

C-23-00187

BLOCK 205 LOT 19 **Garwood** ADDRESS (SITE) 200 Second Ave PERMIT NO. 23-129

TOWNSHIP OF CLARK
430 WESTFIELD AVENUE
CLARK, NJ 07066-1704
(732) 428-8401

CONSTRUCTION-PERMIT APPLICATION

RECEIVED

AUG 03 2023

Applicant Completes: Sections I, II, III (optional), IV, VI, and VII

I. IDENTIFICATION

1. Proposed Work Site at: 280. Second Ave Garwood

2. Name of Owner in Fee: Falcon Realty
Tel. (908) 209-1031 e-mail 366k1@netnet.net

Address _____

3. Ownership in Fee: Public _____ Private ✓ Municipality _____ Zip code _____

4. Principal Contractor: C. Cusco Tel. (732) 770 5709
Address 839 Freshbrook Ln e-mail _____
CLARK NJ 07066

License No. OR, if new home, Builder Reg. No. De# 520085 Exp. Date 4/30/22
Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____

Federal Emp. ID No. _____ FAX: (_____) _____

5. Architect or Engineer C. Cusco Contact _____
Address _____ e-mail _____
Tel. (_____) _____ FAX: (_____) _____

6. Responsible Person in Charge once Work has Begun C. Cusco S. Benecio
Tel. (732) 770 5709 FAX: (_____) _____

V. FEE SUMMARY (for office use only)

	Update	Update
1. Building	\$	
2. Electrical		
3. Plumbing		
4. Fire Protection		
5. Elevator Devices		
6. Subtotal	\$	
7. Less 20% for State Plan Review	\$	
8. Subtotal	\$	
9. State Permit Surcharge Fee	\$	
10. Subtotal	\$	
11. Cert. of Occupancy		
12. Other		
13. TOTAL	\$	

\$1150

VI. BUILDING/SITE CHARACTERISTICS

	(office use only)
1. Number of Stories	
2. Height of Structure	ft.
3. Area — Largest Floor	sq. ft.
4. New Building Area	sq. ft.
5. Volume of New Structure	cu. ft.
6. Max. Live Load	
7. Max. Occupancy Load	
8. If Industrialized Building: State Approved	HUD
9. Total Land Area Disturbed	sq. ft.
10. Flood Hazard Zone	
11. Base Flood Elevation	ft.
12. Wetlands	yes _____ no _____

IIa. PROPOSED WORK

☐ Minor Work
☐ Repair
☐ Asbestos Abat. -Subch. 8

☐ New Building
☐ Alteration
☐ Lead Hazard Abatement
☐ Radon Remediation
☐ Addition
☐ Renovation
☐ Annual Permit
☐ Demolition
☐ Reconstruction

IIb. SUBCODES
(Check all that apply)

	Est. Cost	Plans Recd by	Date Recd	Rejection Date	Approval Date	Re-viewer	Approval	Rejection	Re-viewer
☐ Building									
☐ Electrical									
☐ Plumbing									
☐ Fire Protection									
☐ Elevator									

FOR OFFICE USE ONLY (Optional)

	Plans Recd by	Date Recd	Rejection Date	Approval Date	Re-viewer	Approval	Rejection	Re-viewer

TOTAL COST 1900

III. PLAN REVIEW (optional)

IV. DOES OR WILL YOUR BUILDING CONTAIN ANY OF THE FOLLOWING?

1. ☐ Elevators/Escalators/Lifts/ 4. ☐ Refrigeration Systems 8. ☐ Smoke Control Systems in Open Wells 12. ☐ Fire Alarm

VII. DESCRIPTION OF BUILDING USE

RESIDENTIAL (primary use)

1. State Specific Use: _____

2. Use Group, Proposed: _____

3. Change in Use Group, Indicate Present: _____

C. MIXED USE - List secondary use(s):

D. Construct. Classification: Present _____ Proposed _____

B. NON-RESIDENTIAL (primary use)

1. State Specific Use: _____

2. Use Group, Proposed: _____

3. Change in Use Group, Indicate Present: _____

C. MIXED USE - List secondary use(s):

D. Construct. Classification: Present _____ Proposed _____

CERTIFICATION IN LIEU OF OATH

I. OWNER SECTION (to be completed if the applicant is the owner in fee)

I hereby certify that I am the owner in fee of the property listed on Page 1.

