

# **2024 AFFORDABLE HOUSING ANNUAL MONITORING REPORT**

## **TOWNSHIP OF MILLSTONE Monmouth County, New Jersey**

September 11, 2024

Prepared By:



**Heyer, Gruel & Associates**

Community Planning Consultants

236 Broad Street, Red Bank, NJ 07701

(732) 741-2900

## **Township of Millstone, Monmouth County 2024 Affordable Housing Annual Monitoring Report**

This Report outlines the status of affordable housing projects within the Township of Millstone, Monmouth County. On or about September 5, 2019, the Township executed a settlement agreement with Fair Share Housing Center (“FSHC”), which established the Township’s fair share obligations and mechanisms to meet said obligations (“2019 FSHC Agreement”). On January 29, 2020, the Township’s Planning Board adopted a Housing Element and Fair Share Plan to implement the 2019 FSHC Agreement. The Court entered a Final Judgement of Compliance and Repose on April 28, 2020.

On or about July 7, 2023, the Township and FSHC implemented an amendment to the 2019 FSHC Agreement (“Amendment”). The Amendment alters the number of affordable units proposed for Millstone’s Third Round obligation by updating the projects for 6 Novad Court, Shu Lee/Millstone Village, and CKV/Millstone Woods, as conditions at these sites have changed since the previous Plan’s adoption. Similarly, on June 14, 2023, the Planning Board adopted an Amended Housing Element and Fair Share Plan to reflect the changes created by the Amendment. By Order dated July 31, 2023, entered in Docket No. MON-L-2501-15, the Court approved the Amendment and the changes to the Township’s Housing Element and Fair Share Plan.

The 2019 FSHC Agreement requires the Township to provide an annual report of the status of all affordable housing activity within the municipality. Pursuant to this underlying agreement, Millstone Township’s Adjusted Affordable Housing Obligation is as follows:

Present Need/Rehabilitation Share: 20 units

Prior Round Obligation: 81 units

Third Round Obligation: 231 units

The Township of Millstone’s Court-approved Amended 2023 Housing Element and Fair Share Plan provides for 20 units of rehabilitation and 315 affordable housing credits to address its Prior and Third Round Affordable Housing Obligation, which includes 241 affordable units and 74 rental bonuses. The Amended Housing Element and Fair Share Plan provides that the credits from the municipally-sponsored Shu Lee project will be applied to the Township’s Round 4 obligation.

The 2019 FSHC Agreement also requires the Township to provide annual reporting of its Affordable Housing Trust Fund (“AHTF”) activity. A Trust Fund Monitoring Report was completed separately and is attached to this report (see Appendix A)<sup>1</sup>. As of August 31, 2024, the AHTF had a balance of \$3,310,456.48.

### **Present Need / Rehabilitation Share: 20 Units**

As described in the Township’s 2020 Housing Element and Fair Share Plan, seven (7) Millstone homes were rehabilitated through the Monmouth County Community Development Program between the years of 2006 and 2014, four (4) of which were completed between 2010 and 2014. The Township had initially intended to utilize the County program to fulfill its remaining rehabilitation obligation; however, the County has since permanently suspended this program. Consequently, on January 2, 2020, the Township entered into an agreement with the Affordable Housing Alliance (“AHA”), a Monmouth County-based non-profit organization, to manage a Township-wide rehabilitation program. The AHA began affirmatively marketing the program in the Spring of 2020 pursuant to the requirements of the settlement agreement with FSHC, including publication in the Star Ledger and Asbury Park Press, as well as through notice to FSHC, the New Jersey Conference of the NAACP, the Latino Action Network, and the Supportive Housing Association.

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<sup>1</sup> We note that the 2024 Trust Fund Monitoring Report is split into two separate reports that account for activity between the dates of 9/1/2023 through 5/31/2024 and 6/1/2024 through 8/31/2024, respectively.

As of August 26, 2024, the Township-wide rehabilitation program as operated by the AHA has accounted for a total of six (6) newly rehabilitated properties, including two (2) that occurred in 2022 and two (2) that occurred in 2023. Thus, these projects are described in further detail within the September 2022 and September 2023 Annual Monitoring Reports, respectively. The remaining two (2) rehabilitation projects were implemented in 2024 and include those at 810 Perrineville Road and 165 Millstone Road. Additionally, there are currently three (3) more certified projects that are either active or expected to be under construction soon, including those located at 74 Millstone Road, 75 Proedline Way, and 4 Van Hise Drive.

### **Prior Round and Third Round Mechanisms**

The following discussion is a status update of all affordable housing developments in Millstone, both constructed and proposed. The Township also received 46 credits for a Regional Contribution Agreement (“RCA”) with the City of Asbury Park, all of which will be applied to the Township’s Prior Round obligation. See the amended Housing Element and Fair Share Plan (adopted June 14, 2023) for further information on the RCA.

### **Constructed and Occupied**

#### *Millstone Road Group Home & Red Valley Group Homes*

Millstone Road (417 Millstone Road) and Red Valley (67 Red Valley Road) Group Homes are both existing licensed group homes with a total of ten affordable units (five (5) affordable units per development). Both developments were originally constructed with three (3) units each in 1984. In 2018, each of these group homes were expanded with two (2) new low-income units. The Township received credit for both developments under Prior Cycle Credits.

#### *Millstone Canwright House*

The Millstone Canwright House is another licensed group home, located at 29 Burnt Tavern Road. This facility has 11 units which are deed-restricted through June 30, 2035.

#### *Indian Path*

Indian Path is a former inclusionary development located on Moccasin Court. In 1990, six (6) for-sale units were created with 20-year deed controls that expired in 2010. In 2013, two (2) of the original six (6) units located at 2 and 4 Moccasin Court, respectively, were conveyed to the current owners who, on September 9, 2019, executed a Deed to Extend Expiring Affordable Housing Restrictions (“Deed”) for 30 years through July 15, 2049; one (1) of these units is a rental unit and the other is a for-sale unit. This Deed provides that the current owners are required to receive approval from the Administrative Agent of the Township of Millstone prior to any sale or conveyance of the property. The remaining four (4) units are no longer deed-restricted as affordable units.

