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258 Hockenbury Road, Hillsborough, New Jersey 08844  
Phone (908) 371-9400 Fax (908) 371-9401

June 2, 2021

Township of Bridgewater  
Zoning Board of Adjustment  
100 Commons Way  
Bridgewater, NJ 08807

Attn: Ms. Dawn Guttshall  
Zoning Board of Adjustment Secretary

Re: **Szerszunowicz Residence Application**  
**Ms. Beata Szerszunowicz**  
**582 East Main Street**  
**Bridgewater, NJ 08807**  
**Block 314, Lot 1**

The applicant has authorized our firm to submit the enclosed application for a variance and are seeking relief from the board to construct a one story addition to the side of their existing residence.

The addition proposed will provide additional living space in the form of a much needed master bedroom and bathroom. Limited areas within the first floor of the existing residence will be modified to accommodate the new addition. The second floor area will remain untouched as it currently is with two bedrooms and a bathroom.

The proposed addition has been modestly sized and located so as not to adversely affect the property. The bedroom and bath are much needed as the owner's two college aged children have returned and will reside at home as they continue their studies.

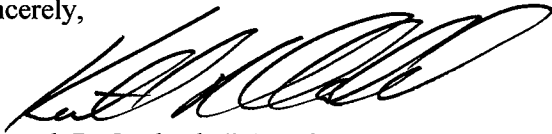
The applicant hereby acknowledges that relief is being sought with regard to the required yard setbacks, however, every attempt has been made to adhere to all other zoning guidelines and the location of the proposed addition will have a negligible effect upon the site and immediate surroundings. As indicated per the proposed plans and elevations, the character and finishes of the addition are in keeping with the existing residence as well as the surrounding neighborhood. The applicant believes the addition will not adversely impact the site, surrounding areas or neighboring properties.

The current lot is a corner lot which is undersized at 7,500 s.f. whereas the current zoning ordinance requires corner lots to be 12,000 s.f. Given the exceptionally narrow lot, the required setbacks cannot all be met. The current lot is largely screened by evergreen planting buffers on all sides and fronts upon Wharton Avenue which is not a heavily traveled roadway. It is understood there are no plans for the roadway to be widened or otherwise altered in the near or distant future.

The adjacent properties are not for sale and therefore, obtaining additional, contiguous land is not a possibility to bring the existing lot closer to full compliance.

Should you have any questions or concerns at any time, please do not hesitate to contact me at your convenience. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Quabeck', written in a cursive style.

Kenneth R. Quabeck, RA, NCARB  
Principal  
Quabeck Architecture, LLC

cc: Ms. Beata Szerszunowicz, Applicant

June 3, 2021

Township of Bridgewater  
Zoning Board of Adjustment  
100 Commons Way  
Bridgewater, NJ 08807

Attn: Board Secretary  
Zoning Board of Adjustment

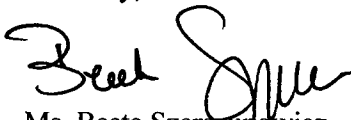
Re: **Szerszunowicz Residence Application**  
**Ms. Beata Szerszunowicz**  
**582 East Main Street**  
**Bridgewater, NJ 08807**  
**Block 314, Lot 1**

Dear Secretary,

I would like to formally advise you that I, as owner of the above referenced property, have retained the services of Kenneth R. Quabeck of Quabeck Architecture, L.L.C. to assist in the preparation of this application. I hereby authorize Mr. Quabeck to submit the application, as well as all other relevant materials, to the Township of Bridgewater for review on my behalf.

Should you have any questions or concerns at any time, please do not hesitate to contact me.  
Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Beata Szerszunowicz', written in a cursive style.

Ms. Beata Szerszunowicz  
Phone: (908) 635-2255

cc: Kenneth R. Quabeck, Quabeck Architecture, L.L.C.

Rev. 1/05

**FORM # 1**

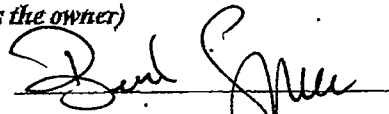
**BRIDGEWATER TOWNSHIP**

**CONSENT BY OWNER**

I, BEATA SZERSZUNOWICZ, am the owner of the property known as Block (s) 314, Lot (s) 1 as shown on the Tax Map of Bridgewater Township. I am aware of the application that is to be filed with the Planning Board or Zoning Board of Adjustment in Bridgewater Township and I consent to said application. I permit the Board, its staff or other designated officials to enter onto the property which is the subject of this application and review existing and proposed site and development elements.

I further understand that there are fees that must be paid in accordance with said application. In the event that the applicant does not pay all of the appropriate fees including application and escrow fees as required for this application, I consent to have any unpaid balance placed as an added assessment against my property to be collected by the Tax Collector's office in due course.

*(This form must be signed and notarized, even if the applicant is the owner)*

  
Signature of Owner

Date: 6/2/21

Sworn to and subscribed before me

this 2nd day of June 2002021



Notary Public



**FORM # 2****DISCLOSURE STATEMENT FOR CORPORATIONS AND PARTNERSHIPS  
APPLYING FOR SITE PLAN AND SUBDIVISION APPROVAL****CORPORATIONS:**

Please indicate the following with respect to the Corporation:

NAME NA

ADDRESS OF PRINCIPAL OFFICE \_\_\_\_\_

REGISTERED AGENT: NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

STATE OF INCORPORATION \_\_\_\_\_

If other than New Jersey, is Corporation authorized to do business in New Jersey? \_\_\_\_\_

If so, when was authorization obtained? \_\_\_\_\_

List all stockholders controlling 10% or greater of stock: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_**PARTNERSHIPS:**

Please indicate the following with respect to the partnership:

TRADE NAME NA

ADDRESS OF PRINCIPAL OFFICE \_\_\_\_\_

NAMES AND ADDRESSES OF PARTNERS \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BRIDGEWATER TOWNSHIP  
SOMERSET COUNTY, NEW JERSEY

FORM # 3E

APPEAL OR VARIANCE APPLICATION ONLY

(NO SITE PLANS OR SUBDIVISIONS)

Board File Name: \_\_\_\_\_

Application #: \_\_\_\_\_ Date Received: \_\_\_\_\_

(Do not write above this line)

Check type of application:

\_\_\_\_\_ Appeal Zoning Officer's Decision \_\_\_\_\_ Interpretation \_\_\_\_\_ Other

\_\_\_\_\_ C- Variance (Bulk Variance) \_\_\_\_\_ D-variance

☒ Simple Variance Application (see attached qualifications)

1. Applicant's name BEATA SZERSZUNOWICZ

Address 582 E. MAIN STREET

Phone #: 908.635.2255 Email: BEATA SZER@GMAIL.COM

2. Name and address of present owner if other than above \_\_\_\_\_

Address \_\_\_\_\_

Email: \_\_\_\_\_ Phone#: \_\_\_\_\_ Fax: \_\_\_\_\_

3. Attorney's name NA.

Address \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

4. Plan Preparer/Engineer's name KEN QUABECK

Address 258 HOCKENBURY ROAD, HILLSBOROUGH, NJ 08844

License No: AI 14575 Email: KQUABECK@COMCAST.NET

Phone # 908.371.9400 EXT 22 CELL: 908.268.7520

5. The Property

a) BLOCK 314 LOT(s) 1

b) Street Address 582 E. MAIN STREET

c) Zone in which property is presently located R-10

d) Is public water available to property? YES

- e) Is public water proposed NO
- f) Is public sanitary sewer available to property? YES
- g) Is public sanitary sewer proposed NO
- h) Does the owner or applicant own any contiguous property? NO
- If so identify Block(s) \_\_\_\_\_; Lot(s) \_\_\_\_\_;
- Area \_\_\_\_\_ s.f.

6. Set forth the sections of the Land Use Ordinance from which relief is requested:

| SECTION            | PERMITTED          | PROPOSED         |
|--------------------|--------------------|------------------|
| 126-325            | FRONT YARD SETBACK | 13.5 EXISTING.   |
| SCHED OF BLDG REQ. | 30 FEET            | 8 FEET PROPOSED. |

7. Has there been any previous appeal, request, or application to this or any other Township Boards regarding this property?

YES \_\_\_\_\_ NO ✓

If YES, attached copy of resolution, letter of response and state the nature, date and disposition of said matter:

8. Fees submitted: Application fee: \$ 75.00 Escrow: \$ 350.00

9. If the application does not involve the use of the property or the expansion of a non-conforming use, set forth the exceptional conditions of the property preventing applicant from complying with Land Use Ordinance:

(Use separate sheet)

NON-COMPLIANT LOT OF 7,500 S.F.  
WHEREAS 12,000 S.F. IS REQUIRED  
FOR CORNER LOT. LOT WIDTH 50 FT.

10. If the application involves the use of the property or the expansion of a non-conforming use, set forth the reason why the variance requested should be granted

(Use separate sheet)

NA.

11. Set forth the facts relied upon to demonstrate that the relief requested can be granted

without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and Land Use Ordinance

(Use separate sheet)

SEE ATTACHED LETTER.

12. Present use of existing buildings and premises: R-5 SINGLE FAMILY RESIDENTIAL

13. Proposed use: R-5 SINGLE FAMILY RESIDENTIAL.

[Signature]

(Applicant's Signature)

6/2/21

(Date)

# BRIDGEWATER TOWNSHIP ZONING BOARD OF ADJUSTMENT VARIANCE APPLICATION CHECKLIST

## (TO BE USED ONLY WHEN APPLICATION IS FOR A VARIANCE AND DOES NOT INVOLVE A SUBDIVISION OR SITE PLAN)

Check Box if the application conforms to the requirements for  
SIMPLE VARIANCE (Section 126-35F)  
(See below for required checklist items)

| Ap. | Bwt  |   |
|-----|------|---|
|     | 7/30 | 1. Twenty four (24) sets of the Application-Form, including this checklist, fee schedule with calculations, property deed and Plot Plans prepared by Licensed Surveyor or Architect.<br><br>All documents submitted must be collated into (24) sets.<br>(or you may choose the option below)<br><br>OPTION: You may choose to submit (3) full sets of documents for completeness review only. When the documents submitted comply with the submission requirements, we will notify you to submit the other (21) sets in order to be deemed complete. This option is made available to applicants in an effort to save resources expended on numerous plans that may need to be revised and resubmitted. |
| X   | ✓    | 2. Provide proof of distribution of full application including plans to the local Fire Department. You may contact the Fire Official to confirm correct Fire Department for your Block and Lot at (908) 725-6300 ext. 5555. List name and address you submitted to:<br>Fire Department: <u>FINDERNE FIRE DEPT. DISTRICT 4</u><br>Address: <u>617 E. MAIN STREET</u><br><u>BRIDGEWATER, NJ 08807</u>   |
| X   | ✓    | 3. Legible, original survey signed and sealed by a Licensed Surveyor plus 24 copies.<br><i>NOT sealed, but okay</i>   |
| X   | ✓    | 4. Scale not less than 1" = 50'   |
| X   | NW   | 5. North Arrow and graphic scale <i>NO GRAPHIC SCALE ON SHEET THAT SHOWS VARIANCE</i>   |
| X   | ✓    | 6. Lot lines with dimensions  |
| X   | ✓    | 7. Size of Map should be in accordance with the Map Filing Laws   |
| X   | ✓    | 8. Lot area in total square feet. (Lot area must <u>not</u> include area within existing or proposed right-of-way)  |
| X   | ✓    | 9. Tax Block and Lot numbers of all properties abutting property and property across street   |
| X   | ✓    | 10. Easements and Rights of Way (must attach copy of property deed)   |
| X   | ✓    | 11. Location of streams or drainage ditches within 200', or note on plans that there are none   |
| X   | ✓    | 12. Locations of all structures, trees, hedges, fences with dimensions to property lines. All trees as follows: Deciduous 12" dbh or greater; Non-Deciduous 8" dbh or greater; Dogwoods 4" dbh or greater   |
| X   | ✓    | 13. Location of proposed structures or changes with dimensions from property lines  |
| X   | ✓    | 14. Location and arrangement of parking areas and driveways within 100'   |
| X   | ✓    | Names and addresses of adjoining property owners and owners of property across the street   |



7/30

|    |    |   |
|----|----|---|
| X  | ✓  | 15. Locations of all structures on all adjoining properties, including the dimensions to property lines   |
| X  | ✓  | 16. Key map showing general location surrounding site, with all zoning districts within 200-ft of site. Scale is not to exceed 1"=800'  |
| X  | ✓  | 17. Architectural plans including proposed elevations, dimensions, floor layout, square footage, and number of stories and façade signs.  |
| X  | ✓  | 18. All fees must be paid.<br>Application fee: \$ <u>75.00</u> Escrow Fee: \$ <u>350.00</u><br>(Fee Schedule with calculations must be submitted, including a signed W-9)   |
| X  | ✓  | 19. Zone Chart showing zone requirements (existing, proposed and required) for all setbacks, impervious coverage, F.A.R., building coverage, building height and parking. Chart is to show what is provided. Graphic representations for setbacks are required.   |
| X  | NO | 20. The signature block must be located directly above the title block in the lower right hand corner of the plans. Plans are considered folded correctly when the title block and signature block are visible without opening the plans. Full name and title of the chairman, secretary and engineer must be lettered on the plan immediately below the signature line. <u>SIGNATURE BLOCK MUST BE ON PLANS THAT SHOWS VARIANCE.</u> |
| X  | ✓  | 21. Certification from the Tax Collector that all taxes are current and paid (attach certification)   |
| X  | ✓  | 22. <u>Consent by Owner form</u> : signed and notarized by owner even if the applicant is the owner   |
| NA | ✓  | 23. Listing of 10% or greater of corporate or partnership stock   |
| NA | ✓  | 24. If the application involves a request for a Subdivision or Site Plan approval you must submit a copy of the full application packet to Somerville Borough and Raritan Borough and provide proof of submission/mailling.   |
| NA | ✓  | 25. Environmental Impact Statement  |
| NA | ✓  | 26. Stormwater Control Plan   |
| NA | ✓  | 27. Hillside Development Calculations (NO SLOPE OF SITE)  |

X

Signature of person preparing application

Date

6/2/21

The applicant may request that one or more of the submission requirements be waived; however, the request must be in writing and state the reason for the waiver request. If the submission waiver is honored during completeness review, the Board still has the right to request the same information during the hearing process in addition to any other information they deem necessary for proper review of the application.

**SIMPLE VARIANCE (126-35F):**

If the application involves nothing more than the erection of a fence or shed on the property of a single- or two-family residence, construction of a swimming pool accessory to a single- or two-family residence, or construction of an addition to or an alteration of a single- or two-family residence not to exceed a total of 500 square feet.

**Checklist requirements are abbreviated for simple variance applications:**

- The applicant may use a certified land survey for providing necessary data, but all adjustments made to the survey must be in different color than the survey.
- Items in the above checklist which may be excluded: 24, 25, 26

**NOTICE REQUIREMENTS:**

The following proof of satisfying the notice requirements must be filed with the Land Use Administrator in the Planning Department a minimum of 48-hours prior to the hearing date:

1. Affidavit of Service.
2. Copy of the notice served.
3. Certified list of property owners within 200 feet and others served with manner of service
4. Certified Mail receipts stamped by the USPS
5. Affidavit of publication from the newspaper in which the notice was published.

