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MEMBERS OF THE NEW JERSEY BAR

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By Appointment only:
98 FIRST AVENUE, STE B
ATLANTIC HIGHLANDS,
NJ 07716

Our Ref: FJM:2025-1479

January 14, 2026

Ms. Jamilet Baquerizo Vite
West Orange Town Hall - Planning Board
66 Main Street
West Orange, NJ 07052

**RE: 15 Ridgeway LLC - Zoning / Land Use matter: Planning Board Application
for a Minor Subdivision of Property Address: 15 Ridgeway Avenue, Lot: 28.01;
Block 158; Township of West Orange, New Jersey**

Dear Ms. Baquerizo Vite,

Please be advised my office represents, the Applicant, 15 Ridgeway LLC, member Amoghene Umude, in reference to the Planning Application referenced above. The Applicant respectfully submits the application for a Minor Subdivision of subject property located at 15 Ridgeway Avenue, West Orange, New Jersey.

The existing property contains 53,084 square feet and is situated in the R-4 Residential Zone with an existing dwelling, a detached carport and detached deck to the property. The application is for a minor subdivision plan to subdivide the property to create two (2) flag lots. One (1) lot will contain an existing 2 story One-Family Residence; the existing detached deck will be removed or relocated. A portion of the existing dwelling will be removed and renovated in order to meet the side yard setback requirements for the R-4 Zone.

The second Lot will be developed in accordance with the Development regulations. A cross access and utility easement, encompassing the flag portion of both lots is proposed.

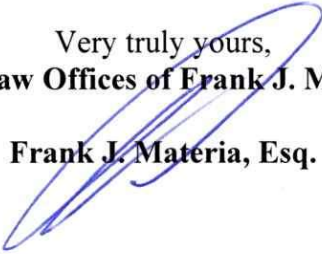
Enclosed you will find with the Application, the applicant's W9, Proof of Applicant's property Tax payments; Survey by Ensurlan, Inc., Minor Subdivision plan by William S, Scott of Ensurlan, Inc and Architect's Plans by Theodora Boyadjis, RA.

Kindly advise once the application is deemed complete. Once deemed complete, kindly advise to the earliest Planning Board hearing date.

If you have any questions, please do not hesitate to contact my office. Thank you, I remain

Very truly yours,
The Law Offices of Frank J. Materia

Frank J. Materia, Esq.



Enclosures



TOWNSHIP OF WEST ORANGE APPLICATION PACKAGE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT

1. Zoning/Planning Board Application
2. Checklists:
 - "C" and "D" Applications Interpretations and Appeals
 - Major/Minor Site Plan or Subdivision (52 Items)
 - Sustainability Checklist
3. Fee Schedules
4. W-9 Form
5. Zoning Board of Adjustment Meeting Schedule
6. Planning Board & Site Plan Review Advisory Board Meeting Schedule
7. Tree Removal Application Procedure
8. Tree Removal Application
9. Ordinance 2436-15 Amending Chapter 25, Sections 4, 51.6, 51.7, 51.8, 51.9, 51.10 & 51.15 (Revision of Various Zoning Ordinances)
Adopted 2/10/2015
10. Ordinance 2448-15 Amending Chapter 25, Section 51.16
Adopted 5/12/2015
11. Ordinance 2464-15 Amending Chapter 25, Sections, 8.4, 9.9, 9.10, & 11.10 & Chapter 32, Section 3 (Revision of Various Zoning Ordinances)
Adopted October 27, 2015

BEFORE preparing or submitting an Application, it is strongly suggested that you contact the Planning Board Secretary or Zoning Board Secretary. We will be happy to assist you or answer any questions pertaining to the filing of an application to the Planning Board (325-4111) or Zoning Board of Adjustment (325-4108).

PLEASE NOTE:

- ! The application must be typed or neatly printed.
- ! One original along with 4 paper copies and one digital copy shall be submitted - no exceptions.
- ! Each application, including the original must have attached any enclosures as required.
- ! Refer to the Zoning Ordinance for all application requirements.
- ! Application fees and escrow must be submitted at the time of filing.
(If an escrow fee is required, a completed W-9 form must accompany the fees).
- ! All experts must be licensed to practice in the State of New Jersey.
- ! Any additional documents submitted after the original filing of the Application must include one original and 4 paper copies and one digital copy to the Zoning Board or Planning Board and must be submitted at least 10 days before the Applicant's public meeting date.