Mark the following applicable boxes:

- A. ☐ I further certify that a new home (private residence) will be constructed on this property for my own use and occupancy. This dwelling is to be occupied by myself and is not to be used for any purpose other than single family residential use. I attest that all construction, plumbing, or electrical work will be done, in whole or in part, by me or by subcontractors under my supervision, in accordance with all applicable laws; and, I further acknowledge that said new home is not covered under the New Home Warranty and Builders Registration Act (N.J.S.A. 46:3B-1 et seq.) and that such fact shall be disclosed to any person purchasing this property within ten years of the date of issuance of a certificate of occupancy.

I UNDERSTAND THAT IN MARKING BOX A, I ACKNOWLEDGE THAT I AM ASSUMING RESPONSIBILITY FOR THE WORK DONE ON SAID PROPERTY, THE CONDITION OF THE PROPERTY PRIOR TO, DURING, AND AFTER ANY WORK PERFORMED, AND FOR THE PERFORMANCE OF THE SUBCONTRACTORS I HIRE, EMPLOY, OR OTHERWISE CONTRACT OR WITH WHOM I MAKE AGREEMENTS TO PERFORM WORK. I AM VOLUNTARILY AND KNOWINGLY ASSUMING THIS RESPONSIBILITY.

- B. ☐ I further certify the following as required by the New Jersey Uniform Construction Code, N.J.A.C. 5:23-2.15(f)1.ix:

I personally prepared the plans submitted for: 1) the new home referred to in A.; or, 2) an addition, alteration, renovation, or repair to an existing single family residence owned and occupied by myself and located on the property listed on Page 1; or, 3) a new structure that will be physically separate from, but that will be deemed part of, an existing single family residence that is owned and occupied by myself and located on the property listed on Page 1.

- C. ☐ I further certify that I will perform or supervise the following work:

C.1. ☐ Building C.2. ☐ Fire Protection

I further certify that I will perform the following work:

C.3. ☐ Electrical C.4. ☐ Plumbing

- D. ☐ I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals have been given, including such certification as the construction official may require.

I understand that if any of the above statements are willfully false, I am subject to punishment.

Signature _____ Date _____

II. AGENT SECTION (to be completed if the applicant is not the owner in fee)

I hereby certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(d): the proposed work is authorized by the owner in fee; and I have been authorized by the owner in fee to make this application as his agent.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals have been given, including such certification as the construction official may require.

I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I understand that if any of the above statements are willfully false, I am subject to punishment.

☒ Check if contractor.

Agent Name Christian Cueto

Address 809 Featherbed Ct
Clark NJ 07066

Telephone 732 770 5909

Signature Christian Cueto

- III. ☐ LEAD HAZARD ABATEMENT: Include Homeowner or Building Owner Affidavit as per N.J.A.C. 5:17.

- IV. ☐ HOME ELEVATION: Include Home Elevation Contractor Certification as per N.J.S.A. 52:27D-123.16.

Garwood Borough
Township of Cranford
Borough of Garwood
8 Springfield Ave.
Cranford, NJ 07016

Date Issued 10/16/2023
Control Number C-23-00187
Permit Number 23-129
Permit Issue Date 8/16/2023
Certificate Number 23-129

Certificate

Construction Code Division
(Certificate of Approval)

Identification

Work Site Location: 220 SECOND AVE Garwood Borough, NJ Block: 205 Lot: 19 Qual: _____
Owner in Fee: DI GIACOMO, ANTHONY & CHRISTINE
Owner Address: 220 SECOND AVE GARWOOD NJ 07027
Telephone: _____
Contractor C. CUENTO & S. BONACCORSO
Address 809 FEATHERBED LANE CLARK NJ 07066
Telephone: (732) 770-5909 Fax: _____ Federal Emp. Number: _____
License Number or Builders Registration Number: _____

Home Warranty Number: _____ Type of Warranty Plan: ☐ State ☐ Private
Use Group: R-5 Construction Classification: _____
Maximum Live Load: _____ Maximum Occupancy Load: _____
Description of Work/Use: REMOVE 550 GAL UST

Certificate Comments:

☐ **Certificate of Occupancy**

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☒ **Certificate of Approval**

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ **Certificate of Continued Occupancy**

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ **Temporary Certificate of Compliance**

The following conditions must be met no later than _____ or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of: _____
Conditions to be met:

☐ **Certificate of Clearance - Lead Abatement 5:17**

This serves notice that based on written certification, lead abatement was performed as per NJAC5:17 to the following extent.

