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**RESOLUTION OF THE TOWNSHIP OF MAHWAH PLANNING BOARD
MINOR SUBDIVISION APPROVAL
ANNA JAHN TRUST
DOCKET NO. 585**

WHEREAS, the applicant, Anna Jahn Trust, applied for minor subdivision approval to permit the subdivision of the premises owned by it, designated as Block 152, Lot 69.01 on the tax assessment map of the Township of Mahwah, and located at 16 Jahn Court in the Township of Mahwah; and

WHEREAS, the Planning Board is in receipt of a report from the Township Engineer dated December 14, 2017 and from the Township Planner dated November 30, 2017; and

WHEREAS, the Board considered this application at a work session on December 18, 2017, at which time the applicant's representatives appeared and addressed the Board regarding the application;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Mahwah that the Board makes the following findings of fact:

1. The subject property, which contains a total of 80,048 square feet of land, is identified as Block 152; Lot 69.01 on the current tax assessment map of the Township of Mahwah. The property is located at 16 Jahn Court, in the R-40 Single Family Residential Zone and is bordered on all sides by the R-40 Zone. The subject property is currently developed with a dwelling, gravel and asphalt driveways, concrete pads and patio, pergola, gazebo and detached garage, all of which are proposed to remain.
2. On May 9, 2016 the Planning Board granted minor subdivision approval to modify the lot line between the subject property and the adjacent Lot 68.01 to the north. That approval was memorialized by resolution adopted by the Board on May 23, 2016.
3. In connection with this application, the applicant is proposing to subdivide the subject property into two (2) lots. Proposed Lot 69.01 will contain 40,031 square feet and proposed Lot 69.02 will contain 40,017 square feet. The applicant proposes to construct a 2 ½ story dwelling on Lot 69.02 as well as a shared driveway, with driveway easement, to provide access to Lot 69.01.
4. The proposed subdivision is depicted on a plan (1 sheet), entitled "Subdivision Plat Soil, Erosion & Sediment Control Plan, Lot 69.01 Block 152, 16 Jahn Court, Township of Mahwah, Bergen County, New Jersey, for Anna Jahn Trust", prepared by Conklin Associates, dated April 3, 2017 and revised August 15, 2017.
5. The applicant did not request any variances in connection with this application and the Board determined that none were required. The applicant did, however, request the following waivers:

(a) Topography Within 200 Feet: Section 28-2.4b(2) of the Township Code requires topography within 200 feet to be provided. The Township Engineer determined that, since this is a waiver from a provision of the Township Soil Movement Ordinance, the waiver was not applicable at this time since a Soil Movement Permit Application had not been submitted.

(b) Slopes Greater Than 1V:4H: Section 28-2.4b(6) requires that graded slopes greater than one (1) vertical to four (4) horizontal not be created. The Township Engineer determined that this waiver was not applicable since a Soil Movement Application had not been submitted.

(c) 500 Foot Drainage Map: Section 26-5.2b(16) requires all Major Subdivision Applications to be accompanied by a plan sketch showing all existing drainage within 500 feet of any boundary. The Township Engineer determined that this waiver was not applicable since the application was for Minor Subdivision Approval.

6. The Township Engineer also identified the following non-conformities, for which waivers were required:

(a) Structures Within 200 Feet: Section 26-4.2b(2) requires that all existing structures within 200 feet be provided. The applicant proposed not to provide.

(b) Location of Septic System: Section 26-4.2b(1) requires that the location of any septic systems be provided. The applicant proposed not to provide at this time.

(c) Lot Lines Perpendicular or Radial: Section 26-9.4b requires that lot lines be at right angles or radial to the front lot line. The proposed lot lines are not at right angles or radial to the front lot lines.

7. At the work session on December 18, 2017 the applicant's engineer, Tibor Latincsics P.E., of Conklin Associates, appeared and addressed the Board regarding the proposed subdivision. After identifying the subdivision plan which he prepared, Mr. Latincsics described the property as it currently exists and as it is proposed to be subdivided. He described the area and dimensions of the proposed lots and indicated to the Board that no new variances were required. Mr. Latincsics further testified that, with the exception of the waivers noted above, the proposed subdivision conforms fully to the applicable requirements of the Township Code. With regard to the waiver relating to lot lines not perpendicular or radial, Mr. Latincsics testified that this was the result of the irregular configuration of the property as well as the fact that the property is located along a curved portion of Jahn Court. With regard to the waiver relating to location of the sewer system, Mr. Latincsics testified that the location of the proposed septic system had not yet been determined but that this information would be provided in connection with the soil movement permit application. Finally, response to questions from members of the Board, Mr. Latincsics testified that prominent driveway pillars would be erected to advise emergency services personnel that there is a new residence located to the rear of the existing residence on the property.

8. The Board finds from the testimony and evidence presented by Mr. Latincsics that, following the subdivision, both of the proposed lots will meet or exceeds the bulk requirements applicable to the R-40 Zone and that no bulk variances are required. With regard to the waiver relating to lot lines not perpendicular or radial the Board finds from the testimony of Mr. Latincsics that this request is reasonable based on the curvature of the street and the irregular shape of the property. With regard to the waiver relating to location of the septic system, the Board finds from the testimony of Mr. Latincsics that this information is not required until the location of the septic system has been determined and that the information will be provided at the appropriate time. With regard to the waiver relating to structures within 200 feet, the Board finds from its review of the plans that, since the subdivision will have minimal impact upon the surrounding area, this information is not required. The Board further finds that the waivers are reasonable and within the purpose and intent of the provisions for subdivision review and the Board will grant the waivers.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Planning Board of the Township of Mahwah that, based on the findings of fact and conclusions set forth above, the application for the minor subdivision of the premises currently designated as Block 152, Lot 69.01 on the tax assessment map of the Township of Mahwah, and located at 16 Jahn Court, Mahwah, New Jersey, as set forth above, and as depicted on the above referenced plan be and is hereby granted subject to the following conditions.

1. The applicant shall revise the subdivision plat, and revise/submit supplemental and supporting data in accordance with any applicable comments contained in the report of the Township Engineer dated December 14, 2017 and obtain the written approval of same from the Township Engineers' Office. The applicant shall comply with all of the requirements of the Township Engineer, as set forth in his report dated December 14, 2017.
2. Driveway pillars, with house numbers prominently displayed, shall be erected on Lot 69.02 to advise emergency services personnel that there is a residence located behind the residence on Lot 69.01. The size and location of the driveway pillars shall be reviewed and approved by the Township Fire Official prior to construction.
3. A copy of the proposed Driveway Easement located on Lot 69.02 shall be submitted to the Township Engineer and Board Attorney for review and approval prior to recording.
4. As required by N.J.S.A. 40:55D-47, the applicant shall, within 190 days from the date of adoption of this resolution, perfect the subdivision by filing with the Bergen County Clerk, the Township Engineer and the Township Tax Assessor a subdivision plat in conformity with this approval and the provisions of the Map Filing Law (N.J.S.A. 46:23-9.9) or subdivision deeds clearly describing the approved subdivision.
5. In the event a subdivision map is filed, the applicant shall submit three copies of the filed map to the Planning Board. In the event subdivision deeds are proposed to be filed, copies of the proposed deeds shall be submitted to the Board Attorney and the Township Engineer for review and approval prior to filing. After the subdivision deeds have been filed

copies of the filed deeds shall be submitted to the Planning Board.

6. The applicant shall submit one reproducible and three copies of a map of the subject property depicting the subdivided lots and the proposed contiguous property lines accurately drawn and certified by a licensed land surveyor at a scale equal to the scale at which the subject property is depicted on the applicable page or pages or overlays of the current municipal tax map.

7. This approval is subject to all of the necessary governmental approvals, including but not limited to the Bergen County Planning Board, Bergen County Soil Conservation District and NJDEP. If any other governmental agency requires any substantial changes to the plan, this Board reserves the right to review and approve of such additional changes.

8. The applicant shall provide certification that all taxes and assessments imposed by the Township of Mahwah have been paid to the date of this approval in regard to the subject property. The applicant shall post all fees and deposits as required by the Township Code including any outstanding deficiencies in any escrow account.

9. The applicant shall submit plot plans and shall apply for and obtain soil movement permits prior to movement of soil on either of the lots.

10. Sanitary service to be provided by either a code compliant septic system or the extension of a sanitary sewer.

BE IT FURTHER RESOLVED that the Administrative Officer shall forward a copy of this Resolution to the Township Engineer, Construction Official and the applicant.

A motion to approve the above application was adopted on December 18, 2017 by the following vote:

Name	Motion	Second	Yes	No	Abstain	Absent
Mayor Laforet	X		X			
Mr. Crean			X			
Mr. Donigian						X
Council Member Ervin						X
Mr. Grewal			X			
Mr. Howard						X
Mr. Lo Iacono			X			
Mr. Sherer, Chairman			X			
Mr. Van Duren			X			
Ms., Steinberg Alternate I			X			
Ms. Galow, Alternate II		X	X			
Total			8	0		3

The Board memorialized its findings on January 8, 2018 by the following vote:

Name	Motion	Second	Yes	No	Abstain	Absent
Mayor Laforet						
Mr. Crean						
Mr. Donigian						
Council Member Ervin						
Mr. Grewal						
Mr. Howard						
Mr. Lo Iacono			X			
Mr. Sherer, Chairman			X			
Mr. Van Duren	X		X			
Ms., Steinberg Alternate I		X	X			
Ms. Galow, Alternate II						
Total			4			

MAHWAH PLANNING BOARD

Dated: January 8, 2018 By: Todd Sherer
 Todd Sherer, Chairman

Geraldine Entrup
 Geraldine Entrup
 Administrative Officer

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UNDER THE NEW ESCROW ACCOUNTING LAW, THE TOWNSHIP PROFESSIONALS MUST SEND TO EACH APPLICANT AN INFORMATIONAL COPY OF ALL VOUCHERS FOR THEIR PROJECT SUBMITTED TO THE TOWNSHIP. THIS IS TO BE DONE ON A MONTHLY BASIS.

PLEASE INDICATE IN THE SPACE BELOW THAT NAME AND ADDRESS OF THE PERSON YOU WANT COPIES OF THE MONTHLY CHARGES BY THE TOWNSHIP PROFESSIONAL SENT TO.

DOCKET NO. Docket # 585
NAME Anna John Trust, c/o Ed John
ADDRESS 16 John Court
Mohwah, NJ, 07430

DOCKET NO. #585

APPLICANT: Anna John Trust c/o Edw John

APPLICATION SUBMISSION CHECKLIST
FOR THE
MAHWAH PLANNING BOARD

	<u>YES</u>	<u>NO</u>
1. Appropriate Fees	<u>✓</u>	<u> </u>
2. Completed Application Form	<u>✓</u> 11/22/17	<u> </u> <i>NEED REVISOR ORIGINAL APPLICATION.</i>
3. Applicant's Affidavit Signed by Owner & Notarized	<u>✓</u> 11/22/17	<u> </u> <i>MUST BE NUMBERED</i>
4. Owner's Affidavit Signed by Owner & Notarized	<u> </u>	<u> </u>
5. Subdivision and/or Site Plan with all Ordinance requirements and required number of maps (MAPS MUST BE FOLDED)	<u>✓</u>	<u> </u>
6. Attach list of Variances and Waivers Requested	<u>✓</u>	<u> </u> <i>* see Transmitted</i>
7. Attach completed Historic Preservation Form	<u>✓</u>	<u> </u>
8. Attached Verification of Taxes Form	<u>✓</u> 11/22/17	<u> </u>

Applicant will be notified within forty-five (45) days on completeness of application.

