

Today, I, Mary Rose Pullo, am requesting a land use variance that would ultimately allow a shed to be located on Block 111 Lot 20. Based on my understanding of information discussed at the September meeting, I am hoping that the following satisfies the criteria you need for approval.

As you can read in the letter of denial, the opening statement says that my *“application to build a shed on a lot without a primary building is hereby denied.”* based on ordinance Section LU 215-27B which states *“Accessory buildings must be located on the same lot as the principal use to which they are accessory.”* I have been informed that principle use in the R3 zone is limited to Single Family Homes, Farms, Public Community Center, Community Residences, and Home Occupation. Since none of these uses are my intent nor is the lot large enough for any of these uses, I must request a variance.

Background:

My parents bought the property at 921 Second St. (Block 111 Lot 18-19) in 1956. A year or so later, they bought Lot 20. The two were never incorporated into one property and always had two separate tax bills but were used and even fenced as one. In 2007, both properties were transferred to me. The property with the house (Block 111 Lot 18-19) was mortgaged to provide my brother with a cash inheritance and Lot 20 was transferred via quit claim deed. This was done with the understanding that I would take financial responsibility for the property and my parents would continue to live there for the rest of their days. My mother died in 2012 and my father died in 2016. A year or so later property with the house (Block 111 Lot 18-19) was let go. Shortly after that, I realized that Lot 20 had not been included with the sale of the house and that I still owned it. There was not enough interest from the new owners of the house lots to buy the additional lot, so I decided to keep it for my own personal use.

Intended Lot Use:

I own and live in a townhome at Bayport in West Atlantic City. While it is beautiful to live on the bay, I do not have a "yard". I use the Block 111 Lot 20 as my yard. As the owner, I am expected to maintain the property which I do regularly along with making improvements to its presentation. I plant vegetables and have outdoor furniture for relaxing and congregating with my family. The shed provides a space to house maintenance equipment and furniture.

In order for a variance to be issued, I understand that I must demonstrate valid “special reasons” (also referred to as “positive criteria”) and satisfy the negative criteria as stated in NJSA 40:55D-70. In my case, the required “special

reason” is satisfied in that the R3 zone is limited to Single Family Homes, Farms, Public Community Center, Community Residences, and Home Occupation. In this regard, an undue hardship exists because the frontage of the lot does not allow the property to be used for its zoned purpose resulting in an economic inutility. Satisfaction of negative criteria deems that I show that such a variance or other relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance. I will be using the lot in the same manner any other resident in the neighborhood uses their yard. There will not be a financial impact the city, there is no obstruction to anyone's view, nor will it be an eyesore. In fact, my use of the lot will only improve its physical appearance in a way that is in line with a residential neighborhood.

In addition, the shed is currently located 3.5 feet from the north property line and 6.5 feet from the south property line. According to the Master Plan, Minimum accessory side setbacks in the R3 residential district is 10 feet. So I will also need a variance for these setbacks. I am a responsible property owner. I have the support of the neighbors on all sides of the property. I pay my taxes and maintain and improve the physical presentation of the lot. The shed provides a space to keep the items associated with its use and maintenance.

I appreciate your consideration in this matter. Thank you.

Mary Rose Pullo

PLANNING BOARD APPLICATION

CASE # _____

FOR OFFICIAL USE ONLY

Date of Application Received: _____

Date: _____ Date of Deposit

Fee Paid _____

Date: _____ Affidavit of Service

Time Period Expires _____

Date File Complete _____

Hearing Date _____

INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name Mary Rose Pullo

Applicant's Mailing Address 159 Dunlin Lane, EHT, NJ 08232

Applicant's Phone Number 609 335 9197 e-mail address a2prepcamp@gmail.com

Applicant is a: Corporation Partnership Individual

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporation or partnership must be disclosed. Attach list.