#### *Group Home I-II*

Located at 31 Burnt Tavern Road, Group Home I includes six (6) low-income units with a 30-year deed restriction through 2043 as well as a concurrent 50-year lease agreement with use restriction. Group Home II, located at 8 Novad Court, is a group home with six (6) low-income units deed-restricted through 2043.

#### *Allen House I*

Allen House I is an age-restricted affordable development at 477 Stage Coach Road with five (5) very-low and five (5) low-income units. The 10 affordable units are deed-restricted for a period of 40 years through a HUD Capital Program Use Agreement executed in 2014.

### *Burnt Tavern Apartments*

Burnt Tavern Apartments is located at 17 Burnt Tavern Road and is a 100% affordable family-rental development with four (4) affordable units that are deed-restricted for a period of 30 years. The development was completed in 2020 and is entirely very low income.

### **Ongoing**

#### *Allen House II*

Allen House II is a 100% affordable age-restricted development with five (5) low-income and five (5) very-low-income units. Proposed for 471 Stage Coach Road, the project received Millstone Township Planning Board approval in November 2019. As of July 2023, commitment for funding for the project neared \$3 million. Funding sources for the project include the DCA Affordable Housing Trust Fund, Federal Home Loan Bank of New York, Monmouth County HOME Funds, and Millstone Township for the land value. As of 2023, Millstone Township had contributed \$300,000 from its Municipally Sponsored Projects budget to the Affordable Housing Alliance (“AHA”) to support the project and expand affordable housing throughout the Borough, in alignment with the Affordable Housing Trust Fund Spending Plan adopted in 2020. The Township conveyed the property to AHA via a deed dated December 6, 2023, which specifically restricts the property for the exclusive use of providing age-restricted affordable housing (see Exhibit B). All required development approvals have been received and grading and clearing site work started in 2022. As of August 25, 2024, the project is approximately 40% completed and construction is anticipated to be completed in April 2025. Once completed, a 30-year affordable housing deed restriction will be executed.

#### *CKV*

The CKV site is owned by the Township and is proposed for 27 Burnt Tavern Road. The project was originally proposed as a 100% affordable development consisting of 49 for-sale units. The Township has since been advised by AHA to increase the proposed number of units to 66 affordable for-rent units (plus one unit for a superintendent, for a total of 67 units) in order to improve the project’s eligibility for funding and to attract a greater number of qualified very low-, low-, and moderate-income candidates to fill the units. AHA has already applied for Low Income Housing Tax Credits (LIHTC) and received a Declaration of Intent from the Housing Mortgage and Finance Agency (HMFA) in December 2023. In addition, the Township is currently processing applications for the necessary permits for on-site water and wastewater services including Water Quality Management Plan (WQMP) amendment, Treatment Works Approval (TWA), and New Jersey Pollutant Discharge Elimination System (NJPDDES) permit. The Township obtained subdivision/site plan approval from the Planning Board in August 2024. A Spring 2025 groundbreaking is anticipated. Once completed, the Township will convey the land to the AHA which will manage the property, and the project will be deed-restricted for a period of 30 years.

#### *Baldacino (“Hexa”) Apartments*

The Hexa Builders, LLC project, formerly the Baldacino Apartments, is a proposed inclusionary development on Perrineville Road. The project will include 48 affordable family rental units that will be deed-restricted for 30 years. On March 18, 2020, the Township adopted an ordinance rezoning the site to the Rural Multi-Family Zone to accommodate the required density of development for this project. In 2022, the total number of units proposed for the development was reduced from 242 total units to 170 total units due to environmental constraints on the site. On January 11, 2023 the development received preliminary major site plan approval for 122 market-rate units and 48 affordable rental family units. The 48 affordable units account for 7 very low, 18 low, and 23 moderate income units. The developer is currently working to obtain outside agency approvals, and it is anticipated that they will return to the Planning Board for final approval.

### *6 Novad Court*

6 Novad Court is a 100% affordable development that received site plan approval in the Fall of 2022 and broke ground in May 2024. The project accounts for three (3) special needs affordable units for the homeless/formerly homeless, replacing the previous one (1)-unit affordable development at the site. Funding will be received from the NJDCA's National Housing Trust Fund and County HOME funds. The Township conveyed the property via a deed dated December 6, 2023 (see Exhibit C) to the Affordable Housing Alliance ("AHA"), who will manage the property. The deed restricts the property for the exclusive use of providing age-restricted affordable housing. As of August 25, 2024, the project is approximately 28% complete and is anticipated to be finished in January 2025.

### *Affordable Accessory Apartments Program*

The Township adopted an ordinance creating an Accessory Apartments Program on March 18, 2020. The ordinance encourages the creation of 10 accessory apartment units. Although the Township has been actively marketing this Program, there have been no applications for it as of the writing of this report.

### *Showplace Farms, LLC*

The Township entered into negotiations with Showplace Farms, LLC, who was a party to the 2019 Court-approved settlement agreement with FSHC. Pursuant to that settlement agreement, the Township adopted Ordinance 20-06 on March 18, 2020, amending the Township ordinance to permit a 1.22 million square-foot warehouse and office space development at the property located on Block 23 Lot 8 along Route 33. The developers agreed to contribute 2.5% of the assessed value to the Township's Affordable Housing Trust Fund. The money generated from the Showplace property will contribute to affordable housing development within Millstone, including the many proposed 100% affordable developments listed in this Report. The Showplace Farms property received preliminary and final major site plan approval at the Planning Board's August 12, 2020 meeting. Construction for the project was completed in early 2022. Showplace Farms, LLC made their fourth estimated payment to the Township on December 2, 2022 in the amount of \$620,701.87. To receive their certificate of occupancy after the final assessment was completed, they made an additional payment of \$397,554.89 on July 27, 2023.