- ☐ Total removal of lead-based paint hazards in scope of work
☐ Partial or limited time period (_____ years); see file

☐ **Certificate of Clearance - Asbestos Abatement**

This serves notice that based on written certification, asbestos abatement was performed to the following extent.

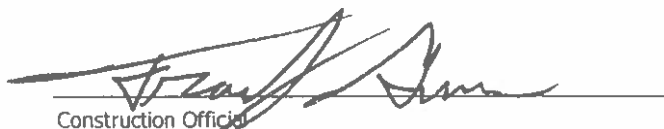
- ☐ Total removal of asbestos hazards in scope of work
☐ Partial or limited time period (_____ years); see file

☐ **Certificate of Compliance**

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until _____

☐ **Temporary Certificate of Occupancy**

The following conditions must be met no later than: _____ or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of: _____
Conditions to be met:


Construction Official

Date Printed: 10/16/2023

U.C.C. F260 (rev 08/05)

Fee: \$0.00
Check Number: _____
Collected By: _____

Page 1

430 WESTFIELD AVENUE
CLARK, NEW JERSEY 07066-1104
(732) 428-8401



TECHNICAL SECTION / VED

AUG 03 2023



Control #
Date Issued
Permit #

23-129

A. IDENTIFICATION - APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO.: 1-800-272-6800. **FORD BUILDING**
Block 205 Lot 19 Qualification Code _____
Work Site Location 220 Second Ave Garwood.

Owner in Fee: Alcon Realty.
Tel. 908 809-1031 e-mail Shelk1@hotmail.com

Address C. Cucko Municipality Clark NJ 07066 Tel. 732 7705909
Contractor: 809 Southbound CA e-mail _____

Fire Protection Equipment, NJ Div of Fire Safety Permit No. _____
Fire Protection Equipment, NJ Div of Fire Safety Installer No. _____
Fire Alarm Contractor No. Reg # 520086 Exp. Date 4/30/25
Home Improvement Contractor Registration No. or Exemption Reason _____

Federal Emp. ID No. _____ FAX: _____

B. FIRE PROTECTION CHARACTERISTICS

Use Group: Present _____ Proposed _____
Constr. Class: Present _____ Proposed _____
Fuel Storage Tank:
Fuel Type: [] Gas [] Oil [] Electric [] Solar
Capacity _____

Heating System: [] New OR [] Modification to Existing
OR [] Conversion OR [] Replacement
Fire Alarm System: [] New OR [] Existing

Fuel Type: [] Gas [] Oil [] Electric [] Solar
[] Other _____
Location of Panel: _____
Fire Suppression/Standpipe System: [] New OR [] Existing
Location of Main Control Valve: _____

Location: _____
Total Cost of Fire Protection Work \$ 1700

JOB SUMMARY (Office Use Only)

PLAN REVIEW
[] No Plans Required
[] Partial - Underslab Utilities Approved

Date: _____ Approved by: _____
[] Fire Protection Plans Approved

Date: _____ Approved by: _____
Joint Plan Review Required: _____

[] Bldg. [] Elec. [] Plumb. [] Elev.
SUBCODE APPROVAL PERMIT
Date: 8/1/23

Approved by: [Signature]
SUBCODE APPROVAL FOR CERTIFICATE
[] CO [] OZO [] CA
Date: 10/10/23

Approved by: [Signature]
Final _____
Other _____

C. CERTIFICATION IN LIEU OF OATH
I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Applicant/Contractor sign here: Christie Cucko

Print name here: Christie Cucko
D. TECHNICAL SITE DATA [] Licensed Contractor [] Exempt Applicant

DESCRIPTION OF WORK:
Water Supply Source Removes 550 gal water build
Method of Alarm/Suppression System Supervision _____