Pursuant to Municipal Land Use Law, N.J.S.A. 40:55D-10(f), a verbatim recording of the proceedings shall be made. The Planning Board or Zoning Board of Adjustment shall furnish duplicate recording upon request from any interested party at the requesting party's expense which shall not exceed the actual cost of preparation. All transcripts which may be prepared from any such recording, whether prepared at the request of the Board or an interested party, shall be transcribed by a licensed New Jersey Court Reporter and certified in writing to be accurate.

After the Board hears the Application and renders a decision, a Resolution will be read and voted on at the next scheduled regular meeting. Upon receipt of the signed Resolution, the Applicant must submit eight (8) full size sets of final site plans, signed and sealed, to the Board Secretary for signatures. Once the Applicant receives a copy of the signed site plan, the Applicant may then apply for building permits.

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

A. APPLICANT INFORMATION

Full Legal Name: Amoghene Umude
(Last) (First)
Mailing Address: 43 Edgewood Avenue, West Orange, NJ 07052
(Street) (City) (State) (Zip)
Telephone Number: (646) 675-9244 Email: amosumude@gmail.com

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

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: 15 Ridgeway LLC
Address: 15 Ridgeway Avenue, West Orange, NJ 07052
Telephone Number: (646) 675-9244 Email: amosumude@gmail.com

C. PROPERTY INFORMATION

Street Address: 15 Ridgeway Avenue, West Orange, NJ 07052
Block Number(s): 158; Lot Number(s): 28.01
Tax Plate: Sheet No. 91; Zone of Property: Zone R4
The location of the property is approximately 165 feet from the intersection of Ridgeway Avenue
and Ridgeway Court (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.
- 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: 25-3; Proposed: 14.78 FT; Description: Variance for Lot Frontage 75% required
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.)

Single Family home on a 1.2186 acres lot. Plan it to subdivide lot into two equal lots

The property is 53,084 (square feet); 1.2186 (acres)

Impervious Surface Coverage: Present: 14,989 SF; Proposed: 8,856 SF and 10,392 SF

Building Coverage: Present: 4,006 SF; Proposed: 4,959 SF and 4,081 SF

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 |

EXPERTS

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

APPLICANT'S ATTORNEY: Frank J. Materia, Esq.,

Telephone Number: (973-337-2273) Email: frank@materialaw.com

Address: 900 Pompton Avenue, Suite A2, Cedar Grove, New Jersey 07009

APPLICANT'S ENGINEER: William S. Scott, PE

Telephone Number: (732-469-0400) Email: ensurplan@gmail.com

Address: PO Box 4304, Warren, NJ 07059

APPLICANT'S ARCHITECT: Theodora Boyadjis, RA, AP

Telephone Number: (908-208-6085) Email: theodoradesigns.com

Address: 406 Main Street, Suite 12, Metuchen, NJ 08840

APPLICANT'S PLANNER: Michael J. Pessolano, PP/AICP

Telephone Number: (201-290-9460) Email: pazz@magenet.net

Address: 140 Elmwood Avenue, Floor 2, Bogota, NJ 07603

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
Minor subdivision Plan	William S. Scott, PE	11-25-2025
	Nancy J. Scott PLS	

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: [Signature] Date: 1/14/26

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 statute time limit, the applicant grants permission for such an extension.

Applicant's Signature: [Signature] Date: 1/14/26

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 43 Edgewood Avenue, West Orange, NJ 07052
in the County of Essex and the State of New Jersey;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 158;
Lot(s) 28.01 on the Tax Map of West Orange which property is the subject of the above
Sheet No. 91 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: [Signature] Date: 1/14/26

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.

[Signature]
FRANK J. MATERIA
ATTORNEY AT LAW STATE OF NEW JERSEY

TOWNSHIP OF WEST ORANGE

Site Plan/Subdivision Checklist

ALL DOCUMENTS MUST BE PREPARED,
SIGNED AND SEALED BY NEW JERSEY
LICENSED PROFESSIONAL

APPLICANT: 15 Ridge way LLC

Item Number	Description	Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Subdivision	Site Plan	General Development Plan	Subdivision		Site Plan				
						Preliminary	Final	Preliminary				Final
1. Item: Name, address of owner and applicant.		X	X	X	X				X			
2. Item: Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat.		X	X	X	X				X			
3. Item: Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.		X	X	X	X				X			
4. Item: A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500'.		X	X	X	X				X			
5. Item: A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.		X	X	X	X				X			
6. Item: North arrow and scale.		X	X	X	X				X			
7. Item: Proof that taxes are current.			X	X	X				X			
8. Item: Signature blocks for Chairman, Secretary and Municipal Engineer.			X	X	X				X			
9. Item: Appropriate certification blocks as required by Map Filing Law.			X	X	X				X			
10. Item: Monumentation as specified by Map Filing Law.			X	X	X				X			
11. Item: Date of current property survey.			X	X	X				X			

