

LAW OFFICES
ROBERT TAYLOR

COUNSELLOR AT LAW

60 EVERGREEN PLACE, SUITE 305
EAST ORANGE, NEW JERSEY 07018
(973) 672-2296

REFER TO FILE NO.: 6848

TELECOPIER:
(973) 672-1749

E-MAIL: RTAYLOR@RTLAWFIRM.COM
AWEST@RTLAWFIRM.COM

January 11, 2024

Via Hand Delivery

Township of West Orange
Diana L. Chandler, Zoning Board Secretary
Planning & Development
66 Main Street, Room 200
West Orange, NJ 07052

Re: Zoning Application - Site Plan (preliminary & final) with variances
Developer: Nwaiwu Properties, LLC
Premises: 691 Eagle Rock Ave, West Orange/Block 177.08, Lot 21

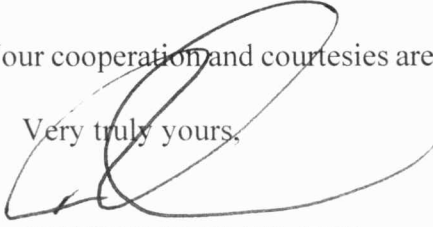
Dear Ms. Chandler:

As instructed, enclosed herewith please find 6 packaged sets of the following:

1. ☒ Zoning Application – Site Plan (preliminary & final) with variances
2. ☒ Justification Statement for Proposed Minimum Lot Width Variance
3. ☒ \$100 Check (Variance)
4. ☒ \$375 Check (Fees)
5. ☒ Nwaiwu Properties LLC Certificate of Formation
6. ☒ Nwaiwu Properties LLC - Statement of Interest in the Corporation
7. ☒ TIN documentation
8. ☒ W9
9. ☒ Deed
10. ☒ WO Tax Collector Statement - showing taxes are paid and current
11. ☒ 200FT Property Owner/Utilities Lists
12. ☒ 200FT Radius Map
13. ☒ Full-sized 24"x36" signed/sealed set of Site Plans (5 pages/set)
14. ☒ Digital .pdf file copy of this complete packet and Site Plan - emailed to you this morning

Kindly advise the amount of the required escrow. Your cooperation and courtesies are appreciated.

Very truly yours,


ROBERT TAYLOR, ESQ.

RT:arw
cc: M. Nwaiwu

**TOWNSHIP OF WEST ORANGE
APPLICATION FORM FOR THE
PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT**

A. APPLICANT INFORMATION

Full Legal Name: Nwaiwu Properties, LLC c/o Robert Taylor Esq.

(Last) (First)
Mailing Address: 22 Poe Avenue, Newark, NJ 07106

(Street) (City) (State) (Zip)
Telephone Number: (973) 672-2296 Email: rtaylor@rtlawfirm.com

Is the Applicant an: ☐ Individual, ☒ Corporation, ☐ Partnership, ☐ Other _____

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached.

Relationship of the applicant to the property: ☒ Owner, ☐ Tenant or Lessee, ☐ Purchaser under contract
(with consent of owner, ☐ Other (please specify) _____

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☒ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: _____

Address: _____

Telephone Number: (____) _____ Email: _____

C. PROPERTY INFORMATION

Street Address: 691 Eagle Rock Avenue, West Orange, NJ 07052

Block Number(s): 177.08; Lot Number(s): 21

Tax Plate: _____; Zone of Property: R-6

The location of the property is approximately 50 feet from the intersection of Eagle Rock Ave
and Shrump Place (closest intersection.)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?

☐ Yes, Date(s): _____; ☒ No

If yes, please attach copies of the written decisions adopted by the Board to each application.

