

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 Hunterdon 1022
MUNICIPALITY OF PROPERTY LOCATION Readington Township

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, Frederick L. Herder, Jr., POA being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Legal Representative in a deed dated June 2017 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 53 Lot number 25 located at
21 Readington Road, Whitehouse Station (Readington Twp) and annexed thereto,
(Street Address, Town)

(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

$\frac{\text{Total Assessed Valuation}}{\text{Director's Ratio}} + \text{Director's Ratio} = \text{Equalized Assessed Valuation}$
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. 68, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
a) for a consideration of less than \$100

(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. 68, 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 _____ day of June, 2017

Signature of Deponent

21 Readington Road
Whitehouse Station, NJ

Deponent Address

Frederick L. Herder, Jr., POA

Grantor Name

21 Readington Road
Whitehouse Station, NJ

Grantor Address at Time of Sale

LORI KOPF MacWILLIAM
Attorney at Law of New Jersey

XXX-XXX-

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

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Original Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

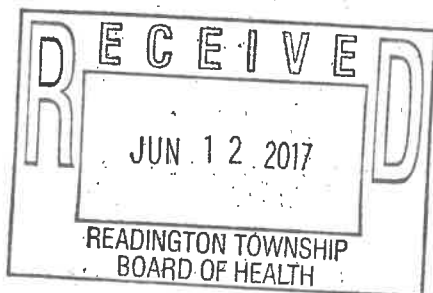
County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08646-0251

ATTENTION: REALTY TRANSFER FEE UNIT

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



Founded 1884

**GEBHARDT
& KIEFER**
A PROFESSIONAL CORPORATION
LAW OFFICES

PO Box 4001 • CLINTON, NJ 08809-4001

(UPS / FedEx / COURIER DELIVERIES:
1318 RT. 31, ANNANDALE, NJ 08801)

TELEPHONE (908) 735-5161

FACSIMILE (908) 735-9351

WWW.GKLEGAL.COM

SOMERSET COUNTY OFFICE
By Appointment

WILLIAM C. GEBHARDT
1884-1928
W. READING GEBHARDT
1918-1980
PHILIP R. GEBHARDT
1924-1998
E. HERBERT KIEFER
1933-1998

- ALSO MEMBER OF PA BAR
- ▼ ALSO MEMBER OF NY BAR
- ◆ ALSO MEMBER OF US TAX COURT
- ♦ CERTIFIED BY THE SUPREME COURT OF NJ AS A MATRIMONIAL LAW ATTORNEY
- ◊ TRAINED DIVORCE MEDIATOR
- TRAINED IN COLLABORATIVE DIVORCE

LORI KOPF MACWILLIAM
lmacwilliam@gklegal.com

RICHARD DIETERLY
RICHARD P. CUSHING
MARK H. CHAZIN ■ ▼ ◆
WILLIAM W. GOODWIN, JR. ◆ ◆ ◆
ROBERT C. WARD, JR.
JOHN G. MANFREDI
JACOB A. PAPAY, JR. ■
WILLIAM J. RUDNIK ■ ◆ ◆
JUDITH A. KOPEN
LORI KOPF MACWILLIAM ■
LESLIE A. PARIKH
DIANA N. FREDERICKS ▼ ◆ ◆
BRIAN G. FLANAGAN
ARTHUR D. FIALK
TRACY B. BUSSEL
TARA A. ST. ANGELO ▼
DANIEL S. MAKOSKI ▼ ◆
KELLY A. LICHTENSTEIN

FAX TRANSMISSION

To:	Ms. Lorraine Petzinger Secretary, Readington Twp. Board of Health	Fax #:	823-0638
Date:	Click here to enter a date.	Phone #:	823-0209
From:	Lori Kopf MacWilliam	Sent by:	lkm
Subject:	Block 53, Lot 25 Septic Restriction Deed	Pages:	10 (including coversheet)

Dear Ms. Petzinger:

I am forwarding the proposed Deed that incorporates the septic restriction language required by Readington Township. Before my office goes ahead and records this, I wanted to make sure that it met your requirements. You will find the exact restriction language copied from your paperwork in Schedule B.

Please call me if and let me know if this deed meets the requirements, or you can email me at lmacwilliam@gklegal.com.

Thank you for your assistance in this matter.

Cordially, Lori MacWilliam

*If you have any difficulty with this transmission,
or don't receive all the pages, please call us at 908-735-5161*

****Confidentiality Note****

The information contained in this facsimile message is legally privileged and confidential information intended only for the use of the individual or entity named above.