### *Shu Lee / Millstone Village*

Shu Lee, also referred to as Millstone Village, is a proposed 100% affordable development located at 14 Novad Court, which is owned by the Township. The project—which originally proposed 30 family rental units—is now proposed to consist of 25 family rental units to be deed-restricted for a period of 30 years. The change from 30 units to 25 units allows the project to qualify for funding from the state Affordable Housing Trust Fund. The Township is currently processing applications for the necessary permits for on-site water and wastewater services including Water Quality Management Plan (WQMP) amendment, Treatment Works Approval (TWA), and New Jersey Pollutant Discharge Elimination System (NJPDES) permit. Originally counted toward the township's Third Round obligation, the Shu Lee project will now be counted toward its Fourth Round obligation, and any movement on the project will remain on hold until then. This decision was made given the anticipated timeline for funding and construction. Once subdivision/site plan approval from the Planning Board has been obtained, the Township will convey the property to AHA, which will seek funding for the project from various funding sources.

## **APPENDIX A**

**Affordable Housing Trust Fund Monitoring Report 2024**

Millstone Township, Monmouth County  
2023 Trust Fund Monitoring

**Beginning Balance Trust 9/01/2023**      \$ **2,977,026.98**

REVENUE SUMMARY

Barrier Free Escrow		
Development Fees	\$	419,939.21
Interest	\$	20,952.34
Other Income		
Payments in-Lieu of Construction		
<b>Total:</b>	<b>\$</b>	<b>440,891.55</b>

EXPENDITURE SUMMARY

Administration	\$	55,994.54
Affordability Assistance		
Barrier Free Conversations		
Housing Activity	\$	174,137.62
<b>Total:</b>	<b>\$</b>	<b>230,132.16</b>

**Ending Balance Trust 05/31/2024**      \$ **3,187,786.37**

ADMINISTRATION: 09/01/2023 - 05/31/2024

Name	Type	Amount
Surenian, Edwards, Buzak, Nolan	Legal	\$ 16,033.13
Gannett	Advertising	\$ 29.04
Gannett	Advertising	\$ 14.52
Heyer	Planning	\$ 1,350.00
Davidson	Legal	\$ 37.40
Heyer	Planning	\$ 1,500.00
Steib	Legal	\$ 588.00
Surenian, Edwards, Buzak, Nolan	Legal	\$ 2,956.25
Davidson	Legal	\$ 313.80
Davidson	Legal	\$ 187.00
Gannett	Advertising	\$ 182.84
Heyer	Planning	\$ 2,790.00
Surenian, Edwards, Buzak, Nolan	Legal	\$ 4,275.50
Heyer	Planning	\$ 2,745.00
Steib	Legal	\$ 168.00
Surenian, Edwards, Buzak, Nolan	Legal	\$ 4,187.25
Heyer	Planning	\$ 450.00
Steib	Legal	\$ 70.00
Davidson	Legal	\$ 48.96
Davidson	Legal	\$ 39.00
Surenian, Edwards, Buzak, Nolan	Legal	\$ 2,374.25
Davidson	Legal	\$ 375.60
Davidson	Legal	\$ 317.00

Heyer	Planning	\$	1,815.00
Surenian, Edwards, Buzak, Nolan	Legal	\$	70.00
Steib	Legal	\$	825.00
Davidson	Legal	\$	39.00
Davidson	Legal	\$	52.00
Monmouth County	Recording	\$	8.00
Heyer	Planning	\$	225.00
Monmouth County	Recording	\$	8.00
Monmouth County	Recording	\$	8.00
Surenian, Edwards, Buzak, Nolan	Legal	\$	4,777.15
Heyer	Planning	\$	330.00
Monmouth County	Recording	\$	8.00
Heyer	Planning	\$	1,278.75
Surenian, Edwards, Buzak, Nolan	Legal	\$	3,455.60
Surenian, Edwards, Buzak, Nolan	Legal	\$	2,062.50
<b>Total:</b>		<b>\$</b>	<b>55,994.54</b>

HOUSING ACTIVITY: 09/01/2023 - 05/31/2024

Name	Type		Amount
Avakian - Engineering	CKV	\$	3,307.50
Avakian - Engineering	CKV	\$	700.00
Marathon - Engineering	CKV	\$	3,836.25
Marathon - Engineering	CKV	\$	20,886.00
Marathon - Engineering	CKV	\$	14,733.76
Avakian - Engineering	CKV	\$	8,020.00
Avakian - Engineering	Novad	\$	972.50
Avakian - Engineering	Allen House II	\$	500.00
Avakian - Engineering	Novad	\$	700.00
Marathon - Engineering	CKV	\$	9,660.00
Avakian - Engineering	CKV	\$	8,560.00
Avakian - Engineering	CKV	\$	612.50
Avakian - Engineering	Novad	\$	175.00
Avakian - Engineering	Allen House II	\$	165.00
Marathon - Engineering	CKV	\$	6,640.00
Marathon - Engineering	CKV	\$	6,565.00
Avakian - Engineering	Allen House II	\$	2,495.00
Marathon - Engineering	CKV	\$	7,030.00
Avakian - Engineering	CKV	\$	1,050.00
Marathon - Engineering	CKV	\$	3,717.50
Marathon - Engineering	CKV	\$	10,975.00
Marathon - Engineering	CKV	\$	3,500.00
Avakian - Engineering	CKV	\$	175.00
Avakian - Engineering	CKV	\$	720.00
Affordable Housing Alliance	Rehab	\$	17,890.00