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☐ None

Is this property listed in "The Historic Sites Survey" prepared by Robert Guter 7/9/1992 ☐ Yes ☐ No

D. TYPE OF APPLICATION

Indicate the type of application being submitted, check all boxes that apply. Note that more than one variance may be necessary, please indicate the number of each type needed:

- 1) ☐ Interpretation of ordinance or map.
- 2) ☐ Appeal of action of Zoning Officer.
- 3) ☒ Variance "C1" Reason: ☐ shape of property; ☐ physical features; ☒ exceptional situation. **narrowness of the lot**
- 4) ☐ Variance "C2".
- 5) ☐ Variance "D".
- 6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 7) ☐ Subdivision with variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 8) ☒ Site Plan: ☐ preliminary; ☐ final; ☒ preliminary and final; ☒ with variances; ☐ without variances.
- 9) ☐ Amended Site Plan.
- 10) ☐ Conditional Use.
- 11) ☐ Conceptual.
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☐ Soil Removal Permit.

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list.

Section: 25-7.1; Proposed: 50; Description: Minimum Lot Width
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)

Applicant proposes building a one-family, 2 1/2 story dwelling with 4 parking spaces on a vacant lot as allowed in an R-6 zone; applicant requests a bulk variance for minimum lot width

The property is 6,250 Sq ft. (square feet); 0.143 (acres)

Impervious Surface Coverage: Present: 6,250 sq ft; Proposed: 2,963 sq ft

Building Coverage: Present: 0; Proposed: 28%

Is the property located:

Within 200 feet of another municipality?	☐ Yes	☒ No
Adjacent to an existing or proposed county road?	☒ Yes	☐ No
Adjacent to other county land?	☐ Yes	☒ No
Adjacent to a state highway?	☐ Yes	☒ No

F. EXPERTS

The following information is respectfully requested to enable the Board to facilitate the processing of this application:

APPLICANT'S ATTORNEY: Robert Taylor, Esq.

Telephone Number: (973) 672-2296 Email: rtaylor@rtlawfirm.com

Address: 60 Evergreen Place, Suite 305, East Orange, NJ 07018

APPLICANT'S ENGINEER: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ARCHITECT: Matthew G. Evans, Architect/Professional Planner

Telephone Number: (973) 942-9020 Email: matt@evansarchitects.com

Address: 470 Chamberlain Ave, Paterson, NJ 07522

APPLICANT'S PLANNER: Matthew G. Evans, Architect/Professional Planner

Telephone Number: (973) 942-9020 Email: matt@evansarchitects.com

Address: 470 Chamberlain Ave, Paterson, NJ 07522

OTHER EXPERT(S): _____

Telephone Number: () _____ Email: _____

Address: _____

If necessary, please list any additional experts below, including address, telephone number and email address.

G. REQUIREMENTS FOR VARIANCES

- 4A) Please attach a written statement labeled **"PROPOSAL"**, describe the major elements of your proposal, and describe in detail the physical and use changes proposed.
- 4B) Please attach a written statement labeled **"REASONS FOR RELIEF"**, which fully answers 4C-1, 4C-2 or 4D (Special Reasons) **AND** part 4E (Negative Criteria).
- 4C-1) (*For C1 variances only*) The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under *N.J.S.A. 40:55D-70c(1)*. List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance.
- 4C-2) (*For C2 variances only*) State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to *N.J.S.A 40:55D-70c(2)*. Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township.
- 4D) (*For D variances only*) State the special reasons under *N.J.S.A 40:55D-70d* affecting this property.
- 4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

H. PLAT SUBMISSION

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary.

ITEM	SIGNED BY	DATE/REVISION
C-1: Site Plan	Matthew G. Evans	12/18/23
S-1 : Site Plan	Matthew G. Evans	12/18/23
S-2 : Soil Erosion Plan	Matthew G Evans	12/18/23
S-3 : Site Details	Matthew G Evans	12/18/23
A-1: Floor Plan & Elevation	Matthew G Evans	12/18/23

I. NOTICE

Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing date.

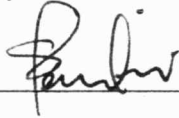
J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature: _____



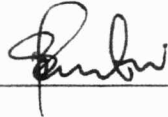
Date: _____

12/18/23

CONTINUANCE

Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statue time limit, the applicant grants permission for such an extension.