If the reader of this message is not the intended recipient, you are hereby notified that

any dissemination, distribution or copy of this telecopy is strictly prohibited.

If you have received this telecopy in error, please immediately notify us by telephone so that we can arrange its return to us of the original of this fax transmission, at no cost to you.

Prepared by:

Lori Kopf MacWilliam
Attorney-at-Law of New Jersey

Deed

THIS DEED is made on June , 2017

BETWEEN

FRED L. HERDER, sole owner, by his attorneys in fact, **Frederick L. Herder, Jr., Robert D. Herder, and Karen Dumont**, under authority of **General and Durable Power of Attorney dated January 11, 2016**, and recorded on October 28, 2016 in the Office of the Hunterdon County Clerk in Book 2389 Page 563,

whose address is 21 Readington Road, Whitehouse Station, NJ 08889,

herein referred to as *Grantor*,

AND

FRED L. HERDER, sole owner,

whose address is 21 Readington Road, Whitehouse Station, NJ 08889,

herein referred to as *Grantee*.

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

Transfer of Ownership. The Grantor grants, conveys, and transfers ownership of the property described below to the Grantee. This transfer is made for the sum of ONE AND 00/100 DOLLARS (\$1.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of **Readington Township**
Block No. 53 Lot No. 25 Account No.

Property. The Property consists of the land and all buildings and structures on the land in the Township of Readington, County of Hunterdon, and State of New Jersey.

See "Schedule A" Legal Description annexed hereto.

Subject to a Septic System Deed Restriction attached hereto as Schedule B.

Being a portion of the property conveyed to Fred L. Herder by Fred L. Herder and Lillian M. Herder, husband and wife, by Deed dated May 11, 1999, recorded in Deed Book 1210, at page 821 in the Hunterdon County Clerk's Office. Lillian M. Herder conveyed all her right, title and interest in the property to Fred L. Herder, as sole owner. Also, being the same premises conveyed to Fred L. Herder, sole owner, to himself, in a Deed dated October 25, 2016 and recorded in the said Clerk's Office on October 28, 2016 in Deed Book 2389 at page 565.

The purpose of this Deed is to record the Septic System Deed Restriction.

The street address of the Property is: 21 Readington Road, Whitehouse Station, NJ 08889.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Robert D. Herder, as attorney in fact for Fred L. Herder

Current Street Address

City, Town, Post Office Box

State

Zip Code

NJ

08622

PROPERTY INFORMATION

Block(s)

Lot(s)

Qualifier

53

25

Street Address

21 Readington Road

City, Town, Post Office Box

State

Zip Code

Whitehouse Station, Readington Township

NJ

08889

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$1.00

100%

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.

Date

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

SEPTIC SYSTEM DEED RESTRICTION

Deed Restriction. Grantee, its heirs, successors in title and assigns, is hereby notified that there is a pump septic system installed on the Property. In accordance with the Readington Township Board of Health's ordinance regulating such systems and by acceptance of this deed, the Grantee agrees to have the system inspected by a licensed professional engineering firm or a person or firm who commercially installs or services pump septic systems ("qualified professional") within three years of installation and, subsequently, within every three years thereafter, but in no event later than 60 days following the anniversary date of the initial inspection. The inspection shall certify that the pump septic system is functioning satisfactorily and shall consist of the following requirements:

- Pumping of the septic tank to remove accumulated solids and sludge;
- Inspection of the effluent pump and pump pit to ensure that they are clear of solids and are functioning properly. The pump shall be tested for one full cycle;
- Inspection of the effluent pump pit to ensure that no cracks or leaks have developed;
- Inspection and testing of the mercury switch floats operating the effluent pump and the high-effluent alarm to ensure that they are functioning properly;
- Inspection of the check valve and the PVC gate valve, if applicable, to ensure that same are functioning properly.

If, at the time of inspection or any other time, a malfunction of the system is found, Grantee must notify the Readington Township Board of Health in writing and shall have the pump/septic system repaired and/or restored to proper functioning condition within 10 days after the date of the inspection or the date the malfunction is discovered, or within such longer time as circumstances may warrant after approval by the Board of Health or its designee. Certification of the completed repair by an individual or entity licensed to perform such repairs shall be submitted to the Readington Township Board of Health within 30 days of repair.