[Signature]
Planning Board, Administrative Officer

(✓) COMPLETE () INCOMPLETE DATE 11/22/17

11/17/17 RECEIVED ORIGINAL OF APPLICATION.
DATE APPL. RECEIVED 10/23/17 *SUBMITTED 11/16/17 BUT WE STILL NEED SUBMISSION OF ORIGINAL APPLICATION.*
DATE FOR COMPLETENESS 1/1/18

NOTICE ALL APPLICANTS

Application must be accompanied by application fee and a check to establish an escrow account. No application will accepted without the proper fees.
PLANS MUST BE SUBMITTED FOLDED AND NO LARGER THAN 11" X 14"

FILING FEE \$ 550⁰⁰

585
DOCKET NUMBER

ESCROW DEPOSITS 2,000⁰⁰

TOWNSHIP OF MAHWAH
DEVELOPMENT APPLICATION

ZONE R 40

11/17/17
DATE APPLICATION RECEIVED
BY ADMINISTRATIVE OFFICER

1. APPLICANT NAME: EDWARD JAHN

ADDRESS: 16 JAHN COURT PHONE #

2. RECORD OWNER OF
PROPERTY: ANNA JAHN TRUST

ADDRESS: 16 JAHN COURT PHONE #

AFFIDAVIT OF OWNER ATTACHED GRANTING PERMISSION TO
APPLY: YES NO

3. IF APPLICANT IS A CORPORATION, NAME AND ADDRESS OF
PRESIDENT AND SECRETARY AND LEGAL COUNSEL
REPRESENTING CORPORATION:

Anna Jahn Trust c/o Edward Jahn
16 Jahn Court, Mahwah, NJ

4. NAME AND ADDRESS OF LEGAL COUNSEL (IF PROVIDED)

Forrest Merrill, 59 Hicoff Rd, Mahwah, NJ

Steven Hong Esq

167 Franklin Tpk

PHONE# [REDACTED]

Woodbridge, NJ 07463

5. PROPERTY IDENTIFICATION: BLOCK(S) 152 LOTS(S) 6901
TAX MAP PAGE NO.

STREET ADDRESS: 16 JAHN COURT, MAHWAH

THE PROPERTY IS SITUATED ON THE (NORTH, EAST, SOUTH, WEST)
SIDE OF JAHN COURT STREET, AND IS
APPROXIMATELY 178 FEET
FROM FARDALE AVE & JAHN CT.
(NEAREST INTERSECTION)

Redacted copy
NJSA 47:1A-5a

6. NAME, ADDRESS, PHONE NUMBER AND LICENSE NUMBER OF PERSONS PREPARING PLAT OR EXHIBITS. INCLUDE PROFESSIONAL ENGINEER, ARCHITECT, LAND SURVEYOR, PLANNER, REALTOR OR OTHER EXPERT.

1. TIBOR LATINSICS, PE, PP 3. _____
1/2 CONKLIN ASSOCIATES _____
P.O.B. 282, RAMSEY _____
29 CHURCH ST. RAMSEY _____
2. ROBERT WIRTHS, PLS 4. _____
1/2 CONKLIN ASSOCIATES _____
P.O.B. 282, RAMSEY _____
29 CHURCH ST. RAMSEY _____

7. TYPE OF APPLICATION:

1. SUBDIVISION 10/31/17
☒ Minor
☒ Prel/Major
☐ Final/Major
☐ Prel/Final Combined
2. SITE PLAN
☐ Preliminary
☐ Final
☐ Prel/Final Combined

3. ☐ AMENDED OR MINOR CHANGE ☐ CONDITIONAL USE

4. ☐ PLANNED DEVELOPMENT 5. ☐ USE

6. LIST OF ALL VARIANCES AND WAIVERS:

- 1) SECTION 28-243(2) TOPOGRAPHY WITHIN 200' OF SITE
2) SECTION 25-5-22(16) DRAINAGE INFORMATION 500' FROM SITE
3) SECTION 28-243(6) GRADING NOT TO EXCEED 1:4

7. TOTAL SITE AREA (ACRES) 1.838 ACS.

8. SQUARE FEET OF PROPOSED BUILDING(S) TO BE CONSTRUCTED OR ENLARGED: 2400 SF FT ±

9. IF A SUBDIVISION, NUMBER OF NEW LOTS TO BE CREATED: 1
IF A RESUBDIVISION, NUMBER OF ORIGINAL LOTS AND PROPOSED NEW LOTS .

10. PRESENT USE OF PROPERTY SINGLE FAMILY RESIDENCE

PROPOSED USE OF PROPERTY 2 SINGLE FAMILY RESIDENCES

11. ANY EXISTING OR PROPOSED COVENANTS, DEED RESTRICTIONS, PREVIOUS VARIANCES OR EXEMPTIONS FOR THE PROPERTY.
 YES NO IF YES, ENCLOSE APPROPRIATE COPIES

. IF APPLICATION REQUIRES APPROVAL BY BERGEN COUNTY PLANNING BOARD, SOIL CONSERVATION, OR OTHER MUNICIPAL, COUNTY, STATE OR FEDERAL AGENCIES, INDICATE DATES OF SUBMISSION, ACTION TAKEN BY AGENCY, ETC.

13. ATTACHED HERETO ARE THE FOLLOWING ITEMS:

- ✓ 1. ORIGINAL APPLICATION
2. APPROPRIATE FEES AS PROVIDED IN FEE SCHEDULE
3. EIGHTEEN (18) COPIES OF ALL PRELIMINARY AND FINAL SITE PLAN MAPS, SUBDIVISION PLATS, ETC.
- MA 4. PRELIMINARY SOIL APPLICATION (IF REQUIRED)
- MA 5. TWELVE (12) COPIES OF MAP FOR MINOR SUBDIVISION OR SITE PLAN
- MA 6. COPY OF ANY AGREEMENT OR CONDITIONAL CONTRACT RELATED TO THIS APPLICATION.
- MA 7. IF APPLICANT IS CORPORATION OR PARTNERSHIP, LIST OF ALL STOCKHOLDERS, OR PARTNERS OWNING 10% OR MORE INTEREST.
- ✓ 8. HISTORIC PRESERVATION FORM PROPERLY FILLED OUT

Edward P. Tabor BEING DULY SWORN ACCORDING TO LAW, I
HEREBY CERTIFY THAT THE INFORMATION PRESENTED IN THIS APPLICATION
IS TRUE AND ACCURATE.

SIGNATURE OF OWNER, AGENT, REPRESENTATIVE (SPECIFY)

SWORN AND SUBSCRIBED BEFORE ME

THIS _____ DAY OF _____, 20 _____

NOTARY PUBLIC OF NEW JERSEY
ATTORNEY AT LAW OF NEW JERSEY

AFFIDAVIT OF OWNER IF OTHER THAN APPLICANT

_____ BEING THE OWNER OF
RECORD OF THE PROPERTY AS SET FORTH IN THIS APPLICATION, HEREBY
CONSENTS TO THE FILING OF APPLICATION THIS _____ DAY OF
20 _____ AND TO IMPLEMENTATION OF SECT. 22-3.4(i) AND/OR 26-3.2(g), WHICH
ESTABLISHES LIENS FOR UNPAID FEES.

[Signature]
SIGNATURE OF OWNER

SWORN AND SUBSCRIBED BEFORE ME

THIS 31 DAY OF May, 20 17

[Signature]
SIGNATURE OF PERSON AUTHORIZED TO TAKE OATHS

CHERYL ANN LA VAGLIA
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 26, 2020

OWNER & ADDRESS REPORT

MAHWAH

BLOCK 152 LOT 69

01/26/17 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
152	62		2	SHEFFIELD, DUFF C. & JUDITH E. 103 FARDALE AVENUE MAHWAH, NJ 07430	103 FARDALE AVENUE	
152	63		2	SUTHERLAND, ALBERT JR. & MAREL'LEE K 95 FARDALE AVENUE MAHWAH, NJ 07430	95 FARDALE AVENUE	
152	64		2	HOLLIS, JASON & LAURA 17 JAHN CT MAHWAH, NJ 07430	17 JAHN COURT	
152	65		2	ZUENDT, JEFFREY & JANET 23 JAHN COURT MAHWAH, NJ 07430	23 JAHN COURT	
152	66		2	INFANTE, ERNEST 29 JAHN COURT MAHWAH, NJ 07430	29 JAHN COURT	
152	67		2	ANGERSON, ANTHONY JR. & LINDA M. 30 JAHN COURT MAHWAH, NJ 07430	30 JAHN COURT	
152	68.01		1	RAMIREZ, DAVID & RENEE 10 WOODBURY LANE MAHWAH, NJ 07430	JAHN COURT	
152	69.01		2	JAHN, EDWIN O. 16 JAHN CT MAHWAH, NJ 07430	16 JAHN COURT	
152	70		2	WANAMAKER, CHARLES & KATHLEEN 10 JAHN CT MAHWAH, NJ 07430	10 JAHN COURT	
152	71		2	MEDFIELD PROPERTIES LLC PO BOX 221 MEDFIELD, MA 02052	87 FARDALE AVENUE	
152	72		2	LOMUPO, PATRICIA R 75 FARDALE AVENUE MAHWAH, NJ 07430	75 FARDALE AVENUE	
152	73		2	TOURZANI, AMIR 67 FARDALE AVENUE MAHWAH, NJ 07430	67 FARDALE AVENUE	
152	74		2	VAN DERBEEK, RICHARD L. JR & SHARON 7 BARTHOLF LANE MAHWAH, NJ 07430	7 BARTHOLF LANE	
152	75		2	BLOCK LIVING TRUST 1701 BEACH ROAD, UNIT 203 ENGLEWOOD, FL 34223	25 BARTHOLF LANE	
152	76		2	HEAPS, STEVEN & PATRICIA 19 BARTHOLF LANE MAHWAH, NJ 07430	19 BARTHOLF LANE	

ALSO:

Orange & Rockland Utilities, Inc.
One Blue Hill Plaza
Pearl River, NY 10965

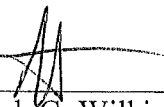
Cablevision
235 West Nyack Rd
West Nyack, NY 10994

P.S.E. & G. Co.
P.O. Box 14444
New Brunswick, NJ 08906

Township of Mahwah
Water/Sewer Department
142 North Railroad Avenue
Mahwah, NJ 07430

Verizon
114 Paterson Street, 3rd Floor
Paterson, NJ 07501
Attn: Rite of Way

I hereby certify the above two-page listing to be a true listing of property owners within 200' of Block 152 Lot 69 in the Township of Mahwah.



Patrick G. Wilkins, Tax Assessor

cc: Planning & Zoning

HISTORIC PRESERVATION COMMISSION

This Data Sheet is to provide known information to the TOWNSHIP OF MAHWAH HISTORIC PRESERVATION COMMISSION for use in reviewing and formulating recommendations to the Township on the subject application plan. The applicant is requested to fill in as much detail and to provide as much additional information as possible.

TITLE BLOCK

PROJECT NAME: Subdivision Plot > PREPARED FOR: ANNA JAHN TRUST
TYPE OF PLAN: SITE (SUBDIVISION) > REGISTERED OWNER:
(CIRCLE)
OTHER _____ > ADDRESS: 16 JAHN CT.

Municipality: MAHWAH

> PLAN PREPARED BY:

CONKLIN ASSOCIATES

County: BERGEN

State: NEW JERSEY

> SCALE: 1" = 20'

NAME OF APPLICANT/OWNER/REPRESENTATIVE

PREPARING THIS FORM: EDWARD JAHN

TITLE: TRUSTEE

(HISTORIC PRESERVATION COMMISSION USE ONLY)

REVIEW BLOCK:

DATE OF ORIGINAL PLAN: 4/3/17 HISTORIC SITE ON PROPERTY?
NO _____ YES _____

REVISION DATES REVIEWED: _____

DATES OF COMMISSION REVIEWS: _____

BACKGROUND & SITE DESCRIPTION:

LIST ALL OFFICIALLY DESIGNATED HISTORIC SITES ON THE SUBJECT PROPERTY, IF KNOWN, AND INDICATE WHETHER THEY ARE CURRENTLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP), AND/OR THE NEW JERSEY REGISTER (NJR), AND/OR THE MAHWAH REGISTER (MHSR).