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL		Pre-Application - Concept Plan	Minor Application		General Development Plan	Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description		Subdivision	Site Plan		Subdivision		Site Plan				
						Preliminary	Final	Preliminary	Final			
12.	Item: One (1) of four (4) standardized sheets; 30" x 42", 24" x 36", 15" x 21", 8.5" x 13" Comment: Required by Map Filing Law for minor and major subdivisions.		X			X			X			
13.	Item: Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and right-of-way, and centerline curves on streets.		X							X		
14.	Item: Affidavit of ownership. Comment: Map Filing Law for minor and major subdivision.	X	X		X							
15.	Item: Acreage of land to the nearest tenth of an acre (for GDP--to nearest acre).		X		X				X			
16.	Item: Date of original and all revisions. Comment: Item necessary for continuity-history of project.		X		X				X			
17.	Item: Size and location of any existing or proposed structures with all setbacks dimensioned. Comment: Item important for detailed planning.	X	X		X				X			
18.	Item: Location and dimensions of any existing or proposed streets (for GDP and pre-application- concept plan -- general localities). Comment: Item important for detailed planning.	X	X		X				X			
19.	Item: All proposed lot lines and area of lots in square feet.		X			X			X			
20.	Item: Copy and/or delineation of any existing or proposed deed restrictions or covenants.	X	X		X				X			
21.	Item: Any existing or proposed easement or land reserved for or dedicated to public use.	X	X		X				X			
22.	Item: Development stages or staging plans (for GDP--general staging). Comment: Not applicable at pre-application- concept plan stage; minor plans usually not built in stages.				X				X			

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL		Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description		Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
24. Item: List of variances required or requested, a Comment: Basic planning information.			X									
25. Item: Requested or obtained design waivers or exceptions, a Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan stages; required at site plan only if notice is required by ordinance.												
26. Item: Payment of application fees. Comment: Fee not imposed for pre-application conference.		X	X	X								
27. Item: Property owners and lines of all parcels within 200' identified on most recent tax map sheet. Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan only if notice is required by ordinance.												
28. Item: All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. Comment: while detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and GDP stages, general specification of and sensitivity to such conditions is an important planning consideration.				X								
29. Item: Existing right-of-way and/or easements on and within 200' of tract. Comment: Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 23).	X			X			X	X	X			
30. Item: Topographical features of subject property from U.S.G.S. map. Comment: More detailed topographic information is needed for major subdivision.	X			X			X	X	X			

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL												
Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
31.	Item: Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows: up to 3% grade - 1' 3% + grade - 2' Comment: Major site plan and subdivision requires level of detail of item 31 as opposed to item 30.					X	X			X		
32.	Item: Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). Comment: Basic for good planning.	X	X	X								
33.	Item: Existing system of drainage of subject site and of any larger tract or basin of which it is a part. Comment: See item 31. Extensive level of detail required only for major subdivision and site plan.									X		
34.	Item: Drainage Area Map. Comment: Necessary for major application; inapplicable at GDP stage.					X	X	X	X			
35.	Item: Drainage Calculations. Comment: Required for minor applications if deemed necessary by Planning Board; not required at GDP stage because storm water management evaluated at major subdivision and site plan stage.											
36.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.		X	X		X	X	X	X			
37.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.		X	X		X	X	X	X			

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL		Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Subdivision	Site Plan	General Development Plan	Subdivision		Site Plan				
						Preliminary	Final	Preliminary				Final
38.	Item: Soil Erosion and Sediment Control Plan. Comment: Required for soil disturbance over 5,000 sq. ft.			X			X		X			
39.	Item: Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations. Comment: Not required for minor subdivision because not involving construction of buildings.			X	X		X		X			
40.	Item: Construction details as required by ordinance. Comment: Such level of detail necessary only for major applications.						X	X	X			
41.	Item: Road and paving cross-sections and profiles. Comment: See Item 40.						X	X	X			
42.	Item: Proposed street names. Comment: Applicable only when new road is proposed.						X	X	X			
43.	Item: New block and lot numbers confirmed with local assessor or municipal designee. Comment: Needed whenever a new lot is created.		X					X				
44.	Item: Lighting plan & details. Comment: Not applicable for minor subdivision because just creating lots.			X			X	X	X			
45.	Item: Landscape plan & details prepared by a professional landscape architect Comment: Required for site plans because of magnitude of required landscaping.			X					X			
46.	Item: Solid waste management plan. Comment: Site plan consideration only; see Item 41.			X					X			
47.	Item: Site identification signs, traffic control signs, and directional signs. Comment: See Item 44.			X					X			