Rev. 4/07

## VARIANCE AND DESIGN WAIVER REPORT

FORM # 4

(SUBMIT WITH ALL APPLICATIONS)

APPLICANT NAME BEATA SZERSZUNOWICZ DATE 6/2/21ADDRESS 502 E. MAIN STREETPHONE #: 908.635.2255 FAX #:LOT(S) 1 BLOCK(S) 314CURRENT ZONING DISTRICT R-10TOTAL SQUARE FEET OF ALL STRUCTURES 1,678 s.f.

|   | Ordinance<br>Requirement | Existing       | Propose       | Variance<br>Y or N |
|---|--------------------------|----------------|---------------|--------------------|
| Improved Lot Coverage<br>(all improvements) | <u>35 %</u>              | <u>33.7 %</u>  | <u>35 %</u>   | <u>N</u>           |
| Floor Area Ratio (F.A.R.)                   | <u>25</u>                | <u>19.2</u>    | <u>22.4</u>   | <u>N</u>           |
| Lot Area                                    | <u>12,000</u>            | <u>7,500</u>   | <u>7,500</u>  | <u>N</u>           |
| Lot Width                                   | <u>120</u>               | <u>50/150</u>  | <u>50/150</u> | <u>N</u>           |
| Side Yard (one)                             | <u>15</u>                | <u>8</u>       | <u>8</u>      | <u>N</u>           |
| Side Yard (total of both)                   | <u>40</u>                | <u>NA</u>      | <u>NA</u>     | <u>N</u>           |
| Front Yard                                  | <u>30</u>                | <u>30/13.5</u> | <u>30/8</u>   | <u>Y</u>           |
| Rear Yard                                   | <u>20</u>                | <u>81.5</u>    | <u>81.5</u>   | <u>N</u>           |
| Building height and number of stories       | <u>35/2.5</u>            | <u>29/2</u>    | <u>16/1</u>   | <u>N</u>           |
| Parking                                     | <u>2</u>                 | <u>6</u>       | <u>6</u>      | <u>N</u>           |
| ACCESSORY STRUCTURES                        |                          |                |               |                    |
| Side yard                                   | <u>15</u>                | <u>9.4</u>     | <u>9.4</u>    | <u>N</u>           |
| Rear yard                                   | <u>10</u>                | <u>5.4</u>     | <u>5.4</u>    | <u>N</u>           |

LIST OTHER VARIANCES (type)

LIST ALL DESIGN WAIVERS

## RECOMMENDATION:

Attach letters and other supporting documentation that applicant attempted to purchase adjacent land to make lot conforming.

Provide evidence that Variance will not be detrimental to the neighborhood and adjacent residences such as documentation that variance conforms to existing conditions in the area



# THE TOWNSHIP OF BRIDGEWATER

100 COMMONS WAY / BRIDGEWATER, N.J. 08807  
908/725-6300 / FAX # 908/429-0586  
TDD 908/725-6300 / 908/722-4111

## OFFICE OF ENGINEERING & ZONING

Name SZERSZUNOWICZ Address 582 E. MAIN STREET  
Block 314 Lot: 1 Zone: R-10

### IMPROVED LOT COVERAGE CALCULATION WORKSHEET

#### FORMULA

Developable Area After Hillside  
Development Ordinance Calculations/ Lot Area: 7,500 sf  
TIMES-PERCENTAGE ALLOWED X 35 %  
**TOTAL LOT COVERAGE ALLOWED: = 2,625 sf**

FOOTPRINT AREA OF HOUSE 916 sf  
DRIVEWAY AREA (Including Existing Pavers) + 409 sf  
SHED + NA sf  
WALKWAY(S) + 401 sf  
DETACHED GARAGE + 327 sf  
PATIO(S) 19 S.F. OF EXIST. PATIO 380 sf  
OTHER: TO BE REMOVED TO COMPLY NA sf

PROPOSED NEW IMPROVEMENT:  
ADDITION LESS 73 S.F. OF + 192 sf  
Description PATIO/WALKWAY REMOVAL Size

**TOTAL LOT COVERAGE: = 2,625 sf**  
(MUST BE LESS THAN TOTAL COVERAGE ALLOWED)

**IMPROVED LOT COVERAGE** -- That portion of one lot or more than one lot which is improved or is proposed to be improved with principal and accessory buildings and structures, including driveways, parking lots, pedestrian walkways, signs and other man-made improvements on the ground surface which are more impervious than a natural surface. All building, gravel and/or other stone surfaces used for parking, driveways or walkways shall be counted as improved lot coverage. Stone patios shall be computed as part of the overall lot coverage. Decks (without roofs and with earth underneath and serving residential structures) and landscaping/decorative stone areas shall not be included in the determination of lot coverage or building coverage. However, such decks must meet all setback requirements for the principal building, whether or not the deck is attached to the principal building. In zones R-10A and R-10B, the setbacks for decks may be reduced to 10 feet from the rear property line. Swimming pools, as measured from interior wall to interior wall, shall not be counted toward improved lot coverage, nor shall children's play equipment. [Amended 4-4-2005 by Ord. No. 05-12]





# THE TOWNSHIP OF BRIDGEWATER

100 COMMONS WAY / BRIDGEWATER, N.J. 08807

908/725-6300 / FAX # 908/429-0586

TDD 908/725-6300 / 908/722-4111

[www.bridgewaternj.gov](http://www.bridgewaternj.gov)

## OFFICE OF ENGINEERING & ZONING

Name SZERSZUNOWICZ Address 502 E. MAIN STREET  
Block 314 Lot: 1 Zone: R-10

### F.A.R. (Floor Area Ratio) CALCULATION WORKSHEET

#### FORMULA

Developable Area After Hillside

Development Ordinance Calculations/ Lot Area: 7500 sf

TIMES-PERCENTAGE ALLOWED X 25 %

**TOTAL F.A.R. ALLOWED:** = 1,875 sf

EXISTING 1<sup>st</sup> FLOOR AREA + 916 sf

EXISTING 2<sup>nd</sup> FLOOR AREA + 527 sf

FINISHED BASEMENT WITH  
7-FT CEILING - FLOOR AREA + NA. sf

ADDITION: 1<sup>st</sup> FLOOR AREA + 265 sf

ADDITION: 2<sup>nd</sup> FLOOR AREA + NA sf

OTHER + NA sf

**TOTAL GROSS FLOOR AREA:** = 1,708 sf

ATTACHED GARAGE (minus) NA sf (DETACHED)  
FLOOR AREA -

MECHANICAL ROOM (minus) 30 sf  
FLOOR AREA -

**TOTAL NET FLOOR AREA** = 1,678 sf

**ACTUAL F.A.R.** = (Net Floor Area ÷ Lot Area) 22.4 %

**FLOOR AREA, NET** -- The sum of the gross horizontal areas of the several floors of a building, measured from the exterior walls of the building. Floor area, net shall not include areas devoted to mechanical equipment serving nonresidential building areas. Floor area, net shall not include areas devoted exclusively to off-street parking, including garages, and loading spaces for motor vehicles and cellars. Floor area, net shall not include any finished space where the floor to ceiling height shall be less than seven feet. [Amended 5-1-2006 by Ord. No. 06-22]

**FLOOR AREA RATIO (FAR)** -- The aggregate of the net floor area, in square feet, of a building or group of buildings on a lot divided by the area, in square feet, of the lot. [Amended 5-1-2006 by Ord. No. 06-22]

# BRIDGEWATER FEE SCHEDULE - VARIANCE, APPEALS, CONDITIONAL USE

☐  
☐  
☐  
☐  
☒

VARIANCES - Each variance shall be computed.

|                                    | Application Charge |   | Application Fee Subtotal | Initial Escrow Fee * |   | Initial Escrow Fee Subtotal * |
|------------------------------------|--------------------|---|--------------------------|----------------------|---|-------------------------------|
| A Appeals (NJSA 40:55D-70a)        | \$100.00           | x | \$                       | \$1,500.00           | x | \$                            |
| B Interpretation (NJSA 40:55D-70b) | \$100.00           | x | \$                       | \$1,500.00           | x | \$                            |
| C Hardship/Bulk (NJSA 40:55D-70c)  | \$250.00           | x | \$                       | \$3,000.00           | x | \$                            |
| D Use (NJSA 40:55D-70d)            | \$250.00           | x | \$                       | \$3,000.00           | x | \$                            |
| E Permit (40:55D-34&35)            | \$100.00           | x | \$                       | \$1,000.00           | x | \$                            |
| F SIMPLE VARIANCE                  | \$75.00            | x | \$ <u>75.00</u>          | \$350.00             | x | \$ <u>350.00</u>              |

Single & Two-Family Residences ONLY:

Addition/Alteration not to exceed 500 square feet:

For buildings, fence, shed, swimming pool and deck.

☐ APPEAL TO TOWNSHIP COUNCIL \$250.00 \$ None

☐ CONDITIONAL USE

Determine whether to authorize  
a Conditional use shall be made  
by the Planning Board

\$350.00 \$ \$1,500.00 \$

Total for Application Fee \$ Total Initial Escrow\* \$

Payment is to be made in TWO checks. One check is to be identified as the APPLICATION FEE and the second check is to be identified as ESCROW ACCOUNT (must attach completed W-9 form)

\* NOTE: Initial Escrow fee is the first deposit, fees may be greater than the initial payment based on the circumstances of the individual application, number of revisions, resubmissions etc.

**Request for Taxpayer  
Identification Number and Certification**

Give form to the  
requester. Do not  
send to the IRS.

Print or type  
See Specific Instructions on page 2.

Name (as reported on your income tax return)

**BEATA SZERSZUNOWICZ**

Business name, if different from above

Check appropriate box: ☐ Individual/  
Sole proprietor

☐ Corporation

☐ Partnership

☐ Other ▶

☐ Exempt from backup  
withholding

Address (number, street, and apt. or suite no.)

**582 E MAIN ST**

City, state, and ZIP code

**BRIDGEWATER, NJ 08807**

Requester's name and address (optional)

List account number(s) here (optional)

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number

| | | + | | | |

or

Employer identification number

| + | | | | | |

**Part II Certification**

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 4.)

Sign  
Here

Signature of  
U.S. person ▶

*Beata Szerszunowicz*

Date ▶

**6/2/21**

**Purpose of Form**

A person who is required to file an information return with the IRS, must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

**U.S. person.** Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee.

**Note.** If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

For federal tax purposes you are considered a person if you are:

- an individual who is a citizen or resident of the United States,
- a partnership, corporation, company, or association created or organized in the United States or under the laws of the United States, or

- any estate (other than a foreign estate) or trust. See Regulation section 301.7701-6(a) for additional information.

**Foreign person.** If you are a foreign person, use the appropriate Form W-8 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

**Nonresident alien who becomes a resident alien.**

Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the recipient has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.

4. The type and amount of income that qualifies for the exemption from tax.

5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity not subject to backup withholding, give the requester the appropriate completed Form W-8.

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 28% of such payments (after December 31, 2002). This is called "backup withholding." Payments that may be subject to backup withholding include interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester, or
2. You do not certify your TIN when required (see the Part II instructions on page 4 for details), or
3. The IRS tells the requester that you furnished an incorrect TIN, or
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See the instructions below and the separate Instructions for the Requester of Form W-9.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of Federal law, the requester may be subject to civil and criminal penalties.

## Specific Instructions

### Name

If you are an individual, you must generally enter the name shown on your social security card. However, if you have changed your last name, for instance, due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name.

If the account is in joint names, list first, and then circle, the name of the person or entity whose number you entered in Part I of the form.

**Sole proprietor.** Enter your individual name as shown on your social security card on the "Name" line. You may enter your business, trade, or "doing business as (DBA)" name on the "Business name" line.

**Limited liability company (LLC).** If you are a single-member LLC (including a foreign LLC with a domestic owner) that is disregarded as an entity separate from its owner under Treasury regulations section 301.7701-3, enter the owner's name on the "Name" line. Enter the LLC's name on the "Business name" line. Check the appropriate box for your filing status (sole proprietor, corporation, etc.), then check the box for "Other" and enter "LLC" in the space provided.

**Other entities.** Enter your business name as shown on required Federal tax documents on the "Name" line. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on the "Business name" line.

**Note.** You are requested to check the appropriate box for your status (individual/sole proprietor, corporation, etc.).

### Exempt From Backup Withholding

If you are exempt, enter your name as described above and check the appropriate box for your status, then check the "Exempt from backup withholding" box in the line following the business name, sign and date the form.

Generally, individuals (including sole proprietors) are not exempt from backup withholding. Corporations are exempt from backup withholding for certain payments, such as interest and dividends.

**Note.** If you are exempt from backup withholding, you should still complete this form to avoid possible erroneous backup withholding.

**Exempt payees.** Backup withholding is not required on any payments made to the following payees:

1. An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2),
2. The United States or any of its agencies or instrumentalities,
3. A state, the District of Columbia, a possession of the United States, or any of their political subdivisions or instrumentalities,
4. A foreign government or any of its political subdivisions, agencies, or instrumentalities, or
5. An international organization or any of its agencies or instrumentalities.

Other payees that may be exempt from backup withholding include:

6. A corporation,

7. A foreign central bank of issue,
8. A dealer in securities or commodities required to register in the United States, the District of Columbia, or a possession of the United States,
9. A futures commission merchant registered with the Commodity Futures Trading Commission,
10. A real estate investment trust,
11. An entity registered at all times during the tax year under the Investment Company Act of 1940,
12. A common trust fund operated by a bank under section 584(a),
13. A financial institution,
14. A middleman known in the investment community as a nominee or custodian, or
15. A trust exempt from tax under section 664 or described in section 4947.

The chart below shows types of payments that may be exempt from backup withholding. The chart applies to the exempt recipients listed above, 1 through 15.

| IF the payment is for . . .  | THEN the payment is exempt for . . .   |
|--|--|
| Interest and dividend payments   | All exempt recipients except for 9   |
| Broker transactions  | Exempt recipients 1 through 13. Also, a person registered under the Investment Advisers Act of 1940 who regularly acts as a broker |
| Barter exchange transactions and patronage dividends                                   | Exempt recipients 1 through 5  |
| Payments over \$600 required to be reported and direct sales over \$5,000 <sup>1</sup> | Generally, exempt recipients 1 through 7 <sup>2</sup>  |

<sup>1</sup>See Form 1099-MISC, Miscellaneous Income, and its instructions.

<sup>2</sup>However, the following payments made to a corporation (including gross proceeds paid to an attorney under section 6045(f), even if the attorney is a corporation) and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees; and payments for services paid by a Federal executive agency.

## Part I. Taxpayer Identification Number (TIN)

**Enter your TIN in the appropriate box.** If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are a single-owner LLC that is disregarded as an entity separate from its owner (see *Limited liability company (LLC)* on page 2), enter your SSN (or EIN, if you have one). If the LLC is a corporation, partnership, etc., enter the entity's EIN.