Marathon - Engineering	CKV	\$	5,678.86
Marathon - Engineering	CKV	\$	725.75
Marathon - Engineering	CKV	\$	3,347.00
Affordable Housing Alliance	Rehab	\$	19,700.00
Affordable Housing Alliance	Rehab	\$	11,100.00
<b>Total:</b>		<b>\$</b>	<b><u>174,137.62</u></b>

Millstone Township, Monmouth County  
2024 Trust Fund Monitoring

**Beginning Balance Trust 6/01/2024**      \$ **3,187,786.37**

REVENUE SUMMARY

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Barrier Free Escrow		
Residential Development Fees	\$	32,492.00
Non-Residential Development Fees	\$	90,753.25
Interest	\$	13,704.47
Other Income		
Payments in-Lieu of Construction		
<b>Total:</b>	<b>\$</b>	<b>136,949.72</b>

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EXPENDITURE SUMMARY

Administration	\$	13,571.60
Affordability Assistance		
Barrier Free Conversations		
Housing Activity	\$	708.01
<b>Total:</b>	<b>\$</b>	<b>14,279.61</b>

**Ending Balance Trust 08/31/2024**      \$ **3,310,456.48**

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ADMINISTRATION: 06/01/2024 - 08/31/2024

Name	Type		Amount
Surenian, Edwards, Buzak, Nolan	Legal	\$	5,925.10
Heyer	Planning	\$	1,140.00
Steib	Legal	\$	105.00
Surenian, Edwards, Buzak, Nolan	Legal	\$	2,691.00
Heyer	Planning	\$	247.50
Heyer	Planning	\$	2,565.00
Steib	Legal	\$	30.00
Surenian, Edwards, Buzak, Nolan	Legal	\$	868.00
<b>Total:</b>		<b>\$</b>	<b><u>13,571.60</u></b>

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HOUSING ACTIVITY: 06/01/2024 - 08/31/2024

Name	Type		Amount
Marathon - Engineering	CKV	\$	258.01
Avakian - Engineering	CKV	\$	450.00
<b>Total:</b>		<b>\$</b>	<b><u>708.01</u></b>

## **APPENDIX B**

**Deed between the Township of Millstone and Affordable Housing Alliance, Inc.**

**Regarding the Property Located at 471 Stage Coach Road (Block 35, Lot 15)**

**Dated December 6, 2023**

**DRAFT**



## Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	<b>Transaction Identification Number</b> 6965747                      8503665	<b>Recorded Document to be Returned by Submitter to:</b> VESTED RECORDINGS 165 PASSAIC AVE. STE 101 FAIRFIELD, NJ 07004
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**Official Use Only**

CHRISTINE GIORDANO HANLON  
 COUNTY CLERK  
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER  
 2023089639  
 RECORDED ON  
 Dec 28, 2023  
 9:26:52 AM  
 BOOK:OR-9672 PAGE:5510  
 Total Pages: 7

COUNTY RECORDING FEES    \$80.00  
 TOTAL PAID                    \$80.00

<b>Submission Date (mm/dd/yyyy)</b>		12/27/2023
<b>No. of Pages (excluding Summary Sheet)</b>		5
<b>Recording Fee (excluding transfer tax)</b>		\$80.00
<b>Realty Transfer Tax</b>		\$0.00
<b>Total Amount</b>		\$80.00
<b>Document Type</b>	DEED-NO CONSIDERATION	
<b>Electronic Recordation Level</b>		L2 - Level 2 (With Images)
<b>Municipal Codes</b>		MILLSTONE                      3305
		1473892

**Additional Information (Official Use Only)**

**\* DO NOT REMOVE THIS PAGE.**  
**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MONMOUTH COUNTY FILING RECORD.**  
**RETAIN THIS PAGE FOR FUTURE REFERENCE.**

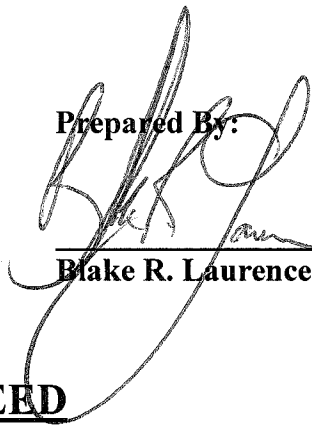


**Monmouth County Document Summary Sheet**

<b>DEED-NO CONSIDERATION</b>	<b>Type</b>		<b>DEED-NO CONSIDERATION</b>			
	<b>Consideration</b>		\$246,983.00			
	<b>Submitted By</b>		VESTED RECORDINGS (CSC/INGEO SYSTEMS INC)			
	<b>Document Date</b>		12/11/2023			
	<b>Reference Info</b>					
	<b>Book ID</b>		<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>
	<b>GRANTOR</b>		<b>Name</b>			<b>Address</b>
			TOWNSHIP OF MILLSTONE			
	<b>GRANTEE</b>		<b>Name</b>			<b>Address</b>
			AFFORDABLE HOUSING ALLIANCE INC			
	<b>Parcel Info</b>					
	<b>Property Type</b>		<b>Tax Dist.</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>
			33	35	15	3305

**\* DO NOT REMOVE THIS PAGE.  
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Prepared By:

  
\_\_\_\_\_  
Blake R. Laurence, Esq.

**DEED**

This Deed is made on December 6, 2023

**BETWEEN Township of Millstone, a Municipal Corporation of the State of New Jersey**

whose address is: 470 Stage Coach Road, Millstone Township, New Jersey 08535

referred to as the **Grantor.**

**AND Affordable Housing Alliance, Inc.**

whose address is: 3535 Route 66, Building 4, Parkway 100 Complex, Neptune, New Jersey 07753

referred to as the **Grantee.**

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

**TRANSFER OF TITLE.** The Grantor does hereby grant and convey the property described below to the Grantee.

**CONSIDERATION.** This transfer of ownership is made for the sum and consideration of ONE DOLLAR AND NO/100 (\$1.00). The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** The property located in the Municipality of the Township of Millstone, Block No. 35, Lot No. 15.