NATURE OF APPLICATION, check appropriate items:

- Appeal of action of administrative officer
- Interpretation of development ordinance or map
- Variance: "C" Variance (Hardship)
- "D" Use Variance
- "D" Non-Conforming Use
- Conditional use
- Subdivision - Minor
- Subdivision - Major
- Site Plan - Waiver
- Site Plan - Minor
- Site Plan - Major
- Other _____

Proposed use, Building, or Subdivision is contrary to:
 List Article and Section of the Ordinance from which Variance is sought:

ART. II Section 215-27B Required _____ Proposed _____
 ART. _____ Section _____ Required _____ Proposed _____
 ART. _____ Section _____ Required _____ Proposed _____

If additional space is needed, attach list to the application

INFORMATION REGARDING PROPERTY:

Address: Second St

Tax Map BLK 111 LOT(S) 20 Dimension of Property 25 x 150

BLK _____ LOT(S) _____ Dimension of Property _____

Zoning District R3

Location approximately 50 feet from intersection of Second
 and Roosevelt

Last Previous Occupancy _____

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	<u>15</u>	<u>same</u>
Deep (feet)	<u>16</u>	<u>same</u>
Square (feet)	<u>210</u>	<u>same</u>
Height (feet)	<u>10</u>	<u>same</u>
Story	<u>1</u>	<u>same</u>
Building Coverage	<u>5.6% (210/3750)</u>	<u>same</u>

SET BACKS ZONING REQ.

Present

Proposed

Frontage
Y or N

25

same

Corner Lot N

Front Yard

125

same

Front Yard

Side

10

6.5

Side

10

3.5

Rear

5

same

Lot Size Area

3750

same

required according to Master Plan for accessory in R3

Prevailing Setbacks of Building within one Block _____ ft.

Present use personal Yard Maintenance proposed use same

Has there been any previous appeal or application involving these premises?

Yes or No

If yes, when 9/3/20

and to whom Planning Board

Nature of appeal or application Interpretation

Disposition move forward with variance Date 9/3/20

Application for Subdivision _____ site plan - conditional use approval _____

The relationship of the applicant to the property in questions is:

Owner Tenant _____

Purchaser under Contract (submit copy) _____ Other _____

If the applicant is not the owner of the property, the applicant must obtain and submit a copy of this application signed by the owner in the space provided.

Owner's Authorization: I hereby certify that I reside at:

In the County of _____ State of _____

and that I am the owner of all that certain lot, _____; Piece or parcel of land known as

Block _____ Lot(s) _____ commonly known as _____

which property is the subject of the applicant, and said application is hereby authorized by me.