In the event that Grantee fails to repair and/or restore to functioning condition a malfunctioning pump septic system within the time period provided for above, the Grantee is hereby NOTICED that the Readington Township Board of Health or its designee may take legal action to compel Grantee to have the pump septic system repaired at Grantee's cost and expense. Grantee is further NOTICED that failure to comply with the requirements of this article may subject Grantee to a penalty of up to \$5,000 for each occurrence.

The restrictions and covenants set forth herein shall run with the land and shall be binding upon any and all successors in title to the Grantee unless specifically repealed by ordinance. Further, violation of the affirmative obligation set forth herein by Grantee or any of Grantee's heirs, successors in title or assigns shall not result in a forfeiture or reversion of title.

SCHEDULE A-cont'd

June 20, 2016
970-01

1. South 50° 22' 00" East, a distance of 120.28 feet along said centerline of Readington Road - County Route 620 to a point; thence
2. South 49° 43' 30" East, a distance of 180.00 feet continuing along said centerline to a point; thence
3. South 38° 02' 00" West, a distance of 33.03 feet along the line dividing Lot 2.03 and new Lot 25 Block 53 to a point; thence
4. North 49° 43' 30" West, a distance of 181.11 feet along the southerly sideline of Readington Road - County Route 620 (variable width right of way - measured 33.00 feet southerly from and at right angles to the centerline) to a point; thence
5. North 50° 22' 00" West, a distance of 120.10 feet continuing along said southerly sideline to a point; thence
6. North 39° 38' 00" East, a distance of 33.00 feet along a new lot line crossing existing Lot 25 Block 53 and dividing new Lots 25 and 25.01 Block 53 to the point and place of beginning.

CONTAINS: 0.227 Acres / 9,925 Square Feet.

The foregoing description was prepared in accordance with a map entitled "Minor Subdivision Plat, Herder Property, Lots 25 & 25.01 Block 53, Readington Township, Hunterdon County, New Jersey," dated February 15, 2016, last revised June 20, 2016, prepared by Gladstone Design, Inc.


KURT T. HANIE, P.L.S.
NJ PROFESSIONAL LAND SURVEYOR
LICENSE No. 24GS04037600

SCHEDULE A

GLADSTONE DESIGN, INC.

Consulting Engineers
Land Surveyors
Landscape Architects

265 Main Street, P.O. Box 400
Gladstone, New Jersey 07934
Telephone: (908) 234-0309
Facsimile: (908) 719-3320

Ronald A. Kennedy, P.E.; P.P.; CMB; LEED AP
Kurt T. Hanis, P.L.S.

Robert C. Morris
Robert C. Moschello, P.E.

June 20, 2016
970-01

DEED DESCRIPTION
OF
NEW LOT 25 BLOCK 53
READINGTON TOWNSHIP
HUNTERDON COUNTY, NEW JERSEY

BEGINNING at a point in the centerline of Readington Road – County Route 620 (variable width right of way) where the same is intersected by the line dividing new Lots 25 and 25.01 Block 53, said point being distant 429.21 feet measured South 50° 22' 00" East along said centerline of Readington Road – County Route 620 from its intersection with the centerline of Holland Brook Road (variable width right of way), said beginning point also being distant 60.00 feet measured South 50° 22' 00" East along said centerline of Readington Road – County Route 620 from the beginning corner as described in a deed from Fred L. Herder and Lillian Herder to Frederick Herder, Jr. and Linda D. Herder, dated April 4, 1979 and recorded in the Hunterdon County Clerk's Office on April 4, 1979 in Deed Book 841 Page 907, and from said beginning point running; thence

1. South 50° 22' 00" East, a distance of 120.28 feet along said centerline of Readington Road – County Route 620 to a point; thence
2. South 49° 43' 30" East, a distance of 180.00 feet continuing along said centerline to a point; thence
3. South 38° 02' 00" West, a distance of 316.27 feet along the line dividing Lot 2.03 and new Lot 25 Block 53 to a point; thence
4. North 49° 43' 00" West, a distance of 309.13 feet along the line dividing Lot 2.07 and new Lot 25 Block 53 to a point; thence
5. North 39° 38' 00" East, a distance of 314.65 feet along a new lot line crossing existing Lot 25 Block 53 and dividing new Lots 25 and 25.01 Block 53 to the point and place of beginning.

CONTAINS: 2.208 Acres / 96,208 Square Feet - subject to easements, covenants, agreements and restrictions of record.