**Note.** See the chart on page 4 for further clarification of name and TIN combinations.

**How to get a TIN.** If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local Social Security Administration office or get this form on-line at [www.socialsecurity.gov/online/ss-5.pdf](http://www.socialsecurity.gov/online/ss-5.pdf). You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at [www.irs.gov/businesses/](http://www.irs.gov/businesses/) and clicking on Employer ID Numbers under Related Topics. You can get Forms W-7 and SS-4 from the IRS by visiting [www.irs.gov](http://www.irs.gov) or by calling 1-800-TAX-FORM (1-800-829-3676).

If you are asked to complete Form W-9 but do not have a TIN, write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

**Note.** Writing "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

**Caution:** A disregarded domestic entity that has a foreign owner must use the appropriate Form W-8.

## Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if items 1, 4, and 5 below indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). Exempt recipients, see *Exempt From Backup Withholding* on page 2.

**Signature requirements.** Complete the certification as indicated in 1 through 5 below.

**1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.** You must give your correct TIN, but you do not have to sign the certification.

**2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.** You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

**3. Real estate transactions.** You must sign the certification. You may cross out item 2 of the certification.

**4. Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

**5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

## What Name and Number To Give the Requester

| For this type of account:   | Give name and SSN of:   |
|---|---|
| 1. Individual   | The individual  |
| 2. Two or more individuals (joint account)  | The actual owner of the account or, if combined funds, the first individual on the account <sup>1</sup> |
| 3. Custodian account of a minor (Uniform Gift to Minors Act)  | The minor <sup>2</sup>  |
| 4. a. The usual revocable savings trust (grantor is also trustee)   | The grantor-trustee <sup>1</sup>  |
| b. So-called trust account that is not a legal or valid trust under state law   | The actual owner <sup>1</sup>   |
| 5. Sole proprietorship or single-owner LLC  | The owner <sup>3</sup>  |
| For this type of account:   | Give name and EIN of:   |
| 6. Sole proprietorship or single-owner LLC  | The owner <sup>3</sup>  |
| 7. A valid trust, estate, or pension trust  | Legal entity <sup>4</sup>   |
| 8. Corporate or LLC electing corporate status on Form 8832  | The corporation   |
| 9. Association, club, religious, charitable, educational, or other tax-exempt organization  | The organization  |
| 10. Partnership or multi-member LLC   | The partnership   |
| 11. A broker or registered nominee  | The broker or nominee   |
| 12. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments | The public entity   |

<sup>1</sup> List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

<sup>2</sup> Circle the minor's name and furnish the minor's SSN.

<sup>3</sup> You must show your individual name and you may also enter your business or "DBA" name on the second name line. You may use either your SSN or EIN (if you have one). If you are a sole proprietor, IRS encourages you to use your SSN.

<sup>4</sup> List first and circle the name of the legal trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.)

**Note.** If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

## Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons who must file information returns with the IRS to report interest, dividends, and certain other income paid to you, mortgage interest you paid, the acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA, or Archer MSA or HSA. The IRS uses the numbers for identification purposes and to help verify the accuracy of your tax return. The IRS may also provide this information to the Department of Justice for civil and criminal litigation, and to cities, states, and the District of Columbia to carry out their tax laws. We may also disclose this information to other countries under a tax treaty, or to Federal and state agencies to enforce Federal nontax criminal laws and to combat terrorism. The authority to disclose information to combat terrorism expired on December 31, 2003. Legislation is pending that would reinstate this authority.

You must provide your TIN whether or not you are required to file a tax return. Payers must generally withhold 28% of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to a payer. Certain penalties may also apply.

# DEED

Prepared By:

Sylvia Chandler, Esq.

This Deed is made on 11/16, 2016

## BETWEEN

Beata Szerszunowicz and Jose Azofeifa Aguilar, both unmarried,

whose post office address 582 East Main Street, Township of Bridgewater, NJ 08807

referred to as the Grantor,

## AND

Beata Szerszunowicz,

whose post office address is 582 East Main Street, Township of Bridgewater, NJ 08807

referred to as the Grantee.

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

**1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **ONE AND NO/100THS-- (\$1.00) DOLLARS** -----

The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality **Bridgewater**

Block No. **314** Lot No. **1**

Qualifier No.

Account No.

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

**3. Property.** The Property consists of the land and all the buildings and structures on the land in the TOWNSHIP of BRIDGEWATER, County of SOMERSET and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

BEING the same premises conveyed to Beata Szerszunowicz and Jose Azofeifa Aguilar, husband and wife, by deed from Lawrence Impellizeri, married, dated June 8, 2010 and recorded June 14, 2010 in Deed Book 6327 Page 2426.

This conveyance is made pursuant to an equitable distribution award contained in a final judgment of divorce entered by Margaret Goodzeit, P.J.F.P., on September 30, 2014, in an action entitled "Beata Szerszunowicz vs. Elicer Jose Azofeifa-Aguilar", Superior Court of New Jersey,



2017002214

BRETT A. RADI COUNTY CLERK  
SOMERSET COUNTY, NJ  
2017 JAN 13 01:50:49 PM  
BK: 6935 PG: 1181-1188  
INSTRUMENT # 2017002214

**Allied Title, LLC**

360 Route 24, Chester, NJ 07930  
973-927-9500 fax 973-927-6756

Agent for

**Stewart Title and Guaranty Company**

**COMMITMENT FOR TITLE INSURANCE**

**SCHEDULE A-4**

File No. 21423NJ16

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Bridgewater, County of Somerset, State of New Jersey more particularly described as:

Beginning at an iron bar at the intersection of East Main Street (AKA Somerset Avenue AKA Main Street) (60' ROW), with the westerly line of Wharton Avenue (50' ROW) and thence,  
1. Along the westerly line of Wharton Avenue, South 21 degrees 00 minutes 00 seconds West 150.00 feet to an iron pipe and thence,  
2. North 69 degrees 00 minutes 00 seconds West 50.00 feet to a point and thence,  
3. North 21 degrees 00 minutes 00 seconds East 150.00 feet to a point in the southerly line of East Main Street and thence,  
4. Along the same, South 69 degrees 00 minutes 00 seconds East 50.00 feet to the point or place of beginning.

BEING known as Lot 1 in Block 5 as shown on a certain map entitled, "Lands of Somerville Extension", filed in the Somerset County Clerk's Office on 10/10/1916 as Map No. 133D.

NOTE (for informational purposes only): Tax Block 314, Tax Lot 1, Township of Bridgewater, County of Somerset.



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 Somerset } SS. County Municipal Code

MUNICIPALITY OF PROPERTY LOCATION Bridgewater

FOR RECORDER'S USE ONLY  
Consideration \$ 1.00  
RTF paid by seller \$ EXEMPT  
Date 1-13-17 By [Signature]

\*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, Fabio Faschi, being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the Settlement Officer in a deed dated 11/17/2016 transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 314 Lot number 1 located at  
582 East Main Street, Bridgewater, NJ 08807 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:  
(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 (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.

(a) For 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. 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, #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 21<sup>st</sup> day of November, 2016

[Signature]

[Signature]  
Signature of Deponent

Jose Azofeifa Aguilar  
Grantor Name

360 Route 24, Cluster N 07930 582 East Main St., Bridgewater NJ  
Dependent Address Grantor Address at Time of Sale

XXX-XXX-  
Last three digits in Grantor's Social Security Number

Allied Title LLC  
Name/Company of Settlement Officer

Kathleen A. Garrison  
NOTARY PUBLIC OF NEW JERSEY  
Commission #50037884  
My Commission Expires May 10, 2021

FOR OFFICIAL USE ONLY  
Instrument Number                      County SOMERSET  
Deed Number                      Book                      Page                       
Deed Date 11-16-16 Date Recorded 1-13-17

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



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

GIT/REP-3  
(9-2015)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

BEATA SZERSZUNOWICZ

Current Street Address

582 EAST MAIN STREET

City, Town, Post Office Box

BRIDGEWATER

State

NJ

Zip Code

08807

**PROPERTY INFORMATION**

Block(s)

314

Lot(s)

1

Qualifier

Street Address

582 EAST MAIN STREET

City, Town, Post Office Box

BRIDGEWATER

State

NJ

Zip Code

08807

Seller's Percentage of Ownership

100%

Total Consideration

\$1.00

Owner's Share of Consideration

\$1.00

Closing Date

11/17/2016

**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.

11/23/16

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

GIT/REP-3  
(9-2015)**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

Jose Azofeifa-Aguilar

Current Street Address

582 East Main Street

City, Town, Post Office Box

Bridgewater

State

NJ

Zip Code

08807

**PROPERTY INFORMATION**

Block(s)

314

Lot(s)

1

Qualifier

Street Address

582 East Main Street

City, Town, Post Office Box

Bridgewater

State

NJ

Zip Code

08807

Seller's Percentage of Ownership

0%

Total Consideration

\$1.00

Owner's Share of Consideration

\$0.00

Closing Date

11/17/2016

**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.

11/16/16

Date

11/16/16

Date

Signature

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

Signature

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

Chancery Division, Family Part, Somerset County, Docket No. FM-18-217-15.

This deed is intended to convey and release all of grantor's estate, right, title and interest in and to the premises herein conveyed, however, acquired, and to extinguish any marital rights of grantor in and to same, including without limitation to N.J.S.A. 3B:28-3.

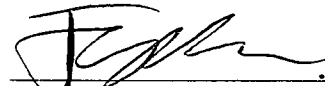
The street address of the Property is: 582 East Main Street, Bridgewater, NJ 08807

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


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

Witnessed By:

\_\_\_\_\_

 (Seal)  
Jose Azofeifa Aguilar

\_\_\_\_\_

 (Seal)  
Beata Szerszunowicz

STATE OF NEW JERSEY

SS.

COUNTY OF

I CERTIFY that on 11/16/, 2016

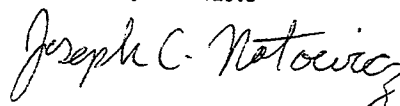
Jose Azofeifa Aguilar

Personally came before me and stated to my satisfaction that this person (or if more than one, each person):

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



JOSEPH CHARLES NOTOWICZ  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 1/8/2019





Record and Return To:  
Allied Title, LLC  
360 Rt. 24  
Chester, NJ 07930

STATE OF NEW JERSEY

SS.

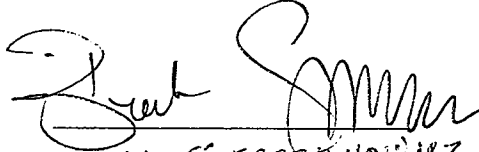
COUNTY OF *Somerset*

I CERTIFY that on 11/16, 2016

Beata Szerszunowicz

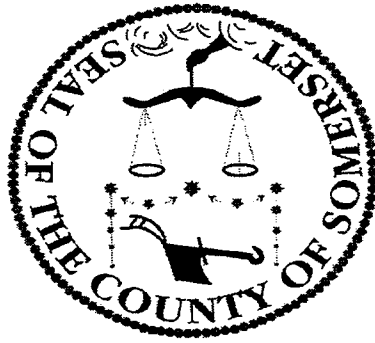
Personally came before me and stated to my satisfaction that this person (or if more than one, each person):

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

  
BEATA SZERSZUNOWICZ

JOSEPH CHARLES NOTOWICZ  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 1/8/2019

*Joseph C. Notowicz*



BRETT A. RADI  
SOMERSET COUNTY CLERK  
20 GROVE STREET  
P.O. BOX 3000  
SOMERVILLE, NJ 08876-1262

\*\*\*\*\*

**Recorded:** 01/13/2017 01:50:49 PM  
**Book:** OPR 6935 **Page:** 1181-1188  
**Instrument No.:** 2017002214  
DEEDTRNS 8 PGS \$103.00

**Recorder:** LEONARDI

\*\*\*\*\*

**DO NOT DISCARD**



2017002214



## THE TOWNSHIP OF BRIDGEWATER

100 COMMONS WAY / BRIDGEWATER, NJ 08807  
PH 908-725-6300/FAX 908-725-4163

OFFICE OF THE TAX ASSESSOR

June 3, 2021

Quabeck Architecture, L.L.C  
258 Hockenbury Rd.  
Hillsborough, NJ 08844-3228

Re: Bridgewater 200' Radius of Certified Property Owners for  
Block 314 Lot 1

Dear Applicant,

Enclosed please find the certified list of property owners within 200 feet of the above referenced property. In accordance with the Township of Bridgewater land use code, Article VIII, Sec. 126-54, I certify that to the best of my knowledge the enclosed list is accurate, and complete in compliance with N.J.S.A. 40:55D-12. Please note only those utilities that wished to be noticed are listed.

Sincerely,

*Anthony DiRado*

Anthony DiRado  
Tax Assessor's Office

| PROPERTY ID | PROPERTY LOCATION                          | CLASS | OWNERS NAME & ADDRESS  |
|-------------|--|-------|--|
| 249<br>18   | SUNNY SLOPE ROAD<br>32,33                  | 4C    | MEADOWBROOK VILLAGE @ BRIDGEWATER<br>39 MAIN STREET<br>CHATHAM, NJ 07928         |
| 249<br>28   | 589 E MAIN ST                              | 2     | PAYAN, SILVY E.<br>589 EAST MAIN STREET<br>BRIDGEWATER, NJ 08807                 |
| 249<br>29   | 581 E MAIN ST                              | 2     | CORREA, SILVIO ZARZA<br>581 E MAIN STREET<br>BRIDGEWATER, NJ 08807               |
| 249<br>30   | 579 E MAIN ST                              | 2     | CABRERA, BERMAN & ANTONIA<br>579 E MAIN ST<br>BRIDGEWATER, NJ 08807.3257         |
| 249<br>31   | 577 E MAIN STREET                          | 2     | TORRES, ABEL & ADRIANNE<br>577 EAST MAIN ST.<br>BRIDGEWATER, NJ 08807            |
| 314<br>1    | 582 E MAIN ST                              | 2     | SZERSZUNOWICZ, BEATA<br>582 E. MAIN ST.<br>BRIDGEWATER, NJ 08807                 |
| 314<br>2    | 580 E MAIN ST                              | 2     | BARDALES, FRANK J & HOLGUIN, MARIA<br>580 E MAIN ST<br>BRIDGEWATER, NJ 08807     |
| 314<br>3    | 578 E MAIN STREET                          | 2     | YUPANQUI, PORFIRIO A & SULMY M<br>578 E MAIN ST<br>BRIDGEWATER, NJ 08807.3232    |
| 314<br>3.01 | 576 E MAIN STREET                          | 2     | LAUSIN, ARTEMIO & AILEEN<br>576 E MAIN ST<br>BRIDGEWATER, NJ 08807.3232          |
| 314<br>4    | 7 WHARTON AVE                              | 2     | DINEEN, LINDA A.<br>7 WHARTON AVE<br>BRIDGEWATER, NJ 08807.3226                  |
| 314<br>5    | 574 E. MAIN ST.                            | 2     | 574 E. MAIN ST. LLC<br>23 CHAMBERLIN WAY<br>MARTINSVILLE, NJ 08836               |
| 314<br>6    | 572 E MAIN ST                              | 15F   | BRIDGEWATER CONGREGATION JEHOVAHS<br>568 E MAIN ST<br>BRIDGEWATER, NJ 08807.3232 |
| 314<br>14   | 577 BRIDGEWATER AVENUE                     | 2     | GUSCIORA, KRISTINE<br>577 BRIDGEWATER AVE<br>BRIDGEWATER, NJ 08807.3239          |
| 314<br>15   | 581 BRIDGEWATER AVENUE<br>RENTED-CARETAKER | 2     | REFORMED CHURCH AT FINDERNE<br>581 BRIDGEWATER AVE<br>BRIDGEWATER, NJ 08807.3239 |



