



**AREA IN NEED OF REDEVELOPMENT
INVESTIGATION FOR BLOCK 254, LOT 130
NORTH BERGEN, NJ**

PREPARED FOR NORTH BERGEN TOWNSHIP BY
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC | PLANNING & REAL ESTATE CONSULTANTS
AUGUST 2026

The original copy of this document was signed and sealed in accordance with N.J.S.A 45:14 A-1 et seq. and N.J.A.C. 13-41-1.3(b)

Area in Need of Redevelopment Investigation

Block 254, Lot 130

August 2026

Prepared for:

Township of North Bergen

Prepared by:

Phillips Preiss Grygiel Leheny Keller LLC
Planning and Real Estate Consultants

The original of this report was signed and
sealed in accordance with N.J.S.A. 13:41-1.2

A handwritten signature in black ink, appearing to read "Paul Grygiel", is written over a horizontal line.

Paul Grygiel, AICP, PP
New Jersey Professional Planner License # 5518

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I. INTRODUCTION

The following study has been prepared for the Township of North Bergen Planning Board to determine whether the parcel identified on the Township's official tax maps as Block 254, Lot 130 (hereafter referred to as the "Study Area") qualifies as a "non-condemnation area in need of redevelopment" as defined under the Local Redevelopment and Housing Law ("LRHL") at N.J.S.A. 40A:12A. The Township Board of Commissioners directed the Planning Board to undertake a preliminary investigation to determine whether the Study Area qualifies as a "non-condemnation area in need of redevelopment" as specified in the LRHL at N.J.S.A. 40A:12A-6. Phillips Preiss Grygiel Leheny Keller LLC ("Phillips Preiss") was retained to undertake the study on its behalf.

In preparation of the study, Phillips Preiss reviewed the following records and documents:

- 2022 Township of North Bergen Master Plan Reexamination Report
- 2009 Township of North Bergen Master Plan Reexamination Report
- Zoning map and ordinances of the Township of North Bergen
- Tax maps of the Township of North Bergen
- Tax records and ownership information for the subject property comprising the Study Area
- Aerial photos of the Study Area

In addition to the above, Phillips Preiss physically inspected the property in July 2026 and conducted an analysis of the Study Area and surrounding land uses.

The remainder of this report is divided into four chapters. Chapter II provides a description of the Study Area and its locational context. Chapter III provides an analysis of the applicable zoning and master plan affecting the Study Area. Chapter IV discusses the qualifying criteria specified at N.J.S.A. 40A:12A-5 et seq. for "area in need of redevelopment" determination, and then applies those criteria to the Study Area to determine whether an area in need of redevelopment designation is warranted. Chapter V summarizes the overall conclusions of the report.

II. DESCRIPTION OF THE STUDY AREA AND LOCATIONAL CONTEXT

The area under consideration for redevelopment designation is Block 254, Lot 130, as identified on the official tax maps of the Township of North Bergen. The Study Area is an approximately 2.02-acre parcel with 360 feet of frontage on 75th Street. The street address and ownership information for the parcel which comprises the Study Area are shown in Table 1 below. The Study Area property is described in detail in Chapter IV.

Table 1: Study Area Information

Block	Lot	Owner	Street Address	Area (Acres)
254	130	Meadowview 75 th St Development Corp	1601 75 th Street	±2.02

*Source: Township of North Bergen Tax Maps, New Jersey's County Tax Boards
(https://taxrecords-nj.com/pub/cgi/prc6.cgi?district=0901&ms_user=ctb09)*

The mix of land uses in Block 254 is highly diversified and includes a mix of residential, commercial, and industrial structures. Single and multi-family homes are located southwest of the Study Area directly against the property's rear. A series of commercial buildings are present along the Study Area's northwest boundary facing Tonnelle Avenue. The development includes a Chick-fil-A, a Wawa, a Tesla Supercharger station, and parking areas. The corner lot along the southeastern edge of the Study Area is occupied by a two-story industrial building and paved parking/storage areas.

