

Prepared by:
CONVERY LAW®



DAVID E. CONVERY, ESQ..

DEED

This Deed is made on September 7th, 2021,

BETWEEN

**THOMAS H. GAFFEY and KAREN P. GAFFEY, Husband and Wife,
Grantor(s):**

Whose post office address is:

11 Grand Tour, Locust / Middletown, NJ 07760

AND

MICHAEL HEAL and TARA HEAL, Husband and Wife, Grantee(s):

Whose post office address is about to be:

11 Grand Tour, Locust / Middletown, NJ 07760

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

1. Transfer of Ownership. The Grantor(s) grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **\$1,115,000.00 One Million One Hundred Fifteen Thousand Dollars and 00/00 Dollars**.
2. The Grantor acknowledges receipt of this money.
3. Tax Map Reference. (N.J.S.A. 46:15-1.1) Belford/ **Twp. of Middletown**,
4. Block No. **782** Lot No. **6** Qualifier: Account No.

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

4. Property. The Property consists of the lands and all the buildings and structures on the land in the Township of Middletown, County of Monmouth and State of New Jersey. The legal description is:

 x Please see attached Legal Description annexed hereto and made a part hereof. (check box if applicable).

BEING the same premises conveyed to the Grantor(s) herein by Deed from Walter R. MacEachern and Maryann MacEachern, husband and wife, dated May 13, 1993 and recorded May 26, 1993 in the Monmouth County Clerk's Office in Deed Book 5220, page 795.

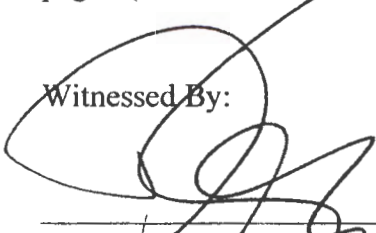
5. The Land referred to in this Commitment is described as follows:

11 Grand Tour, Locust / Middletown, NJ 07760

6. 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).

7. Signatures. The Grantor(s) sign this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed By:



DAVID E. CONVERY, ESQ.
DAVID E. CONVERY
ATTORNEY AT LAW
STATE OF NEW JERSEY

DAVID E. CONVERY

DAVID E. CONVERY, ESQ.
ATTORNEY AT LAW
STATE OF NEW JERSEY



THOMAS H. GAFFEY, Grantor:



KAREN P. GAFFEY, Grantor:

STATE OF NEW JERSEY
SS:
COUNTY OF MONMOUTH

I CERTIFY that on September 7th, 2021, **THOMAS H. GAFFEY and**

KAREN P. GAFFEY, Husband and Wife, Grantor(s), personally came

before me and stated under oath to my satisfaction that he/she:

- (a) were the makers of the attached deed;
- (b) executed this Deed as his/her own act; and
- (c) made this Deed for **\$1,115,000.00**, 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).



DAVID E. CONVERY
Attorney at Law, State of New Jersey

Record and Return to:
ZAGER FUCHS, PC
Andrew W. Krantz
268 Broad Street
P.O. Box 489
Red Bank, NJ 07701

TO: Michael Heal

DATE: November 16, 2021

RE: 11 Grand Tour

Block 176, Lot 1

#21-11-1

Please be advised that the above referenced application has been reviewed for compliance with the Township of Middletown Zoning Ordinance in order to construct addition(s) totaling 1,976 s.f. The property is located in the R-110 zone.

The following approvals will be necessary:

- #540-905A2 **Rear setback: 75' is required, 63.88' is proposed (72.85' exists)**
- #540-905B3 **Maximum Floor Area Ratio: .7% is permitted, .10% is proposed**

The application will require Planning Department and Engineering review. Any waivers/variances found necessary through this review process will also be necessary.

To proceed to the Zoning Board of Adjustment contact Erin Uriarte, Board Secretary, at 732-615-2102.