| PROPERTY ID | PROPERTY LOCATION      | CLASS | OWNERS NAME & ADDRESS   |            |
|-------------|------------------------|-------|---|------------|
| 314<br>16   | WHARTON AVE            | 15D   | REFORMED CHURCH AT FINDERNE<br>581 BRIDGEWATER AVE<br>BRIDGEWATER, NJ         | 08807.3239 |
| 315<br>1    | 586 EAST MAIN STREET   | 4A    | EMERALD SONS LLC,<br>586 E MAIN ST<br>BRIDGEWATER, NJ                         | 08807.3231 |
| 315<br>2    | 590 E MAIN STREET      | 4A    | BRIDGEWATER RESTAURANT SUPPORT<br>590 E MAIN STREET<br>BRIDGEWATER, NJ        | 08807      |
| 315<br>12   | 591 BRIDGEWATER AVENUE | 2     | BOONE, ROGER BRADLEY & LARHONDA<br>1237 CORNELL RD<br>BRIDGEWATER, NJ         | 08807.2301 |
| 315<br>13   | 587 BRIDGEWATER AVENUE | 2     | RELTON, CHRISTOPHER J<br>587 BRIDGEWATER AVE<br>BRIDGEWATER, NJ               | 08807.3238 |
| 315<br>14   | 8 WHARTON AVE          | 2     | BEARDSLEY, ROY & CATHERINE<br>6 APPLE TREE RD<br>FLEMINGTON, NJ               | 08822.7169 |
| 9990<br>1   | COUNTY ROAD            | 15C   | COUNTY OF SOMERSET<br>PO BOX 3000<br>SOMERVILLE, NJ                           | 08876.1262 |
| 9990<br>2   | STATE HIGHWAY          | 15C   | STATE OF NJ DOT<br>1035 PARKWAY AVE<br>EWING, NJ                              | 08618.2309 |
| 9990<br>3   | TOWNSHIP               | 1     | CABLEVISION & CRAIG MCLEOD<br>275 CENTENNIAL AVE<br>PISCATAWAY, NJ            | 08854.3909 |
| 9990<br>4   | RECORD ONLY            | 1     | NJ-AMERICAN WTR CO%GIS SPVS-D SHORT<br>1025 LAUREL OAK RD<br>VOORHEES, NJ     | 08043.3506 |
| 9990<br>5   | RECORD ONLY            | 1     | PUBLIC SERVICE ELECTRIC & GAS<br>80 PARK PLZ # T6B<br>NEWARK, NJ              | 07102.4109 |
| 9990<br>6   | RECORD ONLY            | 1     | SUNOCO PIPELINE LP/RIGHT OFWAY DEPT<br>525 FRITZTOWN RD<br>SINKING SPRING, PA | 19608.1509 |



# *township of bridgewater* NEW JERSEY

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## OFFICE OF THE TAX COLLECTOR

100 COMMONS WAY /BRIDGEWATER, N.J. 08807

(908) 725-6300/ (908) 704-8337 FAX

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July 23, 2021

SZERSZUNOWICZ, BEATA  
582 E MAIN STREET  
BRIDGEWATER, NJ 08807

RE: CERTIFICATION OF TAXES PAID  
BLOCK- 314, LOT- 1  
LOCATION: 582 E MAIN ST

To Whom It May Concern:

This letter is to certify that taxes are current and paid through the  
2021 2<sup>nd</sup> quarter on the above property.

If you have any further question, please contact me at (908) 725-6300  
Ext. 5145.

Respectfully Yours,

Darrow Murdock, CTC  
Bridgewater Tax Collector

# BRIDGEWATER TOWNSHIP

## BLQ TRANSACTION DETAIL

Date 06/02/2021

Page 1 of 1

|                 |                       |            |   |                  |                   |           |                |     |
|-----------------|-----------------------|------------|---|------------------|-------------------|-----------|----------------|-----|
| <b>Block</b>    | 314                   | <b>Lot</b> | 1 | <b>Qualifier</b> | <b>Bank Code</b>  |           |                |     |
| <b>Location</b> | 582 E MAIN ST         |            |   |                  | <b>Bank Name</b>  |           |                |     |
|                 | SZERSZUNOWICZ, BEATA  |            |   |                  | <b>Addl Lots.</b> |           |                |     |
|                 | 582 E. MAIN ST.       |            |   |                  | L                 | \$160,300 | <b>Acc. No</b> |     |
|                 | BRIDGEWATER, NJ 08807 |            |   |                  | I                 | \$91,000  |                |     |
|                 |                       |            |   |                  | E                 | \$0       | <b>Ded.</b>    |     |
|                 |                       |            |   |                  | T                 | \$251,300 | <b>Value</b>   | \$0 |

**Interest Thru** 6/2/2021 **Interest Amount** \$0.00

### Details For Year - 2021

| Year | Gross (\$) | Deduction (\$) | Net Levy (\$) | Added (\$) | PA (\$) | Omitted (\$) |
|------|------------|----------------|---------------|------------|---------|--------------|
| 2021 | \$2,660.00 | \$0.00         | \$2,660.00    | \$0.00     | \$0.00  | \$0.00       |

| Transaction Date / Description   | Other (\$) | 1st Qtr (\$) | 2nd Qtr (\$) | 3rd Qtr (\$) | 4th Qtr (\$) |
|----------------------------------|------------|--------------|--------------|--------------|--------------|
| Billed for 2021                  |            | \$1,330.00   | \$1,330.00   | \$0.00       | \$0.00       |
| 02/01/21 601 CHK Payment CiteNet |            | (\$1,330.00) |              |              |              |
| 05/03/21 601 CHK Payment CiteNet |            |              | (\$1,330.00) |              |              |
| Open Balance                     | \$0.00     | \$0.00       | \$0.00       | \$0.00       | \$0.00       |



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258 Hockenbury Road, Hillsborough, New Jersey 08844  
Phone (908) 371-9400 Fax (908) 371-9401

June 2, 2021

Finderne Fire Department – District 4  
672 E. Main Street  
Bridgewater, NJ 08807

Attn: Mr. Michael Jannone, Sr.  
Chief of Department

Re: **Szerszunowicz Residence Application**  
**Ms. Beata Szerszunowicz**  
**582 East Main Street**  
**Bridgewater, NJ 08807**  
**Block 314, Lot 1**

Dear Mr. Jannone,

I would like to advise you that the above homeowner has submitted an application to the Bridgewater Township Zoning Board of Appeals for a one story bedroom and bath addition to the existing structure. We have enclosed copies of the existing and proposed conditions for your reference and/or review.

Should you have any questions or concerns at any time, please do not hesitate to contact me directly to discuss or relay your concerns to the township Zoning Board of Appeals secretary for their consideration. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Quabeck', written over a horizontal line.

Kenneth R. Quabeck, RA, NCARB  
Principal  
Quabeck Architecture, LLC

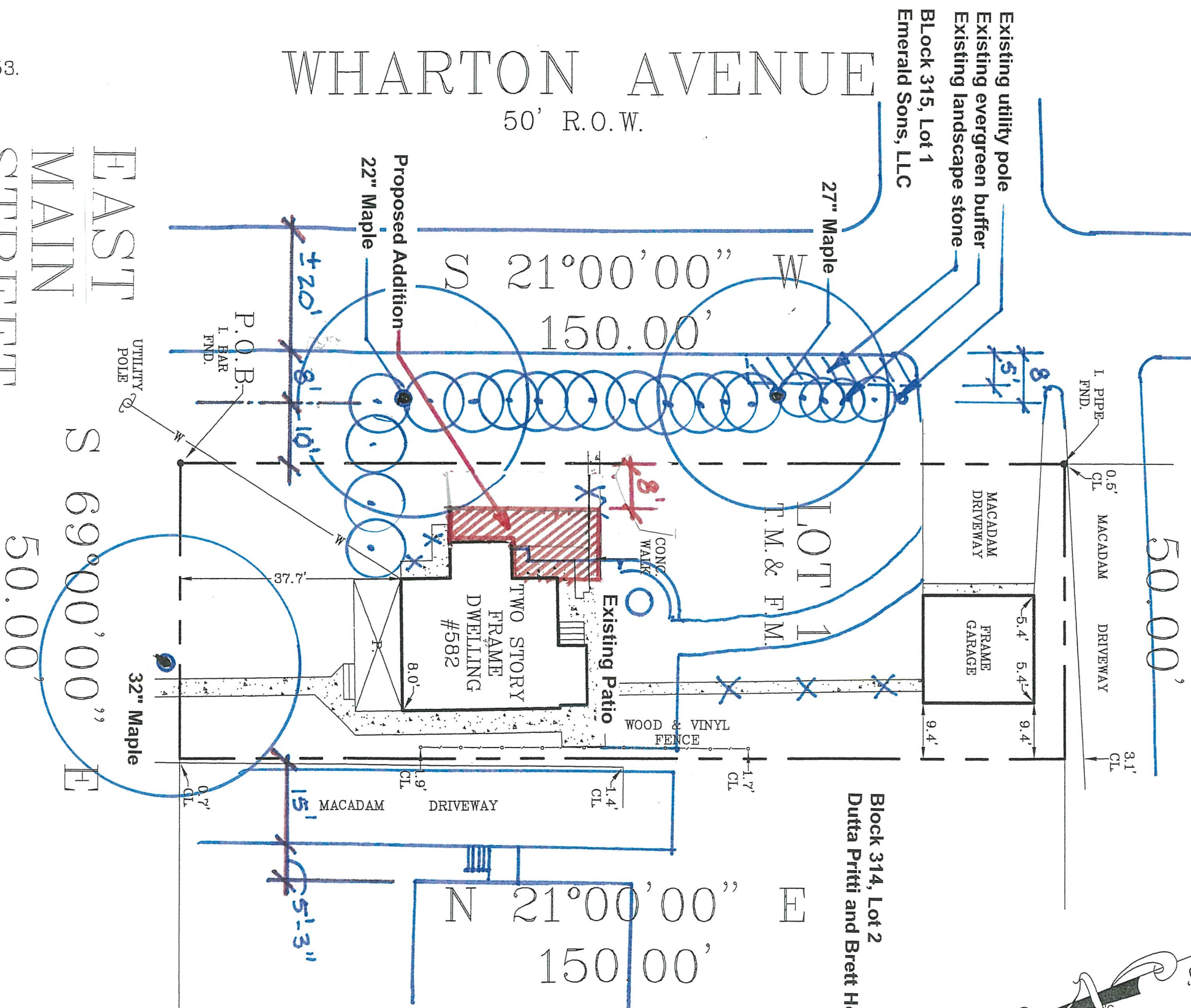
cc: Ms. Beata Szerszunowicz, Applicant





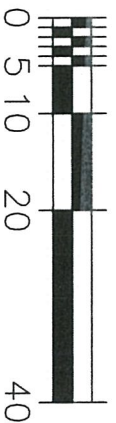
Block 314, Lot 4  
Linda Dineen

DEED  
1"=20'



"LANDS OF EAST SOMERVILLE EXTENSION",  
FILED OCTOBER 10, 1916, AS MAP NO 133D;  
DEED BOOK 6264, PAGE 3257;  
BRIDGEWATER TOWNSHIP TAX MAP SHEET NO. 53.

TITLE #RT-1034



UTILITY &  
POLE  
EAST  
MAIN  
STREET  
S  
A.K.A. SOMERSET AVENUE  
66' R.O.W.

|  |                             |       |
|--|-----------------------------|-------|
| Bridgewater Township Chairperson:                          | Mr. Jeffrey Foose           | Date: |
| Bridgewater Township Board Engineer:                       | Mr. William H. Burr, IV, PE | Date: |
| Bridgewater Township Zoning Board of Adjustment Secretary: | Ms. Dawn Gutschall          | Date: |

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO (C45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

BRUNSWICK WEST, INC.

LICENSED LAND SURVEYORS  
219 1/2 SOUTH MAIN STREET FLEMINGTON, NEW JERSEY 08822-1763  
PHONE (908) 284-0888 FAX (908) 284-2818

# PLAN OF SURVEY

BEATA SZERSZUNOWICZ & JOSE AZOFEFA  
TOWNSHIP OF BRIDGEWATER  
SOMERSET COUNTY, NEW JERSEY  
BLOCK 314, LOT 1

C.A. #24GA28022700

Drawn by RAY Job No. 10.0362 Date 5/25/2010

Checked by RSZ Drawing No. 11 Scale 1"=20'

I HEREBY CERTIFY THIS SURVEY TO:  
BEATA SZERSZUNOWICZ AND JOSE  
AZOFEIFA; MARTIN P. PANKIEWICZ,  
ESQ.; RELIANCE TITLE AGENCY, LLC;  
POLISH & SLAVIC FEDERAL CREDIT  
UNION, ITS SUCCESSORS AND/OR  
ASSIGNS AS THEIR INTERESTS MAY  
APPEAR.

RICHARD S. ZINN  
N.J.L.S. 34888



# THE SZERSZUNOWICZ RESIDENCE

BRIDGEWATER, NJ

## BUILDING CODE DATA:

EXISTING TWO STORY ABOVE GRADE STRUCTURE WITH PARTIAL BASEMENT AND ATTACHED PORCH  
CONSTRUCTION TYPE:  $\text{I B}$  (WOOD FRAME CONSTRUCTION, COMBUSTIBLE, UNPROTECTED)  
USE GROUP: R-5 (AS PER INTERNATIONAL RESIDENTIAL CODE/2018, COMPLIES WITH SECTION 310 OF THE INTERNATIONAL BUILDING CODE/2018)

THE SCOPE OF WORK INCLUDES PROVISIONS FOR A ONE STORY ADDITION WITH LIMITED INTERIOR ALTERATIONS WITHIN THE EXISTING STRUCTURE.

EXPOSURE CATEGORY: B  
WIND SPEED: 115 MPH (3 SECOND GUST)  
TOTAL PROPOSED ADDITION FOOTPRINT: 265 S.F.

BUILDING AREA CALCULATIONS: (GROSS — NO DEDUCTIONS)

| SQUARE FOOTAGE: | EXISTING:  | PROPOSED: | TOTAL:     |
|-----------------|------------|-----------|------------|
| BASEMENT:       | 504 S.F.   | 0 S.F.    | 504 S.F.   |
| FIRST FLOOR:    | 786 S.F.   | 265 S.F.  | 1,051 S.F. |
| SECOND FLOOR:   | 527 S.F.   | 0 S.F.    | 527 S.F.   |
| TOTAL:          | 1,817 S.F. | 265 S.F.  | 2,082 S.F. |

### NOTES:

- THESE PLANS ARE SUBMITTED IN CONFORMANCE WITH NJ UNIFORM CONSTRUCTION CODE SUBCHAPTER 6 — REHABILITATION SUBCODE.  
A. THE WORK IS DEEMED "ALTERATION" AND "ADDITION" AS PER SECTION 5:23-6.3 DEFINITIONS.  
B. AS PER THE REHABILITATION SUBCODE, THE FOLLOWING IS PROVIDED:  
— NO COMPROMISE BY DIMINUTION OF BUILDING SYSTEMS IS PROPOSED  
C. AS PER SECTION 5:23-6.11, BASIC AND SUPPLEMENTAL REQUIREMENTS HAVE BEEN MET.