Land uses in the surrounding area are similarly diverse. More single and multi-family homes are present across 75th Street. There are several large shopping plazas to the northwest across Tonnelle Avenue hosting big-box retailers like The Home Depot, Lowe's, Aldi, and Target. The areas southwest and southeast of Block 254 across 74th Street and Cottage Avenue are residential, consisting of single and multi-family housing stock similar to those to the Study Area's rear. Other notable amenities in the vicinity of the Study Area include North Bergen High School, Victor Kilken Field, and numerous bus stops.

The Study Area locational context and boundaries are shown in Figure 1. The tax lot boundaries of the Study Area and surrounding parcels are shown in Figure 2. The Study Area's aerial context is shown in Figure 3.



FIGURE 1: Study Area Location

Area in Need of Redevelopment Investigation
Block 254, Lot 130 | North Bergen, NJ
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2026



FIGURE 2: Tax Map

Area in Need of Redevelopment Investigation
 Block 254, Lot 130 | North Bergen, NJ
 PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2026



FIGURE 3: Study Area Aerial Context

Area in Need of Redevelopment Investigation
Block 254, Lot 130 | North Bergen, NJ
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2026

III. EXISTING ZONING AND MASTER PLAN DESIGNATIONS FOR THE STUDY AREA

A. Zoning

Under the current North Bergen zoning ordinance, the Study Area is located in the R-1 Low Density Residential District, which largely encompasses properties between Tonnelles Avenue and Kennedy Boulevard. The stated purpose of the R-1 District is to “To preserve the traditional scale and pattern of North Bergen's low-density neighborhoods and to otherwise reinforce the residential character of the district and to regulate those buildings and activities not compatible with district objectives as expressed in the Land Use Plan.”

The R-1 District permits the following principal uses:

- One and two family detached dwellings
- Public and private schools
- Parks and playgrounds

Permitted accessory uses in the R-1 District include:

- Off-street parking space or garages
- Home professions and occupations
- Signs, but not including billboards

Permitted conditional uses include the following:

- Houses of worships and associated parish houses, youth centers, convents, monasteries and similar related use.
- Public utility installation
- Swimming Pools

The R-1 District bulk regulations for single-family dwellings are as follows:

- Maximum building coverage of 35%
- Maximum lot coverage of 65%
- Minimum lot width of 25'
- Minimum lot depth of 100'
- Minimum lot area of 2,500 square feet
- Maximum height of 30'
- Minimum yards for principal building
 - o Front: 10'
 - o Side: 4'
 - o Rear: 30'

The R-1 District bulk regulation for two-family dwellings are as follows:

- Maximum building coverage of 35%
- Maximum lot coverage of 65%

AREA IN NEED OF REDEVELOPMENT INVESTIGATION

BLOCK 254, LOT 130, TOWNSHIP OF NORTH BERGEN, NJ

- Minimum lot width of 30'
- Minimum lot depth of 100'
- Minimum lot area of 3,000 square feet
- Maximum height of 30'
- Minimum yards for principal building
 - o Front: 10'
 - o Side: 4'
 - o Rear: 30'

The R-1 District bulk regulation for other permitted uses are as follows:

- Maximum building coverage of 35%
- Maximum lot coverage of 65%
- Minimum lot width of 100'
- Minimum lot depth of 100'
- Minimum lot area of 10,000 square feet
- Maximum height of 30'
- Minimum yards for principal building
 - o Front: 10'
 - o Side: 15'
 - o Rear: 30'