**PROPERTY DESCRIPTION.** The property consists of all the land, buildings, structures and improvements contained on the property, and is located in the Township of Millstone, County of Monmouth and State of New Jersey. The legal description is as follows:

BEGINNING at a point in the Westerly line of Stage Coach Road, said point being a distance of 1238 feet more or less Northerly from the intersection of the Westerly line of Stage Coach Road and the Northerly line of Red Valley Road and running; thence

1. South 70 degrees.33 minutes 49 seconds West, 560.91 feet to a point; thence
2. South 69 degrees 29 minutes 21 seconds West, 95.07 feet to a point; thence
3. North 05 degrees 37 minutes 00 seconds West, 171.80 feet to a point; thence
4. North 66 degrees 58 minutes 00 seconds East, 243.40 feet to a point; thence
5. North 69 degrees 58 minutes 00 seconds East, 359.87 feet to a point in the Westerly line of Stage Coach Road thence
6. Along the Westerly line of Stage Coach Road, South 23 degrees 13 minutes 00 seconds East, 184.47 feet to the Point and Place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 471 Stage Coach Road, Tax Lot 15 in Tax Block 35 on the Official Tax Map of the Township of Millstone, NJ.

BEING the same property conveyed to the Township of Millstone, a Municipal Corporation of the County of Monmouth and State of New Jersey by Janalyn D. Steinel, Executrix, dated May 6, 2016 and recorded on May 11, 2016 in the Monmouth County Clerk/Register's Office in Deed Book 9165, Page 8048.

**DEED RESTRICTION**

The Grantee shall have and hold this property for such time as the property shall be used for the purpose of providing age-restricted affordable housing. Grantee will initially construct and manage a new dwelling on the property to provide for approximately 10 one-bedroom units as an age-restricted home to house senior low and/or moderate income households. Use of the property by Grantee shall adhere to the following conditions and restrictions which are deemed by the Township and understood by the Grantee as being integral and essential to this conveyance; (a) the property will be occupied only by a household who meets certain age and affordability requirements as determined by funding requirements such as DCA Affordable Housing Trust, Monmouth County HOME, and Federal Home Loan Bank of NY, which may be further restricted and limited as required by such funding sources, and (b) be subject to reasonable background checks.

If this property ever ceases to be used as affordable housing, or the Grantee chooses not to use it or abandons it at any point in time, the title to the Property and all its improvements shall revert back to the Grantor for no consideration.

The within conveyance is made subject to zoning ordinances, restrictions, covenants, rights of way, easements, setbacks, overlaps, encroachments and licenses of record, if any, which would be divulged by an accurate survey.


The buyers use of the property shall at all times be in conformity with all laws and regulations of the United States, the State of New Jersey, the County of Monmouth and the ordinance of the Township of Millstone as such laws, regulations and ordinances may from time to time be supplemented and amended. However, the protections of the non-conforming use doctrine shall apply if there are any zoning regulation changes.


**PROMISES BY GRANTOR.** The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

**SIGNATURES.** The Grantor signs this Deed as of the date first above written.

Witnessed or Attested by:

Township of Millstone

  
Kathleen Hart, Township Clerk

  
Al Ferro, Mayor

**STATE OF NEW JERSEY :  
SS:  
COUNTY OF MONMOUTH :**

BE IT REMEMBERED, on this 13th day of December, 2023, before me the subscriber, personally appeared, Kathleen Hart, who, being by me duly sworn on her oath, deposes and make proof to my satisfaction, that she is the Clerk of the Township of Millstone, the municipal corporation named in the within Instrument; that Al Ferro is the Mayor of said

Township; that the execution as well as the making of this Instrument, has been duly authorized by proper Ordinance of the Township Committee of said Township; that deponent well knows the corporate seal of said Township; and that the seal affixed and said Instrument signed and delivered by said Mayor as and for said voluntary act and deed of said Township, in the presence of deponent, who thereupon subscribed her name thereto as attesting witness.

*Kathleen Hart*  
Kathleen Hart, Township Clerk

Sworn and Subscribed to  
before me this 13th day  
of December, 2023

*Danielle B. Sims*  
Notary Public

**DANIELLE B. SIMS**  
**NOTARY PUBLIC OF NEW JERSEY**  
My Commission Expires February 26, 2027

**RECORD AND RETURN TO:**

**Vested Land Services, LLC**  
**165 Passaic Avenue**  
**Suite 10**  
**Fairfield, New Jersey 07004**

Not Certified Copy



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

**State of New Jersey  
Seller's Residency Certification/Exemption**

**Seller's Information**

Name(s)  
Township of Millstone, a Municipal Corporation of the State of New Jersey

Current Street Address  
470 Stage Coach Road

City, Town, Post Office  
Millstone Township State NJ ZIP Code 08535

**Property Information**

Block(s)  
35 Lot(s) 15 Qualifier

Street Address  
471 Stage Coach Road

City, Town, Post Office  
Clarksburg State NJ ZIP Code 08510

Seller's Percentage of Ownership <u>100</u>	Total Consideration <u>\$1.00</u>	Owner's Share of Consideration <u>\$1.00</u>	Closing Date <u>12/13/2023</u>
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**Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)**

1.  Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2.  The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3.  Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4.  Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5.  Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6.  The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7.  The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
8.  Seller did not receive non-like kind property.
9.  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.
10.  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.
11.  The deed is dated prior to August 1, 2004, and was not previously recorded.
12.  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.
13.  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.
14.  The property transferred is a cemetery plot.
15.  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.
16.  The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17.  The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

**Seller's Declaration**

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

12/13/2023 \_\_\_\_\_  
Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

\_\_\_\_\_ Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 3/2/22)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

Monmouth

SS. County Municipal Code
1333

FOR RECORDER'S USE ONLY
Consideration \$
RTF paid by seller \$
Date By

MUNICIPALITY OF PROPERTY LOCATION Millstone Township

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

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

Deponent, Al Ferro, Mayor, being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Corporate Officer in a deed dated June, 2023 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 35 Lot number 15 located at
471 Stage Coach Road, Clarksburg and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)
Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ + % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
(b) by or to the United States of America, this State or any instrumentality, agency or subdivision

(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) IF APPLIES ALL BOXES MUST BE CHECKED.

