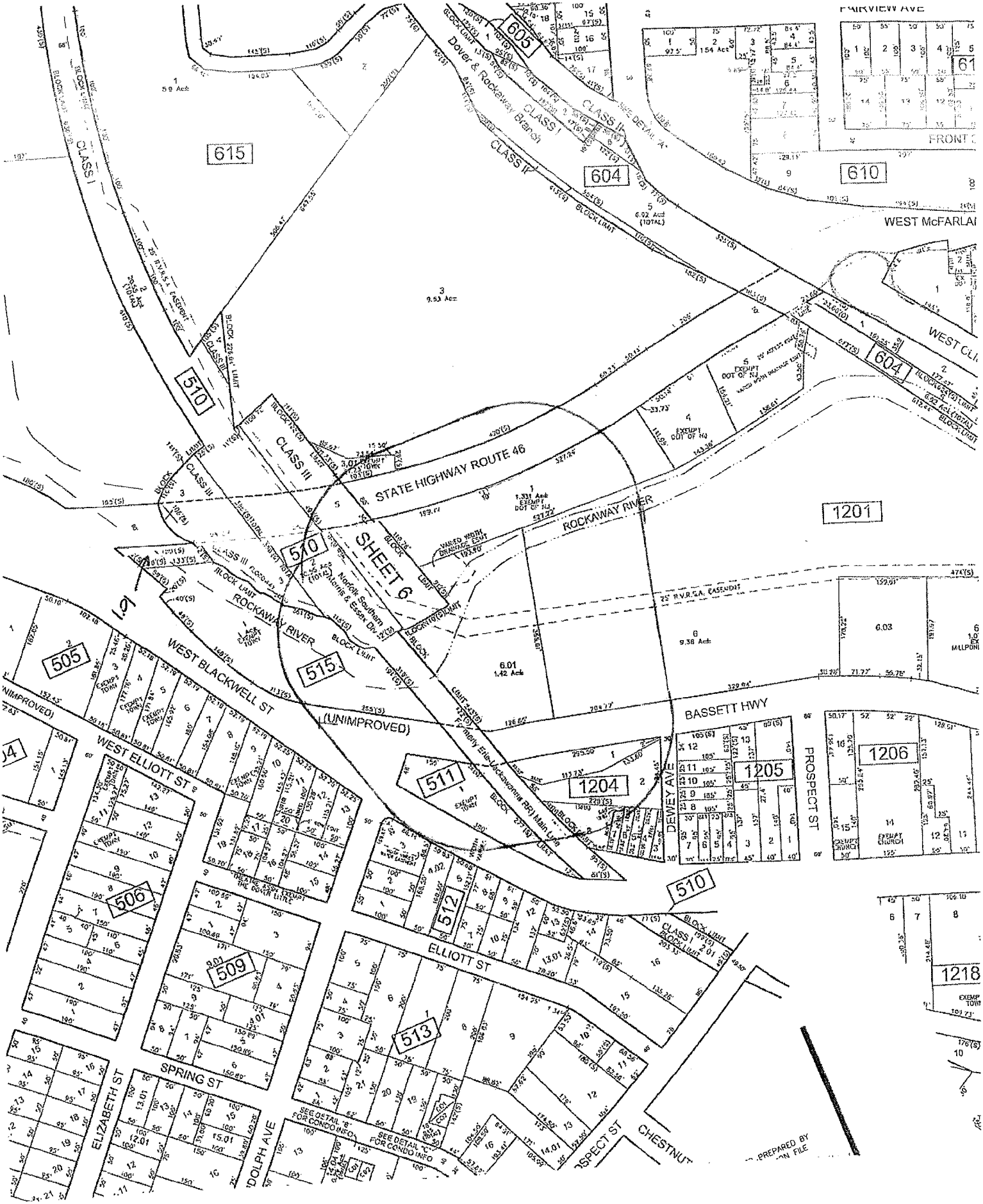
Engineering Department
37 North Sussex Street
Dover, NJ 07801
(973) 366-2200 ext. 152/154

The following is a list of Properties within 200 feet of: Block 1201 Lot 6.01
107-111 Bassett Hwy, Dover NJ 07801