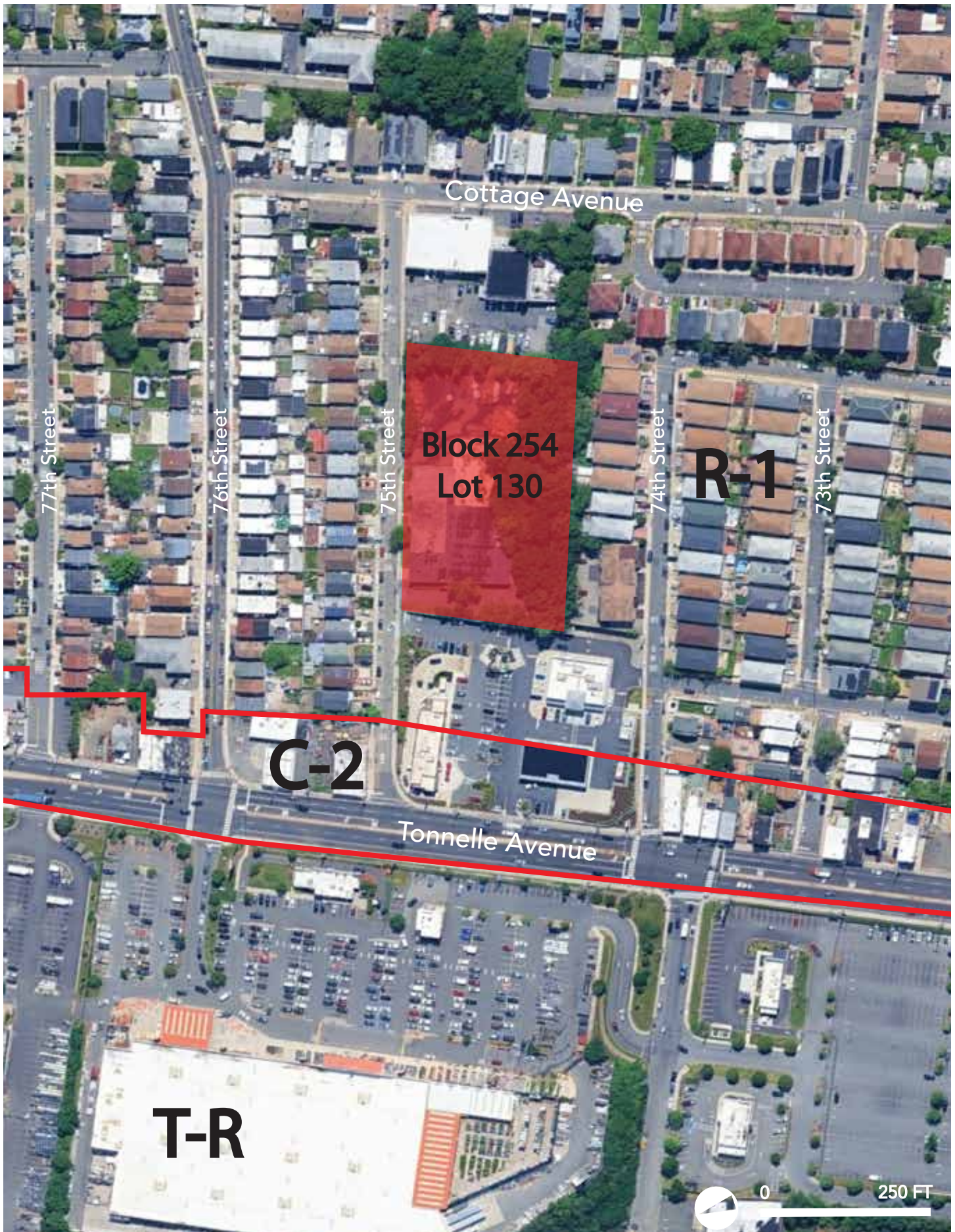


FIGURE 4: Existing Zoning

Area in Need of Redevelopment Investigation
Block 254, Lot 130 | North Bergen, NJ
PHILLIPS PREISS GRYGIEL LEHENY KELLER LLC 2026

B. Master Plan

The most recent Master Plan for the Township of North Bergen was adopted in 1994. This document has been supplemented by periodic re-examination reports as mandated by the Municipal Land Use Law. Reexamination reports were adopted in 2003, 2009 and 2022.

Following are some of the general goals and objectives of the 2009 Reexamination that are restated in the 2022 report, relevant to the Study Area:

- Goal #1 of the 2009 Reexamination is stated to be “To maintain and enhance existing areas of stability in the community and encourage a proper and compatible distribution of land uses and limit intensities of use to the level, and locations, prescribed in the Land Use Plan.”
 - o The related “policy statement” for this goal is as follows: “The Township of North Bergen recognizes one of its most significant attributes is its distinct neighborhoods with residential, nonresidential, and mixed uses. The Master Plan seeks to reinforce the existing areas of stability and encourage the further redevelopment of underutilized and outdated areas, eliminating areas of instability. The township seeks to protect the existing low density neighborhoods, and encourage higher density development where it is permitted or complimentary to existing development patterns. North Bergen specifically seeks to direct mixed use development to the downtown areas where zoning permits this type of use.”
- Goal #2 of the 2009 Reexamination is as follows: “To promote maintenance and rehabilitation of residential and nonresidential neighborhoods.”
 - o The related “policy statement” for this goal is as follows: “North Bergen is a largely developed community containing many aging structures and neighborhoods. The Master Plan seeks to encourage reinvestment and rehabilitation to maintain the appearance and vitality of these structures and their associated neighborhoods including façade and streetscape improvements.”