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL												
Item Number	Description	Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Subdivision	Site Plan	General Development Plan	Subdivision		Site Plan				
						Preliminary	Final	Preliminary				Final
48. Item: Sight triangles. Comment: Necessary even for minor applications because sight triangle easement created.			X				X		X			
49. Item: Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). Comment: See item 44.		X				X	X		X		X	
50. Item: Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. Comment: See item 44.							X		X		X	
51. Item: Preliminary architectural plan and elevations. Comment: Not required where building is not proposed.									X		X	
52. Item: Plans and legal documents for compliance with West Orange COAII Ordinances.			X			X	X		X		X	

a Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GDP.
 # Conditional approval may be granted subject to other regulatory approvals.

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL

REVISED: 8/20/05 aw

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SUSTAINABILITY CHECKLIST FORM

SUSTAINABLE BUILDING AND DESIGN STANDARDS	APPLICANT - PRINT OR TYPE - ALL SECTIONS TO BE COMPLETED:	TOWNSHIP OK (Date)
Name of LEED Accredited Professional working on project:		
List of Energy Star and WaterSense appliances, fixtures and construction techniques:		
List of green and recycled building materials in new construction, renovation, and maintenance:		
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,000.00:		
Use of any water efficient landscaping:		
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal		
Details of roofing materials designed to reduce the urban heat island effect such as: (i) Construction of roof top gardens to reduce solar gain in summer and insulate in winter (ii) Use of roofing materials that are no darker than a light gray or demonstrate how alternate roofing materials reduce the urban heat island effect		
Details of any sustainable stormwater systems employed such as: (i) Bioswales/ raingardens (ii) Permeable surfaces (iii) Grey water systems (iv) Retention and detention facilities (v) Continuous trenching		
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:		

Note: Please indicate for each of the sustainable building/design items listed, the extent to which the measure is being incorporated in the project or, alternatively, indicate the reason(s) why it is not being incorporated in the project.

As of April 2, 2015



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

OFFICE OF THE TAX COLLECTOR

SUSAN McCARTNEY

Mayor

KATHY LONGO

Tax Collector

Tel: (973) 325-4075

Fax: (973) 736-9182

Email: taxcollector@westorange.org

VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 12/15/25

BLOCK: 158

LOT: 28.01

NAME: 15 Ridgeway LLC

ADDRESS: 15 Ridgeway Avenue

TAXES PAID UNTIL: 1/31/25

2025 SEWER PAID YES NO



AN EQUAL OPPORTUNITY EMPLOYER

www.westorange.org

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)

Parcel Limits (1)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	158	28.01		15 RIDGEWAY AVENUE	15 RIDGEWAY LLC	15 RIDGEWAY AVE	WEST ORANGE, NJ	07052	15 Ridgeway Avenue, West Orange, NJ, 07052