- Affordable according to H.U.D. standards. Reserved for occupancy.
Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- 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) IF APPLIES ALL BOXES MUST BE CHECKED.

- 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) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- Intercompany transfer between combined group members as part of the unitary business
Combined group NU ID number (Required)

(9) 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 13th day of December, 2023

Danielle B. Sims

DANIELLE B. SIMS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires February 28, 2027

Signature of Deponent
470 Stage Coach Road
Millstone Township, NJ 08535
Deponent Address

Al Ferro, Mayor
Grantor Name
470 Stage Coach Road
Millstone Township, NJ 08535
Grantor Address at Time of Sale

xxx-xx-x 874
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

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

PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

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

https://www.state.nj.us/treasury/taxation/pt/localtax.shtml

## **APPENDIX C**

**Deed between the Township of Millstone and Affordable Housing Alliance, Inc.**

**Regarding the Property Located at 6 Novad Court (Block 57.01, Lot 20.01)**

**Dated December 6, 2023**

**DRAFT**



## Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	<b>Transaction Identification Number</b> 6966854                      8505015	<b>Recorded Document to be Returned by Submitter to:</b> VESTED RECORDINGS 165 PASSAIC AVE. STE 101 FAIRFIELD, NJ 07004
--	--	--

**Official Use Only**

CHRISTINE GIORDANO HANLON  
 COUNTY CLERK  
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER  
 2023089881  
 RECORDED ON  
 Dec 28, 2023  
 2:49:44 PM  
 BOOK:OR-9672 PAGE:6490  
 Total Pages: 7

COUNTY RECORDING FEES    \$80.00  
 TOTAL PAID                    \$80.00

<b>Submission Date (mm/dd/yyyy)</b>		12/28/2023
<b>No. of Pages (excluding Summary Sheet)</b>		5
<b>Recording Fee (excluding transfer tax)</b>		\$80.00
<b>Realty Transfer Tax</b>		\$0.00
<b>Total Amount</b>		\$80.00
<b>Document Type</b>	DEED-NO CONSIDERATION	
<b>Electronic Recordation Level</b>		L2 - Level 2 (With Images)
<b>Municipal Codes</b>		MILLSTONE                      3305
		1474081

**Additional Information (Official Use Only)**

**\* DO NOT REMOVE THIS PAGE.**  
**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MONMOUTH COUNTY FILING RECORD.**  
**RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Monmouth County Document Summary Sheet**

<b>DEED-NO CONSIDERATION</b>	<b>Type</b>		<b>DEED-NO CONSIDERATION</b>			
	<b>Consideration</b>		\$129,245.00			
	<b>Submitted By</b>		VESTED RECORDINGS (CSC/INGEO SYSTEMS INC)			
	<b>Document Date</b>		12/11/2023			
	<b>Reference Info</b>					
	<b>Book ID</b>		<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>
	<b>GRANTOR</b>		<b>Name</b>			<b>Address</b>
			TOWNSHIP OF MILLSTONE			
	<b>GRANTEE</b>		<b>Name</b>			<b>Address</b>
			AFFORDABLE HOUSING ALLIANCE INC			
	<b>Parcel Info</b>					
	<b>Property Type</b>		<b>Tax Dist.</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>
			33	57.01	20.01	3305

**\* DO NOT REMOVE THIS PAGE.  
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MONMOUTH COUNTY FILING RECORD.  
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

Prepared By

Blake R. Laurence, Esq.

**DEED**

This Deed is made on December 6, 2023

**BETWEEN Township of Millstone, a Municipal Corporation of the State of New Jersey**

whose address is: 470 Stage Coach Road, Millstone Township, New Jersey 08535

referred to as the **Grantor**.

**AND Affordable Housing Alliance, Inc.**

whose address is: 3535 Route 66, Building 4, Parkway 100 Complex, Neptune, New Jersey 07753

referred to as the **Grantee**.

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

**TRANSFER OF TITLE.** The Grantor does hereby grant and convey the property described below to the Grantee.

**CONSIDERATION.** This transfer of ownership is made for the sum and consideration of ONE DOLLAR AND NO/100 (\$1.00). The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** The property located in the Municipality of the Township of Millstone, Block No. 57.01, Lot No. 20.01.

**PROPERTY DESCRIPTION.** The property consists of all the land, buildings, structures and improvements contained on the property, and is located in the Township of Millstone, County of Monmouth and State of New Jersey. The legal description is as follows:

Beginning at a point, said point being the following courses from the easterly point of reverse curvature of the curve connecting the northeasterly right-of-way line of Pine Drive (variable R.O.W.) and the northwesterly right-of-way line of Novad Court (49.22' R.O.W.) having a radius of 39.37 feet and an arc length of 59.10 feet:

a. Northeasterly along said northwesterly line of Novad Court along a curve bearing to the right having a radius of 844.81 feet and an arc length of 375.02 feet,

b. Continuing along said northwesterly line of Novad Court on a course of N 46° 51' 19" E, a distance of 23.66 feet; and running thence;

1. along the dividing line between lots 20.01 and 19.03 in block 57.01 on a course of N 45° 57' 12" W, a distance of 19.06 feet to a point, and running thence;