Subject to a 33 foot wide Roadway Easement granted to the County of Hunterdon in Deed Book 841 Page 7 being described as follows:

Roadway Easement: Readington Road – County Route 620

BEGINNING at a point in the centerline of Readington Road – County Route 620 (variable width right of way) where the same is intersected by the line dividing new Lots 25 and 25.01 Block 53 and from said beginning point running; thence

SUBJECT to easements and restrictions of record, if any, including, but not limited to, a sight easement dated October 25, 2016, as set forth in Deed and recorded in the said Clerk's Office on October 28, 2016 in Deed Book 2389 at page 565, and such state of facts as an accurate survey would disclose, and municipal, state and federal laws, ordinances and regulations affecting the use, occupancy and maintenance of the property.

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

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

Witnessed By:

LORI KOPF MacWILLIAM

FREDERICK L. HERDER, JR.,
Attorney in Fact for Fred L. Herder

LORI KOPF MacWILLIAM

ROBERT D. HERDER,
Attorney in Fact for Fred L. Herder

LORI KOPF MacWILLIAM

KAREN DUMONT,
Attorney in Fact for Fred L. Herder

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

SS.:

I CERTIFY that on June , 2017

Frederick L. Herder, Jr., Robert D. Herder, and Karen Dumont, in their capacities as Attorneys in Fact for Fred L. Herder, personally came before me and stated to my satisfaction, that this person (or if more than one, each person):

- a) was the maker of the attached deed;
- b) executed this deed as his or her own act; and,
- c) made this Deed for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title.

(Such consideration is defined in N.J.S.A. 46:15-5.)

LORI KOPF MacWILLIAM
AN ATTORNEY AT LAW OF NEW JERSEY

RECORD AND RETURN TO:

Lori Kopf MacWilliam, Esq.
Gebhardt & Kiefer, PC
PO Box 4001
Clinton, NJ 08809

H:\LMacWilliam\Herder Deed- rev 6-7-16.docx



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Frederick L. Herder, Jr., as attorney in fact for Fred L. Herder

Current Street Address

City, Town, Post Office Box

State

Zip Code

NJ

08822

PROPERTY INFORMATION

Block(s)

Lot(s)

Qualifier

53

25

Street Address

21 Readington Road

City, Town, Post Office Box

Whitehouse Station, Readington Township

State

Zip Code

NJ

08888

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$1.00

100%

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.

Date

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



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

BIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Karen Dumont, as attorney in fact for Fred L. Herder

Current Street Address

City, Town, Post Office Box

State

Zip Code

NJ

08822

PROPERTY INFORMATION

Block(s)

Lot(s)

Qualifier

53

25

Street Address

21 Readington Road

City, Town, Post Office Box

State

Zip Code

Whitehouse Station, Readington Township

NJ

08889

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$1,000

100%

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.

Date

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

FILE COPY TOWNSHIP OF READINGTON

E. 3.
5/17/17

WHITEHOUSE STATION, NEW JERSEY 08889

MUNICIPAL BUILDING
509 ROUTE 523
WHITEHOUSE STATION, NJ 08889
PHONE: (908) 534-4051
FAX: (908) 534-5909
BOARD OF HEALTH FAX (908) 534-0038



VITA MEKOVETZ, RMC/CMC
ADMINISTRATOR/MUNICIPAL CLERK

BOARD OF HEALTH APPLICATION FOR APPROVAL

BLOCK 53 LOT (s) 25 PROPOSED LOT (s) N/A

STREET LOCATION OF PROJECT 21 Readington Road

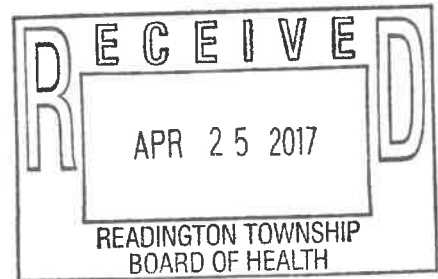
TYPE OF FACILITY: (CHECK ONE) ☒ RESIDENTIAL ☐ COMMERCIAL

TYPE OF WASTE TO BE DISCHARGED: (CHECK ONE)

- ☒ SANITARY SEWAGE
☐ INDUSTRIAL WASTE
☐ OTHER (SPECIFY): _____

TYPE OF PROJECT (CHECK ALL THAT APPLY)

- ☐ NEW CONSTRUCTION
☒ ALTERATION/NO EXPANSION OR CHANGE IN USE
☐ ALTERATION/EXPANSION OR CHANGE IN USE
☒ ALTERATION/CORRECT MALFUNCTIONING SYSTEM
☐ REPAIRS TO EXISTING SYSTEM (REMOVE OR REPLACE)



DATE Recd. by Board of Health: _____ TOTAL # of Lots Seeking Approval: 1

APPLICANT'S NAME: Frederick Herder c/o Phil Colasurdo

APPLICANT'S ADDR.: 21 Readington Road Whitehouse Station, NJ 08889

APPLICANT'S PHONE: 908-872-0301

ENGINEER'S NAME: Theodore H. Bayer, P.E.