LIST AND BRIEFLY DESCRIBE ALL NON-DESIGNATED STRUCTURES OR FEATURES ON THE SITE THAT ARE ESTIMATED TO BE FIFTY YEARS OF AGE OR OLDER.

EXAMPLES: BUILDINGS; FOUNDATION RUINS; WALLS; HAND-DUG WELLS; FISH WIERS; INDIAN SITES; CEMETERY SITES; ROADS OR TRAILS OF ANCIENT ORIGIN; STREAMS; PONDS OR OTHER WATER COURSES; ANY OTHER FEATURES THAT MIGHT BE OF HISTORIC INTEREST.

NAME AND BRIEFLY IDENTIFY, IF KNOWN, PROMINENT FORMER OF PRESENT OWNERS, RESIDENTS OR VISITORS:

LIST AND BRIEFLY DESCRIBE, IF KNOWN, ANY HISTORIC FEATURES OR SITES ON ADJACENT PROPERTIES, OR WITHIN 200' OF THE SUBJECT BOUNDARIES:

ALL INFORMATION PROVIDED BY THE UNDERSIGNED IS DEEMED BY THAT PERSON TO BE ACCURATE AND COMPLETE TO THE BEST OF THE UNDERSIGNER'S KNOWLEDGE AND BELIEF.



APPLICANT/OWNER OR AUTHORIZED
REPRESENTATIVE

5/31/17

DATE



Township of Mahwah Municipal
Offices: 475 Corporate Drive P.O. Box
733 Mahwah, NJ 07430
Tel 201-529-5757 Fax 201-512-0537

Board of Adjustment ex 243

Zoning/Planning Board ex 245

DATE: 6/2/17

 BOARD OF ADJUSTMENT

X PLANNING BOARD

VERIFICATION OF TAXES PAID

Pursuant to the Municipal Land Use Law:

This is to certify that taxes for the year(s) 2017

are paid through the 2nd Quarter:

BLOCK 152 LOT(S) 69.1

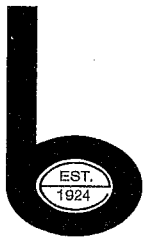
Qualifier

OWNER OF RECORD:

PROPERTY LOCATION: 16 Lake Ct., Mahwah

Elizabeth M. Villano, CTC
Tax Collector

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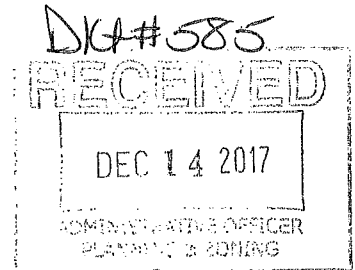
BOSWELL McCLAVE ENGINEERING

ENGINEERS ■ SURVEYORS ■ PLANNERS ■ SCIENTISTS

330 Phillips Avenue • P.O. Box 3152 • South Hackensack, N.J. 07606-1722 • (201) 641-0770 • Fax (201) 641-1831

December 14, 2017

Ms. Geri Entrup
Planning Department
Township of Mahwah
475 Corporate Drive
Mahwah, New Jersey 07430



Re: Anna Jahn Trust
Minor Subdivision Application
16 Jahn Court
Block 152, Lots 69.01
Township of Mahwah
Docket No. 585
Our File No. MAES-1757

*CC: PB members
at 12/18/17 mfg*

Dear Ms. Entrup:

Boswell McClave Engineering is in receipt of copies of the following documents relative to the above referenced application:

- a. Plan (1 sheet) entitled, "Subdivision Plat Soil, Erosion & Sediment Control Plan, Lot 69.01 Block 152, 16 Jahn Court, Township of Mahwah, Bergen County, New Jersey, For Anna Jahn Trust", prepared by Conklin Associates, dated April 3, 2017 and revised August 15, 2017.
- b. Township of Mahwah Development Application received November 17, 2017.

We have reviewed the above information and offer the following comments:

General

1. The Applicant and Owner in this matter is:

Anna Jahn Trust
16 Jahn Court
Mahwah, New Jersey 07430

The Applicant should notify the Township with any change in this information.

2. The Applicant is seeking Minor Subdivision Approval from the Planning Board to subdivide Lot 69.01 in Block 152. The subdivision will result in Lot 69.01 being divided into Lots 69.01 and 69.02.

3. The lot in question is located in the Single Family Residential (R-40) Zone and is bordered on all sides by the R-40 Zone and is 80,048 sf in area.
4. The Applicant proposes to create the following lots:

Proposed Lot 69.01 40,031 sf (0.92 Ac.)
Proposed Lot 69.02 40,017 sf (0.92 Ac.)
5. Existing Lot 69.01 is currently developed with the following:
 - 2-1/2 story frame dwelling
 - Gravel and asphalt driveways
 - Concrete pads and patio
 - Pergola
 - Gazebo
 - Detached garage
6. The following improvements are proposed for Lot 69.02:
 - A shared driveway with Lot 69.01, with driveway easement.
 - A 2 ½ story dwelling.

Submission Status

7. We find the before mentioned plan and application to be **complete** with respect to those items of the Municipal Code that the Township Engineer is charged to review.
8. The comments contained in this review letter must be satisfactorily addressed prior to being approved.

Variances/Waivers

9. The Applicant has requested the following waivers:
 - a. Topography Within 200 Feet: Article 28-2.4b(2) require topography within 200 feet to be provided.

This article is of the Township Soil Movement Ordinance.

This waiver is not applicable at this time since a Soil Movement Permit Application has not been submitted.

Slopes Greater Than 1V:4H: Article 28-2.4b(6) states that graded slopes greater than one (1) vertical to four (4) horizontal shall not be created.

This waiver is not applicable at this time since a Soil Movement Permit Application has not been submitted.

- b. 500 Foot Drainage Map: Article 26-5.2b(16) requires all Major Subdivision Applications to be accompanied by a plan sketch showing all existing drainage within 500 feet of any boundary to be provided.

This waiver is not applicable since this is a Minor Subdivision Application.

10. The following additional non-conformities were noted during our review:

- a. Structures Within 200 Feet: Article 26-4.2b(2) requires all existing structures within 200 feet to be provided.

The Applicant must provide or request a waiver.

- b. Location of Septic System: Article 26-4.2b(10) requires the location of septic system to be provided.

The Applicant must provide or request a waiver.

- c. Lot Lines Perpendicular or Radial: Article 26-9.4b requires lot lines to be at right angles or radial to front lot line.

The Applicant must meet or request a waiver.

Minor Subdivision Plat

11. An Individual Plot Plan and Soil Movement Permit Application will be required, prior to the development of Lot 69.02.
12. The proposed lot width dimensions must be shown on the plan.
13. The drawing scale should indicate 1" = 30', not 1" = 20'.
14. The Applicant should provide testimony with respect to proposed sanitary sewer disposal for Lot 69.02.

15. If the map is to be filed with the County of Bergen it must meet the requirements of the New Title Recordation Law, with respect to minor subdivisions. If this is not the intent, then deeds need to be provided to this office for review.
16. Proposed lot numbering shall be obtained/confirmed by the Mahwah Tax Assessor.
17. The existing and proposed lots form closed figures and the calculated areas agree with the areas shown on the Minor Subdivision. The supplied mapping appears accurate and complete.
18. The New Jersey County and Regional Planning Enabling Act (40:27-6.2) provides for County review of subdivisions of land within the County as does the Bergen County Subdivision Review Resolution (Section II.A.1). All subdivisions that affect County roads or drainage facilities and/or are classified major subdivisions must be submitted to the Department of Planning and Economic Development, Division of Development Review for review and approval.

Additional Comments

19. The Applicant must address any comments raised in various departmental reviews.

Thank you for your kind attention to this matter. Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

BOSWELL McCLAVE ENGINEERING

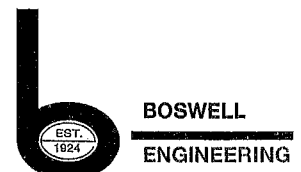


Michael J. Kelly, P.E.
Township Engineer Representative

MJK/ajf

cc: Quentin Wiest, Township Administrator
Anna Jahn Trust
Robert Wirths, P.L.S.
Tibor Latincsics, P.E.
Forest Merrill, Esq.

171214ajfL1.doc



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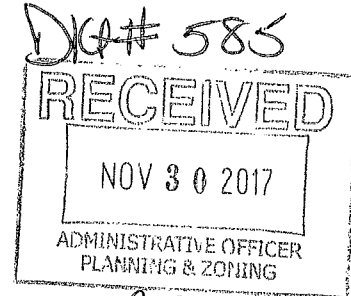
Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

400 Valley Road, Suite 304
Mount Arlington, NJ 07856
T: 973.398.3110
F: 973.398.3199
www.maserconsulting.com

November 30, 2017

Mr. Michael Kelly
Administrative Officer
Zoning Board
Township of Mahwah
475 Corporate Drive
Mahwah, NJ 07430

Re: **Review Letter**
Anna Jahn Trust
16 Jahn Ct.
Minor Subdivision
Block 152, Lot 69.01
Docket No. 585
MC Project No. MWP-058



cc: PB members
12/18/17 mtg

Dear Mr. Kelly:

We are in receipt of the above referenced Minor Subdivision application to re-subdivide two (2) existing lots into two (2) new lots. The site is located in the R-40 (Single-Family Residential) Zone. We have reviewed the following documents submitted by the Applicant in support of this application:

1. Submission Checklist, deemed complete 11/22/17;
2. Development Application, dated 11/17/17;
3. Verification of taxes paid, *provided through 2nd quarter only*;
4. Application to Historic Preservation Commission, dated 5/13/17;
5. Highlands Exemption Determination Application, dated 8/15/17;
6. Letter of county review exemption, from County of Bergen Department of Planning & Engineering, dated 11/9/17;
7. Resolution of prior subdivision, dated 5/23/16;
8. Subdivision Plat, prepared by Tibor Latincsics and Robert Wirths for Conklin Associates, most recently revised 8/15/17.

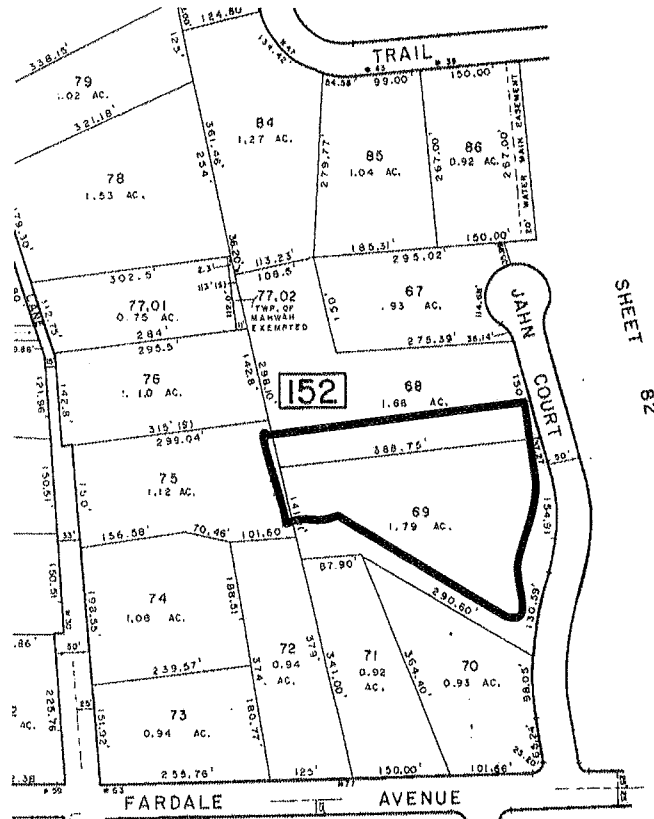
A. Site Description

The subject application involves a site in the R-40 (Single-Family Residential) Zone. The parcel has an area of 80,048 square feet, with frontage along the northwest side of Jahn Court. The parcel is surrounded on all sides by residential uses, and there is an existing single-family structure, along with a gazebo, carport, and garage, at the front portion of the site.