Owner's Signature _____

Applicant's Attorney _____ Phone # _____

Address _____

Applicant's Engineer _____ Phone # _____

Address _____

Applicant's Architect _____ Phone # _____

Address _____

Applicant's Planner _____ Phone # _____

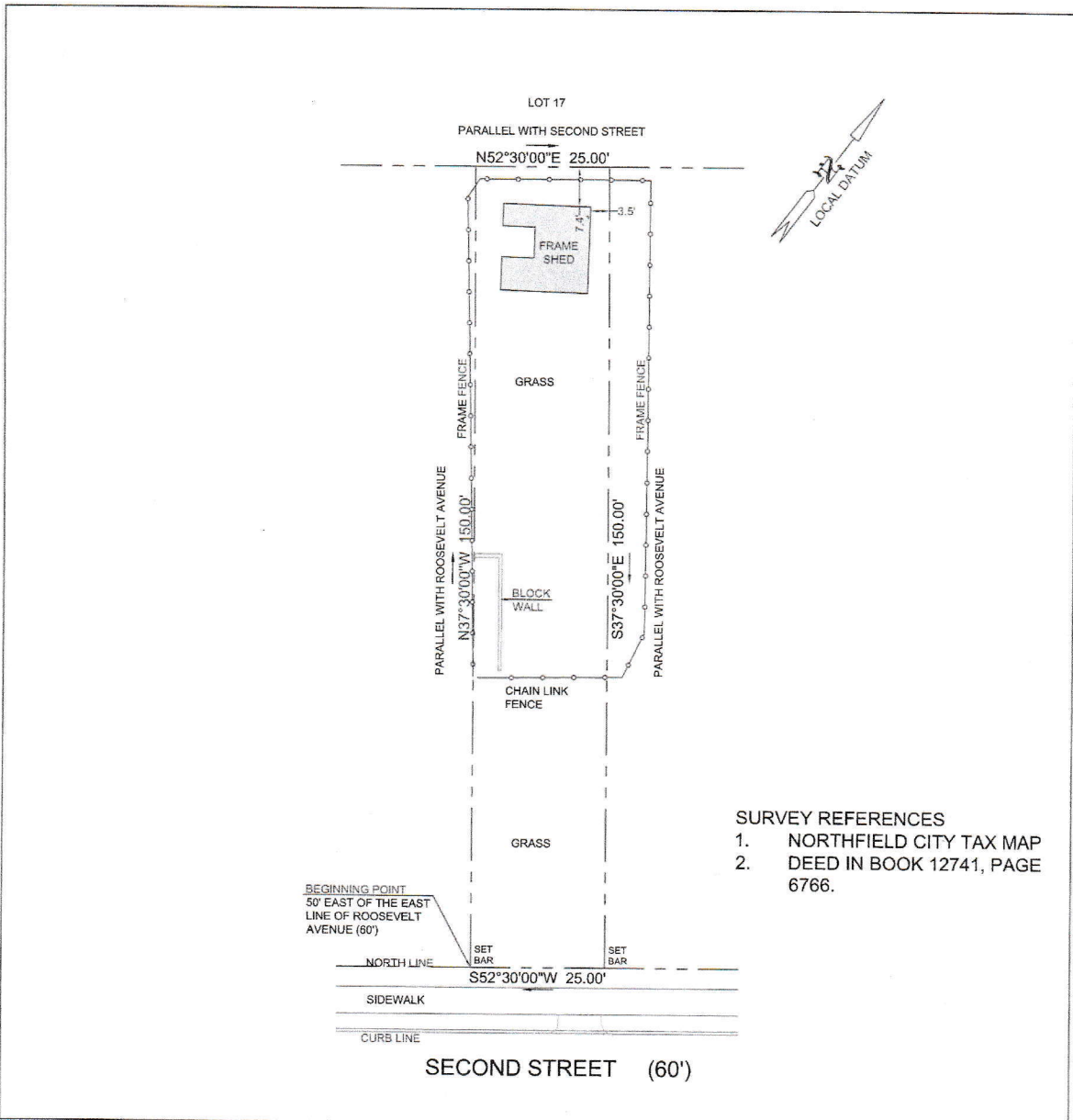
Address _____

Applicant's Verification:

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with application is true.

Applicants Signature Mary Rose Fuller

Notice: The applicant is responsible to publish and serve notice of this application after receiving a hearing date from the Secretary of the Planning Board, ten (10) days prior to the hearing date.



- SURVEY REFERENCES**
1. NORTHFIELD CITY TAX MAP
 2. DEED IN BOOK 12741, PAGE 6766.

PROPERTY SURVEY
NORTHFIELD CITY
BLOCK 111 LOT 20
ATLANTIC COUNTY, NEW JERSEY

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 3,750 SF..
2. PERMANENT MARKERS HAVE BEEN SET AS NOTED ABOVE.
3. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
4. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

MARY ROSE POOLE

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33L100267600
PROFESSIONAL SURVEYOR N.J. NO. 24CS02831400