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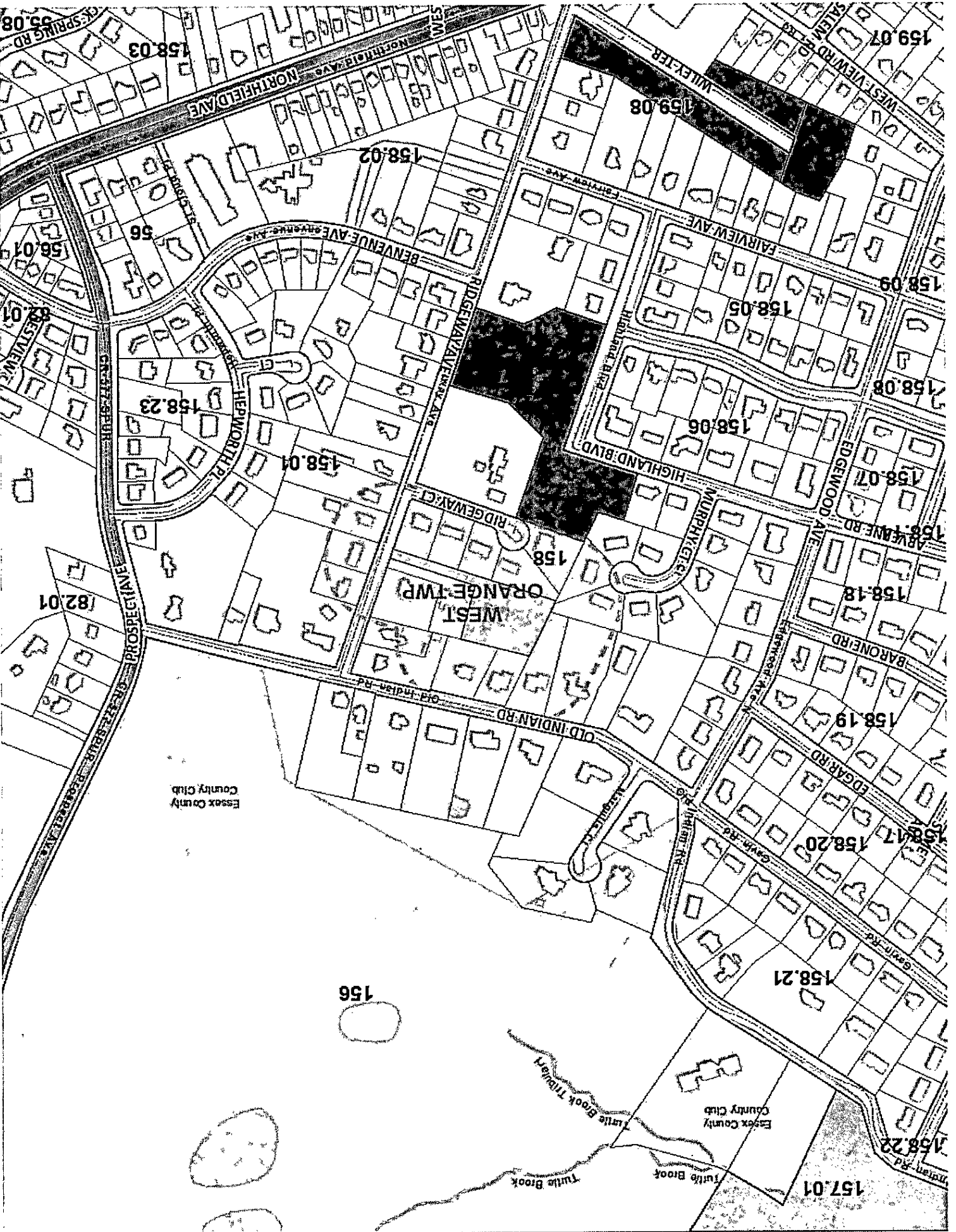
List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

Adjoining Properties (23)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	158	9		1 RIDGEWAY COURT	WOODARD, RUSSELL & CLAUDIA	1 RIDGEWAY COURT	WEST ORANGE, NJ	07052	1 Ridgeway Court, West Orange, NJ, 07052
West Orange Township	158	10		3 RIDGEWAY COURT	FALCONI, STEFANO & JACQUELINE	3 RIDGEWAY CT.	WEST ORANGE, NJ	07052	3 Ridgeway Court, West Orange, NJ, 07052
West Orange Township	158	11		5 RIDGEWAY COURT	CONKLIN, CRAIG	5 RIDGEWAY COURT	WEST ORANGE, NJ	07052	5 Ridgeway Court, West Orange, NJ, 07052
West Orange Township	158	12		7 RIDGEWAY COURT	RUSSO, LUKE WILLIAM & SYLVIE I	7 RIDGEWAY CT	WEST ORANGE, NJ	07052	7 Ridgeway Court, West Orange, NJ, 07052
West Orange Township	158	14		9 RIDGEWAY COURT	ELMAN, ANDREW A. & RANDY L.	9 RIDGEWAY COURT	WEST ORANGE, NJ	07052	9 Ridgeway Court, West Orange, NJ, 07052
West Orange Township	158	20		48 OLD INDIAN ROAD	LEVINE, MATTHEW & CALALANG, DEBORAH	48 OLD INDIAN ROAD	WEST ORANGE, NJ	07052	48 Old Indian Road, West Orange, NJ, 07052
West Orange Township	158	20.01		40 OLD INDIAN ROAD	SOLORZANO, M & MENDEZ, M & CASTILLO, L.	40 OLD INDIAN ROAD	WEST ORANGE, NJ	07052	40 Old Indian Road, West Orange, NJ, 07052
West Orange				36 OLD	RYAN, JOSEPH &	36 OLD	W ORANGE.		36 Old Indian Road, West