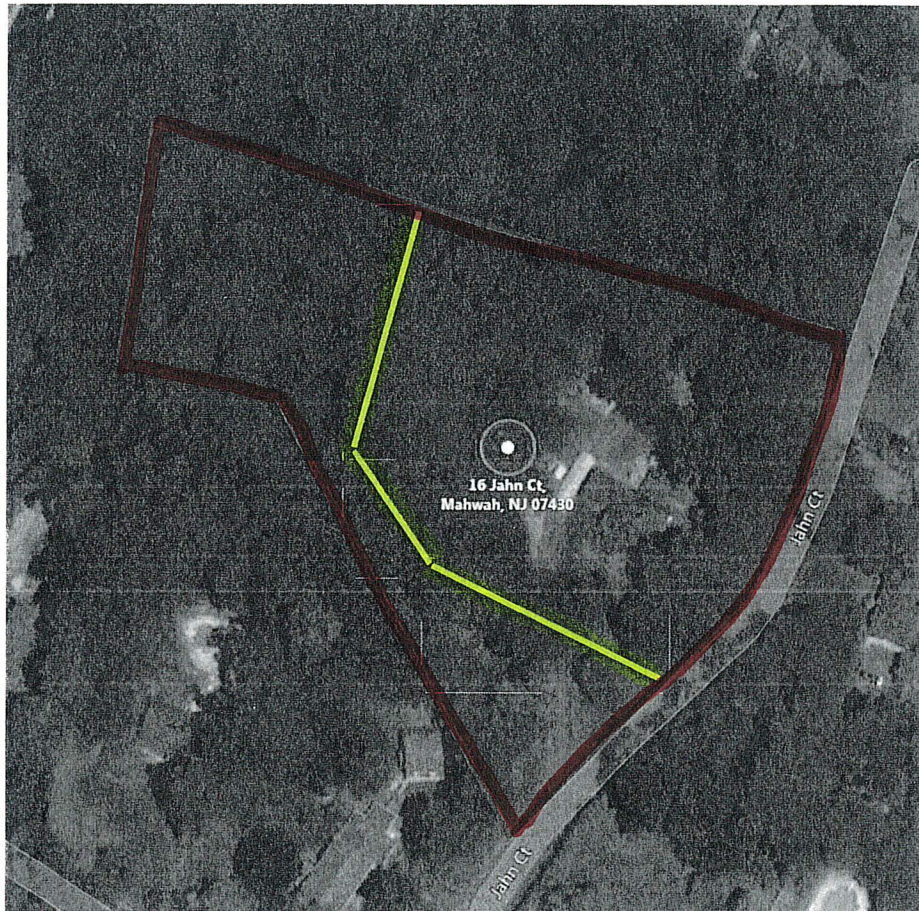
The property in question was subject to another subdivision application last year, modifying the lot line between it and Lot 68.01 to the north.



Mr. Michael Kelly
MC Project No. MWP-058
November 30, 2017
Page 2 of 4



Tax map of Block 152, Lot 69.01



Bing Aerial of Subject Property
Red line = existing, orange line = approximate proposed

B. Proposed Project

The Applicant proposes to subdivide the existing lot (69.01) to create a new lot (69.02) to the rear for a second single-family home. Both lots will be conforming in size and dimension.

C. General Comments

1. Applicant has requested submission waivers for a 200' radius topographic map, a 500' radius drainage map, and grading. We defer to the engineer on these matters.
2. The zoning table provided does not include existing conditions for Lot 69.01. This should be added.
3. Applicant should discuss the necessity of the easements crossing proposed Lot 69.02. As cross easements are generally undesirable, it would be preferable to move the driveway access for Lot 69.01 to the north so that all access is on-site. In fact, the existing driveway has a leg extending from the garage that could be connected to Jahn Court for ideal access.



Mr. Michael Kelly
MC Project No. MWP-058
November 30, 2017
Page 4 of 4

4. If an off-site access easement cannot be avoided, Applicant shall describe the legal nature of the easement, maintenance responsibilities, etc.

We reserve the right to make additional comments based upon further review or testimony presented before the Board. Should you have any questions on this correspondence please do not hesitate to contact me.

Very truly yours,

MASER CONSULTING P.A.

Deborah Alaimo Lawlor, FAICP, PP
Discipline Leader, Planning Services
Senior Associate

DAL/kjr

cc: VIA EMAIL:

Geri Entrup, Township Planning & Zoning Dept.
Michael J. Kelly, Township Administrator
Peter Scandariato, Esq., Planning Board Attorney
Forrest Merrill, Esq., Applicant's Attorney

R:\Projects\MWP\MWP-058 16 Jahn Court\Correspondence\OUT\171128_kjr_review MWP-058.docx

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Township of Mahwah
Highlands Exemption Determination Application
475 Corporate Drive - PO Box 733
Mahwah, N.J. 07430
(201) 529-5757



Receipt Stamp - Municipal Use Only

RECEIVED

OCT 23 2017

ADMINISTRATIVE OFFICER
PLANNING & ZONING

Date: 8/15/2017

Application #:

MH-0044

Applicant Name: Anna Jahn Trust c/o Ed Jahn

(associated w/ Dkt #585)

Property Information

Street Address: 16 Jahn Court

Block(s) & Lot(s): Block 152, Lot 69.01

Date Lot Created:

☒ Prior to August 10, 2004

If after August 10, 2004:

*see below

Located in:

☒ Planning Area

☐ Preservation Area

☐ Planning and Preservation Area

Existing Uses:

Existing single family home. Note; Lot 69.01 created by Filed Map 6305, dated July 13, 1965.

Property Owner Information

☐ Same as Applicant

Owner's Name:

Anna Jahn Trust c/o Ed Jahn

Owner's Address:

16 Jahn Court, Mahwah, NJ 07430

Redacted

Applicant Information

Applicant Address:

16 Jahn Court, Mahwah, NJ 07430

NJSA 47:1A-5a

NJSA 47:1A-1

Phone #:

Fax #:

email:

Engineer, Attorney or Other Principal Contact Information

Name:

Tibor Latincsics, PE

Address:

Conklin Associates, 29 Church Street, PO Box 282, Ramsey, NJ 07446

Phone #:

Fax #:

email:

Project Information

Brief Project
Description
(Attach
Additional as
Necessary):

The project consists of a subdivision of a single oversized lot into two lots and subsequent construction of a single family home. It is not a Major Project as the new impervious surface is 6016 S.F. and Area of Disturbance is 18,910 S.F.

D. Exemption 5: For any improvement to a single family dwelling in existence as of August 10, 2004, including but not limited to an addition, garage, shed, driveway, porch, deck, patio, swimming pool, or septic system. (Such improvements include only those that maintain the use as a single family dwelling; the exemption does not apply to or permit the creation of multiple dwelling units.)

☐ A copy of any official documentation proving the single family dwelling was in existence on August 10, 2004.

☐ A description of the proposed improvements.

☐ I hereby affirm that the subject property was in existence as of August 10, 2004 and that all proposed improvements are intended and will continue to be used for single family dwelling purposes.

Applicant Initial:

E. Exemption 6: For any improvement for non-residential purposes, to a place of worship owned by a non-profit entity, society or association, or association organized primarily for religious purposes, or a public or private school, or a hospital, in existence on August 10, 2004, including, but not limited to new structures, an addition to an existing building or structure, a site improvement, or a sanitary facility

☐ A copy of any official documentation indicating that the place of worship, public or private school or hospital was in existence on August 10, 2004.

☐ For improvements to a place of worship, documentation showing that the entity, society or association, or association organized primarily for religious purposes has non profit status.

☐ A site plan plan certified by a qualified Licensed New Jersey Professional showing all existing property improvements, including all structures, grading, clearing, impervious surface and limits of disturbance, existing on the site on August 10, 2004; and all proposed development including all structures, impervious surfaces, clearing limits, and limits of disturbance, including grading.

F. Exemption 7: For any activity conducted by a landowner in accordance with an approved woodland management plan issued pursuant to Section 3 of the Farmland Assessment Act, N.J.S.A. 54:4-23.3 or the normal harvesting of forest products in accordance with a forest management plan approved by the State Forester

☐ A brief description of the total area of woodlands that is the subject of the approved woodland management plan and indication of the length of time that the area has been in woodland management (may be submitted in this form).

☐ A brief description of the activities for which the exemption is claimed (may be submitted in this form).

For a private landowner with an approved woodlot management plan:

☐ A copy of the applicant's tax bill showing that the site has farmland assessment tax status under the New Jersey Farmland Assessment Act, N.J.S.A. 54:4-23.1 et seq. if applicable.

☐ A copy of the approved woodland management plan.

For a forest management plan approved by the State Forester:

☐ A copy of the forest management plan approved by the State Forester.

G. Exemption 8: For the construction or extension of trails with non-impervious surfaces on publicly owned lands or on privately owned lands where a conservation or recreational use easement has been established.

☐ A site plan certified by the appropriate qualified Licensed New Jersey Professional showing the proposed trail construction with details including the location and width of existing and proposed trails and those off-site trails to which they connect, if any.

☐ A written description of the non-impervious materials to be used.

☐ For privately owned property, a copy of a deed for the property, including the language establishing the conservation or recreational use easement on the property.

I, the undersigned, hereby certify that the information given herein is correct to the best of my knowledge.

Applicant Signature:

Date:

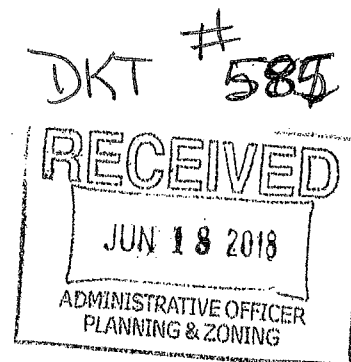
I, the undersigned, hereby grant permission for the submission of this application for the property reference herein.

Owner Signature:

Date:

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Forrest G. Merrill
Attorney at Law
69 Alcott Road
P.O. Box 823
Mahwah, New Jersey 07430-0823



(201) 825-3544 • Fax: (201) 825-6090
E-Mail: forrestg.merrill@verizon.net

Member of NJ & NY Bars

June 18, 2018

VIA FEDERAL EXPRESS

Clerk, Bergen County
Registry Division - Room 110
One Bergen County Plaza
Hackensack, NJ 07601

Re: Anna Jahn Trust to Anna Jahn Trust
Premises: Blk 152, Lots 69.01, 69.02, Mahwah, NJ

Dear Sir/Madam:

Enclosed herewith please find two Deeds perfecting a subdivision, as well as an Easement Deed, as follows:

1. Original Deed from Anna Jahn Trust to Anna Jahn Trust, dated June 16, 2018 (Lot 69.01).
2. Original Deed from Anna Jahn Trust to Anna Jahn Trust, dated June 16, 2018 (Lot 69.02).
3. Original Deed of Easement from Anna Jahn Trust to Anna Jahn Trust, dated June 16, 2018 (Lot 69.02).
4. Completed Cover Sheets (3)
3. Trust Account check in the amount of \$259.00- recording fees.

Please record the documents in the order indicated above and return as indicated. Thank you.

Very truly yours,

Forrest G. Merrill

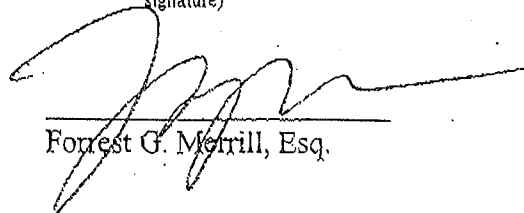
FGM:ncr

Enclosure

Cc: Ed Jahn (via email)

Geri Entrup (via email)

Prepared by: (Print signer's name below
signature)


Forrest G. Merrill, Esq.