Applicant's Signature: _____



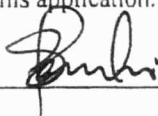
Date: _____

12/18/23

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 22 Poe Avenue, Newark NJ
in the County of Essex and the State of New Jersey 07106;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 177.08;
Lot(s) 21 on the Tax Map of West Orange which property is the subject of the above
application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site
which is the subject of this application.

Owner's Signature: _____



Date: _____

12/18/23

THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.

RE: Zoning Application – Site Plan (preliminary & final) with Variances
PREMISES: 691 Eagle Rock Ave, Township of West Orange
Developer: Nwaiwu Properties, LLC

Justification for Proposed Minimum Lot Width Variance

The subject property is 50-foot-wide, while the zoning ordinance requires a 60-foot-wide lot for the applicant's proposed single family, residential dwelling. The proposed dwelling designed by the applicant is consistent with other residential dwellings on the block in both size and character and will meet the side-yard and all other requirements under the ordinance. The proposal will eliminate an unattractive, vacant, and undeveloped lot; thus, adding to the maintenance and aesthetic improvement to the character of the block. This also results in increased ratables for the Township of West Orange.

NWAIWU PROPERTIES LLC
22 POE AVE.
NEWARK, NJ 07106

1006
55-136/312
685

1/4/24

Date

Pay to the
Order of

Township of West ORANGE
Sum of One hundred ⁰⁰/₁₀₀

\$ 100.00

Dollars



Photo
Safe
Deposit®
Details on back



Bank

America's Most Convenient Bank®

For

Block 177-08, Lot 21

[Signature]

MP

⑆031201360⑆ 4380333355⑈

1006

Handland Clarke

TD Bank, N.A.

NWAIWU PROPERTIES LLC
22 POE AVE.
NEWARK, NJ 07106

1005
55-136/312
685

1/4/24

Date

Pay to the
Order of

Township of West ORANGE
Three hundred & seventy five ⁰⁰/₁₀₀

\$ 375.00

Dollars



Photo
Safe
Deposit®
Details on back



Bank

America's Most Convenient Bank®

For

Block 177-08, Lot 21

[Signature]

MP

⑆031201360⑆ 4380333355⑈

1005

Handland Clarke

TD Bank, N.A.

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF FORMATION

NWAIWU PROPERTIES LLC
0450259026

The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey State Law on 04/09/2018 and was assigned identification number 0450259026. Following are the articles that constitute its original certificate.

1. **Name:**
NWAIWU PROPERTIES LLC
2. **Registered Agent:**
MARTIN UNAEZE NWAIWU
3. **Registered Office:**
22 POE AVE
NEWARK, NEW JERSEY 07106
4. **Business Purpose:**
NWAIWU PROPERTIES LLC PROVIDES REASONABLY PRICED, SECURE, AND WELL-MAINTAINED HOUSING FOR RESIDENTS OF NEW JERSEY.
5. **Effective Date of this Filing is:**
04/09/2018
6. **Members/Managers:**
MARTIN UNAEZE NWAIWU
22 POE AVE
NEWARK, NEW JERSEY 07106
7. **Main Business Address:**
22 POE AVE
NEWARK, NEW JERSEY 07106

Signatures:

MARTIN UNAEZE NWAIWU
AUTHORIZED REPRESENTATIVE



Certificate Number : 4051953096

Verify this certificate online at

https://www1.state.nj.us/TYTR_StandingCertJSP/Verify_Cert.jsp

IN TESTIMONY WHEREOF, I have
hereunto set my hand and
affixed my Official Seal
9th day of April, 2018

A handwritten signature in cursive script, likely belonging to Elizabeth Maher Muoio.