- THESE PLANS ARE SUBMITTED IN CONFORMANCE WITH THE FOLLOWING CODES:

2018 INTERNATIONAL RESIDENTIAL CODE — NEW JERSEY EDITION  
2018 INTERNATIONAL ENERGY CONSERVATION CODE  
2017 NATIONAL ELECTRIC CODE (NFPA 70)  
2018 NATIONAL STANDARD PLUMBING CODE  
2018 FUEL GAS SUBCODE  
RADON SUBCODE — NJAC CHAPTER 10

- LOAD CALCULATIONS:

FIRST AND SECOND FLOORS: 40 PSF LIVE LOAD  
20 PSF DEAD LOAD  
ATTIC: 20 PSF DEAD LOAD  
ROOF: 30 PSF LIVE LOAD  
GROUND SNOW LOAD: 30 PSF

## DRAWING LIST:

G-1 CODE INFORMATION, DRAWING INDEX AND NOTES  
EX-1 EXISTING FLOOR PLANS  
EX-2 EXISTING EXTERIOR ELEVATIONS  
SK-1 PROPOSED FLOOR PLANS  
SK-2 PROPOSED EXTERIOR ELEVATIONS  
SK-3 EXTERIOR PHOTOGRAPHS FOR REFERENCE

## ZONING CRITERIA:

R-10 SINGLE FAMILY RESIDENTIAL ZONE

|                          | ZONING REQUIRED                  | EXISTING         | PROPOSED         | CONFORMS                                     |
|--------------------------|----------------------------------|------------------|------------------|--|
| PRINCIPAL STRUCTURE      | SINGLE FAMILY DETACHED RESIDENCE |                  |                  |  |
| MIN. LOT SIZE            | 12,000 S.F.                      | 7,500 S.F.       | NO CHANGE        | NO-EXISTING UNDERSIZED LOT                   |
| LOT WIDTH                | 120 FT.                          | 50 FT. / 150 FT. | NO CHANGE        | NO-EXISTING UNDERSIZED LOT                   |
| MAX. FLOOR AREA RATIO    | .25                              | .19 (1,413 S.F.) | .22 (1,678 S.F.) | YES  |
| MAX. IMPERVIOUS COVERAGE | .35                              | .32 (2,433 S.F.) | .35 (2,625 S.F.) | YES (REQUIRES 19 S.F. PATIO AREA REMOVAL)    |
| MAX. BLDG. HEIGHT        | 35 FT./2.5 STORY                 | ±29' / 2 STORY   | ±16' / 1 STORY   | YES  |
| MIN. FRONT YARD          | 30 FT.                           | 30 FT./13.5 FT.  | 30 FT./8 FT.     | YES (E. MAIN ST.), NO (WHARTON AVE.)         |
| MIN. SIDE YARD (ONE)     | 15 FT.                           | 8 FT.            | NO CHANGE        | NO-EXISTING CONDITION                        |
| MIN. SIDE YARD (TOTAL)   | 40 FT.                           | NA               | NA               | NA-CORNER LOT, TWO FRONT, ONE SIDE, ONE REAR |
| MIN. REAR YARD           | 20 FT.                           | 81.5 FT.         | NO CHANGE        | YES  |

| ACCESSORY STRUCTURE | RESIDENTIAL GARAGE |         |           |                       |
|---------------------|--------------------|---------|-----------|-----------------------|
| SIDE YARD           | 15 FT.             | 9.4 FT. | NO CHANGE | NO-EXISTING CONDITION |
| REAR YARD           | 10 FT.             | 5.4 FT. | NO CHANGE | NO-EXISTING CONDITION |

## SITE PLAN:

- NOTES:
- REFER TO PLAN OF SURVEY FOR BLOCK 314, LOT 1 DATED 5/25/10 AS PREPARED BY RICHARD S. ZINN. PLS LICENSE #34888 FOR SITE AND BOUNDARY INFORMATION SUBMITTED UNDER SEPARATE COVER.
  - EXISTING FINISH GRADE TO REMAIN AS IS. NEW ADDITION HAS NO EFFECT UPON SLOPE OF EXISTING GRADE AWAY FROM STRUCTURE. BOTH EXISTING AND NEW ADDITION. POSITIVE DRAINAGE AWAY FROM THE STRUCTURE WILL BE MAINTAINED.
  - THE EXISTING REAR YARD AND PERIMETER FENCE, STRUCTURES, ETC., WILL NOT BE DISTURBED OR AFFECTED.



## 2 AERIAL PHOTO

NO SCALE



## APPROVAL SIGNATURES:

THESE PLANS ARE HEREBY APPROVED BY THE BRIDGEWATER TOWNSHIP ZONING BOARD OF ADJUSTMENT:

BRIDGEWATER TOWNSHIP CHAIRPERSON:

MR. JEFFREY FOOSE

DATE:

BRIDGEWATER TOWNSHIP BOARD ENGINEER:

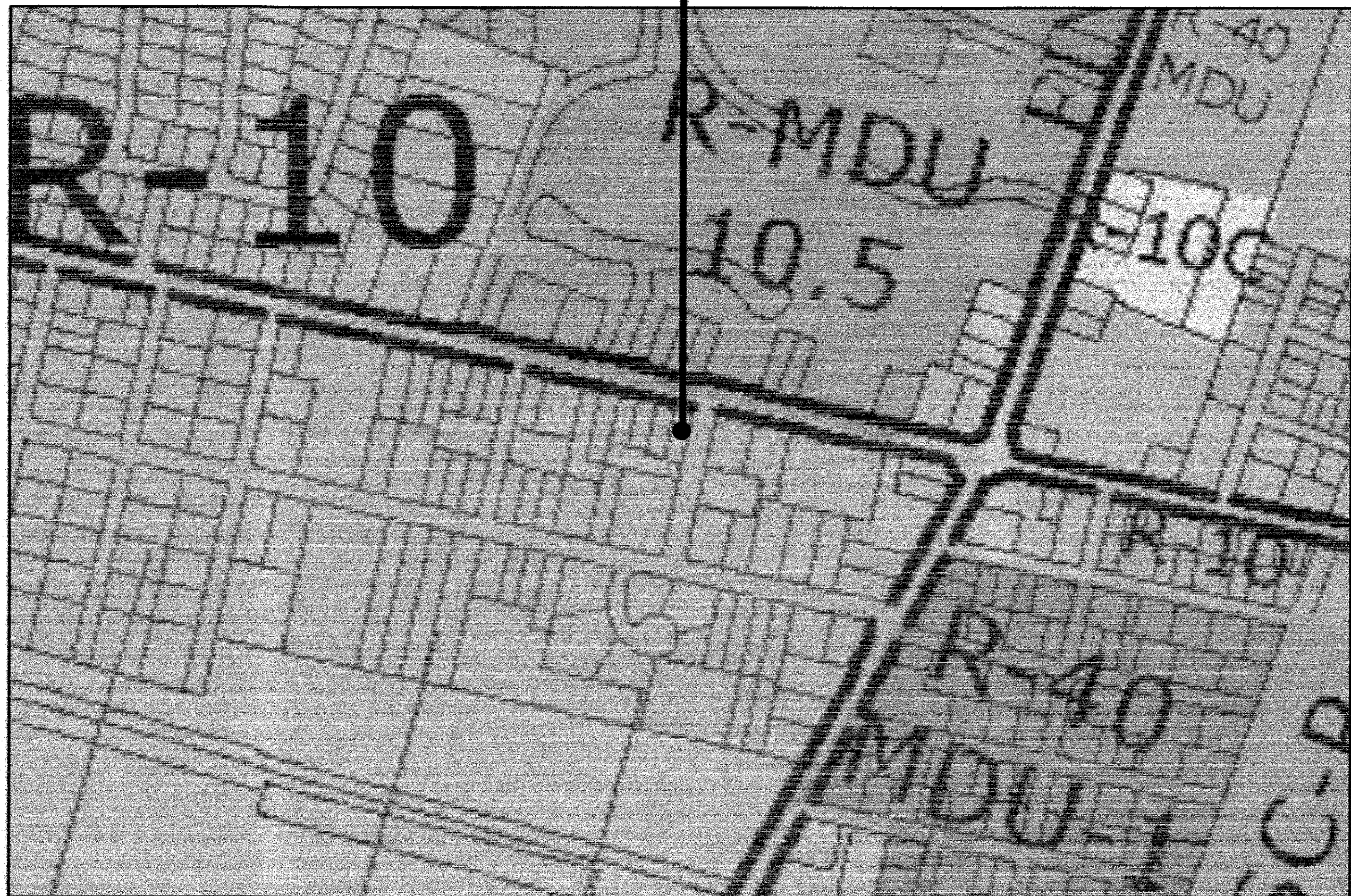
MR. WILLIAM H. BURR, IV, PE

DATE:

BRIDGEWATER TOWNSHIP ZONING BOARD OF ADJUSTMENT SECRETARY:

MS. DAWN GUTTSCHALL

DATE:



## 1 BRIDGEWATER TOWNSHIP ZONING MAP

NO SCALE

NORTH



ARCHITECTURE  
SPACE PLANNING  
INTERIORS

258 HOCKENBURY ROAD  
HILLSBOROUGH, NJ 08844-3228  
PHONE: 908.371.9400  
FAX: 908.371.9401

KENNETH R. QUABECK, R.A.  
NEW JERSEY LICENSED ARCHITECT  
LICENSE NO.: A114575

STATE OF NEW JERSEY  
CERTIFICATE OF AUTHORIZATION NUMBER:  
21A000054100

Consultant:

Consultant:

Consultant:

RESIDENTIAL ADDITION TO:

THE  
SZERSZUNOWICZ  
RESIDENCE

BLOCK 314, LOT 1

502 EAST MAIN STREET  
BRIDGEWATER, NJ  
08807

(908) 635-2255

ISSUE FOR TWP REVIEW 6/2/21  
revisions

scale: AS NOTED  
date: 5/15/21  
dwg: KWH  
chk: KRQ  
comm. no. 221084

dwg. title

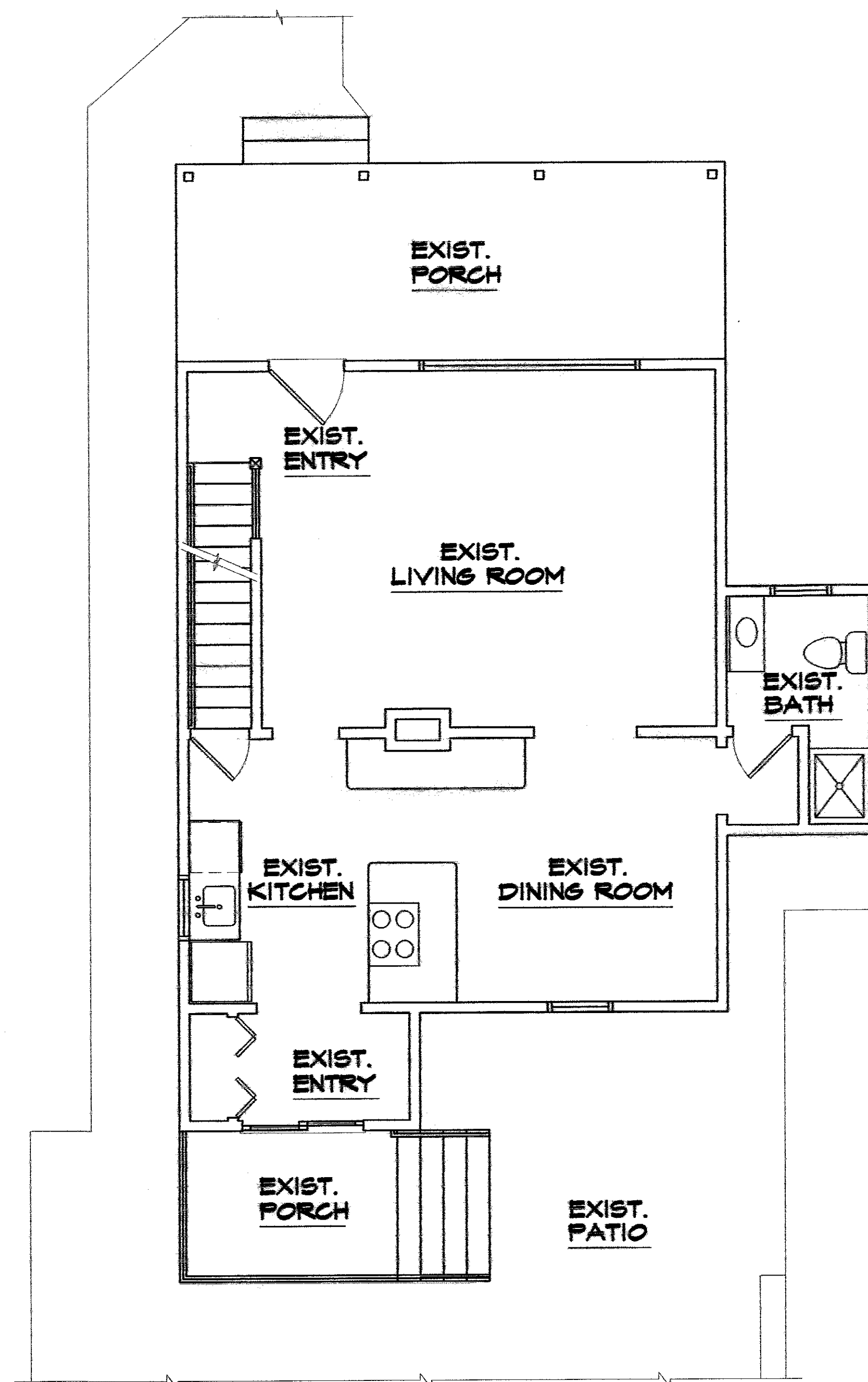
CODE INFORMATION,  
DRAWING INDEX AND  
NOTES

dwg. no.