DEED

This Deed is made on June 16, 2018

BETWEEN: ANNA JAHN TRUST, by Edwin O. Jahn, Trustee,
whose address is 16 Jahn Court, Mahwah, New Jersey 07430,
referred to as the Grantor.

AND: ANNA JAHN TRUST,
whose address is c/o Edwin O. Jahn, 16 Jahn Court, Mahwah, New Jersey 07430
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 Less than One Hundred (\$100.00) Dollars.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of Mahwah
Block No. 152, Lot 69.02

☐ 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 lands in the Township of Mahwah, County of Bergen and State of New Jersey, as follows:
The legal description is:

See attached **Description Rider "Exhibit A"** annexed hereto dated February 16, 2018 prepared by Robert Wirth, a NJ PLS with Conklin Associates.

SUBJECT to, and reserving hereby, a 25 feet wide Driveway Easement Appurtenant for

private driveway purposes benefitting the owners of the abutting Lot 69.01, Block 152, said easement being created and more fully described in a Deed of Easement from the Grantor herein, to be recorded contemporaneously herewith.

This Grant/Reservation of Easement will run with the land and will be binding on and will inure to the benefit of the parties hereto, their heirs, successors and assigns.

Being commonly known as 14 Jahn Court, Mahwah, New Jersey 07430.

The aforesaid lot is delineated on "Subdivision Plat, Soil Erosion and Sediment Control Plan, Lot 69.01-Block 152, 16 Jahn Court, Township of Mahwah, Bergen County, New Jersey for Anna Jahn Trust" prepared by Conklin Associates, dated 8/15/17, and last revised on 02/20/2018, approved by the Planning Board of the Township of Mahwah on December 18, 2017.

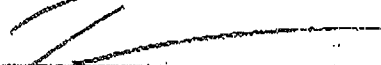
BEING part of the premises conveyed to the Anna Jahn Trust by Deed from Edward O. Jahn, Trustee of the Anna Jahn Trust, dated May 23, 2016, and recorded August 2, 2016 in the Bergen County Clerk's Office in V Bk 02330, Page 1932-1937.

SUBJECT to all easements, setbacks, encroachments, restrictions of record and such state of facts as an accurate survey may disclose.

SUBJECT to municipal, county, state and federal regulations governing the use of the premises.

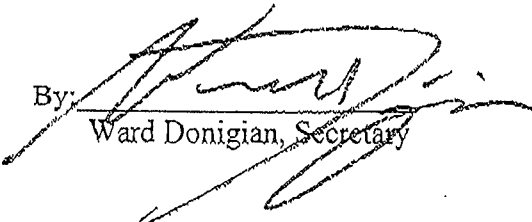
WE HEREBY CERTIFY pursuant to N.J.S. 40:55D-45 that the subdivision of the premises set forth herein was approved as a minor subdivision by the Planning Board of the Township of Mahwah on December 18, 2017, and subject to the conditions contained in the Resolution of the Board dated January 8, 2018.

MAHWAH PLANNING BOARD

By: 

Todd Sherer, Chairman

Dated: June 11, 2018

By: 

Ward Donigian, Secretary

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TIBOR LATINCSECS, PE & PP
ROBERT WIRTHS, PLS
HERBERT SCHLESINGER, PE & LS, RETIRED

(201) 327-0443
FAX (201) 934-1097

CONKLIN ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
P.O. BOX 282
29 CHURCH STREET, RAMSEY, NJ 07446

February 16, 2018

Description of Lot 69.02 in Block 152 in the Township of Mahwah, Bergen County, New Jersey as shown on a map entitled "Subdivision Plat, Soil Erosion and Sediment Control Plan, Lot 69.01 - Block 152, 16 Jahn Court, Township of Mahwah, Bergen County, New Jersey for Anna Jahn Trust" on record at the Township Clerk's office. The Lot is described as follows:

Beginning at a point along the westerly side line of Jahn Court being distant the following courses from the intersection of the northerly sideline of Fardale Avenue and the westerly sideline of Jahn Court (50.00 feet wide) along the said westerly sideline of Jahn Court a.) On a course of North 34°45'00" East, 81.97 feet to a point of curvature, b.) along a curve to the right having a radius of 497.00 feet, a central angle of 11°18'04" and arc length of 98.03 feet marked by an iron rod and running thence:

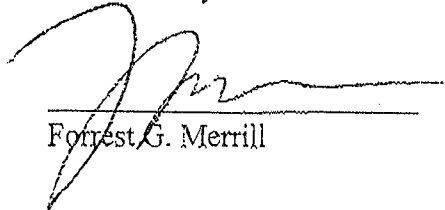
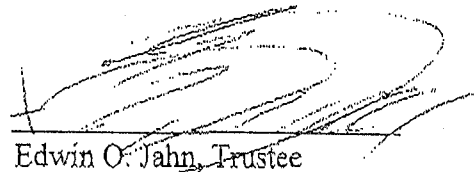
- 1) Along the common line between lots 70 and 69.02, North 15°45'55" West, 290.60 feet to an iron rod, thence
- 2) Along the common line between lots 71 and 69.02, North 52°30'34" West, 87.90 feet to an iron rod, thence
- 3) Along the common line between lots 72 and 75 and 69.02, North 28°45'00" East, 151.17 feet to an iron rod, thence
- 4) Along the common line between lots 68.01 and 69.02, South 51°02'08" East, 160.11 feet, thence
- 5) Along a new line between lots 69.01 and 69.02, South 38°57'52" West, 143.36 feet, thence
- 6) Along the same, South 25°49'17" East, 66.13 feet, thence
- 7) Along the same, South 51°34'49" East, 171.52 feet to a point along the westerly sideline of Jahn Court, thence
- 8) Along a non-tangent curve to the right having a radius of 260.16 feet, a central angle of 04°21'29", a chord bearing South 58°54'15" West for a distance of 19.78 feet, for an arc length of 19.79 feet to a point of reverse curvature marked by a concrete monument, thence
- 9) Along a curve to the left having a radius of 497.00 feet, a central angle of 15°01'56" and arc length of 130.39 feet to the point of **Beginning**. **Containing:** 40,017 square feet, more or less. Subject to a driveway access easement and to all covenants and agreements of record.

Robert Wirths

NJ PLS 34025

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

Witnessed by:


Forrest G. Merrill
Edwin O. Jahn, Trustee

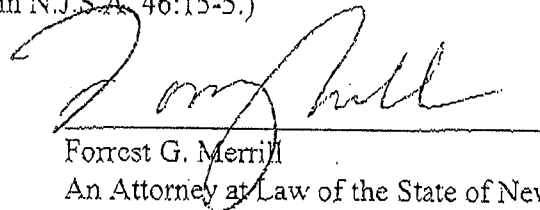
STATE OF NEW JERSEY
COUNTY OF BERGEN

S.S.:

I CERTIFY that on JUNE 14, 2018
Edwin O. Jahn, Trustee

personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for Less Than One Hundred (\$100.00) Dollars Consideration 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.)


Forrest G. Merrill
An Attorney at Law of the State of New Jersey

R & R to:

FORREST G. MERRILL, ESQ.
69 ALCOTT RD
PO BOX 823
MAHWAH, NJ 07430

Prepared by: (Print signer's name below
signature)

Forrest G. Merrill, Esq.

DEED OF EASEMENT

This Deed is made on JUNE 16, 2018

BETWEEN: ANNA JAHN TRUST, by Edwin O. Jahn, Trustee,
whose address is 16 Jahn Court, Mahwah, New Jersey 07430,
referred to as the Grantor.

AND: ANNA JAHN TRUST,
whose address is c/o Edwin O. Jahn, 16 Jahn Court, Mahwah, New Jersey 07430
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 an easement interest described below benefitting the abutting property herein set forth owned by the Grantee. This transfer is made for the sum of Less than One Hundred (\$100.00) Dollars.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of Mahwah
Block No. 152, Lot 69.02 is the property burdened by the creation of the Easement interest described herein, being known as the Servient Tenement.

☐ 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 lands in the Township of Mahwah, County of Bergen and State of New Jersey, as follows:
The legal description is:

The EASEMENT created herein is a 20 to 30 feet wide Driveway Easement Appurtenant (width depending upon the exact location) for private driveway purposes benefitting the owners of the abutting Lot 69.01, Block 152, being known as the Dominant Tenement, the location of said easement being more fully described in the attached **Description Rider "Exhibit A"** annexed hereto, dated February 16, 2018, Rev. February 22, 2018, March 28, 2018, and again on June 6, 2018 prepared by Robert Wirths, a NJ PLS with Conklin Associates.

TIBOR LATINSICS, PE & PP
ROBERT WIRTHS, PLS
HERBERT SCHLESINGER, PE & LS, RETIRED

(201) 327-0443
FAX (201) 934-1097

CONKLIN ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
P.O. BOX 282
29 CHURCH STREET, RAMSEY, NJ 07446

February 16, 2018
February 22, 2018 (Rev.)
March 28, 2018 (Rev.)
June 6, 2018 (Rev.)

Description of a Driveway Easement in favor of Lot 69.01 through Lot 69.02 in Block 152 in the Township of Mahwah, Bergen County, New Jersey as shown on a map entitled "Subdivision Plat. Soil Erosion and Sediment Control Plan, Lot 69.01 - Block 152, 16 Jahn Court, Township of Mahwah, Bergen County, New Jersey for Anna Jahn Trust" dated 4/3/17, last revised 2/20/18, on record at the Township Clerk's office. The easement is described as follows:

Beginning at a point along the westerly side line of Jahn Court being distant the following courses from the intersection of the northerly sideline of Fardale Avenue and the westerly sideline of Jahn Court (50.00 feet wide) when measured along the said westerly sideline of Jahn Court, a.) On a course of North $34^{\circ}45'00''$ East, 81.97 feet to a point of curvature, b.) along a curve to the right having a radius of 497.00 feet, a central angle of $15^{\circ}58'18''$ and arc length of 138.54 feet to the Point of Beginning and running thence:

- 1) Through lot 69.02 for the following 4 courses, North $08^{\circ}38'40''$ East, 64.31 feet, thence
- 2) North $07^{\circ}41'25''$ West, 39.41 feet, thence
- 3) North $51^{\circ}21'46''$ West, 12.47 feet, thence
- 4) North $07^{\circ}41'25''$ West, 30.23 feet, thence
- 5) Along the new property line between lots 69.01 and 69.02, South $51^{\circ}34'49''$ East, 49.55 feet, thence
- 6) Through lot 69.02 for the following 2 courses, South $04^{\circ}49'44''$ East, 31.46 feet, thence
- 7) North $61^{\circ}44'23''$ East, 24.95 feet, thence
- 8) Along the new property line between lots 69.01 and 69.02, South $51^{\circ}34'49''$ East, 21.78 feet, thence
- 9) Through lot 69.02 for 2 courses, South $61^{\circ}44'23''$ West, 44.01 feet, thence
- 10) South $10^{\circ}28'09''$ West, 36.64 feet to a point along the westerly sideline of Jahn Court, thence
- 11) Along the westerly sideline of Jahn Court on a non-tangent curve to the left having a radius of 497.00 feet, a central angle of $03^{\circ}43'48''$, a chord bearing South $52^{\circ}35'12''$ West for a distance of 32.35 feet, for an arc length of 32.35 feet to the point of Beginning, and subject to all covenants and agreements of record.

Robert Wirths NJ PLS 34025

This Grant of Easement will run with the land and will be binding on and will inure to the benefit of the parties hereto, their heirs, successors and assigns. The parties shall share the costs of maintaining said easement in good repair and condition as may be deemed necessary or advisable in the discretion of the owner(s) of Lot 69.01.