ARTHUR W. PONZIO CO.
& ASSOCIATES
SURVEYING-ENGINEERING-PLANNING



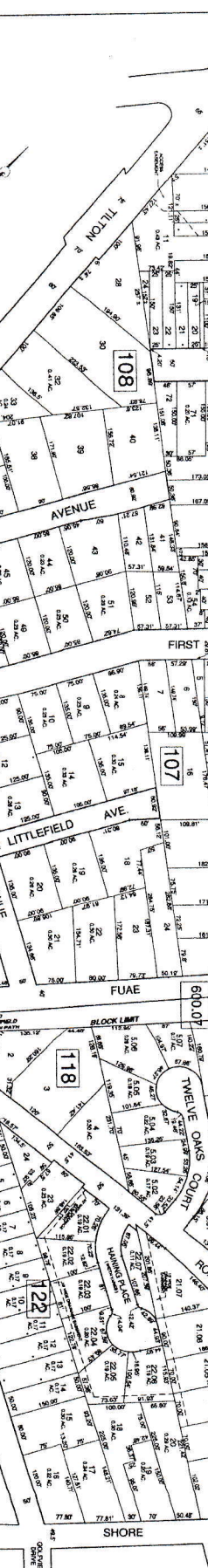
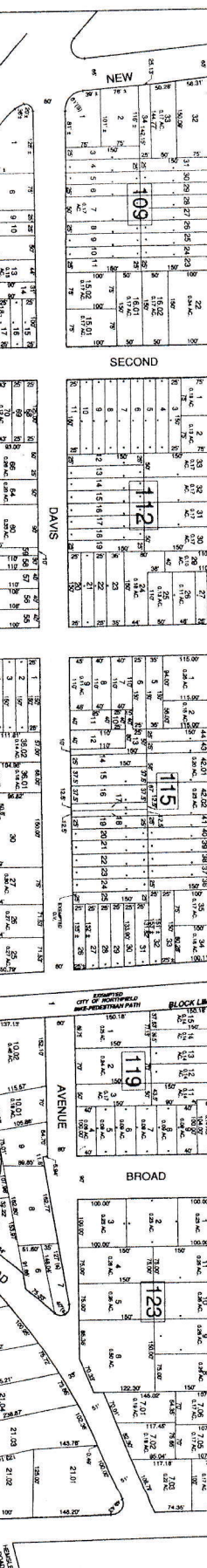
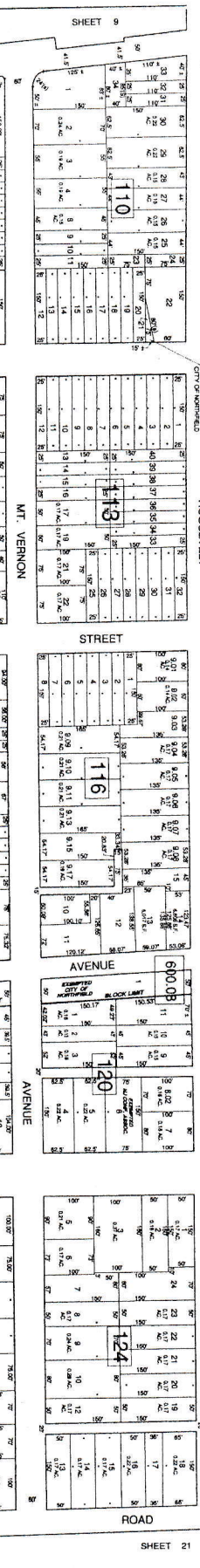
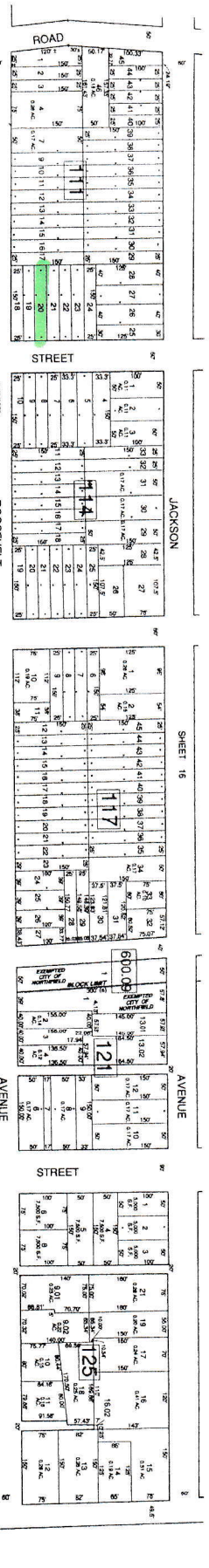
400 NORTH DOVER AVENUE
ATLANTIC CITY, NEW JERSEY 08401
PHONE (609) 344-8194 FAX (609) 344-1594
NEW JERSEY AUTH. NO.: 24GA28001300

DATE: 02-05-2021

DRAWN BY: WJP

SCALE: 1" = 20'

PROJECT NO.: 35622



NO.	DESCRIPTION	REMARKS
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THE SHEET HAS BEEN DRAWN, CHECKED AND CORRECTED BY THE CITY ENGINEER AND THE CITY COMMISSIONERS. (LOCAL)

TAX MAP
 CITY OF NORTHFIELD
 ALTAIR COUNTY
 NEW HAMPSHIRE
 MATTHEW P. COOPER, CITY ENGINEER
 JAMES H. WILSON, CITY COMMISSIONER
 JANUARY 1, 2003

MAP OF THE CITY OF NORTHFIELD
 MATTHEW P. COOPER, CITY ENGINEER
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 JANUARY 1, 2003