Marianne Dunn

Zoning Officer

COPY

Applicant: MICHAEL HESL

TOWNSHIP OF MIDDLETOWN
Planning & Development Regulations
Application Checklist
540-409 VARIANCES AND EXEMPT DEVELOPMENT

540-409 VARIANCES AND EXEMPT DEVELOPMENT

A. *Required Documents.*

In cases where a proposed development requires Board of Adjustment action on an application for the grant of a variance pursuant to N.J.S.A. 40:55D-70c or d or for the direction of issuance of a Building Permit pursuant to N.J.S.A. 40:55D-34 or N.J.S.A. 40:55D-35 or where a party requests Board of Adjustment action on an appeal pursuant to N.J.S.A. 40:55D-70a or on an interpretation pursuant to N.J.S.A. 40:55D-70b, the Administrative Officer (Township Planner or Board of Adjustment Secretary) shall determine that the following have been submitted in proper form prior to the issuance of a Certificate of Completeness. The Administrative Officer may schedule the application for consideration by the Board of Adjustment upon submission of items 1 through 8.

Applicant	Reviewer	Reviewer Comments	Checklist Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1. Fifteen (15) copies of a complete application form.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		2. The required application fees as set forth in Section 540-313 of this Chapter (all checks must be made payable to the Township of Middletown).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		3. Proof of payment of any outstanding real estate taxes.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		4. Fifteen (15) copies of a plan drawn to scale depicting the requested variance. It is not necessary that this plan be prepared by a surveyor or engineer, only that it be legible and accurate.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		5. Applications involving a variance for substandard lot area requires six (6) sets of building elevations.
<input type="checkbox"/>	<input type="checkbox"/>		6. If applicant is not the property owner, then affidavit from owner permitting contract/purchaser to apply for variance is required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		7. A detailed narrative description of the proposed project including the proposed use of the land or building, the type and extent of construction activity proposed. Said narrative shall also, where pertinent, describe the operational aspects of the proposed use including hours of operation, including peak periods and expected vehicular activity.
<input type="checkbox"/>	<input type="checkbox"/>		8. If the applicant is a corporation or partnership, then the names and addresses of each individual holding ten (10%) percent or more interest in the corporation or partnership shall be provided. (Ord. No. 95-2415)



JEREMIAH J. REGAN, A.I.A.

A R C H I T E C T

- #7 The addition and alteration of a single family dwelling; 1-story front porch, entry foyer and 2-car garage addition at the front; 2-story master bedroom suite addition with 2 additional bedroom in the basement at left side; alteration of existing elevated deck to screened porch at the rear; along with related alterations to existing interior spaces.

Applicant: MICHAEL HESS

TOWNSHIP OF MIDDLETOWN
Planning & Development Regulations
Application Checklist
540-409 VARIANCES AND EXEMPT DEVELOPMENT

B. Plan Requirements

Applicant	Reviewer	Reviewer Comments	Checklist Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>		1. Tax Map block and lot number(s) of site, as shown on the latest Township Tax Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		2. The zone district in which the site is located.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		3. Lot dimensions with front, rear and side setbacks.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		4. North arrow.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		5. Scale of plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		6. The location and dimensions of any existing structure including buildings, pools, fences, and parking areas, along with the distances to property lines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		7. The proposed alteration or variance request including dimensions and the distances to property lines.

Notes:

1. All applicants must be notified in writing within 45 days of application submission of any deficiencies
2. If any completeness checklist waiver request that has been submitted in writing is denied, the application shall be deemed incomplete.

Applicant: MICHAEL HEAL

TOWNSHIP OF MIDDLETOWN
Planning & Development Regulations
Application Checklist
540-409 VARIANCES AND EXEMPT DEVELOPMENT

FOR MUNICIPAL USE ONLY

Application Submission Date: _____

Review Dates:

<u>Date</u>	<u>Complete</u>	<u>Incomplete</u>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

Decision Due Date:

First Scheduled Hearing Date:

Reviewed by: _____