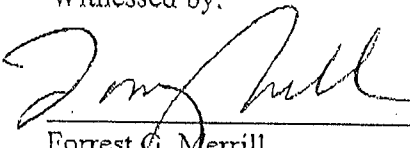
The owner(s) of Lot 69.01 shall be permitted to plant a border of landscaping running over, alongside, or astride the northwesterly sidelines(s) of the easement, for buffering purposes, at his, her or their sole cost and expense. The future maintenance of said landscaping shall be the shared responsibility of the owners of both lots affected by said Easement, at the sole and absolute discretion of the owner(s) of Lot 69.01.

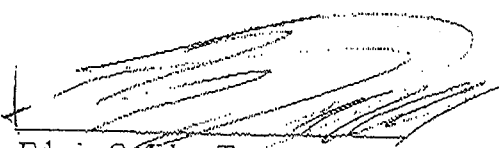
Being located on what is commonly known as 14 Jahn Court, Mahwah, New Jersey 07430.

SUBJECT to municipal, county, state and federal regulations governing the use of the premises.

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

Witnessed by:

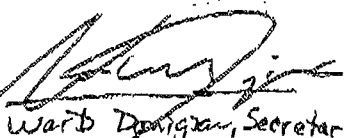

Forrest G. Merrill

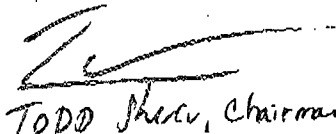

Edwin O. Jahn, Trustee

Date June 11, 2018

STATE OF NEW JERSEY
COUNTY OF BERGEN

S.S.:


Warb Dorigan, Secretary

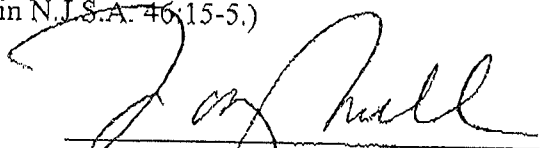

TODD Sherr, Chairman

I CERTIFY that on JUNE 11, 2018

Edwin O. Jahn, Trustee

personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed as Trustee; and
- (c) made this Deed for Less Than One Hundred (\$100.00) Dollars Consideration 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.)

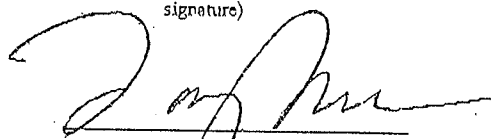

Forrest G. Merrill

An Attorney at Law of the State of New Jersey

R & R to:

FORREST G. MERRILL, ESQ.
68 ALCOTT RD
PO BOX 823
MAHWAH, NJ 07430

Prepared by: (Print signer's name below
signature)


Forrest G. Merrill, Esq.

DEED

This Deed is made on JUNE 16, 2018

BETWEEN: ANNA JAHN TRUST, by Edwin O. Jahn, Trustee,
whose address is 16 Jahn Court, Mahwah, New Jersey 07430,
referred to as the Grantor.

AND: ANNA JAHN TRUST,
whose address is c/o Edwin O. Jahn, 16 Jahn Court, Mahwah, New Jersey 07430
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 Less than One Hundred (\$100.00) Dollars.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of Mahwah
Block No. 152, Lot 69.01

☐ 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 lands in the Township of Mahwah, County of Bergen and State of New Jersey, as follows:
The legal description is:

See attached **Description Rider "Exhibit A"** annexed hereto dated February 16, 2018, Rev. June 6, 2018 prepared by Robert Wirths, a NJ PLS with Conklin Associates.

Together with a 25 feet wide Easement Appurtenant for driveway purposes across and

TIBOR LATINCSECS, PE & PP
ROBERT WIRTHS, PLS
HERBERT SCHLESINGER, PE & LS, RETIRED

(201) 327-0443
FAX (201) 934-1097

CONKLIN ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
P.O. BOX 282
29 CHURCH STREET, RAMSEY, NJ 07446

February 16, 2018
Rev June 6, 2018

Description of Lot 69.01 in Block 152 in the Township of Mahwah, Bergen County, New Jersey as shown on a map entitled "Subdivision Plat, Soil Erosion and Sediment Control Plan, Lot 69.01 -- Block 152, 16 Jahn Court, Township of Mahwah, Bergen County, New Jersey for Anna Jahn Trust" on record at the Township Clerk's office. The Lot is described as follows:

Beginning at a point along the westerly sideline of Jahn Court being distant the following courses from the intersection of the northerly sideline of Fardale Avenue and the westerly sideline of Jahn Court (50.00 feet wide) along the said westerly sideline of Jahn Court a.) On a course of North 34°45'00" East, 81.97 feet to a point of curvature, b.) along a curve to the right having a radius of 497.00 feet, a central angle of 26°20'00" and arc length of 228.42 feet to a point of reverse curvature and marked by a concrete monument c.) , along a curve to the left having a radius of 260.16 feet, a central angle of 04°21'29" and arc length of 19.79 feet to the point of beginning, thence

- 1) Along the common line between lots 69.01 and 69.02, North 51°34'49" West, 171.52 feet to an iron rod, thence
- 2) Along the same, North 25°49'17" West, 66.13 feet, thence
- 3) Along the same, North 38°57'52" East, 143.36 feet, thence
- 4) Along the common line between lots 68.01 and 69.01, South 51°02'08" East, 230.31 feet to a rebar, thence
- 5) Along the westerly sideline of Jahn Court, South 26°58'00" West, 37.27 feet to a point of curvature, thence
- 6) Along a curve to the right having a radius of 260.16 feet, a central angle of 29°45'31", a chord bearing South 41°50'05" West for a distance of 133.61 feet, for an arc length of 135.12 feet to the point of **Beginning**. **Containing:** 40,031 square feet, more or less. Subject to a driveway access easement and to all covenants and agreements of record.

Robert Wirths

NJ PLS 34025

through the abutting Lot 69.02, as more particularly described in a Deed from Anna Jahn Trust to Anna Jahn Trust being recorded contemporaneously herewith.

Being commonly known as 16 Jahn Court, Mahwah, New Jersey 07430.

The aforesaid lot is delineated on "Subdivision Plat, Soil Erosion and Sediment Control Plan, Lot 69.01-Block 152, 16 Jahn Court, Township of Mahwah, Bergen County, New Jersey for Anna Jahn Trust" prepared by Conklin Associates, dated 8/15/17, and last revised on 02/20/2018, approved by the Planning Board of the Township of Mahwah on December 18, 2017.

BEING part of the premises conveyed to the Anna Jahn Trust by Deed from Edward O. Jahn, Trustee of the Anna Jahn Trust, dated May 23, 2016, and recorded August 2, 2016 in the Bergen County Clerk's Office in V Bk 02330, Page 1932-1937.

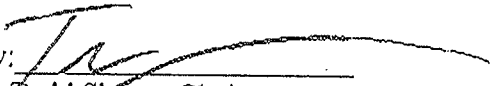
SUBJECT to all easements, setbacks, encroachments, restrictions of record and such state of facts as an accurate survey may disclose.

SUBJECT to municipal, county, state and federal regulations governing the use of the premises.

WE HEREBY CERTIFY pursuant to N.J.S. 40:55D-45 that the subdivision of the premises set forth herein was approved as a minor subdivision by the Planning Board of the Township of Mahwah on December 18, 2017, and subject to the conditions contained in the Resolution of the Board dated January 8, 2018.

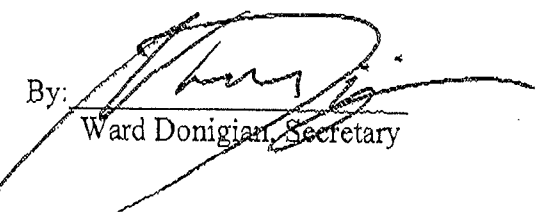
MAHWAH PLANNING BOARD

By:


Todd Sherer, Chairman

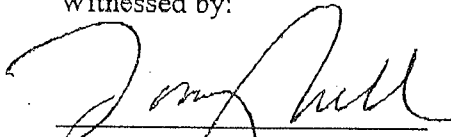
Dated: June 11, 2018

By:


Ward Donigian, Secretary

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

Witnessed by:

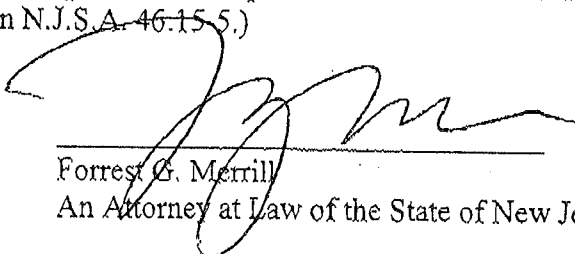

Forrest G. Merrill
Edwin O. Jahn, TrusteeSTATE OF NEW JERSEY
COUNTY OF BERGEN

S.S.:

I CERTIFY that on JUNE 16, 2018
Edwin O. Jahn, Trustee

personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for Less Than One Hundred (\$100.00) Dollars Consideration 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.)


Forrest G. Merrill
An Attorney at Law of the State of New Jersey

R & R to:

FORREST G. MERRILL, ESQ.
69 ALCOTT RD
PO BOX 823
MAHWAH, NJ 07430

FILE COPY

2E
7P
103

Bergen County Recording Data Page
Honorable John S. Hogan
Bergen County Clerk



Official Use Only - Barcode

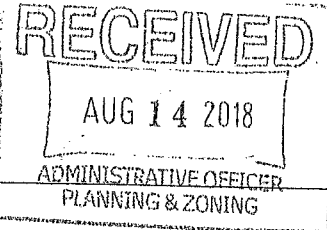


18-050508 Deed - Exempt
V Bk: 02998 Pg: 1732-1739 Rec. Fee \$103.00
John S. Hogan, Bergen County Clerk
Recorded 07/17/2018 09:52:07 AM

Official Use Only - Realty Transfer Fee

DKT

585



Date of Document:

06/16/2018

Type of Document:

Deed

First Party Name:

Anna Jahn Trust

Second Party Name:

Anna Jahn Trust

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

152

Lot:

69.01

Municipality:

Mahwah

Consideration:

Less than One Hundred (\$100.00) Dollars

Mailing Address of Grantee:

16 Jahn Court, Mahwah, NJ 07430

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGE INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

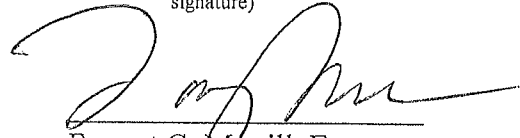
Original Book:

Original Page:

BERGEN COUNTY RECORDING DATA PAGE

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

Prepared by: (Print signer's name below
signature)


Forrest G. Merrill, Esq.

DEED

This Deed is made on JUNE 16, 2018

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whose address is 16 Jahn Court, Mahwah, New Jersey 07430,
referred to as the Grantor.

AND: ANNA JAHN TRUST,
whose address is c/o Edwin O. Jahn, 16 Jahn Court, Mahwah, New Jersey 07430
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The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

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The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of Mahwah
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☐ No property tax identification number is available on the date of this Deed. (Check box if applicable.)

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See attached **Description Rider "Exhibit A"** annexed hereto dated February 16, 2018, Rev. June 6, 2018 prepared by Robert Wirths, a NJ PLS with Conklin Associates.

Together with a 25 feet wide Easement Appurtenant for driveway purposes across and

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- 3) Along the same, North 38°57'52" East, 143.36 feet, thence
- 4) Along the common line between lots 68.01 and 69.01, South 51°02'08" East, 230.31 feet to a rebar, thence
- 5) Along the westerly sideline of Jahn Court, South 26°58'00" West, 37.27 feet to a point of curvature, thence
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Robert Wirths NJ PLS 34025

through the abutting Lot 69.02, as more particularly described in a Deed from Anna Jahn Trust to Anna Jahn Trust being recorded contemporaneously herewith.

Being commonly known as 16 Jahn Court, Mahwah, New Jersey 07430.

The aforesaid lot is delineated on "Subdivision Plat, Soil Erosion and Sediment Control Plan, Lot 69.01-Block 152, 16 Jahn Court, Township of Mahwah, Bergen County, New Jersey for Anna Jahn Trust" prepared by Conklin Associates, dated 8/15/17, and last revised on 02/20/2018, approved by the Planning Board of the Township of Mahwah on December 18, 2017.