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	158	21.01		38 OLD INDIAN ROAD	BASHKOFF, PERRY & NICOLE	38 OLD INDIAN ROAD	WEST ORANGE, NJ	07052	38 Old Indian Road, West Orange, NJ, 07052
West Orange Township	158	22		1 RIDGEWAY AVENUE	MICHELET, CHARLES & HORNE, ELLEN	1 RIDGEWAY AVENUE	WEST ORANGE,N.J.	07052	1 Ridgeway Avenue, West Orange, NJ, 07052
West Orange Township	158	27		5 RIDGEWAY AVENUE	WILLIAMS, GREGORY & SARAH R	5 RIDGEWAY AVE	WEST ORANGE, NJ	07052	5 Ridgeway Avenue, West Orange, NJ, 07052
West Orange Township	158	28		11 RIDGEWAY AVENUE	HARRIS, EVAN & CAROLINE	11 RIDGEWAY AVE.	WEST ORANGE, NJ	07052	11 Ridgeway Avenue, West Orange, NJ, 07052
West Orange Township	158	28.01		15 RIDGEWAY AVENUE	15 RIDGEWAY LLC	15 RIDGEWAY AVE	WEST ORANGE, NJ	07052	15 Ridgeway Avenue, West Orange, NJ, 07052
West Orange Township	158	28.02		13 RIDGEWAY AVENUE	KHAWAJA, AFTAB & ASIA	13 RIDGEWAY AVENUE	WEST ORANGE, NJ	07052	13 Ridgeway Avenue, West Orange, NJ, 07052
West Orange Township	158	39		RIDGEWAY AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052	Ridgeway Avenue, West Orange, NJ, 07052
West Orange Township	158	49		12 MURPHY COURT	FRIEDELLA, LOUIS J + SUSAN	12 MURPHY COURT	WEST ORANGE,N.J.	07052	12 Murphy Court, West Orange, NJ, 07052
West Orange Township	158	50		7 MURPHY COURT	BADA, ROSALINA P & BADA, JENNIFER	7 MURPHY CT	WEST ORANGE, NJ	07052	7 Murphy Court, West Orange, NJ, 07052
West Orange Township	158.01	43		6 RIDGEWAY AVENUE	ST CLOUD PRESBYTERIAN CHURCH	20 OLD INDIAN ROAD	WEST ORANGE NJ	07052	6 Ridgeway Avenue, West Orange, NJ, 07052
West Orange Township	158.01	44		12 RIDGEWAY AVENUE	SCHMIDT, KARL D & TIONGSON, S	12 RIDGEWAY AVENUE	WEST ORANGE, NJ	07052	12 Ridgeway Avenue, West Orange, NJ, 07052
West Orange Township	158.01	45		14 RIDGEWAY AVENUE	GARRAWAY, PAULRICK & ANDREA	14 RIDGEWAY AVE	WEST ORANGE, NJ	07052	14 Ridgeway Avenue, West Orange, NJ, 07052
West Orange Township	158.01	46		18 RIDGEWAY AVENUE	FAGONE, PETER + JOANNE	18 RIDGEWAY AVENUE	WEST ORANGE, NJ	07052	18 Ridgeway Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	158.01	47.01		22 RIDGEWAY AVENUE	GREENE, STACEY	22 RIDGEWAY AVENUE	WEST ORANGE, NJ	07052	22 Ridgeway Avenue, West Orange, NJ, 07052
West Orange Township	158.01	48		26 RIDGEWAY AVENUE	SINISI, JOSEPH	26 RIDGEWAY AVE.	WEST ORANGE, N.J.	07052	26 Ridgeway Avenue, West Orange, NJ, 07052





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

7876680

9684240

Recorded Document to be Returned by Submitter to:

ACRES LAND TITLE AGENCY, INC.