City of Northfield

Office of Housing / Zoning

1600 Shore Road – Northfield - New Jersey - 08225

Michael Dattalo
Housing / Zoning

(609) 641-2832
Ext 140

DENIAL OF PERMIT

APRIL 20, 2020

MARY ROSE PULLO
159 DUNLIN LANE
EGG HARBOR TWPS., NJ 08242

RE: LOT ON ^{SECOND} ~~FIRST~~ STREET
BLOCK 111, LOT 20
NORTHFIELD, N.J. 08225

DEAR PROPERTY OWNER:

YOUR APPLICATION TO BUILD A SHED ON A LOT WITHOUT A PRINCIPAL BUILDING IS HERE BY **DENIED**. THE PROPERTY IN QUESTION REQUIRES PLANNING BOARD APPROVAL FOR NON-PERMITTED USE ACCORDING TO THE FOLLOWING ARTICLE OF THE CITY OF NORTHFIELD LAND USE AND DEVELOPMENT ORDINANCE:

SECTION LU 215-27B – ACCESSORY BUILDING: ACCESSORY BUILDING MUST BE LOCATED ON THE SAME LOT AS THE PRINCIPAL USE TO WHICH THEY ARE ACCESSORY.

APPLICATION FOR APPEAL OF THIS DECISION MUST BE SUBMITTED TO THE PLANNING BOARD. A PLANNING BOARD APPLICATION CAN BE OBTAINED AT THE NORTHFIELD CITY HALL TAX OFFICE.

PLEASE FEEL FREE TO CONTACT MY OFFICE AT 609-641-2832 EX. 140 IF YOU HAVE ANY QUESTIONS OR CONCERNS.

SINCERELY,

Michael Dattalo

MICHAEL DATTALO
ZONING OFFICIAL



City of Northfield
Zoning Department
 1600 Shore Road
 Northfield, New Jersey 08225

4910
 4/16/2020

APPLICATION FOR
ZONING DEVELOPMENT PERMIT
 CONSTRUCTION

BLOCK 111 LOT 20 ZONE R-3 USE Personal
 NAME Mary Rose Pillo PHONE NUMBER 609 335 9197
 ADDRESS 159 Dunlin Lane, EHT, NJ 08232

DEVELOPMENT PERMIT:

- COMMERCIAL - NEW CONSTRUCTION OR ADDITION: FEE \$200.00
- RESIDENTIAL - NEW CONSTRUCTION OR ADDITION: FEE \$100.00
- ACCESSORIES: FEE \$50.00 (UNLESS OTHERWISE NOTED)
 - SHED (100 SF OR LESS) NO FEE
 - SHED (101 TO 144 SF)
 - SHED / ACCESSORY BUILDING. (145 TO 500 SF)
 - SWIMMING POOL
 - DECK
 - SIGN
 - GENERATOR

PLANNING BOARD APPROVAL: REQUIRED , RECEIVED _____, NOT NEEDED _____

IF REQUIRED, REASON: L U 215-27 B Accessory Building

ARTICAL / SECTION: _____

PAID: CHECK NO. _____ CASH \$50.00 DATE: 4/16/20 COLLECTED BY MD

ALL FEES ARE NON-REFUNDABLE.

APPROVED: NO YES _____ DATE: _____

Michael Dattalo
 MICHAEL DATTALO, ZONING OFFICIAL



City of Northfield Planning Board

1600 SHORE ROAD NORTHFIELD, NEW JERSEY 08225

(609) 641-2832, EXT. 127 FAX (609) 646-7175 ratlas@cityofnorthfield.org

February 12, 2021

UPDATED 200 FT. LIST

Block 111 Lot 20
Second Street
Mary Rose Poole

111/9 Turner, James S. & Amy

111/15 US Bank TR NA/Kingsmead Asset Hold.
13024 Ballantyne Corporate Pl.
Suite 425
Charlotte, NC 28277

111/16 Same as Above-Do not sent

111//27 Palmentieri, Austin & Roberts, Ashley

113/1 Herbst, Kelly A.

Robin Atlas, Planning Board Secretary



City of Northfield

TAX ASSESSOR'S OFFICE

1600 SHORE ROAD, NORTHFIELD, NEW JERSEY 08225

July 16, 2020

Mary Rose Pullo
159 Dunlin Lane
Pleasantville, NJ 08232

**RE: Block 111 Lot 20
Second Street
Certified 200 Ft. List**

Dear Ms. Pullo,

The following is a list of properties located within 200 feet of the above-mentioned intersection, as it appears on the Northfield Tax map. It is specifically understood that all applications for variances must comply with all existing statutes including the necessary notices to public bodies when applicant and law deems applicable.