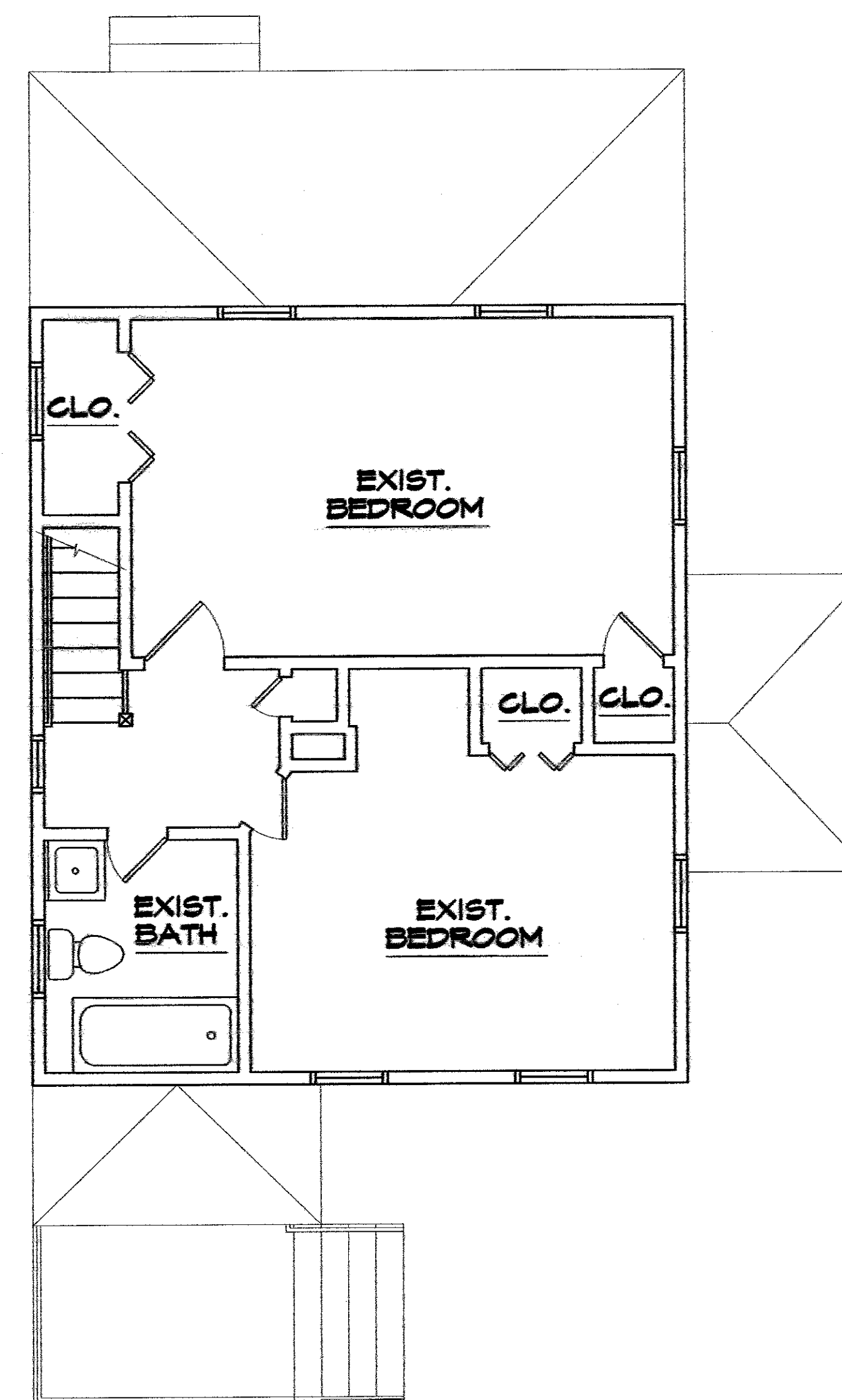
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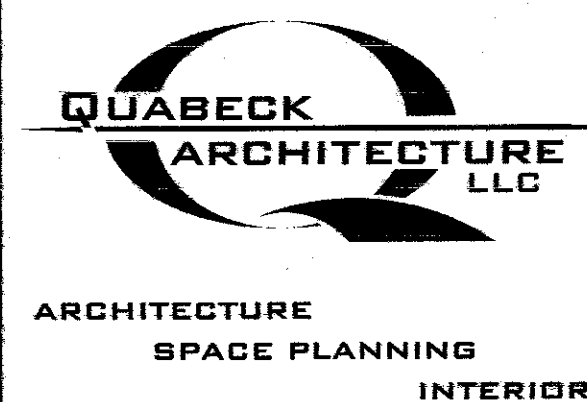




1 **EXISTING FIRST FLOOR PLAN**  
scale: 1/4" = 1'-0"



2 **EXISTING SECOND FLOOR PLAN**  
scale: 1/4" = 1'-0"



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**THE SZERSZUNOWICZ RESIDENCE**

BLOCK 314, LOT 1  
582 EAST MAIN STREET  
BRIDGEWATER, NJ  
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revisions

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|                    | comm. no.<br>221004 |

dwg. title  
**EXISTING FIRST AND SECOND FLOOR PLANS**

dwg. no.  
**EX-1**

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1 **EXISTING FRONT ELEVATION (NORTH)**  
scale: 3/16 = 1'-0"

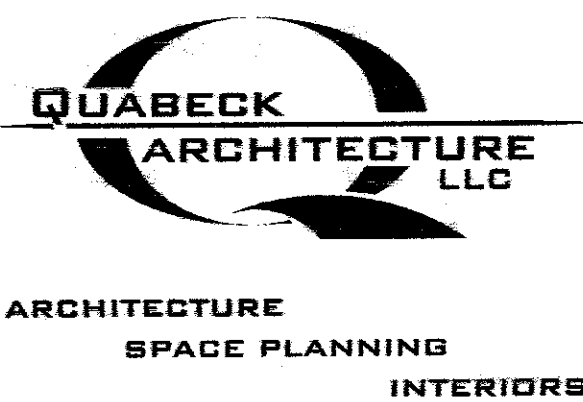


2 **EXISTING REAR ELEVATION (SOUTH)**  
scale: 3/16 = 1'-0"



3 **EXISTING SIDE ELEVATION (EAST)**  
scale: 3/16 = 1'-0"

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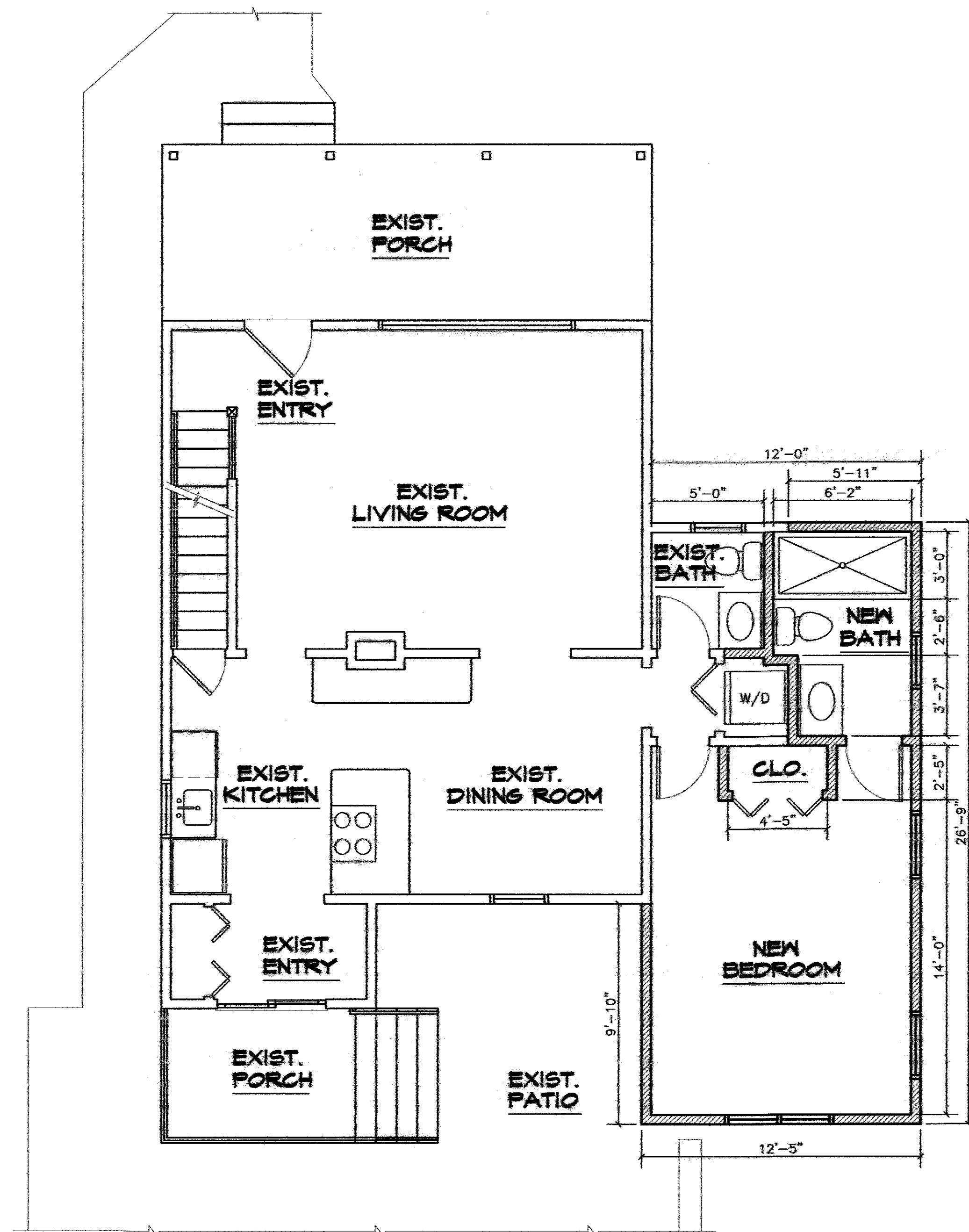
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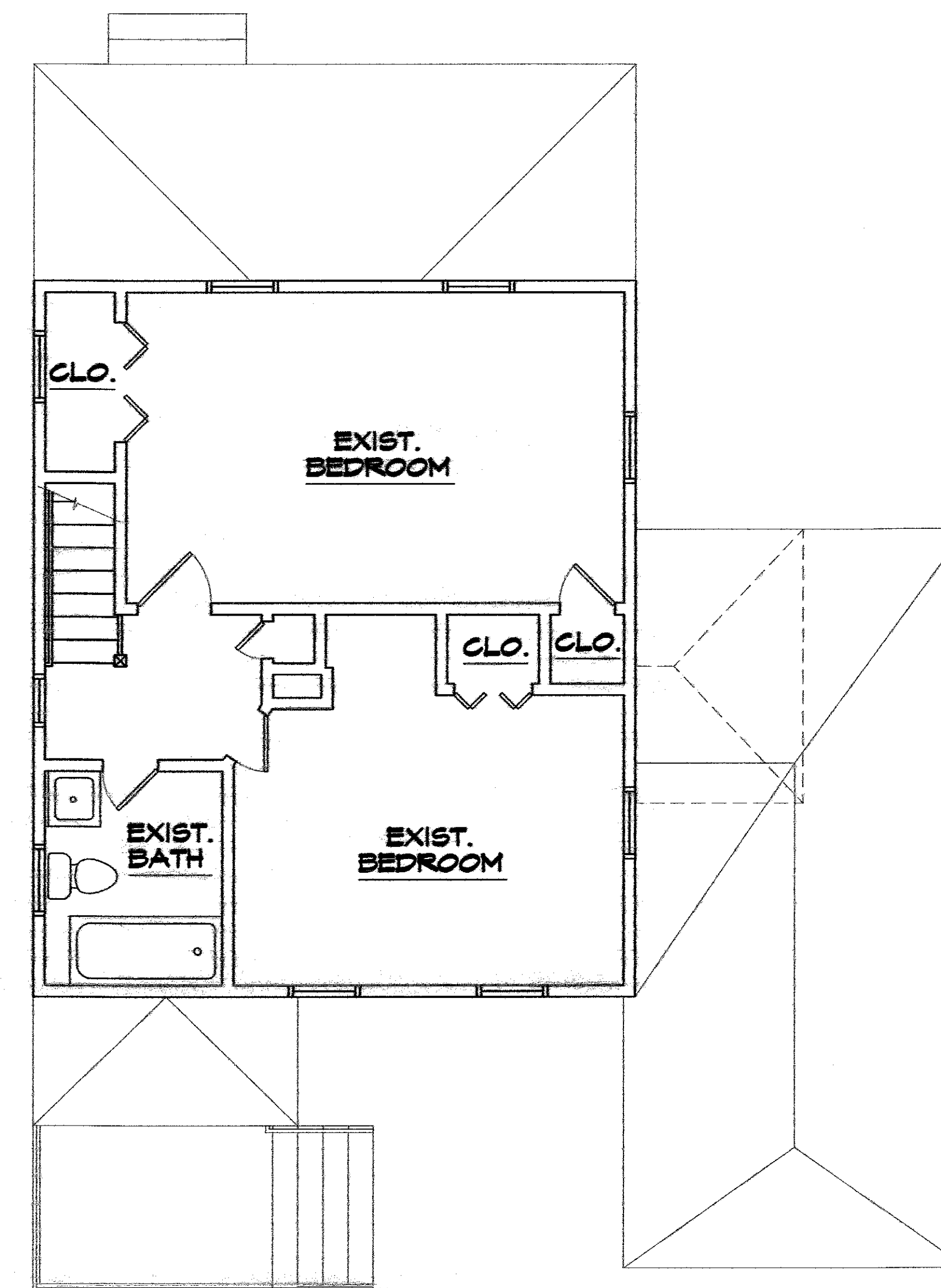
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| drawn: | KWH      | chkd:      | KRG     |
|        |          | comm. no.: | 221084  |

dwg. title  
**EXISTING EXTERIOR ELEVATIONS**  
dwg. no.  
**EX-2**



1 PROPOSED FIRST FLOOR PLAN  
scale: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN  
scale: 1/4" = 1'-0"



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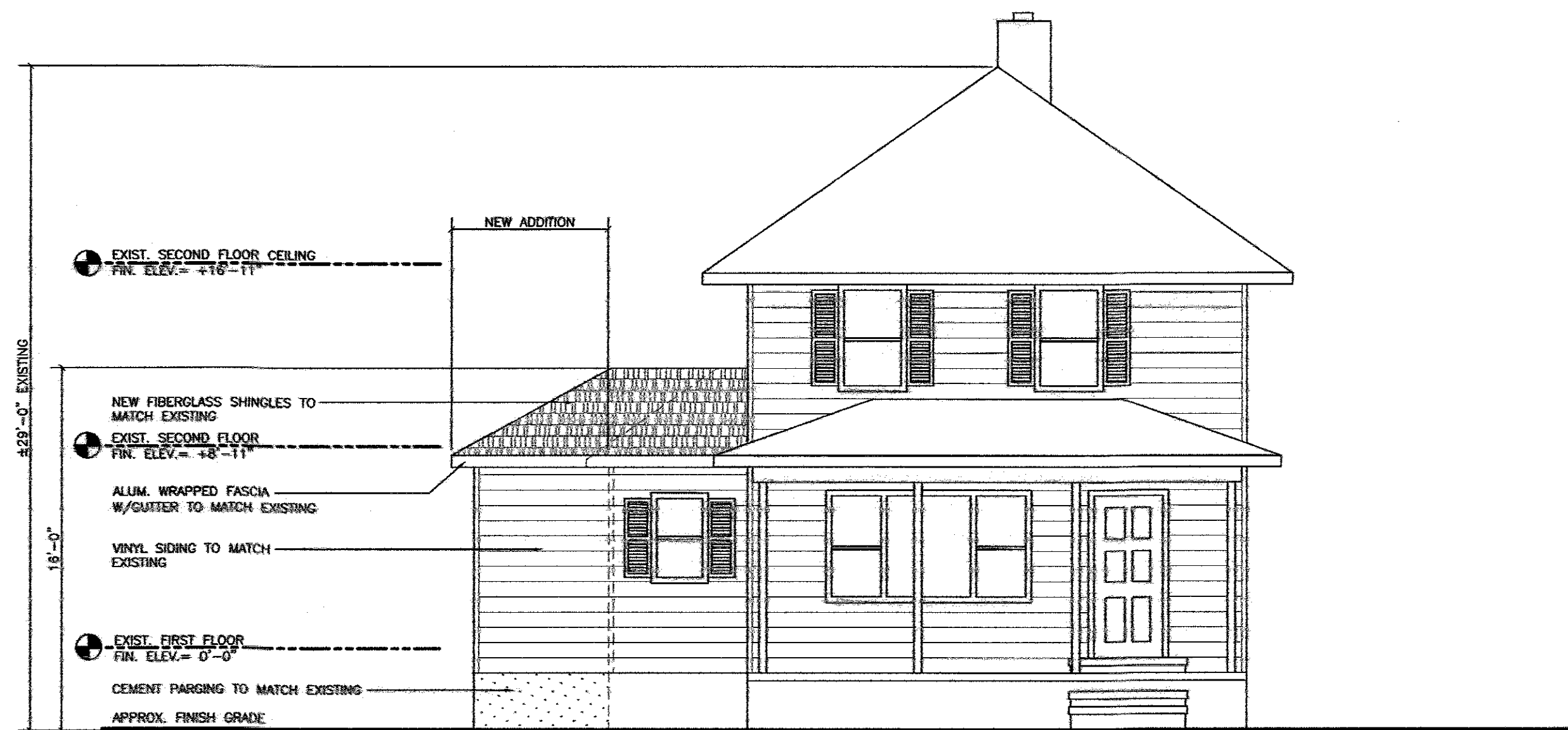
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|                    | comm. no.<br>221084 |