Flammable/Combustible Tanks
Alarm Systems
[] System
[] 110V Interconnected
[] CO Detectors/110V
Alarm Devices (i.e., smoke, heat, pulls, water/flow) _____
Supervisory Devices (i.e., tamper, low/high air) _____
Signaling Devices (i.e., horn/strobes, bells) _____
Other Devices _____

Suppression Systems
Fire Pump _____ GPM Type _____
Dry Pipe/Alarm Valves _____
Pre-action Valves _____
Sprinkler Heads (Dry and Wet) _____
Standpipes _____

Pre-engineered Systems
Wet Chemical _____
Dry Chemical _____
CO₂ Suppression _____
Foam Suppression _____
FM200 Suppression _____
Other _____

Other Systems
Kitchen Hood Exhaust System _____
Smoke Control System _____
Fuel-Fired Appliances [] Gas [] Oil [] Solid _____
Fireplace Venting/Metal Chimney _____
Other Steel Pipe _____

Administrative Surcharge \$ _____
Minimum Fee \$ _____
State Permit Surcharge Fee \$ _____
TOTAL FEES \$ 1750

Fortune Metal Recycling

711 381-3125
900 Leesville Ave
Rahway NJ 07065

07065

Scrap ITX

Arwood

220 Second Ave

Check # 1155507

Exp. Date 11/15/07

1:05:09 PM

Price \$144.40

320 - #1 UNPREPARED per 100

(SC-85.50)

10 100.00 5,580.00 1,520.00

9.50

144.40

Ant (Ref re Tax)

144.40

Sales Tax (0.00%)

0.00

Ant (Other Tax)

\$144.40

Total

144.40

ounded Off

0.10

Total

144.50

* C/N 11 DIED 50007 P/R AND 50 / 100

Date

7/13/2007

Trn #

Amount

7/13/2007 Cash

144.50

Print Name: ROBERT JOVIN JR

CUSTOMER COPY

Address: 904 SROOKSIDE RD

City/ST/ ZIP: Rahway/NJ/07065

State of Issuance:

I hereby state that I'm the lawful owner of the material described herein, that I have a right to sell same, that all REDEMPTION material is in fact valid REDEMPTION material and that for payment received in full, hereby acknowledged.

Fortune Metal Recycling

Customer acknowledges (iron removal) under Clean Air Act 40CFR 61 Subpart F



CONSTRUCTION PERMIT

Date Issued 8/16/2023
Control # C-23-00187
Permit # 23-129

IDENTIFICATION Block: 205 Lot: 19 Qualifier _____
Work Site Location: 220 SECOND AVE Garwood Borough, NJ Contractor C. CUENTO & S. BONACCORSO
Address 809 FEATHERBED LANE CLARK NJ 07066
Owner in Fee DI GIACOMO, ANTHONY & CHRISTINE Telephone: (732) 770-5909
220 SECOND AVE GARWOOD NJ 07027 Lic. No. or Bldrs. Reg. No. 520086
Telephone: _____ Federal Employee. No. _____

Is hereby granted permission to perform the following work:

- | | | |
|---|--|--|
| ☐ BUILDING | ☐ PLUMBING | ☐ LEAD HAZARD ABATEMENT |
| ☐ ELECTRICAL | ☒ FIRE PROTECTION | ☐ DEMOLITION |
| ☐ ELEVATOR DEVICES | ☐ ASBESTOS ABATEMENT
(Subchapter 8 only) | ☐ OTHER |

DESCRIPTION OF WORK:

REMOVE 550 GAL UST

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$1,900

PAYMENTS (Office Use Only)

Building	\$0
Electrical	\$0
Plumbing	\$0
Fire Protection	\$150
Elevator Devices	\$0
Other	\$0.00
DCA Training Fee	\$0
CO Fee	
Other	\$0
Total	\$150
Check No.	150
Cash	\$0
Credit	\$0
Collected By	Martha Banks

Construction Official _____

Date _____

U.C.C. F170
equiv (rev 1/04)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

☒ Required inspections for all subcodes for one- and two-family dwellings are as follows:

1. The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
2. Foundations and all walls up to grade level prior to back filling.
3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and /or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

☒ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

☒ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.