ENGINEER'S ADDR.: 78 Route 173 West, Suite 6 Hampton, NJ 08827

ENGINEER'S PHONE: 908-735-2255

ENGINEER'S EMAIL: tbayer@bayer-risse.com

APPLYING FOR A VARIANCE ? (check one) YES ☐ NO ☒
IF YES (SPECIFY NATURE OF VARIANCE IN DETAIL)

I hereby certify that the information furnished on this application is true. I am aware that false swearing is a crime in this State and subject to prosecution.

APPLICANT SIGNATURE: Karen J. DuMont POA Fred Herder

11.7.08 BOH rev. date



Hunterdon County
Department of Public Safety
Division of Public Health Services



www.co.hunterdon.nj.us/health.html

May 2, 2017

Lorraine Petzinger, Secretary
Readington Township Board of Health
509 Route 523
Whitehouse Station, NJ 08889

Re: Septic System Alteration
Municipality: Readington Township
Block: 53 Lot: 25
Location: 21 Readington Rd.

Dear Lorraine,

This department has received septic alteration plans dated April 24, 2017 prepared by Bayer-Risse Engineering, Inc., to correct a malfunctioning system to an existing 2 bedroom dwelling with no expansion as stated on the application. Soil logs 410-1, 410-3 and Pit Bail Test 410-1 were completed on April 10, 2017. The proposed system will be a pressure dose, mounded soil replacement installation. The highest regional water table was at 32 inches in soil log 410-3.

In addition, a copy of a boundary survey by Kurt Hine, LS, dated February 15, 2016, and a topographic certification by licensed surveyor Charles Saladin, LS, dated April 24, 2017, has been included with the application.

A wetlands report dated April 18, 2016 by Jeff Tareila, Senior Wetlands Ecologist, has determined there are no freshwater wetlands, transition areas or state open waters present within 150 feet of the proposed septic system.

The Board will need to act on the following items:

1. All Soil Logs, Pit Bail tests will need to be reviewed and approved by the Board.
2. The use of a pump with the necessary deed notices will need to be approved by the Board. This statement has been added to general note 4 on sheet 3 of the plot plan.

The engineer will be at the next available Board of Health meeting to present the soil testing, pump design and waiver requests to the Board.

Very truly yours,

ORIGINAL IS SIGNED AND ON FILE AT HUNTERDON COUNTY DIVISION OF PUBLIC HEALTH

Robert Vaccarella, REHS
Principal Environmental Health Specialist

RV:dv

cc: Theodore Bayer, PE
John Hansen, PE
Joe Kosinski

red53_25r

JEFF TAREILA ENVIRONMENTAL CONSULTING

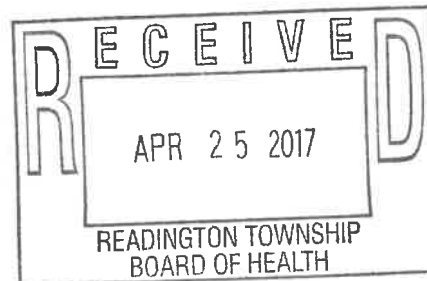
P.O. Box 422, Frenchtown, NJ 08825-0422. EMAIL: jeftareila@gmail.com TEL (908) 996-0419

April 18, 2016

Bayer-Risse Engineering, Inc.
78 Route 173 West, Suite 6
Hampton, NJ 08827

ATTN: Bill Jupinka

RE: Wetland Investigation – Septic System Replacement
21 Readington Road
Block 53, Lot 25
Township of Readington, Hunterdon County, NJ
JTEC Job #2326



Dear Mr. Jupinka:

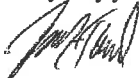
Jeff Tareila Environmental Consulting (JTEC), were retained to determine whether freshwater wetlands, freshwater wetland transition areas, and/or State open waters were present on or within 150' of the proposed replacement septic system. Said site inspection was conducted in accordance with guidelines established by the New Jersey Department of Environmental Protection (NJDEP) and was based on an examination of the existing on-site vegetation, soils and hydrology outlined in the *Federal Manual for Identifying and Delineating Jurisdictional Wetlands* (Federal Interagency Committee for Wetland Delineation, 1989).