dwg. title  
**PROPOSED FIRST AND SECOND FLOOR PLANS**

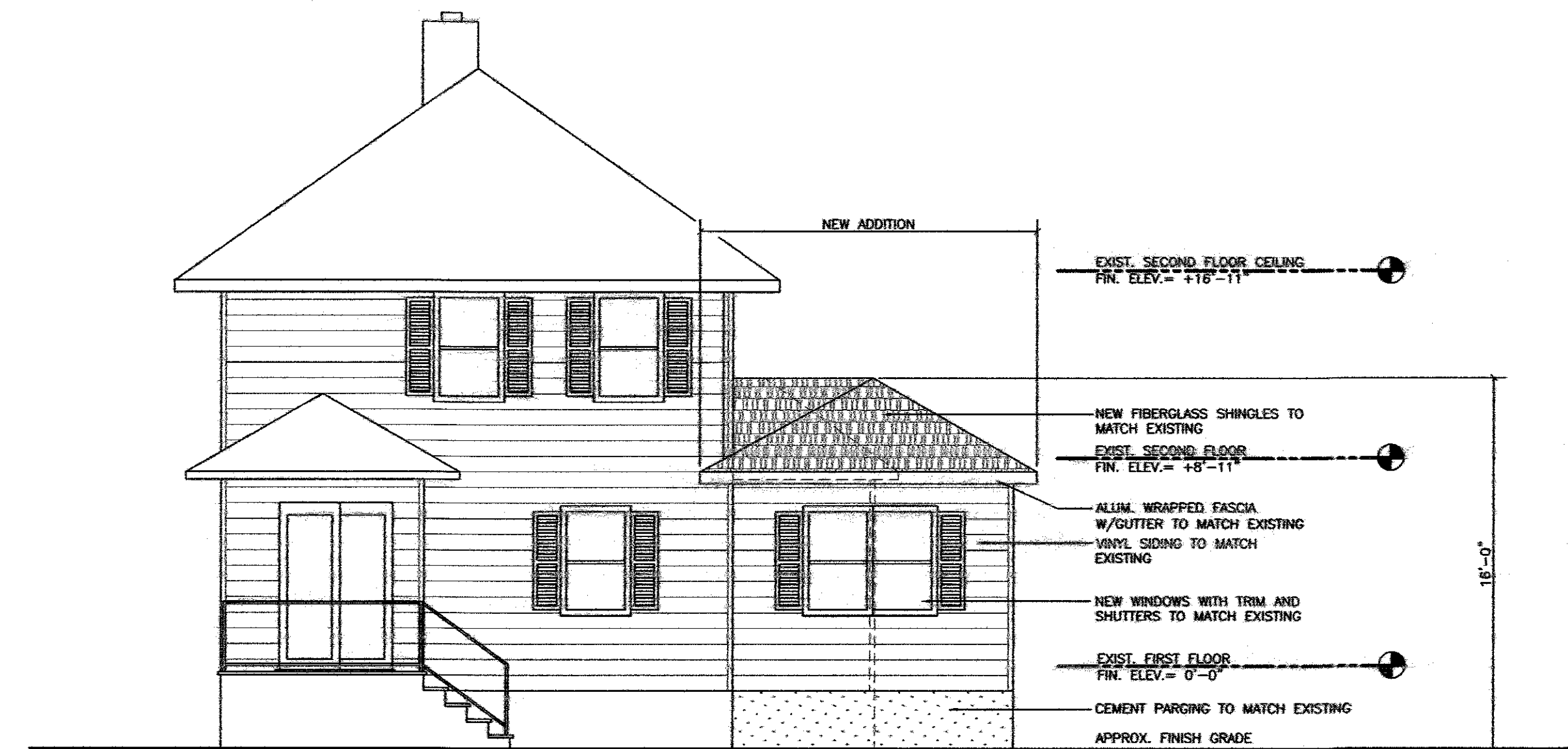
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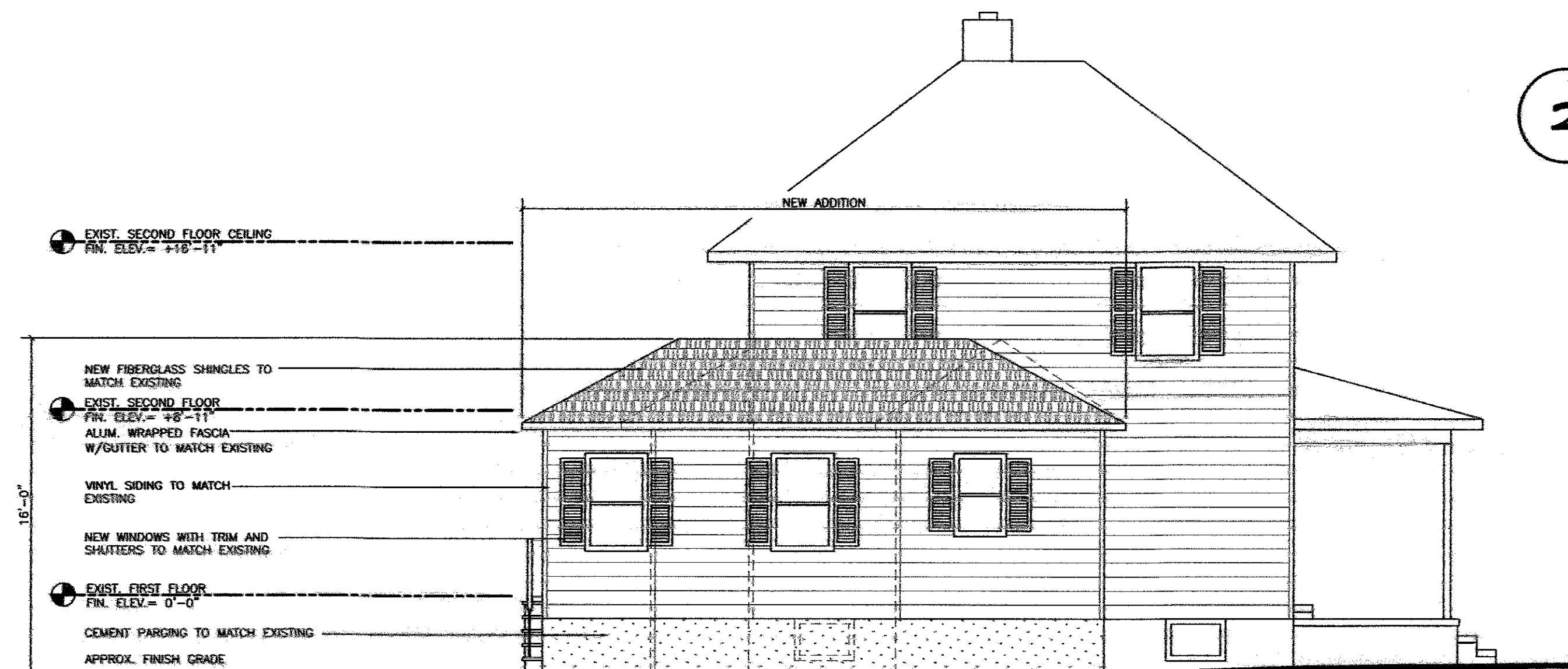




**1 PROPOSED FRONT ELEVATION (NORTH)**  
scale: 3/16 = 1'-0"

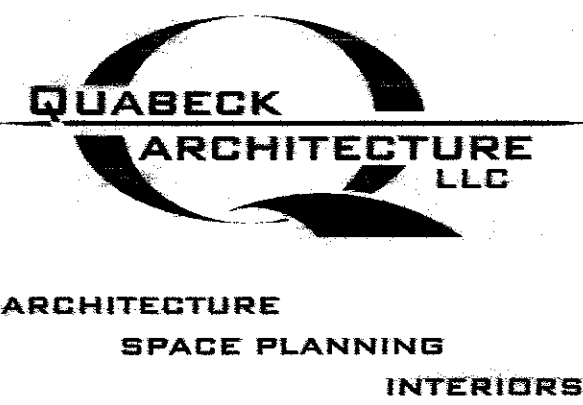


**2 PROPOSED REAR ELEVATION (SOUTH)**  
scale: 3/16 = 1'-0"



**3 PROPOSED SIDE ELEVATION (EAST)**  
scale: 3/16 = 1'-0"

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dwg. title  
**PROPOSED EXTERIOR ELEVATIONS**  
dwg. no.  
**SK-2**