Elizabeth Maher Muoio
Acting State Treasurer

Nwaiwu Properties LLC

Names of Persons Having 10% or More interest in the Corporation

1. Martin Nwaiwu – 100% interest in the Corporation

AGDEN UT 06201-0038

In Reply refer to: 0461644573
Apr. 25, 2019 LTR 1470 0
82-5116868 000000 00

00008219

8000: 84

NWAIWU PROPERTIES
MARTIN UNAEZE NWAIWU SOLE MBR
22 POE AVE
NEWARK NJ 07106-1508

2

Employer identification number: 82-5116868

Dear Taxpayer:

Thank you for your inquiry of Apr. 16, 2019.

Your employer identification number (EIN) is 82-5116868. Please keep this letter in your permanent records. Enter your name and EIN on all federal business tax returns and on related correspondence.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions, you can call 800-829-4933.

If you prefer, you can write to us at the address at the top of the first page of this letter.

When you write, include a copy of this letter, and provide your telephone number and the hours we can reach you in the spaces below.

Telephone number () _____ Hours _____

Keep a copy of this letter for your records.

Thank you for your cooperation.

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.

NWAIWU PROPERTIES LLC

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

NWAIWU PROPERTIES LLC

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.

22 Poe Avenue

6 City, state, and ZIP code

Newark, NJ 07106

7 List account number(s) here (optional)

Requester's name and address (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 2 - 5 1 1 6 8 6 8

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 on page 3.

Sign
Here

Signature of
U.S. person ►

Date ► **12/18/23**

General Instructions

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

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/W9.

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 broker(s))
- 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?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued).
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your effective share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting is correct. See *What is FATCA reporting?* on page 2 for further information.



Essex County Register Document Summary Sheet

ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES HALL OF RECORDS - ROOM 130 465 DR. MARTIN LUTHER KING BLVD NEWARK NJ 07102	Transaction Identification Number		6876099	8388698
	Recorded Document to be Returned by Submitter to: WORLDWIDE TITLE, LLC 628 SHREWSBURY AVE TINTON FALLS, NJ 07701			
Official Use Only JUAN M. RIVERA, JR REG. OF DEEDS & MORTGAGES ESSEX COUNTY New Jersey DOCUMENT TYPE 1 INSTRUMENT NUMBER 2023062834 RECORDED ON Oct 18, 2023 2:03:03 PM Total Pages: 7 COUNTY REALTY TAX \$50.00 COUNTY REALTY TAX - \$25.00 PHPFA NJ PRESERVATION ACCOUNT \$35.00 REGISTER RECORDING FEE \$45.00 STATE REALTY TAX \$125.00 HOMELESSNESS TRUST FUND \$3.00 CODE BLUE EMERGENCY \$2.00 SHELTER SERVICES TOTAL PAID \$285.00 INV: 674818 USER: BH	Submission Date (mm/dd/yyyy)		10/17/2023	
	No. of Pages (excluding Summary Sheet)		5	
	Recording Fee (excluding transfer tax)		\$85.00	
	Realty Transfer Tax		\$200.00	
	Total Amount		\$285.00	
	Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE		
	Electronic Recordation Level		L2 - Level 2 (With Images)	
	Municipal Codes		ESSEX COUNTY 99	
			749341	

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



Essex County Register Document Summary Sheet

DEED/NO
EXEMPTION
FROM REALTY
TRANSFER FEE

Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
Consideration	\$50,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	10/10/2023				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name			Address	
	JOHN C ARNOLD JR			637 PARK AVENUE, EAST ORANGE, NJ 07017	
GRANTEE	Name			Address	
	NWAIWU PROPERTIES LLC			22 POE AVENUE, NEWARK, NJ 07106	
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	99	177.08	21		99

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

Prepared By: **Darryl O. Scipio, Esq.**

Deed

This Deed is made on **October 10th, 2023** and delivered on **October 11, 2023**

BETWEEN **John C. Arnold Jr., Married**

whose post office address is **637 Park Avenue, East Orange, NJ 07017**

referred to as the Grantors,

AND **Nwaiwu Properties, LLC, A New Jersey Limited Liability Company**

whose post office address is **22 Poe Avenue, Newark, NJ 07106**

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 **Fifty Thousand (\$50,000.00) Dollars.** The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Township of West Orange Block No. **177.08**
Lot No. **21** Qualifier No. Account No.