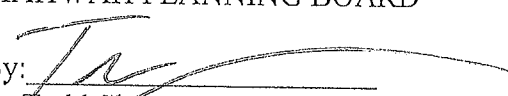
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SUBJECT to all easements, setbacks, encroachments, restrictions of record and such state of facts as an accurate survey may disclose.

SUBJECT to municipal, county, state and federal regulations governing the use of the premises.

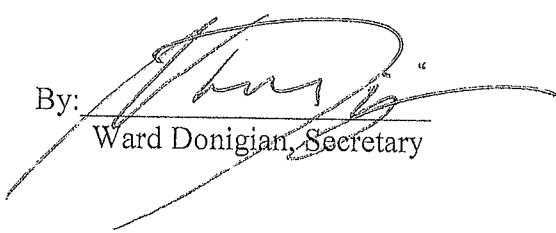
WE HEREBY CERTIFY pursuant to N.J.S. 40:55D-45 that the subdivision of the premises set forth herein was approved as a minor subdivision by the Planning Board of the Township of Mahwah on December 18, 2017, and subject to the conditions contained in the Resolution of the Board dated January 8, 2018.

MAHWAH PLANNING BOARD

By: 

Todd Sherer, Chairman

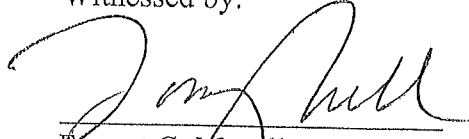
Dated: June 11, 2018

By: 

Ward Donigian, Secretary

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

Witnessed by:


Forrest G. Merrill


Edwin O. Jahn, Trustee

STATE OF NEW JERSEY
COUNTY OF BERGEN

S.S.:

I CERTIFY that on JUNE 16, 2018
Edwin O. Jahn, Trustee

personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for Less Than One Hundred (\$100.00) Dollars Consideration 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.)


Forrest G. Merrill
An Attorney at Law of the State of New Jersey

R & R to:

FORREST G. MERRILL, ESQ.
69 ALCOTT RD
PO BOX 823
MAHWAH, NJ 07430

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Anna Jahn Trust, by Edwin O. Jahn, Trustee

Current Street Address

16 Jahn Court

City, Town, Post Office Box

Mahwah

State

NJ

Zip Code

07430

PROPERTY INFORMATION

Block(s)

152

Lot(s)

69.01

Qualifier

Street Address

16 Jahn Court

City, Town, Post Office Box

Mahwah

State

NJ

Zip Code

07430

Seller's Percentage of Ownership

100%

Total Consideration

\$1.00

Owner's Share of Consideration

\$1.00

Closing Date

6/16/2018

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

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.

7/5/18
Date

Anna Jahn Trust by Edwin O. Jahn, Trustee
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

DUPLICATE

STATE 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

BERGEN

} SS. County Municipal Code
0233

MUNICIPALITY OF PROPERTY LOCATION Mahwah

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, Edwin O. Jahn, Trustee, being duly sworn according to law upon his/her oath,
(Name)

deposes and says that he/she is the Trustee of the Anna Jahn Trust in a deed dated June 16, 2018 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 152 Lot number 69.01 located at

16 Jahn Court, Mahwah

(Street Address, Town)

and annexed thereto.

(2) CONSIDERATION \$ 1.00 (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.
for less than \$100.00 Consideration

(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)

- ☐ 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)

- ☐ 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)

- ☐ 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) 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 5 day of July, 2018

Signature of Deponent

Edwin O. Jahn, Trustee
Grantor Name

16 Jahn Court, Mahwah, NJ 07430

16 Jahn Court, Mahwah, NJ 07430

16 Jahn Court, Mahwah

(Street Address, Town)

and annexed thereto.

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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:

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☐ 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)

☐ 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)

☐ 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)

☐ 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) 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 5 day of July, 2018

Signature of Deponent

Edwin O. Jahn, Trustee
Grantor Name

16 Jahn Court, Mahwah, NJ 07430

16 Jahn Court, Mahwah, NJ 07430

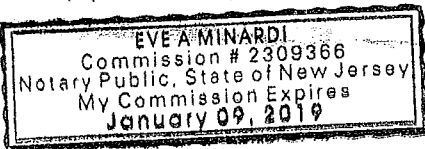
Deponent Address

Grantor Address at Time of Sale

XXX-XXX-1228

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer



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-I 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:

www.state.nj.us/treasury/taxation/lpt/localtax.htm

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FILE COPY

2E
8P
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Bergen County Recording Data Page
Honorable John S. Hogan
Bergen County Clerk



Official Use Only - Barcode



18-050508.01 Deed - Exempt
V Bk: 02998 Pg: 1740-1748 Rec. Fee \$113.00
John S. Hogan, Bergen County Clerk
Recorded 07/17/2018 09:52:08 AM

Official Use Only - Realty Transfer Fee

DKT#
585

RECEIVED

AUG 14 2018

ADMINISTRATIVE OFFICER
PLANNING & ZONING

Date of Document:

06/16/2018

Type of Document:

Deed

First Party Name:

Anna Jahn Trust

Second Party Name:

Anna Jahn Trust

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

152

Lot:

69.02

Municipality:

Mahwah

Consideration:

Less than One Hundred (\$100.00) Dollars

Mailing Address of Grantee:

16 Jahn Court, Mahwah, NJ 07430

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGE INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

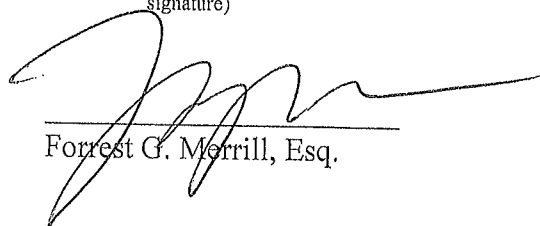
Original Book:

Original Page:

BERGEN COUNTY RECORDING DATA PAGE

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

Prepared by: (Print signer's name below
signature)


Forrest G. Merrill, Esq.

DEED

This Deed is made on JUNE 16, 2018

BETWEEN: ANNA JAHN TRUST, by **Edwin O. Jahn, Trustee**,
whose address is 16 Jahn Court, Mahwah, New Jersey 07430,
referred to as the Grantor.

AND: ANNA JAHN TRUST,
whose address is c/o Edwin O. Jahn, 16 Jahn Court, Mahwah, New Jersey 07430
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 Less than One Hundred (\$100.00) Dollars.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of Mahwah
Block No. 152, Lot 69.02

☐ 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 lands in the Township of Mahwah, County of Bergen and State of New Jersey, as follows:
The legal description is:

See attached **Description Rider "Exhibit A"** annexed hereto dated February 16, 2018 prepared by Robert Wirth, a NJ PLS with Conklin Associates.

SUBJECT to, and reserving hereby, a 25 feet wide Driveway Easement Appurtenant for

private driveway purposes benefitting the owners of the abutting Lot 69.01, Block 152, said easement being created and more fully described in a Deed of Easement from the Grantor herein, to be recorded contemporaneously herewith.

This Grant/Reservation of Easement will run with the land and will be binding on and will inure to the benefit of the parties hereto, their heirs, successors and assigns.

Being commonly known as ¹⁶14 Jahn Court, Mahwah, New Jersey 07430.

The aforesaid lot is delineated on "Subdivision Plat, Soil Erosion and Sediment Control Plan, Lot 69.01-Block 152, 16 Jahn Court, Township of Mahwah, Bergen County, New Jersey for Anna Jahn Trust" prepared by Conklin Associates, dated 8/15/17, and last revised on 02/20/2018, approved by the Planning Board of the Township of Mahwah on December 18, 2017.

BEING part of the premises conveyed to the Anna Jahn Trust by Deed from Edward O. Jahn, Trustee of the Anna Jahn Trust, dated May 23, 2016, and recorded August 2, 2016 in the Bergen County Clerk's Office in V Bk 02330, Page 1932-1937.

SUBJECT to all easements, setbacks, encroachments, restrictions of record and such state of facts as an accurate survey may disclose.

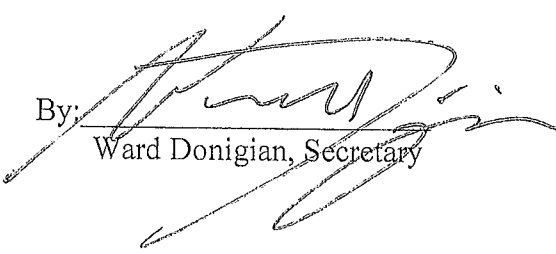
SUBJECT to municipal, county, state and federal regulations governing the use of the premises.

WE HEREBY CERTIFY pursuant to N.J.S. 40:55D-45 that the subdivision of the premises set forth herein was approved as a minor subdivision by the Planning Board of the Township of Mahwah on December 18, 2017, and subject to the conditions contained in the Resolution of the Board dated January 8, 2018.

MAHWAH PLANNING BOARD

By: 
Todd Sherer, Chairman

Dated: June 11, 2018

By: 
Ward Donigian, Secretary

CONKLIN ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
P.O. BOX 282
29 CHURCH STREET, RAMSEY, NJ 07446

February 16, 2018

Description of Lot 69.02 in Block 152 in the Township of Mahwah, Bergen County, New Jersey as shown on a map entitled "Subdivision Plat, Soil Erosion and Sediment Control Plan, Lot 69.01 – Block 152, 16 Jahn Court, Township of Mahwah, Bergen County, New Jersey for Anna Jahn Trust" on record at the Township Clerk's office. The Lot is described as follows:

Beginning at a point along the westerly side line of Jahn Court being distant the following courses from the intersection of the northerly sideline of Fardale Avenue and the westerly sideline of Jahn Court (50.00 feet wide) along the said westerly sideline of Jahn Court a.) On a course of North 34°45'00" East, 81.97 feet to a point of curvature, b.) along a curve to the right having a radius of 497.00 feet, a central angle of 11°18'04" and arc length of 98.03 feet marked by an iron rod and running thence:

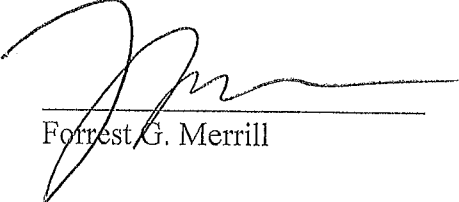
- 1) Along the common line between lots 70 and 69.02, North 15°45'55" West, 290.60 feet to an iron rod, thence
- 2) Along the common line between lots 71 and 69.02, North 52°30'34" West, 87.90 feet to an iron rod, thence
- 3) Along the common line between lots 72 and 75 and 69.02, North 28°45'00" East, 151.17 feet to an iron rod, thence
- 4) Along the common line between lots 68.01 and 69.02, South 51°02'08" East, 160.11 feet, thence
- 5) Along a new line between lots 69.01 and 69.02, South 38°57'52" West, 143.36 feet, thence
- 6) Along the same, South 25°49'17" East, 66.13 feet, thence
- 7) Along the same, South 51°34'49" East, 171.52 feet to a point along the westerly sideline of Jahn Court, thence
- 8) Along a non-tangent curve to the right having a radius of 260.16 feet, a central angle of 04°21'29", a chord bearing South 58°54'15" West for a distance of 19.78 feet, for an arc length of 19.79 feet to a point of reverse curvature marked by a concrete monument, thence
- 9) Along a curve to the left having a radius of 497.00 feet, a central angle of 15°01'56" and arc length of 130.39 feet to the point of **Beginning**. **Containing:** 40,017 square feet, more or less. Subject to a driveway access easement and to all covenants and agreements of record.