Atlantic City Electric
Real Estate & Right of Way Department
5100 Harding Highway, 63ML22
Mays Landing, NJ 08330

South Jersey Gas Co.
1 So. Jersey Plaza
Folsom, NJ 08037

Verizon
9 Gates Avenue
Montclair, NJ 07042-3301

Page 2

Comcast Cable
901 Leeds Ave.
Absecon, NJ 08201

New Jersey American Water Company, Inc.
1 Water Street
Camden, NJ 08102

Northfield Sewer Department
1600 Shore Road
Northfield, NJ 08225

Municipal Road
City of Northfield
Mary Canesi, City Clerk
1600 Shore Road
Northfield, NJ 08225

Department of Regional Planning &
Economic Development
Rt. 9 and Dolphin Ave.
Northfield, NJ 08225

New Jersey Department of Transportation
1035 Parkway Avenue
Trenton, NJ 08625

**Second Street
Roosevelt Avenue**

**No County Roads
within 200 ft.**

**No State Roads
within 200 ft.**

Sincerely,

Mark Sykes, CTA 

Mark Sykes, Tax Assessor, City of Northfield
City of Northfield

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
110 18	1005 SECOND ST L19&20	2	BARONE, GLORIA 1005 2ND ST NORTHFIELD, NJ	08225
110 21	SECOND ST	15C	CITY OF NORTHFIELD 1600 SHORE ROAD NORTHFIELD NJ	08225
110 22	400 ROOSEVELT AVE	2	BRECKLEY, ROGER & ELIZABETH 400 ROOSEVELT AVE NORTHFIELD NJ	08225
110 23	412 ROOSEVELT AVE L24	2	DEBAS, FANA A 412 ROOSEVELT AVE NORTHFIELD NJ	08225
110 25	414 ROOSEVELT AVE	2	ZWICKER, DAVID M & CYNTHIA 414 ROOSEVELT AVE NORTHFIELD NJ	09225
110 26	416 ROOSEVELT AVE	2	REYES, DOLLY A 416 ROOSEVELT AVE NORTHFIELD NJ	08225
110 27	422 ROOSEVELT AVE L28	2	BONEY, WILLIAM A. 422 ROOSEVELT AVE NORTHFIELD NJ	08225
111 9	423 ROOSEVELT AVE L10-12	2	TURNER, JAMES S 423 ROOSEVELT AVE NORTHFIELD NJ	08225
111 13	419 ROOSEVELT AVE L14	2	FISHER, STEVEN & BRITTAIN, JENNIFER 419 ROOSEVELT AVE NORTHFIELD NJ	08225
111 15	ROOSEVELT AVE	1	CARISBROOK ASSET HOLDING TRUST 5016 PKWY PLAZA BLVD 200 CHARLOTTE, NC	28217
111 16	415 ROOSEVELT AVE L17	2	CARISBROOK ASSET HOLDING TRUST 5016 PKWY PLAZA BLVD 200 CHARLOTTE, NC	28217
111 18	921 SECOND ST L19	2	SMITH, JACKSON BRUCE 430 S 5TH ST PHILADELPHIA, PA	19147
111 21	911 SECOND ST L22-24	2	LUFF, ALISON A 911 SECOND AVENUE NORTHFIELD NJ	08225
111 25	400 JACKSON AVE	4A	ALMONTE-PAULINO, ELORIDA 400 JACKSON AVE NORTHFIELD NJ	08225
111 26	404 JACKSON AVE	2	GERBER, RICHARD T. 1216 ZION ROAD NORTHFIELD NJ	08225
111 27	408 JACKSON AVE	2	PALMENTIERI, AUSTIN 408 JACKSON AVE NORTHFIELD, NJ	08225
111 28	412 JACKSON AVE	2	TIEMANN, KATHERINE M 412 JACKSON AVE NORTHFIELD NJ	08225
111 29	416 JACKSON AVE L30&31	2	SHISSIAS, NICHOLAS J & SARA S 416 JACKSON AVE NORTHFIELD, NJ	08225

*US Bank TR
 Kings meed Asset Holding
 13024 Ballantyne
 Corp Plaza
 Charlotte, NC 28277*

