

LAW OFFICE OF WALTER E. HANLEY, LLC

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June 4, 2024
May 23, 2024

Updated

VIA EMAIL (jvite@westorange.org) ONLY

Jamilet Baquerizo Vite

Keyboarding Clerk 1
Township of West Orange
66 Main Street
West Orange, NJ 07052

Re: GBSJ, LLC t/a The Goddard School

**Premises: 289 Mt. Pleasant Avenue (Block 83, Lot 1), West Orange, New Jersey
PB # 24-08**

Dear Jamilet,

In connection with the aforesaid application, more specifically as a follow-up to the Planner's Memo of May 16, 2024, enclosed herewith please find a copy of the recorded Consolidation Deed dated May 13, 2024 that was executed and sent for recording to the Essex County Register's Office. Please note this is being provided pursuant to and consistent with the comments, more specifically Item #6.

Very truly yours,

LAW OFFICE OF WALTER E. HANLEY, LLC

By: _____


Walter E. Hanley II, Esq.

WEH/lg

Enclosures

Cc: GBSJ, LLC t/a The Goddard School (*via email only*)



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

7165760

8756355

Recorded Document to be Returned by Submitter to:

PRESTIGE TITLE AGENCY, NOS

130 POMPTON AVE

VERONA, NJ 07044

Official Use Only

JUAN M. RIVERA, JR
REG. OF DEEDS & MORTGAGES
ESSEX COUNTY
New Jersey

DOCUMENT TYPE
1
INSTRUMENT NUMBER
2024031037
RECORDED ON
May 31, 2024
8:49:22 AM
Total Pages: 8

NJ PRESERVATION ACCOUNT \$40.00
REGISTER RECORDING FEE \$50.00
HOMELESSNESS TRUST FUND \$3.00
CODE BLUE EMERGENCY \$2.00
SHELTER SERVICES
TOTAL PAID \$95.00
INV: 710212 USER: KS

Submission Date (mm/dd/yyyy)

05/29/2024

No. of Pages (excluding Summary Sheet)

6

Recording Fee (excluding transfer tax)

\$95.00

Realty Transfer Tax

\$0.00

Total Amount

\$95.00

Document Type

DEED-NO CONSIDERATION

Electronic Recordation Level

L2 - Level 2 (With Images)

Municipal Codes

ESSEX COUNTY

99

794023

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
CONSIDERATION

Type	DEED-NO CONSIDERATION				
Consideration	\$1.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	05/13/2024				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name			Address	
	GBSJ PROPERTIES LLC			3 BUCKINGHAM ROAD, LINCOLN PARK, NJ 07035	
GRANTEE	Name			Address	
	GBSJ PROPERTIES LLC			3 BUCKINGHAM ROAD, LINCOLN PARK, NJ 07035	
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	99	83	5.01 & 1		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:

Walter E. Hanley III, Esq.

Attorney at Law, State of New Jersey

DEED OF CONSOLIDATION

This Deed is made on May 13, 2024

BETWEEN

**GBSJ PROPERTIES, LLC,
a New Jersey limited liability company**

whose post office address is: **3 Buckingham Road, Lincoln Park, NJ 07035**

referred to as the Grantor,

AND

**GBSJ PROPERTIES, LLC,
a New Jersey limited liability company**

whose post office address is: **3 Buckingham Road, Lincoln Park, NJ 07035**

referred to as the Grantee.

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

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (call the "Property") described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

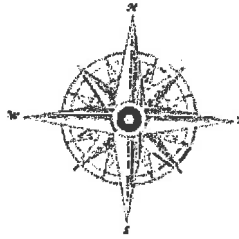
2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Township of West Orange
Block No. 83 Lots 5.01 and 1 Qualifier No. Account No

____ (Check Box if Applicable.)

No property tax identification number is available on the date of this Deed.

3. **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 (Check Box if Applicable.) Please see attached Legal Description annexed hereto and made a part hereof as Schedule A



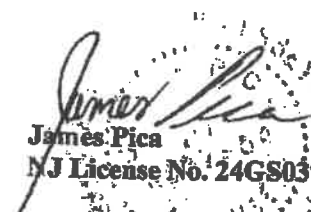
P² LAND SURVEYING, INC.

Description of property situated in the Township of West Orange, Essex County, New Jersey.