Robert Wirths

NJ PLS 34025

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

Witnessed by:


Forrest G. Merrill


Edwin O. Jahn, Trustee

STATE OF NEW JERSEY
COUNTY OF BERGEN

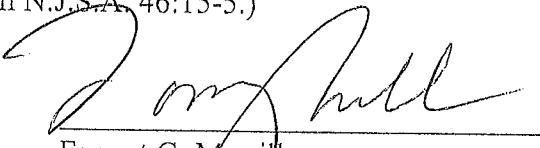
S.S.:

I CERTIFY that on JUNE 16, 2018

Edwin O. Jahn, Trustee

personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act an deed; and
- (c) made this Deed for Less Than One Hundred (\$100.00) Dollars Consideration 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.)


Forrest G. Merrill
An Attorney at Law of the State of New Jersey

R & R to:

FORREST G. MERRILL, ESQ.
69 ALCOTT RD
PO BOX 823
MAHWAH, NJ 07430

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Print or Type)

SELLER'S INFORMATION

Name(s)
Anna Jahn Trust, by Edwin O. Jahn, Trustee
Current Street Address
16 Jahn Court
City, Town, Post Office Box
Mahwah
State
NJ
Zip Code
07430

PROPERTY INFORMATION

Block(s)
152
Lot(s)
69.02
Qualifier
Street Address
16 Jahn Court
City, Town, Post Office Box
Mahwah
State
NJ
Zip Code
07430
Seller's Percentage of Ownership
100%
Total Consideration
\$1.00
Owner's Share of Consideration
\$1.00
Closing Date
6/16/2018

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

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.

7/5/18
Date

Edwin O. Jahn, Trustee
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

LOCATE
OF NEW JERSEY

STATE 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.

COUNTY

BERGEN

SS. County Municipal Code
0233

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

MUNICIPALITY OF PROPERTY LOCATION Mahwah

*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, Edwin O. Jahn, Trustee, being duly sworn according to law upon his/her oath,
(Name)

deposes and says that he/she is the Trustee of the Anna Jahn Trust in a deed dated June 16, 2018 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 152 Lot number 69.02 located at

1614 Jahn Court, Mahwah

(Street Address, Town)

and annexed thereto.

(2) CONSIDERATION \$ 1.00 (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.
for less than \$100.00 Consideration

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

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Subscribed and sworn to before me
this 5 day of July, 2018

Signature of Deponent

Edwin O. Jahn, Trustee
Grantor Name

16 Jahn Court, Mahwah, NJ 07430

16 Jahn Court, Mahwah, NJ 07430

1614 Jahn Court, Mahwah

(Street Address, Town)

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for less than \$100.00 Consideration

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- ☐ 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) 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 5 day of July, 2018

Signature of Deponent

Edwin O. Jahn, Trustee

Grantor Name

16 Jahn Court, Mahwah, NJ 07430

16 Jahn Court, Mahwah, NJ 07430

Deponent Address

Grantor Address at Time of Sale

XXX-XXX-228

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

EVE A. MINARDI

Commission # 2309366
Notary Public, State of New Jersey
My Commission Expires
January 09, 2019

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:

www.state.nj.us/treasury/taxation/lpt/localtax.htm

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FILE COPY

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Bergen County Recording Data Page
Honorable John S. Hogan
Bergen County Clerk



Official Use Only - Barcode



18-050508.02 Deed
V Bk: 02998 Pg: 1749-1754 Rec. Fee \$83.00
John S. Hogan, Bergen County Clerk
Recorded 07/17/2018 09:52:09 AM

Official Use Only - Realty Transfer Fee

DKT #
585

RECEIVED

AUG 14 2018

ADMINISTRATIVE OFFICER
PLANNING & ZONING

Date of Document:

06/16/2018

Type of Document:

Deed of Easement

First Party Name:

Anna Jahn Trust

Second Party Name:

Anna Jahn Trust

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

152

Lot:

69.02

Municipality:

Mahwah

Consideration:

Less than One Hundred (\$100.00) Dollars

Mailing Address of Grantee:

16 Jahn Court, Mahwah, NJ 07430

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGE INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

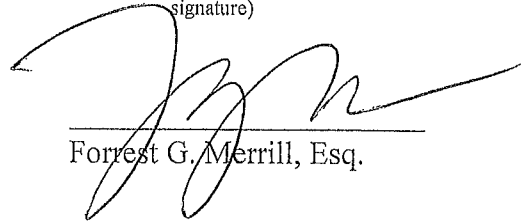
Original Book:

Original Page:

BERGEN COUNTY RECORDING DATA PAGE

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

Prepared by: (Print signer's name below
signature)


Forrest G. Merrill, Esq.

DEED OF EASEMENT

This Deed is made on JUNE 16, 2018

BETWEEN: ANNA JAHN TRUST, by Edwin O. Jahn, Trustee,
whose address is 16 Jahn Court, Mahwah, New Jersey 07430,
referred to as the Grantor.

AND: ANNA JAHN TRUST,
whose address is c/o Edwin O. Jahn, 16 Jahn Court, Mahwah, New Jersey 07430
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 an easement interest described below benefitting the abutting property herein set forth owned by the Grantee. This transfer is made for the sum of Less than One Hundred (\$100.00) Dollars.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of Mahwah
Block No. 152, - Lot 69.02 is the property burdened by the creation of the Easement interest described herein, being known as the Servient Tenement.

☐ 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 lands in the Township of Mahwah, County of Bergen and State of New Jersey, as follows:
The legal description is:

The EASEMENT created herein is a 20 to 30 feet wide Driveway Easement Appurtenant (width depending upon the exact location) for private driveway purposes benefitting the owners of the abutting Lot 69.01, Block 152, being known as the Dominant Tenement, the location of said easement being more fully described in the attached **Description Rider "Exhibit A"** annexed hereto, dated February 16, 2018, Rev. February 22, 2018, March 28, 2018, and again on June 6, 2018 prepared by Robert Wirths, a NJ PLS with Conklin Associates.

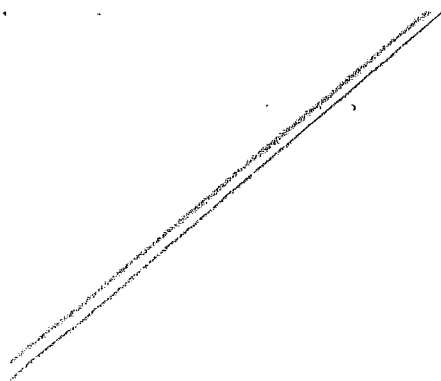
CONKLIN ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
P.O. BOX 282
29 CHURCH STREET, RAMSEY, NJ 07446

February 16, 2018
February 22, 2018 (Rev.)
March 28, 2018 (Rev.)
June 6, 2018(Rev.)

Description of a Driveway Easement in favor of Lot 69.01 through Lot 69.02 in Block 152 in the Township of Mahwah, Bergen County, New Jersey as shown on a map entitled "Subdivision Plat, Soil Erosion and Sediment Control Plan, Lot 69.01 – Block 152, 16 Jahn Court, Township of Mahwah, Bergen County, New Jersey for Anna Jahn Trust" dated 4/3/17, last revised 2/20/18, on record at the Township Clerk's office. The easement is described as follows:

Beginning at a point along the westerly side line of Jahn Court being distant the following courses from the intersection of the northerly sideline of Fardale Avenue and the westerly sideline of Jahn Court (50.00 feet wide) when measured along the said westerly sideline of Jahn Court, a.) On a course of North 34°45'00" East, 81.97 feet to a point of curvature, b.) along a curve to the right having a radius of 497.00 feet, a central angle of 15°58'18" and arc length of 138.54 feet to the Point of Beginning and running thence:

- 1) Through lot 69.02 for the following 4 courses, North 08°38'40" East, 64.31 feet, thence
- 2) North 07°41'25" West, 39.41 feet, thence
- 3) North 51°21'46" West, 12.47 feet, thence
- 4) North 07°41'25" West, 30.23 feet, thence
- 5) Along the new property line between lots 69.01 and 69.02, South 51°34'49" East, 49.55 feet, thence
- 6) Through lot 69.02 for the following 2 courses, South 04°49'44" East, 31.46 feet, thence
- 7) North 61°44'23" East, 24.95 feet, thence
- 8) Along the new property line between lots 69.01 and 69.02, South 51°34'49" East, 21.78 feet, thence
- 9) Through lot 69.02 for 2 courses, South 61°44'23" West, 44.01 feet, thence
- 10) South 10°28'09" West, 36.64 feet to a point along the westerly sideline of Jahn Court, thence
- 11) Along the westerly sideline of Jahn Court on a non-tangent curve to the left having a radius of 497.00 feet, a central angle of 03°43'48", a chord bearing South 52°35'12" West for a distance of 32.35 feet, for an arc length of 32.35 feet to the point of Beginning, and subject to all covenants and agreements of record.



Robert Wirths

NJ PLS 34025

This Grant of Easement will run with the land and will be binding on and will inure to the benefit of the parties hereto, their heirs, successors and assigns. The parties shall share the costs of maintaining said easement in good repair and condition as may be deemed necessary or advisable in the discretion of the owner(s) of Lot 69.01.

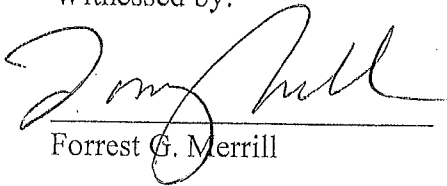
The owner(s) of Lot 69.01 shall be permitted to plant a border of landscaping running over, alongside, or astride the northwesterly sidelines(s) of the easement, for buffering purposes, at his, her or their sole cost and expense. The future maintenance of said landscaping shall be the shared responsibility of the owners of both lots affected by said Easement, at the sole and absolute discretion of the owner(s) of Lot 69.01.

Being located on what is commonly known as 14 Jahn Court, Mahwah, New Jersey 07430.

SUBJECT to municipal, county, state and federal regulations governing the use of the premises.

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

Witnessed by:

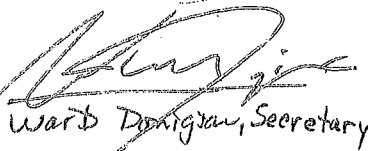

Forrest G. Merrill


Edwin O. Jahn, Trustee

Date June 11, 2018

STATE OF NEW JERSEY
COUNTY OF BERGEN

S.S.:


Ward Donigan, Secretary

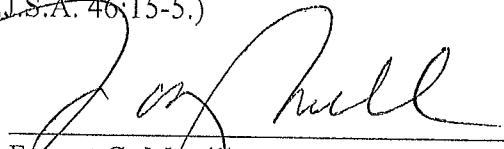

TODD Jahn, Chairman

I CERTIFY that on JUNE 16, 2018

Edwin O. Jahn, Trustee

personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed as Trustee; and
- (c) made this Deed for Less Than One Hundred (\$100.00) Dollars Consideration 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.)


Forrest G. Merrill
An Attorney at Law of the State of New Jersey

R & R to:

FORREST G. MERRILL, ESQ.
69 ALCOTT RD
PO BOX 823
MAHWAH, NJ 07430

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DKT # 585

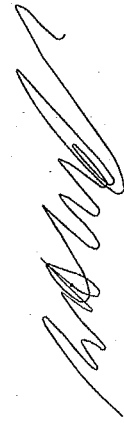
RECEIVED

JUN 06 2018

ADMINISTRATIVE OFFICER
PLANNING & ZONING

SSOCIATES
S AND LAND SURVEYORS
H STREET
AMSEY, NJ 07446
, FAX (201) 934-1097
ZATION #24GA28046300

ROBERT WIRTHS
N.J.P.L.S. 34025



PLOT NO::69.01 _152-Minor(NEW).dwg

SUBDIVISION PLAT
SOIL EROSION & SEDIMENT
CONTROL PLAN
LOT 69.01 - BLOCK 152

16 JAHN COURT

TOWNSHIP OF MAHWAH
BERGEN COUNTY, NEW JERSEY
FOR ANNA JAHN TRUST