Other more general goals and recommendations relevant to this study include the following:

- Goal #11 of the 2009 Reexamination: “To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a state-wide basis while retaining the principles of home-rule.”

IV. CONSIDERATION OF THE STATUTORY CRITERIA FOR ESTABLISHMENT OF AN AREA IN NEED OF REDEVELOPMENT AS SPECIFICALLY APPLIED TO THE STUDY AREA

A. Introduction

Under the regulations of the LRHL at N.J.S.A. 40A:12A-5, a delineated area may be determined to be "in need of redevelopment" if, after investigation, notice and hearing as provided in Section 6 of P.L.1992, c.79 (N.J.S.A. 40A:12A-6), the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions is found:

- a. The generality of buildings is substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare,

which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In a Study Area with multiple parcels, individual properties or blocks that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the Study Area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as "Section 3" and is set forth within the definition of a "redevelopment area" in N.J.S.A. 40A:12A-3, which states in part:

"A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part."

B. Overall Study Area Evaluation

The Study Area consists of a ± 2.02 -acre parcel in the northwestern portion of the Township of North Bergen between Tonnelle and Cottage Avenues on 75th Street. Despite being situated in an area which has undergone intensive redevelopment in recent years—transitioning from industrial to commercial use—the Study Area remains underutilized and has not experienced the improvements envisioned in North Bergen’s Master Plan Reexamination reports or other planning documents. The parcel selected for inclusion in the Study Area is in an active and dynamic neighborhood, featuring a commercial corridor with numerous retail options, a range of housing types, and several NJ TRANSIT bus stops.

C. Application of the Statutory Criteria to the Study Area Property

The following evaluates the property within the Study Area and considers whether the property meets any of the statutory criteria for an “area in need of redevelopment” designation. The property was evaluated based on surveys of land usage, site inspections, property conditions, property records provided by the Township, and other relevant information cited below. Exterior conditions of the property were the primary consideration of this study. Photos of the Study Area are provided within Appendix II.

The Study Area is comprised of Block 254, Lot 130 in the Township of North Bergen, and has an area of ± 2.02 acres, with ± 360 feet of frontage along 75th Street. The lot is currently developed with a one- to two-story, approximately 41,000 square-foot vacant industrial building, along with two surface parking lots along the southeastern and northwestern sides of the building. Previous occupants of the property include Tylon Machine Co. and Armel Electronics. Vehicle access to the lot is provided via two driveways off 75th Street to the building’s southeastern and northwestern sides. Access for pedestrians was once available via a stairwell leading from the sidewalk along 75th Street to the primary entrance; however, the stairwell has collapsed and is no longer navigable (Image 4). The grade of the Study Area generally descends from the southeast to the northwestern side of the property, like much of the surrounding neighborhood between Tonnelle and Cottage Avenues. A sidewalk runs parallel to the property’s frontage along 75th Street, though portions are cracked or uneven (Image 5). A large stormwater drainage grate is located near the center of the property’s frontage.

A site inspection carried out by Phillips Preiss on July 2, 2026, revealed deteriorated and faulty design conditions through the Study Area. The property is currently enclosed by a chain link fence with a mesh covering, limiting both access and visibility (Image 1). The facade of the building exhibits significant signs of wear and tear, including streaking, staining, discoloration, cracking, and chipping, all of which indicate a lack of maintenance. These conditions are