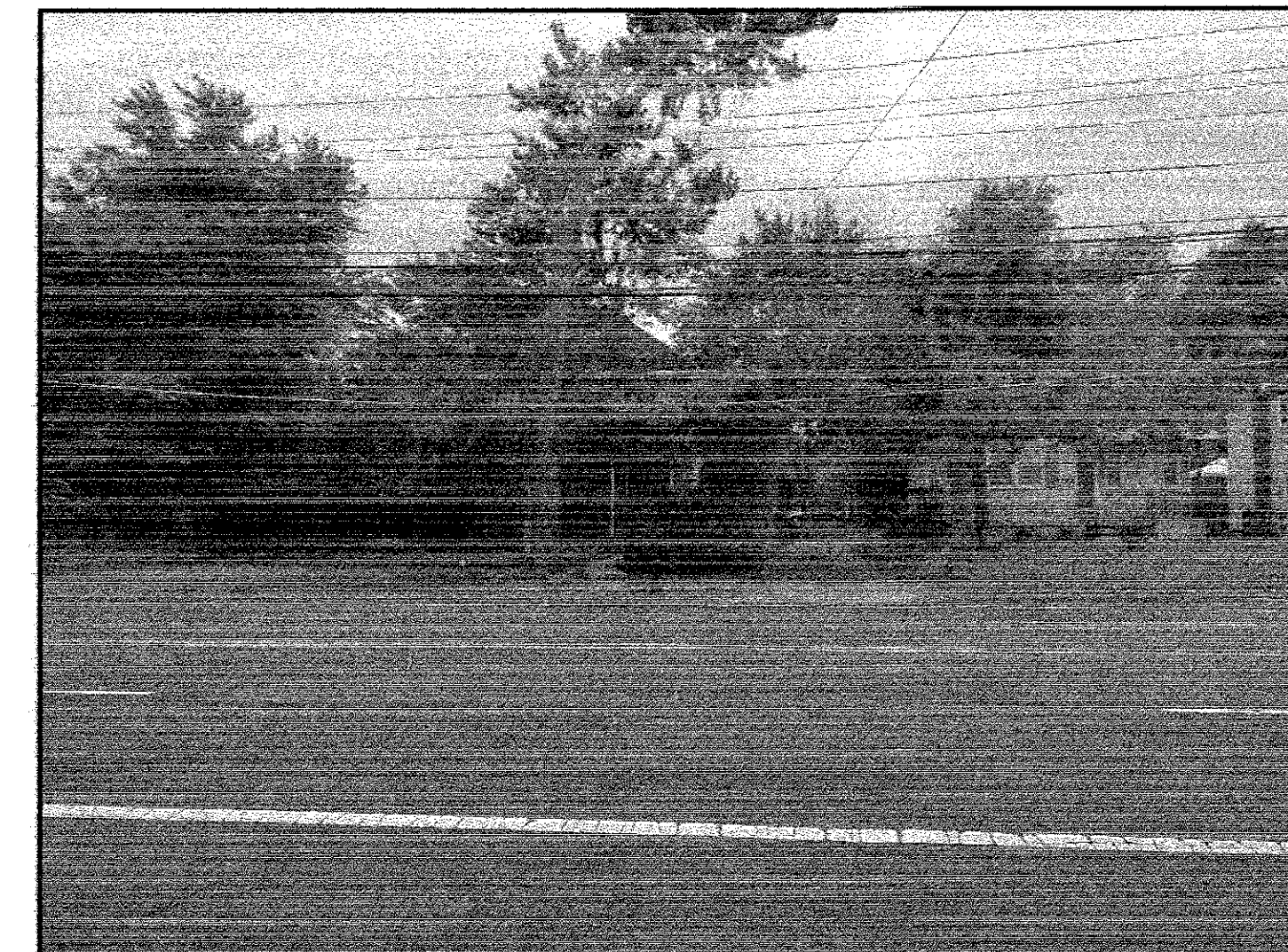




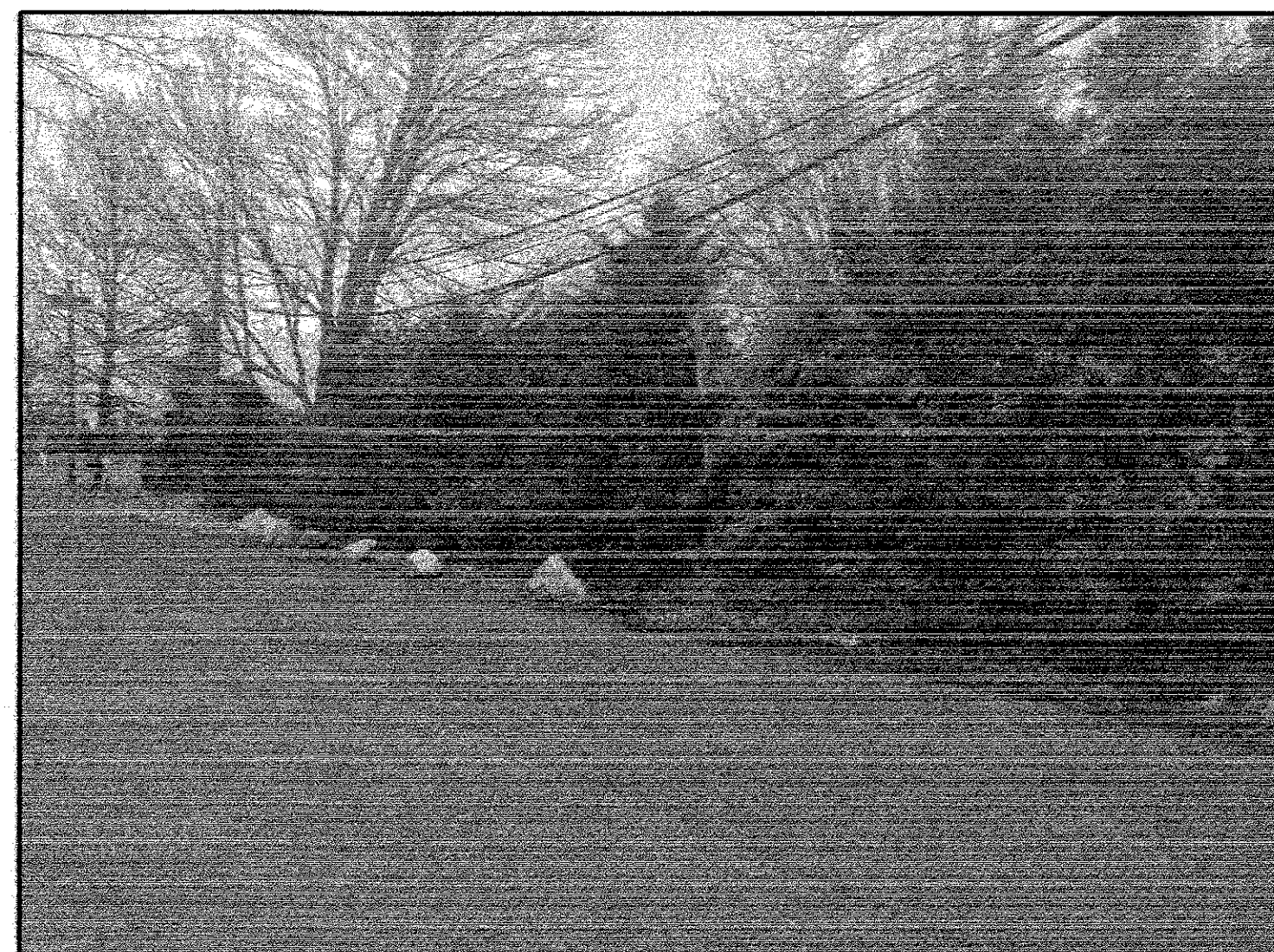
1 VIEW OF CORNER OF PROPERTY FROM E. MAIN STREET



2 VIEW OF FRONT OF PROPERTY FROM E. MAIN STREET



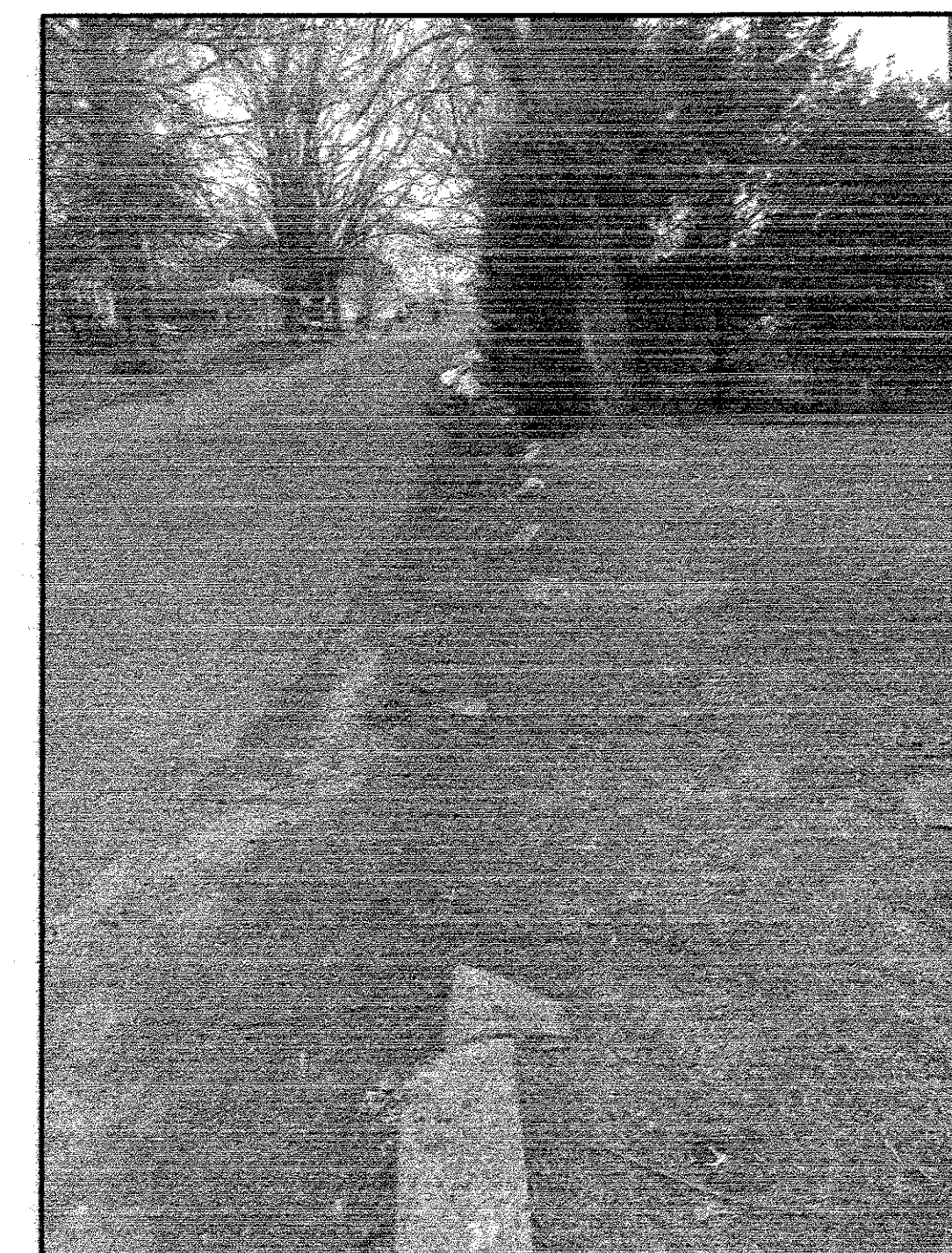
3 VIEW OF NEIGHBORING PROPERTY TO THE WEST



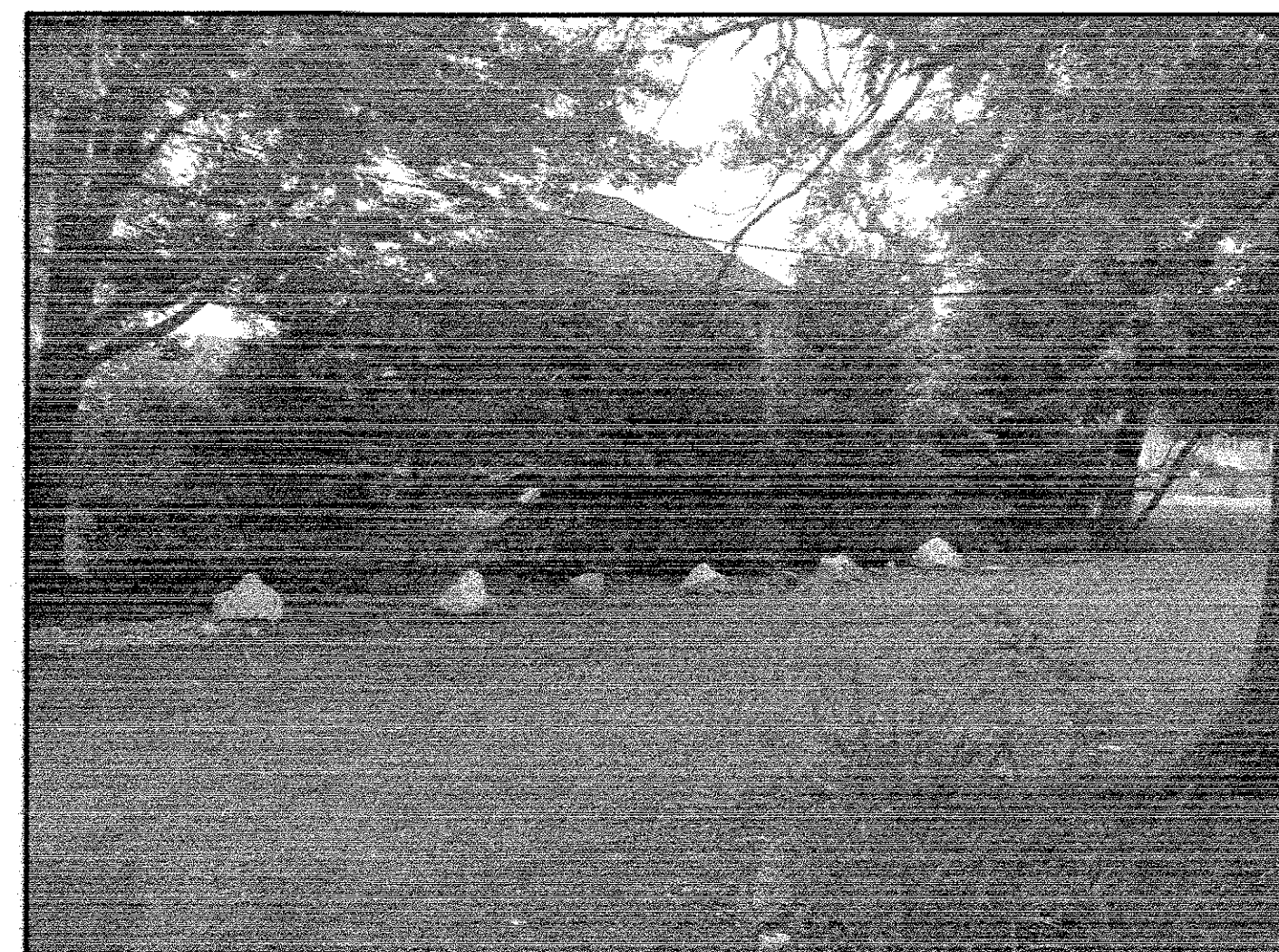
4 VIEW OF EASTERN PROPERTY LINE ALONG WHARTON AVE.



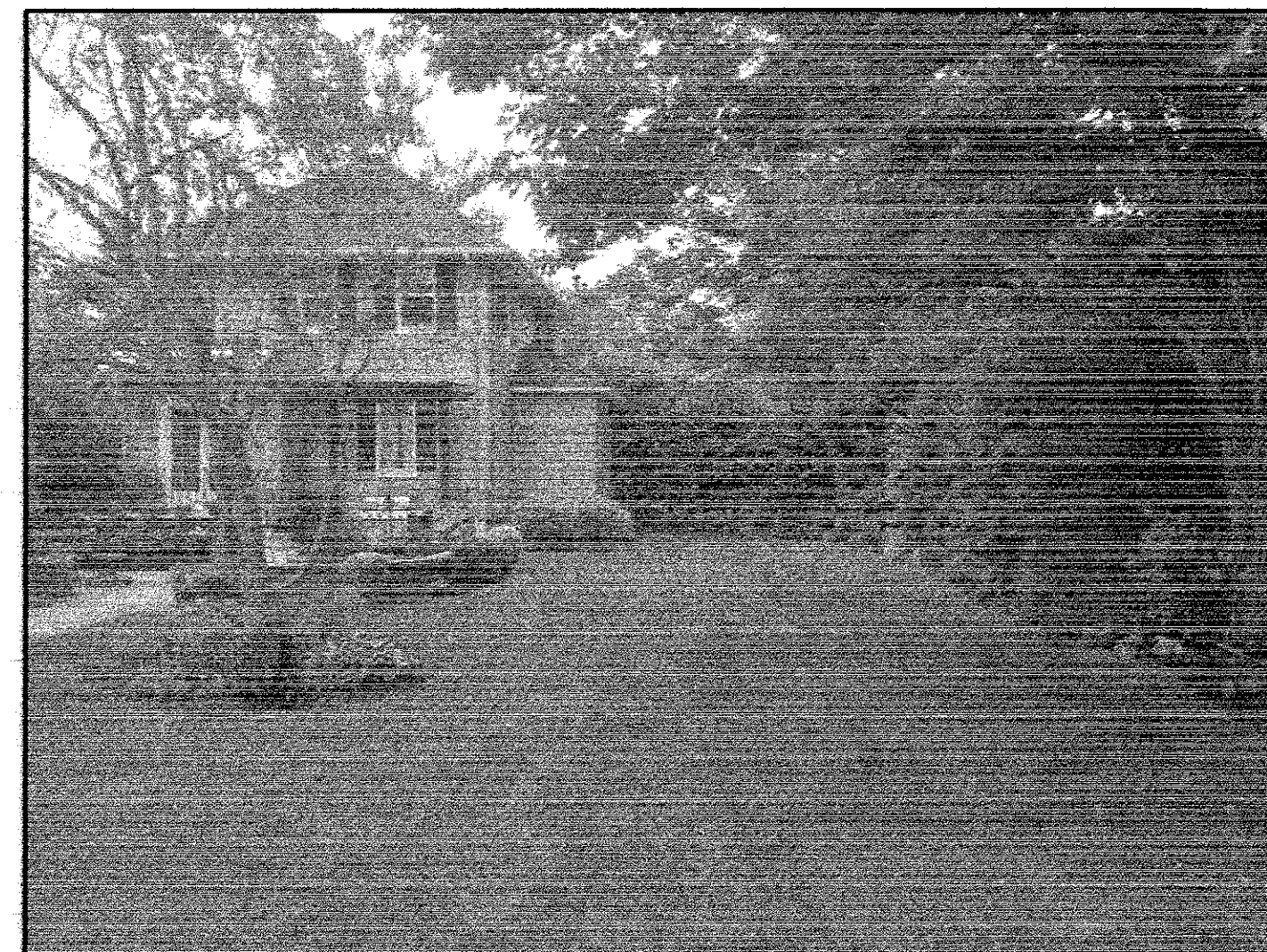
5 VIEW OF EASTERN PROPERTY LINE LOOKING TOWARDS E. MAIN ST.



6 VIEW OF PROPERTY LINE LOOKING SOUTH ALONG WHARTON AVENUE



7 VIEW OF EASTERN PROPERTY FROM WHARTON AVE.



8 VIEW OF PROPERTY FROM DRIVEWAY LOOKING NORTH TOWARDS E. MAIN ST.

**QUABECK ARCHITECTURE LLC**  
ARCHITECTURE  
SPACE PLANNING  
INTERIORS

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**EXTERIOR PHOTOGRAPHS FOR REFERENCE**

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