Our site inspection, conducted on April 11, 2017, revealed that *no* freshwater wetlands, freshwater wetland transition areas, or State open waters were present within 150 feet of the proposed replacement septic system site. There were *no* indications of positive wetland hydrology (i.e.: stained leaf litter, buttressed tree trunks), hydric or wetland soils, or hydrophytic or water-loving vegetative species within or directly adjacent to the proposed septic system. At the time of our investigation, the subject property consisted of one single-family dwelling, maintained lawn, and scattered woodlands.

The NJDEP regulates the presence, absence, and resource value classifications of all freshwater wetlands, State open waters, and freshwater wetland transition areas occurring on a subject property.

In conclusion, it is our determination that no freshwater wetlands, freshwater wetland transition areas, or State open waters present within 150 feet of the proposed replacement septic system to be located on Block 53, Lot 25. Please feel free to call with any questions you might have regarding our findings. Thank you.

Very truly yours,



Jeff Tareila
Senior Wetland Ecologist

JTEC

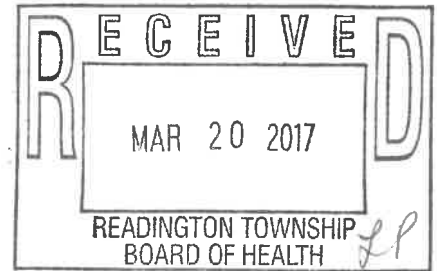
TOWNSHIP OF READINGTON

WHITEHOUSE STATION, NEW JERSEY 08889

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509 ROUTE 523
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VITA MEKOVETZ, RMC/CMC
ADMINISTRATOR/MUNICIPAL CLERK



BOARD OF HEALTH

APPLICATION for WITNESSING SOIL LOGS and IN-SEASON GROUND WATER TESTING

BLOCK 53 LOT (s) 25 NUMBER OF LOTS 1 existing

APPLICANT NAME: Fred Herder

APPLICANT EMAIL: c/o philclsrd@comcast.net

APPLICANT ADDR: 21 Readington Rd., Whitehouse Station, NJ 08889

APPLICANT PHONE: c/o Phil Colasurdo 908-872-0301

STREET LOCATION 21 Readington Road

DATE OF APPLICATION 3/15/17

ENGINEER NAME: Theodore H. Bayer, P.E.
Bayer-Risse Engineering, Inc., 78 Route 173 West, Suite 6

ENGINEER ADDR.: Hampton, NJ 08827

ENGINEER PHONE: 908-735-2255 ext. 211

ENGINEER EMAIL: tbayer@bayer-risse.com

This applicant agrees to comply with Board of Health Ordinance 98-02, Individual Sewage Disposal Systems code, which states that all soil logs shall be in accordance with Chapter 199 of the Public Laws of New Jersey. The applicant also agrees to comply with the Readington Township policies on soil log and high groundwater testing.

For the observation of a test of soil characteristics by a representative of the Board of Health, by appointment for the purposes of meeting the requirements of an application for subdivision approval or for the purposes of filing an application for an individual sewage system permit, a fee shall be charged for the hourly services of the Township's witness based upon a rate of \$300.00 per lot/ per day. This rate shall be applicable to all types of testing. The minimum advance fee will be \$600.00.

An application shall be on file with the Board of Health and appropriate fees shall be on file with the Board of Health Clerk five working days prior to the requested witnessing time. In the event these fees are not received within this time frame it will be within the Township's right to cancel the appointment for witnessing.

It is the responsibility of the applicant to secure the safety of the site during the testing procedures. The applicant is required to complete the attached indemnification agreement and submit along with this application.

Mark B Anderson (Agent)

Applicant Signature

X (I) (We), Fred Herder, the applicant(s)
(name)

This indemnification agreement shall apply notwithstanding the actual or alleged negligence of those to be indemnified, but shall not apply to claims or liabilities arising solely from the negligence of those to be indemnified.

Signature of Applicant

Printed Name of Applicant

Street Address

City, State, Zip Code

Date _____