particularly evident at the building's front entrance, where bricks have begun separating from the exterior wall and the ledge overhanging the doorway is crumbling (Image 3). As noted previously, the front entrance is no longer accessible due to the significant amounts of concrete rubble blocking the stairwell. The collapse of the stairwell has also caused the iron railings to warp and loosen from their original configuration (Image 4). Some of the building's windows are obscured by iron security grilles which show signs of rust (Image 13). The driveways leading to the structure's side entrances and parking lots are blocked by the chain link fence but otherwise remain navigable. Both appear wide enough to accommodate two-way vehicle traffic; however, no signage was observed indicating whether either driveway serves as egress or ingress-only. The parking lot on the property's southeastern side is unpaved and laid with gravel (Image 13). Vegetation has taken root in the gravel and is encroaching upon the building's facade—a consistent issue throughout the site. The driveway and lot on the northwestern side of the property are paved but have significant surface cracking, similarly, allowing vegetation to take root. This side of the property contains a rusted mechanical equipment area bearing "Danger - High Voltage" signs (Image 12). These features are particularly out of place given the surrounding residential development and are not consistent with the property's location in a R-1 District.

According to images of the interior of the building provided by the property owner, the concrete floor shows signs of cracking, staining, and peeling paint across its entire surface (Images 8 & 9). Electric lighting is present throughout the building, but inner portions of the structure have noticeably less natural light due to the small size of windows and the depth of the structure. Some of the light fixtures have visible signs of water damage, with rusted streaks running down their metal sides (Image 10). Exposed pipes and vents spanning across the sheet metal ceiling also show signs of rusting/water damage. The interior is almost entirely empty and does not contain any significant debris or machinery left behind from previous industrial operations.

Nonconformance with Township Zoning Ordinance Requirements:

- Article III, Section 3.7(a): The existing building is incompatible with the purpose and permitted uses of the R-1 District. This zoning classification is meant to reinforce North Bergen's residential character and limit activities not compatible with district objectives as expressed in the Land Use Plan. Principal, accessory, and conditional uses allow residential dwellings, schools, parks, home professions, pools, and public utility installations, but not industrial activities the current structure is designed to accommodate.
- Article IV, Section 4.8: No fences in front of a principal building shall be permitted to be higher than four (4) feet. The chain link fence surrounding the building exceeds four feet in height.

Township Records (Appendix III):

Zoning Board

- Undated: The township's zoning board received an application of adjustment for the property from 458 Properties LLC. The applicant requested a use variance to permit an assisted living facility. The following shows the current requirements in the R-1 zone versus what the applicant proposed in replacement of the existing structure:

	Required	Proposed
Maximum Height	3 story/30'	4 story/44.32'
Lot Width	30'	360'
Side Yard	4'/4'	70.93'
Total of side yards	N/A	N/A
Rear Yard	30'	30'
Lot Area	3000 sf	87,420 sf
Lot Coverage % of building	35%	28.59%
Lot Coverage-impervious surface	65%	69.49%
Floor Area	N/A	N/A
Parking Stalls	N/A	N/A
Front Yard	10'	24.06'
Use	2 family	assisted living
Lot Depth	100'	244'
Landscaping	10%	TBD
Parking Stalls	79	101
Encroachment within ROW	N/A	N/A

According to the Zoning Board of Adjustment secretary, the application was approved but a resolution of approval was not adopted.

Health Department:

- September 2025: Complaint issued for high weeds. The weeds were eventually cut down, and no cause for complaint was found.

Police Department:

A total of 32 calls for service occurred between 07/20/21 and 08/21/2025. Of these calls 17 were for alarm activations, 3 for parking violations, 2 for general investigations, and 1 for a noise/disturbance complaint. While most of these calls were for accidental alarm activations at Armel Electronics, a notable shift occurred in activity occurred once the property became vacant. Specific incidents within the Study Area causing significant disturbance to the surrounding residential community are as follows:

- On August 8, 2024, a caller filed a noise complaint regarding loud music being played on the property.
- On August 21, 2025, a nearby resident notified their landlord that a potentially homeless individual was living in the Study Area. Upon police investigation an individual was found sleeping in a tent in the rear of the property.

D. Consideration of a Redevelopment Area Designation for the Study Area

The results of the redevelopment area investigation reveal that the Study Area qualifies as an "area in need of redevelopment" in accordance with N.J.S.A. 40:12A-5.

Criteria "b": The use of the building in the study area for commercial and/or industrial purposes has been discontinued, and according to the property owner, the nonconforming use of the building has been abandoned. The building has also fallen into a severe state of disrepair.