2. along said dividing line between lots 20.01 and 19.03 in block 57.01 on a course of S 30° 59' 03" W, a distance of 56.57 feet to a point, said point being marked by a concrete monument found, and running thence;

3. along the dividing line between lots 20.01 and 22 in block 57.01 on a course of N 25° 19' 09" W, a distance of 274.30 feet to a point, and running thence;

4. along the dividing line between lots 20.01 and 21.02 in block 57.01 on a course of N77° 03' 51" E, a distance of 51.50 feet to a point, and running thence;

5. along the dividing line between lots 20.01 and 21.02 in block 57.01 on a course of N 84° 43' 51" E, a distance of 21.30 feet to a point, and running thence;

6. along the dividing line between lots 20.01 and proposed lot 20.02 in block 57.01 on a course of S 43° 08' 41" E, a distance of 225.71 feet to a point in the northwesterly line of Novad Court, and running thence;

7. along said northwesterly line of Novad Court on a course of S 46° 51' 19" W, a distance of 89.94 feet to a point, said point being the point and PLACE OF BEGINNING.

The above description being in accordance with a survey prepared by Peter R. Avakian, P.E. & L.S. dated May 27, 2023.

FOR INFORMATION PURPOSES ONLY: BEING commonly known as 6 Novad Ct, Tax Lot 20.01 in Tax Block 57.01 on the Official Tax Map of the Township of Millstone, NJ.

BEING the same property conveyed to Andrew A. Anselmo and Sandy Herman (formerly Anselmo) by deed dated March 18, 2002 and recorded on March 28, 2002 in Deed Book 8094, Page 6109

BEING the same property conveyed to the Township of Millstone, a Municipal Corporation of the County of Monmouth and State of New Jersey by Millstone Boro, L.L.C., dated August 6, 2009 and recorded on August 29, 2009 in the Monmouth County Clerk/Register's Office in Deed Book 8793, Page 384.

Thereafter, the premises were subdivided pursuant to Deed from Township of Millstone, dated August 4, 2010 and recorded on August 17, 2010 in the Monmouth County Clerk/Register's Office in Deed Book 8845, Page 4209.

#### **DEED RESTRICTION**

The Grantee shall have and hold this property for such time as the property shall be used for the purpose of providing age-restricted affordable housing. Grantee will construct and manage a new dwelling on the property to provide initially for approximately three (3) units. Use of the property by Grantee shall adhere to the following conditions and restrictions which are deemed by the Township and understood by the Grantee as being integral and essential to this conveyance; (a) the property will be occupied only by a household who meets certain age and affordability requirements as determined by funding requirements such as but not limited to DCA National Housing Trust, and Monmouth County HOME rescue plan, which may be further restricted and limited as required by such funding sources, and (b) be subject to reasonable background checks.

If this property ever ceases to be used as affordable housing, or the Grantee chooses not to use it or abandons it at any point in time, the title to the Property and all its improvements shall revert back to the Grantor for no consideration.

The within conveyance is made subject to zoning ordinances, restrictions, covenants, rights of way, easements, setbacks, overlaps, encroachments and licenses of record, if any, which would be divulged by an accurate survey.

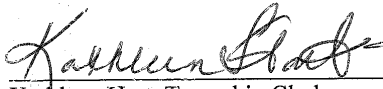
The buyers use of the property shall at all times be in conformity with all laws and regulations of the United States, the State of New Jersey, the County of Monmouth and the ordinance of the Township of Millstone as such laws, regulations and ordinances may from time to time be supplemented and amended. However, the protections of the non-conforming use doctrine shall apply if there are any zoning regulation changes.

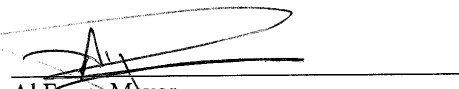
**PROMISES BY GRANTOR.** The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

**SIGNATURES.** The Grantor signs this Deed as of the date first above written.

Witnessed or Attested by:

Township of Millstone

  
Kathleen Hart, Township Clerk

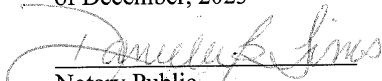
  
Al Ferro, Mayor

**STATE OF NEW JERSEY :**  
**SS:**  
**COUNTY OF MONMOUTH :**

BE IT REMEMBERED, on this 13<sup>th</sup> day of December, 2023, before me the subscriber, personally appeared, Kathleen Hart, who, being by me duly sworn on her oath, deposes and make proof to my satisfaction, that she is the Clerk of the Township of Millstone, the municipal corporation named in the within Instrument; that Al Ferro is the Mayor of said Township; that the execution as well as the making of this Instrument, has been duly authorized by proper Ordinance of the Township Committee of said Township; that deponent well knows the corporate seal of said Township; and that the seal affixed and said Instrument signed and delivered by said Mayor as and for said voluntary act and deed of said Township, in the presence of deponent, who thereupon subscribed her name thereto as attesting witness.