The property address is **691 Eagle Rock Avenue, West Orange, New Jersey 07052.**

3. The Property. The Property consists of the land and all the buildings and structures on the land in the **Township of West Orange, County of Essex and State of New Jersey.**

The legal description is:

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

Legal Description

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of West Orange, in the County of Essex, State of New Jersey:

BEGINNING at a point on the northerly line of Eagle Rock Avenue distant fifty feet westerly from the prolongation of the westerly line of Shrump Place from its intersection with a prolongation of said northerly line of Eagle Rock Avenue and in line with the westerly line of Lot No. 22 in Block 177-H on map hereinafter mentioned; thence running along the said westerly line of said Lot No. 22 on said map north twenty nine degrees fifty eight minutes east one hundred and twenty five feet to the southerly line of lot No. 23 on said map; thence running along the said southerly line of said lot No. 23 on said map north fifty nine degrees twenty five minutes west fifty feet to the westerly line of lot No. 21 on said map; thence running along the said westerly line of said lot No. 21 on said map south twenty nine degrees fifty eight minutes west one hundred and twenty five feet to the northerly line of Eagle Rock Avenue; thence along the northerly line of Eagle Rock Avenue south fifty nine degrees twenty five minutes east fifty feet to the point and place of BEGINNING.

Being Lot No. 21 in Block 177-H on Map of Property belonging to Frederick W. Shrump of West Orange, N.J. dated June 20, 1929 and revised July 16, 1929 as surveyed by Freeman & Winston, Surveyors, West Orange, N.J. and filed with the Board of Commissioner of West Orange, N.J. August 6, 1929 and also filed in the Essex County Register's Office.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 21 in Tax Block 177.08 on the Official Tax Map of the Township of West Orange, Essex County, State of New Jersey

FOR INFORMATION PURPOSES ONLY: Mailing address known as 691 Eagle Rock Avenue, West Orange, NJ 07042

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

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
John C. Arnold Jr.

Current Street Address
637 Park Avenue

City, Town, Post Office
East Orange

State

NJ

ZIP Code

07107

Property Information

Block(s)

177.08

Lot(s)

21

Qualifier

Street Address

691 Eagle Rock Avenue

City, Town, Post Office

West Orange

State

NJ

ZIP Code

07052

Seller's Percentage of Ownership

100

Total Consideration

\$50,000.00

Owner's Share of Consideration

\$50,000.00

Closing Date

10/10/23

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.

Date

Date

Signature (Seller)

Signature (Seller)

John C. Arnold, Jr.

Indicate if Power of Attorney or Attorney in Fact

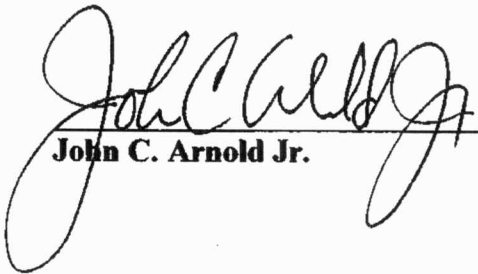
Indicate if Power of Attorney or Attorney in Fact

BEING THE SAME LAND AND PREMISES, which became vested in:

John C. Arnold Jr by Deed from Dorothy Kraft, unmarried, dated August 26, 1997, recorded October 9, 1997 in the Essex County Clerk/Register's Office in Deed Book 5499, Page 71.

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.


 John C. Arnold Jr.

STATE OF NEW JERSEY

}

COUNTY OF ESSEX

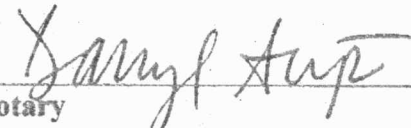
} SS.