430 WESTFIELD AVENUE
CLARK, NEW JERSEY 07066-1704
(732) 428-8401



TECHNICAL SECTION



Control #
Date Issued
Permit #

23-129

A. IDENTIFICATION - APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.
Block 205 Lot 14 Qualification Code _____
Work Site Location 830 Second Ave. Newark, NJ

Owner In Fee Station Realty
Tel. 908 209-1031 e-mail ISB@kix@hotmail.com

Address _____ Municipality _____ Tel. 908 720-5909
Contractor Clark NJ 07066 e-mail _____
Address _____ e-mail _____

Fire Protection Equipment, NJ Div of Fire Safety Permit No. _____

Fire Protection Equipment, NJ Div of Fire Safety Installer No. _____

Fire Alarm Contractor No. LEO # 520086 Exp. Date 9/30/05

Home Improvement Contractor Registration No. or Exemption Reason _____

Federal Emp. ID No. _____ FAX: _____

B. FIRE PROTECTION CHARACTERISTICS

Use/Group: Present _____ Proposed _____ Fuel Storage Tank: _____
Constr. Class: Present _____ Proposed _____ Fuel Type: ☐ Flammable or ☐ Combustible
Capacity _____

Heating System: ☐ New or ☐ Modification to Existing Fire Alarm System: ☐ New or ☐ Existing

OR ☐ Conversion or ☐ Replacement Location of Panel: _____

Fuel Type: ☐ Gas ☐ Oil ☐ Electric ☐ Solar Fire Suppression/Standpipe System: _____

☐ Other _____ Location of Main Control Valve: _____

Location: _____

Total Cost of Fire Protection Work \$ 1,300

JOB SUMMARY (Office Use Only)

PLAN REVIEW

☒ No Plans Required

☐ Partial Underlab Utilities Approved

Date: _____ Approved by: _____

☐ Fire Protection Plans Approved

Date: _____ Approved by: _____

Joint Plan Review/Required: _____

☐ Bldg. ☐ Elec. ☐ Plumb. ☐ Elev.

SUBCODE APPROVAL FOR PERMIT _____

Date: _____

Approved by: _____

SUBCODE APPROVAL FOR CERTIFICATE _____

☐ CO ☐ CCO ☒ CA

Date: _____

Approved by: _____

INSPECTIONS

Type: _____ Failure: _____ Approval: _____ Initial: _____

Alarm System _____

Suppression Sys. _____

Standpipe _____

Fire Pump _____

Pre-Eng. System _____

Mechanical _____

Smoke Control _____

TCO _____

Flam/Combust Tanks _____

Fireplace Venting _____

Final _____

Other _____

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Applicant/Contractor sign here: Clark

Print name here: Clark

D. TECHNICAL SITE DATA ☐ Certified Contractor ☐ Exempt Applicant

DESCRIPTION OF WORK:

Water Supply Source _____

Method of Alarm/Suppression System Supervision _____

Flammable/Combustible Tanks _____

Alarm Systems _____

☐ System _____

☐ 110v Interconnected _____

☐ CO Detectors/110v _____

Alarm Devices (i.e., smoke, heat, pulls, water/flow) _____

Supervisory Devices (i.e., tamper, low/high air) _____

Signaling Devices (i.e., horn/strobes, bells) _____

Other Devices _____

TOTAL _____

Suppression Systems _____

Fire Pump _____ GPM Type _____

Dry Pipe/Alarm Valves _____

Pre-action Valves _____

Sprinkler Heads (Dry and Wet) _____

Standpipes _____

Pre-engineered Systems _____

Wet Chemical _____

Dry Chemical _____

CO₂ Suppression _____

Foam Suppression _____

FM200 Suppression _____

Other _____

Other Systems _____

Kitchen Hood Exhaust System _____

Smoke Control System _____

Fuel-Fired Appliances ☐ Gas ☐ Oil ☐ Solid _____

Fireplace Venting/Metal Chimney _____

Other For 1st _____

Administrative Surcharge \$ _____

Minimum Fee \$ _____

State Permit Surcharge Fee \$ _____

TOTAL FEE \$ _____

PREPARED BY:

EUGENE J. FERROTTA, ESQ.