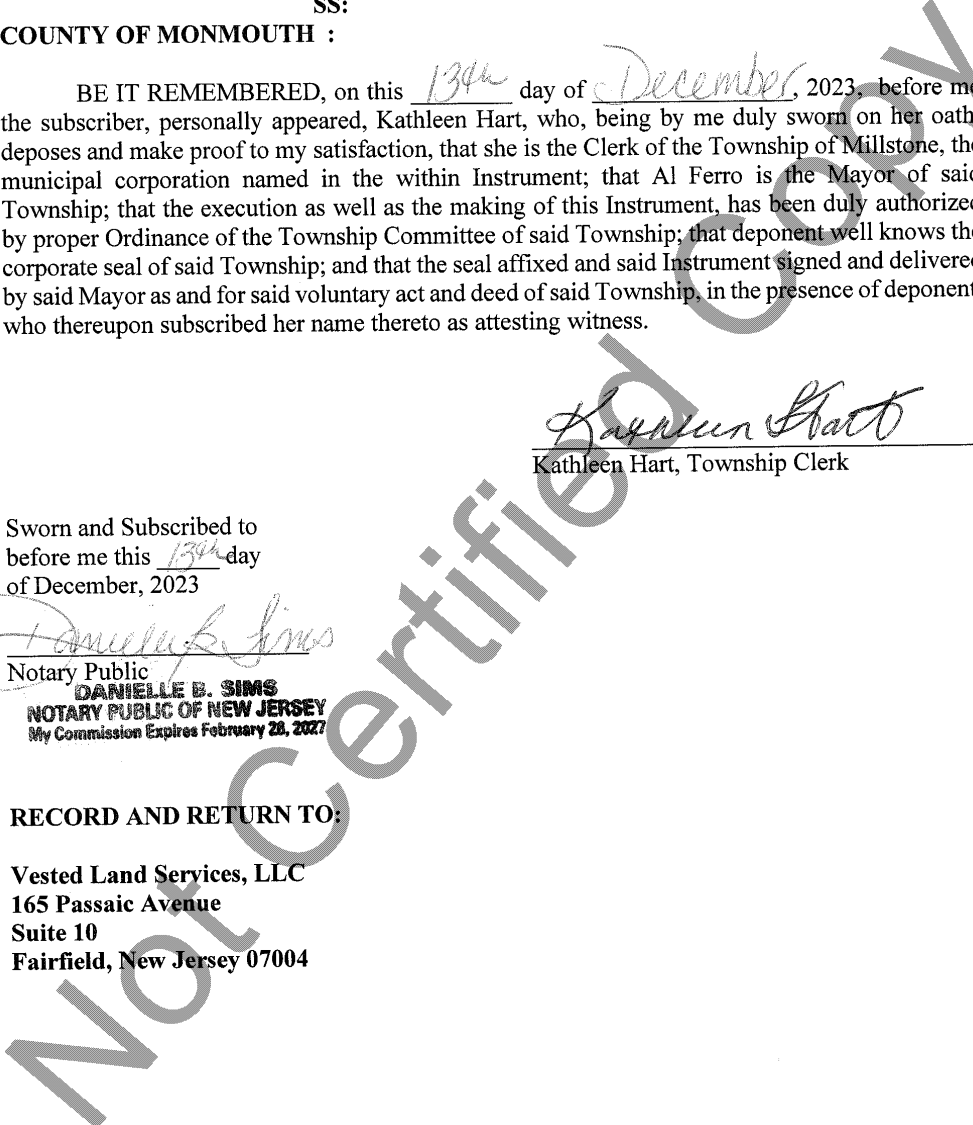
  
Kathleen Hart, Township Clerk

Sworn and Subscribed to  
before me this 13<sup>th</sup> day  
of December, 2023

  
Notary Public  
**DANIELLE B. SIMS**  
**NOTARY PUBLIC OF NEW JERSEY**  
My Commission Expires February 28, 2027

**RECORD AND RETURN TO:**

**Vested Land Services, LLC**  
**165 Passaic Avenue**  
**Suite 10**  
**Fairfield, New Jersey 07004**





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

**State of New Jersey  
Seller's Residency Certification/Exemption**

**Seller's Information**

Name(s)  
**Township of Millstone, a Municipal Corporation of the State of New Jersey**

Current Street Address  
**470 Stage Coach Road**

City, Town, Post Office  
**Millstone Township**

State  
**NJ**

ZIP Code  
**08535**

**Property Information**

Block(s)  
**57.01**

Lot(s)  
**20.01**

Qualifier

Street Address  
**6 Novad Court**

City, Town, Post Office  
**Millstone Township**

State  
**NJ**

ZIP Code  
**08510**

Seller's Percentage of Ownership  
**100**

Total Consideration  
**\$1.00**

Owner's Share of Consideration  
**\$1.00**

Closing Date  
**12/13/2023**

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

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

**Seller's Declaration**

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

12/13/2023 Date [Signature] Signature (Seller)  Indicate if Power of Attorney or Attorney in Fact

\_\_\_\_ Date \_\_\_\_\_ Signature (Seller) \_\_\_\_\_ Indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 3/2/22)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Monmouth } SS. County Municipal Code 1333

FOR RECORDER'S USE ONLY
Consideration \$
RTF paid by seller \$
Date By

MUNICIPALITY OF PROPERTY LOCATION Millstone Township \*Use symbol "C" to indicate that fee is exclusively for county use.

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

Deponent, Al Ferro, Mayor (Name) being duly sworn according to law upon his/her oath, deposes and says that he/she is the Corporate Officer in a deed dated December 6, 2023 transferring real property identified as Block number 57.01 Lot number 20.01 located at 6 Novad Court, Millstone Township and annexed thereto.

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ + % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(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.
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) IF APPLIES ALL BOXES MUST BE CHECKED.

- Affordable according to H.U.D. standards. Reserved for occupancy.
Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- 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) IF APPLIES ALL BOXES MUST BE CHECKED.

- 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) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- Intercompany transfer between combined group members as part of the unitary business
Combined group NU ID number (Required)

(9) 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 13th day of December, 2023

DANIELLE B. SIMS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires February 26, 2027

Signature of Deponent: [Signature]
Deponent Address: 470 Stage Coach Road, Millstone Township, NJ 08535
Township of Millstone
Grantor Name: 470 Stage Coach Road, Millstone Township, NJ 08535
Grantor Address at Time of Sale
XXX-XX-X 874
Last three digits in Grantor's Social Security Number
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY PO BOX 251 TRENTON, NJ 08695-0251 ATTENTION: REALTY TRANSFER FEE UNIT
The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at https://www.state.nj.us/treasury/taxation/lpt/localtax.shtml