55 ESSEX STREET

MILLBURN, NJ 07041

Official Use Only

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

DOCUMENT TYPE
1
INSTRUMENT NUMBER

2025062136

RECORDED ON

Oct 02, 2025

9:56:57 AM

Total Pages: 9

COUNTY REALTY TAX \$960.00
NJ PRESERVATION ACCOUNT \$45.00
REGISTER RECORDING FEE \$55.00
STATE REALTY TAX - \$2,248.00
GENERAL PURPOSE
NJAHTF \$1,215.00
HOMELESSNESS TRUST FUND \$3.00
CODE BLUE EMERGENCY \$2.00
SHELTER SERVICES
TOTAL PAID \$4,528.00
INV: 793013 USER: IKM

Submission Date (mm/dd/yyyy)

10/01/2025

No. of Pages (excluding Summary Sheet)

7

Recording Fee (excluding transfer tax)

\$105.00

Realty Transfer Tax

\$4,423.00

Total Amount

\$4,528.00

Document Type

DEED SENIOR CITIZEN(PARTIAL EXEMPTION FROM RTF)

Electronic Recordation Level

L2 - Level 2 (With Images)

Municipal Codes

ESSEX COUNTY

99

897059

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 SENIOR
CITIZEN(PARTIAL
EXEMPTION
FROM RTF)

Type	DEED SENIOR CITIZEN(PARTIAL EXEMPTION FROM RTF)				
Consideration	\$960,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	09/08/2025				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name			Address	
	SHALOM NAIM			15 RIDGEWAY AVENUE, WEST ORANGE, NJ 07052	
	ANTONIA SILVESTRI NAIM			15 RIDGEWAY AVENUE, WEST ORANGE, NJ 07052	
	ANTONIA SILVESTRI			15 RIDGEWAY AVENUE, WEST ORANGE, NJ 07052	
GRANTEE	Name			Address	
	15 RIDGEWAY LLC			15 RIDGEWAY AVENUE, WEST ORANGE, NJ 07052	
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	99	158	28.01		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.

DEED

Prepared by: Robert J. Machi, Esq.

This Deed is made on September 8, 2025 and delivered on September 26, 2025

BETWEEN Shalom Naim, unmarried and Antonia Silvestri Naim
N/K/A Antonia Silvestri, unmarried

whose post office address is 15 Ridgeway Avenue, West Orange, NJ 07052
referred to as the Grantor,

AND 15 Ridgeway LLC, a New Jersey Limited Liability Company

whose post office address is about to be 15 Ridgeway Avenue, West Orange, NJ
07052 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 Nine Hundred Sixty Thousand
(\$960,000.00) Dollars

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of West Orange
Block No. 158 Lot No. 28.01 Account No.

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 attached hereby and made a part
hereof.

Being the same premises conveyed to Shalom Naim and Antonia Silvestri Naim, his wife
by Deed from Angelina DeFilippis, widow, dated July 24, 1985, recorded August 1, 1985
in the Essex County Register's Office in Deed Book 4883, Page 932; and

Being the same premises conveyed to Shalom Naim by Deed from Shalom Naim,
unmarried and Antonia Silvestri Naim, unmarried, dated September 3, 2015, recorded
October 9, 2015 in the Essex County Register's Office as Instrument Number 2015075914.



WESTCOR

LAND TITLE INSURANCE COMPANY

SCHEDULE A-5
REVISED LEGAL DESCRIPTION
342598

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 in the westerly side of Ridgeway Avenue, which point is distant 372.56 feet southerly from the corner formed by the intersection of the southerly line of Old Indian Road with the westerly line of Ridgeway Avenue, and from thence running;

- (1) South 26 degrees 22 minutes West 29.56 feet to a point; thence
- (2) North 65 degrees 20 minutes 50 seconds West 528.66 feet to a point; thence
- (3) North 33 degrees 5 minutes East 39.68 feet to a point; thence
- (4) North 34 degrees 6 minutes East 146.05 feet to a point; thence
- (5) South 69 degrees 32 minutes East 217.17 feet to a point in the westerly line of lands now or formerly of Machado; thence
- (6) South 22 degrees 33 minutes West, and along said westerly line 169.73 feet to a point; thence
- (7) South 65 degrees 20 minutes 50 seconds East, and along the southerly line of lands now or formerly of Machado, 276.95 feet to the westerly line of Ridgewood Avenue and the point and place of BEGINNING.

The above description being in accordance with a survey prepared by Ensurlplan, Inc., Professional Engineers & Land Surveyors, dated September 12, 2025.

For information purposes only: Being known as tax lot 28.01 in tax block 158 on the official tax map of the Township of West Orange, Essex County, State of NJ.