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
111 32	424 JACKSON AVE L33&34&35	2	LAMALFA, MADGE 424 JACKSON AVE NORTHFIELD NJ	08225
111 36	426 JACKSON AVE L37	2	PEREZ, INOCENCIA GUZMAN 426 JACKSON AVE NORTHFIELD, NJ	08225
113 1	1000 SECOND ST L2&3	2	DEROSA, JOSEPH C <i>Herbst, Kelly</i> 101 JACKSON AVE NORTHFIELD, NJ	08225
113 4	1002 SECOND ST. L5	2	WILEY, DAVID & JESSICA REYES 1002 SECOND ST NORTHFIELD, NJ	08225
114 1	340 JACKSON AVE	2	SHAUGHNESSY, WILLIAM & MICHAEL 340 JACKSON AVE. NORTHFIELD NJ	08225
114 2	326 JACKSON AVE L3	2	FENTON, JEFFREY LEE 326 JACKSON AVE NORTHFIELD, NJ	08225
114 4	908 SECOND ST	2	SERRA-TERRONES, ISRAEL & M. RUDERT 908 SECOND AVE NORTHFIELD NJ	08225
114 5	910 SECOND ST	2	RZEMYK, JASON E & BRENDA J 7069 ENGLISH CREEK AVE EGG HARBOR TORNSHIP, NJ	08234
114 6	912 SECOND ST	2	WILLIAMS, JANE B & KYLE 539 N NEW JERSEY AVE #B ATLANTIC CITY, NJ	08401
114 7	914 SECOND ST L8	2	BROOMELL, JOSEPH & EKATERINA 914 SECOND ST NORTHFIELD, NJ	08225
114 9	916 SECOND ST L10	2	LARSEN, AMANDA & ROBERT MINARIK 916 SECOND ST NORTHFIELD NJ	08225

REC BY yvette

Mail after recording to: GRANTEE

Send Tax Statements to: GRANTEE

PREPARER: This document, including legal description, prepared/drafted by:
Address: 921 Second St
City/State/Zip: Northfield, NJ 08225

PREPARED BY
Name: Mary Rose Poole
Signature: *Mary Rose Poole*
Phone: 609-335-9197

Tax Lot/Block Number or Tax Account Number: Tax Lot 20 Block 111

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, executed this 9th day of October, 2007, by and between

GRANTOR	GRANTEE
Francis J. Watkins Jr. and wife, Doris M. Watkins	Mary Rose Poole, an unmarried individual
Tax/Mailing Address: 921 Second St. Northfield, NJ 08225	Tax/Mailing Address: 921 Second St. Northfield, NJ 08225

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, That the Grantor, for good consideration and for the sum of **One Dollars (\$1.00)** in hand paid, by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee all the right, title, interest and claim which the Grantor has in that certain lot or parcel of land situated in the City of Northfield, County of Atlantic, State of New Jersey to wit: **SEE ATTACHED DESCRIPTION OF PROPERTY**

Previously referenced as follows: Book/Volume 1812, Page/Folio 481 of the Recorder of Atlantic County.

THE TOTAL DOLLAR VALUE OF THE CONSIDERATION paid for the property described herein is \$1.00.

THE PROPERTY DESCRIBED HEREIN: a) is not a part of the homestead of Grantor. b) is a part of the homestead of Grantor and Grantor hereby releases all rights of dower.

TO HAVE AND TO HOLD the same unto Grantee with all appurtenances thereunto belonging.

And Grantor covenants with Grantee that Grantor and any other person, persons, entity or entities in Grantor's name and behalf or claiming under Grantor shall not or will not hereafter claim or demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and forever barred therefrom except as herein set forth. Right, title, interest and claim hereinabove described is subject to the following exceptions:

ALL EASEMENTS, RIGHTS-OF-WAY, MINERAL RESERVATIONS OF RECORD AND PROTECTIVE COVENANTS, IF ANY.

NOT TO INCLUDE ANY GAS, OIL AND/OR MINERALS, WHICH ARE HEREBY RESERVED BY GRANTOR.

IN WITNESS WHEREOF, The said Grantor has caused these presents to be signed by its duly authorized officer on the day and year first above written.