Beginning at a point formed by the intersection of the northeasterly line of Mount Pleasant Avenue with the southeasterly line of Prospect Avenue and running thence;

- 1- Along the southeasterly line of Prospect Avenue, North 36 degrees 15 minutes 00 seconds East 135.51 feet, thence;**
- 2- South 53 degrees 45 minutes 00 seconds East 125.00 feet, thence;**
- 3- North 36 degrees 15 minutes 00 seconds East 107.50 feet, thence;**
- 4- South 53 degrees 45 minutes 00 seconds East 25.00 feet, thence;**
- 5- North 36 degrees 15 minutes 00 seconds East 100.00 feet to a point in the southwesterly line of Marcella Avenue, thence;**
- 6- Along the southwesterly line of Marcella Avenue, South 53 degrees 45 minutes 00 seconds East 95.25 feet to a point in the northwesterly line of Marcella Avenue, thence;**
- 7- Along the northwesterly line of Marcella Avenue, South 39 degrees 49 minutes 00 seconds West 210.84 feet, thence;**
- 8- North 59 degrees 11 minutes 00 seconds West 25.00 feet, thence;**
- 9- South 30 degrees 49 minutes 00 seconds West 103.71 feet to a point in the northeasterly line of Mount Pleasant Avenue, thence;**
- 10- Along the northeasterly line of Mount Pleasant Avenue, North 60 degrees 01 minutes 30 seconds West 251.65 feet to the point and place of beginning.**

Being known as Lot 5.02 in Block 83 on the tax map in the Township of West Orange, Essex County, New Jersey


James Pica
NJ License No. 24GS03795400
PROFESSIONAL LAND SURVEYOR

LOT 5

BEING the same premises conveyed to Grantor by Deed from 291 Mt. Pleasant LLC dated March 27, 2018 and recorded in the Essex County Register's Office on April 13, 2018 as Instrument #2018031913.

LOT 23

BEING the same premises conveyed to Grantor by Deed from 9 Marcella, LLC, a New Jersey limited liability company dated March 27, 2018 and being recorded in the Essex County Register's Office on April 13, 2018 as Instrument #2018031912.

The two (2) aforesaid lots were previously consolidated into Lot 5.01 pursuant to a Consolidation Deed dated March 27, 2018 and recorded in the Essex County Register's Office on April 13, 2018 as Instrument #2018031914.

LOT 1

Being the same premises conveyed to the Grantee by Deed from Family Stations, Inc. dated April 5, 2024 and being recorded in the Essex County Register's Office on April 29, 2024 as Instrument # 2024024608.

The premises described herein were granted Preliminary and Final Site Plan Approval with "c" variances by the Planning Board of the Township of West Orange on November 1, 2023, which Approval was memorialized by the adoption of a Resolution on November 29, 2023. The sole purpose of this Deed is to consolidate/merge lots that were previously known and designated as Lots 1 and 5.01 in Block 83 on the Official Tax Map of the Township of West Orange into one (1) Tax Lot to be known and designated as Lot 5.02, Block 83 as required by the aforementioned approval.

Subject to easements, restrictions, covenants of record, state and municipal regulations and ordinances and such state of facts as an accurate survey may disclose.

The street address of the Property is: 303 Mt. Pleasant Avenue, West Orange, NJ 07082

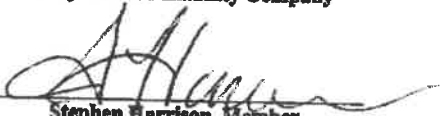
4. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:

GBSJ PROPERTIES, LLC,
A New Jersey Limited Liability Company


Walter E. Hanley III, Esq.

By:


Stephen Harrison, Member


Walter E. Hanley III, Esq.

By:

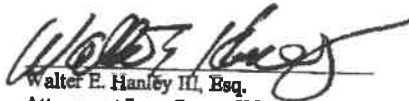

Nicole Harrison, Member

STATE OF NEW JERSEY, COUNTY OF MORRIS:

SS.:

I CERTIFY that on May 63, 2024, Stephen Harrison and Nicole Harrison personally came before me and this person 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 as the Members of GBSJ Properties, LLC, the limited liability company named in this Deed (the "Company");
- b) this person signed this Deed on behalf of the Company;
- c) this person was authorized to execute this Deed on behalf of the Company and the person executed this instrument as the true and voluntary act of the Company duly authorized by all necessary action by the Company; and
- d) made this Deed for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)


Walter E. Hanley III, Esq.
Attorney at Law, State of NJ

RECORD & RETURN TO:
Prestige Title Agency, Inc.
130 Pompton Avenue
Verona, New Jersey 07044

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 88, P.L. 2008) (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 PASSAIC

SS.