GIT/REP-3
(8-24)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Antonia Silvestri Naim N/K/A Antonia Silvestri, unmarried

Current Street Address

Via Dello Zeffiro N.8, San Casciano Del Bagni

City, Town, Post Office

Siena, Italy

State

ZIP Code

53040

Property Information

Block(s)

158

Lot(s)

28.01

Qualifier

Street Address

15 Ridgeway Avenue

City, Town, Post Office

West Orange

State

NJ

ZIP Code

07052

Seller's Percentage of Ownership

0%

Total Consideration

\$960,000.00

Owner's Share of Consideration

\$0.00

Closing Date

9/26/25

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.
- 7a. ☐ 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 CODE 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. See instructions.
- 7b. ☐ Seller only received 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.

9/8/25

Date

Signature (Seller)

Antonia Silvestri Naim NKA Antonia Silvestri

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

GIT/REP-3
(8-24)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Shalom Naim, unmarried

Current Street Address

Via Dello Zeffiro N.8, San Casciano Del Bagni

City, Town, Post Office

Siena, Italy

State

ZIP Code

53040

Property Information

Block(s)

158

Lot(s)

28.01

Qualifier

Street Address

15 Ridgeway Avenue

City, Town, Post Office

West Orange

State

NJ

ZIP Code

07052

Seller's Percentage of Ownership

100

Total Consideration

\$960,000.00

Owner's Share of Consideration

\$960,000.00

Closing Date

9/26/25

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

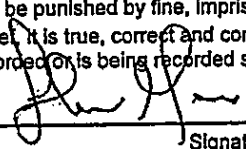
1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☒ The real property 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.
- 7a. ☐ 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 CODE 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. See instructions.
- 7b. ☐ Seller only received 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.

9/23/25

Date



Signature (Seller)

Shalom Naim

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 3/2/22)
MUST SUBMIT IN DUPLICATESTATE 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

ESSEX

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 (See Instructions #3 and #4 on reverse side)

Deponent, Shalom Naim being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantor in a deed dated September 8, 2025 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 158 Lot number 28.01 located at
15 Ridgeway Avenue, West Orange, NJ 07052 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 960,000.00 (Instructions #1 and #5 on reverse side) ☐ 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

\$ _____ + _____ % = \$ _____

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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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) 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 first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) 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 IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- ☐ 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 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 8 day of September 2025Signature of Deponent
15 Ridgeway Avenue, West Orange, NJ 07052Shalom Naim & Antonia-Silvestri
Grantor Name
15 Ridgeway Avenue, West Orange, NJ 07052

Deponent Address

Grantor Address at Time of Sale

Robert J. Machi, Esq.
Attorney at Law of NJXXX-XX-X 822
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

A ABSOLUTE SETTLEMENT CO., INC.

FOR OFFICIAL USE ONLY		
Instrument Number	County	
Deed Number	Book	Page
Deed Dated	Date Recorded	

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 <https://www.state.nj.us/treasury/taxation/fp/localtax.shtml>

Shalom Naim and Antonia Silvestry were divorced on 8/1/2012 in Essex County, NJ.

Antonia Silvestry joins in this conveyance in order to convey, relinquish, extinguish or otherwise alienate any and all right, title and interest she may have in the subject property by virtue of the previous marital relationship between the Grantors and the fact that she still remains at the property.

This conveyance is subject to easements and restrictions of record and such facts as an accurate survey may disclose.

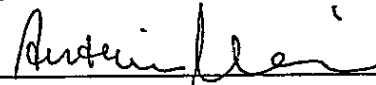
The street address of the Property is: 15 Ridgeway Avenue, West Orange, NJ 07052

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

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

Witnessed by:


Robert J. Machi, Esq.
(As to both)


Shalom Naim

Antonia Silvestri Naim
N/K/A Antonia Silvestri

STATE OF NEW JERSEY, COUNTY OF ESSEX
I CERTIFY that on September 8, 2025

Shalom Naim and Antonia Silvestri Naim N/K/A Antonia Silvestri personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$960,000.00 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).


Robert J. Machi
An Attorney at Law of New Jersey

DEED

**Shalom Naim, unmarried and
Antonia Silvestri Naim N/K/A Antonia
Silvestri, unmarried**

TO

**15 Ridgeway LLC
A New Jersey Limited Liability Company**

Dated: September 8, 2025

Record and return to:

Acres Land Title Agency, Inc.
55 Essex Street
Millburn, NJ 07041

File # 342598