Francis J. Watkins Jr.
Signature of Grantor
Francis J. Watkins Jr.
(Print name of Grantor)

Doris M. Watkins
Signature of Grantor
Doris M. Watkins
(Print name of Grantor)

John P. Dunn Sr.
Signature of Witness
John P. Dunn Sr.
Print name of Witness

John P. Dunn Sr.
Signature of Witness
John P. Dunn Sr.
Print name of Witness

State of New Jersey
County of Atlantic

On Oct 9, 2007, before me, _____, Notary Public in and for said county, personally appeared Francis Watkins, who has/have satisfactorily identified himself/herself/themselves as the signer(s) of the above-referenced instrument. **HE DID SIGN AS HIS OWN ACT.**

Patricia D. Dunn
Notary Public (Signature)
PATRICIA D. DUNN
Printed Name of Notary

Title _____ (Seal)
My Commission Expires: 9-20-08

Patricia D. Dunn
Notary Public
Commission Expires 9-20-2008

State of New Jersey
County of Atlantic

On Oct 9, 2007, before me, _____, Notary Public in and for said county, personally appeared Doris Watkins, who has/have satisfactorily identified himself/herself/themselves as the signer(s) of the above-referenced instrument. **SHE DID SIGN AS HER OWN ACT.**

Patricia D. Dunn
Notary Public (Signature)
PATRICIA D. DUNN
Printed Name of Notary

Title _____ (Seal)
My Commission Expires: 9-20-08

Patricia D. Dunn
Notary Public
Commission Expires 9-20-2008

Exhibit A

Beginning at a point in the northwest line of Second Avenue (60 feet wide) distance 50 feet northeastwardly along same from the northeast line of Roosevelt Avenue (60 feet wide) and running thence

- 1) Northwardly parallel with Roosevelt Avenue and at right angles to Second Avenue 150 feet; thence
- 2) Eastwardly parallel with Second Avenue 25 feet; thence
- 3) Southwardly parallel with Roosevelt Avenue 150 feet to northerly line of Second Avenue; thence
- 4) Westwardly along same 25 feet to point and place of beginning;

Being lot 20 Block 111 on the Tax Assessor Map of Northfield.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s) Francis J and Doris M Watkins
Current Resident Address:
Street: 921 Second St
City, Town, Post Office Northfield State NJ Zip Code 08225

PROPERTY INFORMATION (Brief Property Description)

Block(s) 111 Lot(s) 20 Qualifier
Street Address: ~~111~~ Second St.
City, Town, Post Office Northfield State NJ Zip Code 08225
Seller's Percentage of Ownership 100% Consideration \$1.00 Closing Date 10/9/2007

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

1. I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am 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 as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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.
8. Transfer 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.

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 could 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.

10/17/07 Date
Francis J Watkins Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact
10-17-07 Date
Doris M. Watkins Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

MUST SUBMIT IN DUPLICATE

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 Atlantic } SS. County Municipal Code
MUNICIPALITY OF PROPERTY LOCATION Northfield

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, Francis J. Watkins, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated October 9, 2007 transferring real property identified as Block number 111 Lot number 20 located at Second St., Northfield and annexed thereto.

(2) CONSIDERATION \$ 1.00 (See Instructions #1 and #5 on reverse side)

(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.

(j) Transfer from parents Francis J. and Doris M. Watkins to daughter Mary Rose Poole

(5) PARTIAL EXEMPTION FROM FEE (See 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 Fee, Supplemental Fee, and General Purpose Fee, 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.
B. BLIND PERSON Grantor(s) legally blind or
DISABLED PERSON Grantor(s) permanently and totally disabled

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 THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #9 on reverse side)

- Affordable according to H.U.D. standards.
Reserved for occupancy.
Meets income requirements of region.
Subject to resale controls.

(6) NEW CONSTRUCTION (See Instructions #2, #10 and #12 on reverse side)

- Entirely new improvement.
Not previously occupied.
Not previously used for any purpose.
"NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) 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 15 day of Oct, 2007

Patricia D. Dunn
Notary Public
Commission Expires 9-20-2008

Francis J. Watkins Signature
Francis J. Watkins Grantor Name
921 Second St., Northfield, NJ 921 Second St., Northfield, NJ
Deponent Address Grantor Address at Time of Sale

191 Last 3 digits in Grantor's Social Security Number
Name/Company of Settlement Officer

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

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08646-0251
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 www.state.nj.us/treasury/taxation/pt/localtax.htm.