}

I CERTIFY that on October 10, 2023, John C. Arnold Jr., personally came before me and stated to my satisfaction that he:

- (a) was the maker of this Deed; and
- (b) executed this Deed as his own act; and
- (c) made this Deed for **\$50,000.00** 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.).

Notary


 DARRYL O. SCIPIO
 NJ Attorney At Law

DEED	Dated:
John C. Arnold, Jr. Grantor TO Nwaiwu Properties, LLC, A New Jersey Limited Liability Company Grantee	Record and Return to: Worldwide Title, LLC 628 Shrewsbury Ave. Tinton Falls, NJ 07701 Phone: 848-233-2160

Not Certified Copy

Posting Screen

Acct 11772000
 BLQ 00177 08
 Name NWAIWU PROPERTIES, LLC
 Location 691 EAGLE ROCK AVENUE

Land 39400
 Improve 0
 M 39400
 Tax Val 0
 Adr 22 POE AVENUE
 NEWARK, NJ
 Dec Amt 1500.00

History
 Bill or A
 Pay
 Map
 Receipt

CK 0.00 Int Due 0.00
 Cash 0.00 Int Date 12/20/2022 U
 Credit 0.00 818
 Ctrl

Open O
 Q
 2022 1
 9999
 4
 PTR
 Int

Year	Period This Q	Print	Amount	Charges	Ad	Paid	Int	Running Bal	Running Bal w Int	Date Paid	Date Billed	Memor	Trans
2021	4	0.00	0.00 1B.1P	18218.63	65.00	-18283.63	2186.53	0.00	0.00	01/21/22	01/21/22	2	0
2022	1	0.00	0.00 1B.1P	429.00	0.00	-429.00	275.38	0.00	0.00	04/19/23	04/19/23	3	0
2022	2	0.00	0.00 1B.1P	429.00	0.00	-429.00	0.00	0.00	0.00	04/19/23	04/19/23	2	0
2022	3	0.00	0.00 1B.1P	454.00	0.00	-454.00	0.00	0.00	0.00	04/19/23	04/19/23	2	0
2022	4	0.00	0.00 1B.1P	436.18	0.00	-436.18	0.00	0.00	0.00	04/19/23	04/19/23	2	0
2023	1	0.00	0.00 1B.1P	437.00	0.00	-437.00	0.00	0.00	0.00	04/19/23	04/19/23	2	0
2023	2	0.00	0.00 1B.1P	437.00	0.00	-437.00	54.09	0.00	0.00	10/16/23	10/16/23	3	0
2023	3	0.00	0.00 1B.1P	481.00	0.00	-481.00	0.00	0.00	0.00	10/16/23	10/16/23	2	0
2023	4	0.00	0.00 1B.1P	456.61	0.00	-456.61	0.00	0.00	0.00	11/01/23	11/01/23	2	0
2024	1	451.16	0.00 1B.1P	453.00	0.00	-1.84	0.00	451.16	451.16	02/01/24	02/01/24	2	0
2024	2	453.00	0.00 1B	453.00	0.00	0.00	0.00	904.16	904.16	05/01/24	05/01/24	1	0

TOWNSHIP OF WEST ORANGE
 TAX COLLECTOR
 66 MAIN STREET
 WEST ORANGE, NJ 07052
 PHONE (973) 325-0775
 FAX (973) 724-0162

Buffer Report

THE TOWNSHIP OF WEST ORANGE

Office of the Assessor

66 Main Street

West Orange, New Jersey 07052

Telephone: (973) 325-4060

Facsimile: (973) 669-4859

Highlighted feature(s)

Subject Property(s) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	177.08	21		691 EAGLE ROCK AVENUE	NWAIWU PROPERTIES LLC	22 POE AVE	NEWARK, NJ	07106