Deed

This Deed is made on August | 2023

BETWEEN ANTHONY DiGIACOMO and CHRISTINE DiGIACOMO, husband and wife

whose address is 220 Second Avenue, Garwood, New Jersey 07027

referred to as the Grantor,

AND FALCON REALTY GROUP LLC, A NEW JERSEY LIMITED LIABILITY COMPANY

whose address is about to be 220 Second Avenue, Garwood, New Jersey 07027

referred to as the Grantee.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **Three Hundred Twenty Five Thousand (\$325,000.00) and 00/100 DOLLARS.** The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Borough of Garwood

Block No. 205 Lot No. 19 Qualifier No. Account No.

☐ No property tax identification number is available on the date of this Deed. (Check box if applicable)

Property. The property consists of the land and all the buildings and structures on the land in the Borough of Garwood, County of Union, and State of New Jersey. The legal description is:

SEE attached Legal Description annexed hereto and made a part hereof.

THE street address of the property is 220 Second Avenue, Garwood, New Jersey 07027.

BEING the same premises conveyed to Anthony Szigety, under Deed from John Rostek and Adele Rostek, his wife, dated July 27, 1925, recorded in the Union County Clerk's Office on January 25, 1926 in Deed Book 1032, Page 178.

And the said Anthony Szigety died intestate on November 11, 1967, with Mary Ginal Szigety, his widow, inheriting the property and named Administratrix of the Estate. The Said Mary Ginal Szigety died on October 12, 1984 where in Mary S. Kolisek and Edward A. Sigety were named joint Executors.

Anthony DiGiacomo and Christine DiGiacomo, under Deed from Mary Kolisek and Edward A. Sigety, as Co-

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 act" (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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:


EUGENE J. PERROTTA, ESQ.


ANTHONY DIGIACOMO


CHRISTINE DIGIACOMO

STATE OF NEW JERSEY, COUNTY OF UNION SS.:

I CERTIFY that on August 1, 2023

Anthony DiGiacomo and Christine DiGiacomo, husband and wife, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached deed; and
- (b) executed this deed as his or her own act; and
- (c) made this Deed for \$ 325,000.00 as 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).


EUGENE J. PERROTTA
AN ATTORNEY AT LAW OF NEW JERSEY

Record and Return to:

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

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Anthony DiGiacomo and Christine DiGiacomo, husband and wife

Current Street Address

803 Honey Locust Road

City, Town, Post Office

Middletown

State

DE

ZIP Code

19709

Property Information

Block(s)

205

Lot(s)

19

Qualifier

Street Address

220 Second Avenue

City, Town, Post Office

Garwood

State

NJ

ZIP Code

07027

Seller's Percentage of Ownership

100

Total Consideration

\$325,000.00

Owner's Share of Consideration

\$325,000.00

Closing Date

8-1-23

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

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☒ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

8-1-23

Date

8-1-23

Date

Anthony DiGiacomo

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Christine DiGiacomo

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact



Joanne Rajoppi, Union County Clerk
Union County, New Jersey
Recording Data Cover Page
Pursuant to N.J.S.A. 46:26A-5

Official Use Only: Recording Label

Official Use Only

Date of Document August 2023		Type of Document Deed
First Party Name Anthony DiGiacomo		Second Party Name Falcon Realty Group LLC, a Limited Liability Company
Additional First Parties Christine DiGiacomo		Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block 205	Lot 19
Municipality Garwood	Consideration \$325,000.00
Mailing Address of Grantee 220 Second Avenue Garwood, New Jersey 07027	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book	Original Page

UNION COUNTY, NEW JERSEY RECORDING DATA PAGE This cover page is for use in Union County, New Jersey only. Please do not detach this page from the original document as it contains important recording information and is part of the permanent record. Forms available at clerk.ucnj.org
--

PROTECTION

DEPARTMENT OF
ENVIRONMENTAL PROTECTION



STATE OF
NEW JERSEY

Hereby Certifies the Goodstanding of:

CHRISTIAN CUETO

SSN:

License No. 520086

Reg No. 520086

AS A LICENSED:

HO-CLOSURE

Expires: 04/30/25

Document#: 220562400