County Municipal Code

0722

Municipality of Property Location: West Orange

FOR RECORDER'S USE ONLY

Consideration \$

RTF paid by seller \$

Date

By

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

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions 3 and 4 attached)

Deponent, Stephen Harrison

(Name)

, being duly sworn according to law upon his/her oath, deposes

and says that he/she is the

Member of Grantor

in a deed dated May 13 2024

(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

transferring real property identified as Block No.

83

, Lot No.

5.01 & 1

located at

222 Mt. Pleasant Avenue, West Orange, NJ

(Street Address, Town)

and annexed thereto.

(2) CONSIDERATION: \$ 1.00

(Instructions 1 and 5) ☐ no prior mortgage to which property is subject.

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

(circle one)

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (Instructions 2A and 2)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
\$400,000.00 + 92.5 % = \$432,432.43

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

(4) FULL EXEMPTION FROM FEE: (Instruction 3)

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 the exemption symbol is insufficient. Explain in detail. (e) for consideration of less than \$400.00

(5) PARTIAL EXEMPTION FROM FEE: (Instruction 3) 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)

B. BLIND PERSON

Grantor(s)

☐ legally blind or; *

C. 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 (Instructions 3, 10 and 16) IF APPLIES ALL BOXES MUST BE CHECKED

☐ Affordable according to HUD standards

☐ Reserved for occupancy

☐ Meets income requirements of region

☐ Subject to resale controls

(6) NEW CONSTRUCTION (Instructions 3, 10 and 16) IF APPLIES ALL BOXES MUST BE CHECKED

☐ Entirely new improvement

☐ Not previously occupied

☐ Not previously used for any purpose

☐ "NEW CONSTRUCTION" printed clearly at top of the first page of the deed

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions 3, 10 and 16) IF APPLIES ALL BOXES MUST BE CHECKED

☐ 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) INTERCOMPANY TRANSFER (Instructions 15) IF APPLIES ALL BOXES MUST BE CHECKED

☐ Intercompany transfer between combined group members as part of the unitary business

☐ Combined group NU ID number (Required)

(9) Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 88, P.L. 2008.

Subscribed and sworn to before me

this 13 day

of May, 20 24

Walter E. Hanely III, Esq.

Notary Public

Signature of Deponent

3 Buckingham Road

Lincoln Park, NJ 07035

Deponent Address

XXX-XX-X 2 9 3
Last 3 digits in Grantor's Soc. Sec. No.

GBSJ Properties, LLC

Grantor Name

3 Buckingham Road

Lincoln Park, NJ 07035

Grantor Address at Time of Sale

Walter E. Hanely III, Esq.

Name/Community of Settlement Officer

County recording officers shall forward one copy of each RTF-1 form when section 3A is completed to: State of New Jersey, P.O. Box 281, Trenton, NJ 08646-0281, Attention: Realty Transfer Fee Unit

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

State of New Jersey
Seller's Residency Certification/Exemption

(Print or Type)

Seller's Information

Name(s)

GBSJ Properties, LLC, a New Jersey Limited Liability Company

Current Street Address

3 Buckingham Road

City, Town, Post Office

Lincoln Park

State

NJ

ZIP Code

07035

Property Information

Block(s)

83

Lots(s)

5.01 & 1

Qualifier

Street Address

299 Mt. Pleasant Avenue

City, Town, Post Office

West Orange

State

NJ

ZIP Code

07052

Seller's Percentage of Ownership

100 %

Total Consideration

\$1.00

Owner's Share of Consideration

\$1.00

Closing Date

5/13/04

Seller's Assurance (Check the Appropriate Box) (Boxes 2 through 18 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 mortgagee 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.
8. ☐ Seller did not receive non-like kind property.
9. ☐ The real property is being transferred by an executor or administrator of a decedent to a devise 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.
10. ☐ The real property being sold is subject to a short sale initiated 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.
11. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
12. ☐ 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.
13. ☐ 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.
14. ☐ The property transferred is a cemetery plot.
15. ☐ 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.
16. ☐ 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.
17. ☐ 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 further declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

5/13/04
Date

5/13/04
Date

Signature (Seller) Stephan Harrison

Indicate if Power of Attorney or Attorney in Fact

Stephan Harrison, Member

Signature (Seller) Nicole Harrison

Indicate if Power of Attorney or Attorney in Fact

Nicole Harrison, Member