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List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (22)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	176.07	29		8 SHRUMP PLACE	VASQUEZ, RICHARD & HILDA	8 SHRUMP PL	WEST ORANGE, NJ	07052
West Orange Township	176.07	30		10 SHRUMP PLACE	FARRINGTON, JOANN & PHILLIP	10 SHRUMP PLACE	WEST ORANGE, NJ	07052
West Orange Township	176.07	31		12 SHRUMP PLACE	RUSSONIELLO, JENNIFER	12 SHRUMP PL.	WEST ORANGE, NJ	07052
West Orange Township	176.07	32		14 SHRUMP PLACE	CRUZ, ELIEZER & RUTH E.	14 SHRUMP PLACE	WEST ORANGE, NJ	07052
West Orange Township	176.07	33		16 SHRUMP PLACE	DANCY, HAROLD & CAROLYN	16 SHRUMP PL.	WEST ORANGE, NJ	07052
West Orange Township	176.07	34		18 SHRUMP PLACE	DAVIE, KENNETH D. & ROSLYN	18 SHRUMP PLACE	WEST ORANGE, NJ	07052
West Orange Township	176.12	1		692 EAGLE ROCK AVENUE	RAMNANAN, OWTAR & ADMARIE	692 EAGLE ROCK AVE	WEST ORANGE, NJ	07052
West Orange Township	176.12	2		8 SHERWOOD PLACE	XLARKE, CLINTON & JANICE	8 SHERWOOD PLACE	WEST ORANGE, NJ	07052
West Orange Township	176.12	4		21 HALLER ROAD	STONE, SHERYL & LAWRENCE & LEVY, G	21 HALLER ROAD	WEST ORANGE, N.J.	07052
West Orange Township	176.12	16		682 EAGLE ROCK AVENUE	QUISPE, JOSE L & SANDRAM	682 EAGLE ROCK AVE	WEST ORANGE, NJ	07052
West Orange Township	176.12	16.01		684 EAGLE ROCK AVENUE	GARCIA, ALFRED E & HARIS, VIOLETTA	684 EAGLE ROCK AVE	WEST ORANGE, NJ	07052
West Orange Township	176.12	16.02		688 EAGLE ROCK AVENUE	LEE, SERENA & WANG QUI XING	688 EAGLE ROCK AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	176.12	18		690 EAGLE ROCK AVENUE	PAVILUS, MIRLENE & TOUSSAINT, D	690 EAGLE ROCK AVENUE	WEST ORANGE, NJ	07052
West Orange Township	176.20	24		698 EAGLE ROCK AVENUE	AHMED, HUSSEIN	698 EAGLE ROCK AVE.	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	177.08	20		695-715 EAGLE ROCK AVE	THE BAPTIST HOME SOCIETY OF N. J.	285 ROOSEVELT AVE.	NEWARK, NJ	07107
West Orange Township	177.08	21		691 EAGLE ROCK AVENUE	NWAIWU PROPERTIES LLC	22 POE AVE	NEWARK, NJ	07106
West Orange Township	177.08	22		15 SHRUMP PLACE	AHLAWAT, RAMINDER & SONIA	15 SHRUMP PLACE	WEST ORANGE, NJ	07052
West Orange Township	177.08	23		13 SHRUMP PLACE	POPOOLA, JENNIFER T	13 SHRUMP PL	WEST ORANGE, NJ	07052
West Orange Township	177.08	24		11 SHRUMP PLACE	STIESI, GARY & JOANNE	11 SHRUMP PLACE	WEST ORANGE N J	07052
West Orange Township	177.08	25		9 SHRUMP PLACE	PRIME, FREDERICK & KIMBERRLY	9 SHRUMP PL	WEST ORANGE, NJ	07052
West Orange Township	177.08	26		7 SHRUMP PLACE	MILLA, JENNY FLOR & LUNA,P.&J&C	7 SHRUMP PLACE	WEST ORANGE, NJ	07052

WEST ORANGE PUBLIC UTILITIES

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