Per Tax Records in Tax Assessor's Office as of September 17, 2021

Administrative Officer — Date 9/17/2021

Block	Lot	Unit ID	Owner	Owner Address	Owner City State	Owner Zip
510	2		N J TRANSIT CORP	1 PENN PLAZA EAST	NEWARK, NJ	07105-2246
510	3		N J TRANSIT CORP	1 PENN PLAZA EAST	NEWARK NJ	07101
510	5		N J TRANSIT CORP	1 PENN PLAZA EAST	NEWARK NJ	07101
511	1		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
515	1		TOWN OF DOVER	37 N SUSSEX ST	DOVER NJ	07801
615	3		AYRES-CHEVROLET-OLDSMOBILE INC	1 US HWY 46	DOVER NJ	07801
615	3.01		DOT OF NJ	1035 PARKWAY AVE-POB 616	TRENTON NJ	086125-0616
1201	1		DOT OF NJ	1035 PARKWAY AVE - POB 616	TRENTON NJ	08625-0616
1201	6		63-105 BASSET HIGHWAY LLC	71 BASSETT HIGHWAY	DOVER, NEW JERSEY	07801
1204	1		JM BUTLER HOLDINGS LLC	503 BENDERMERE AVE	INTERLAKE NJ	07712
1204	2		GIBBS HARRY JR	63 TAMARACK RD	ANDOVER NJ	07821
1204	5		SHEIKH MOHAMMAD ANIS & MUSARRAT	83 W BLACKWELL ST	DOVER NJ	07801
1204	6		DCC PROPERTIES MANAGEMENT LLC	P.O. BOX 412	MT. FREEDOM NJ	07970
1204	7		DCC PROPERTIES LLC	P.O. BOX 412	MT FREEDOM NJ	07970
1204	8		DCC PROPERTIES MGMT LLC	P.O. BOX 412	MT FREEDOM NJ	07970



FAIRVIEW AVE
FRONT
WEST McFARLAN
WEST CLI
STATE HIGHWAY ROUTE 46
ROCKAWAY RIVER
SHEET 6
Norfolk Southern Morris & Essex Div
Formerly Erie-Lackawanna RR Main Line
BASSETT HWY
DEWEY AVE
PROSPECT ST
WEST BLACKWELL ST
(UNIMPROVED)
WEST ELLIOTT ST
ELLIOTT ST
SPRING ST
ELIZABETH ST
DOLPH AVE
CHESTNUT
CLASS I
CLASS II
CLASS III
Dover & Rockaway Branch
605
604
610
615
510
1201
505
515
511
1204
1205
1206
506
509
512
513
1218

Receipt

Town of Dover
37 N. Sussex Street
Dover, NJ 07801

Date	First Name	Last Name
9/9/2021	INGLESINO, WEBSTER	WYCISKALA & TAYLOR LLC

Address 600 PARSIPPANY RD SUITE 204
PARSIPPANY NJ 07054

Tax ID No.

Block	Lot	Location	Owner
1201	6.01	107 BASSETT HIGHWAY	WEST MORRIS OZF PROPERTY DEVELOPMENT COMPANY, LLC

Money Received For
Property Owners List

Payment Type
○ Cash ◉ Check ○ Money Order

Amount	Department
$10.00	Engineering

Received By
Tamara Bross

UCC Permit No.
or
S/W Case No.
or
Elev. No.
or
Board Appl. No.

Board Applicant

Application Board

Check Number 20832

Receipt Number 34080

Trust Acct. No.
N/A

Comments

TOWN OF DOVER

Office of the Tax Collector
COUNTY OF MORRIS
37 NORTH SUSSEX STREET
DOVER, NEW JERSEY 07801
Telephone: (973) 366-2200 Fax: (973) 328-6524

8.30.2021

To Whom it May Concern;

The taxes on Block 1201 Lot 6.01, assessed to WEST MORRIS OZF PROPERTY DEVELOPMENT,

Property Address: 107 Bassett Hwy are

paid thru: SEPTEMBER 30, 2021.

Next payment due: November 1

Thank you,

Andrea J. Coroneos

Andrea J. Coroneos
CTC