Criteria "d": Both the interior and exterior conditions of the property within the Study Area shows signs of dilapidation and obsolescence. The existing building exhibits signs of dilapidation. The brick façade is discolored, cracked, and in some areas separating from the building. The roofline is chipped and heavily eroded, particularly over the front doorway. The staircase leading to the front doorway has entirely collapsed, perhaps the most dramatic example of the property's severe dilapidation. Water damage is visible inside the building, particularly on the ceiling and light fixtures. A paved parking driveway, parking lot, and sidewalk are extensively cracked, uneven, and overgrown with vegetation. The gravel driveway and parking lot are similarly overgrown with vegetation encroaching upon the structure. The existing industrial structure is obsolete, and unable to be reasonably retrofitted for future tenants. Collectively, the property and building's dilapidation and layout issues as well as its status as an abandoned nonconforming industrial use in a residential zone are detrimental to the safety and welfare of the community.

Criteria "h": The designation of the site as an area in need of redevelopment would be consistent with smart growth planning principles, due to its proximity to multiple NJ TRANSIT bus stops on Tonnelle Avenue and Kennedy Boulevard, stores and services. Potential redevelopment of this unoccupied and underutilized parcel would be consistent with the Township's planning objectives, as well as the principles of the Hudson County Master Plan and the New Jersey State Development and Redevelopment Plan.

V. CONCLUSION

The foregoing study was prepared on behalf of the Township of North Bergen Planning Board to determine whether the Study Area located within the Township of North Bergen (Block 254, Lot 130) qualifies as "a non-condemnation area in need of redevelopment" in accordance with N.J.S.A. 40A:12A.

Based on the foregoing findings and analysis, Block 254, Lot 130 meets the statutory requirements for designation as a redevelopment area.

APPENDICES

I: Photographs of Study Area

II: Municipal Records (Building, Tax, Health, Police)

Appendix I:

Photos of Study Area

BLOCK 254, LOT 130

1



2



BLOCK 254, LOT 130

3



4



5



BLOCK 254, LOT 130

6



7

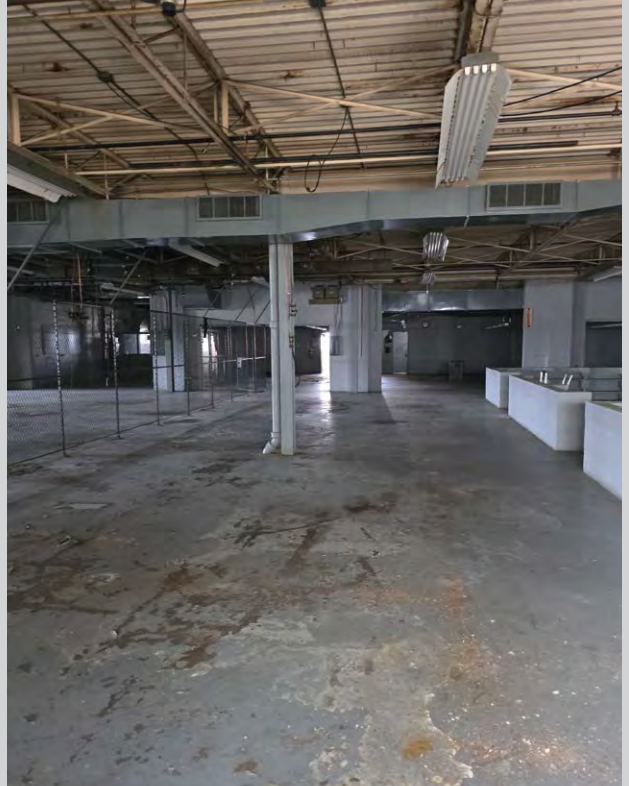


BLOCK 254, LOT 130

8



9



10



11



BLOCK 254, LOT 130

12



13



Appendix II:

Municipal Records - Building Department

OUT

254

1501-1611

25th ST.

1630

244

ING -6
SP. -7
IPANCY -8
-9
-10

3600	x	244	
			VALUE

~~25th St.~~

SUB-DIVISION	- 1	PLUMBING	- 6
APPORTIONMENT	- 2	STREET OPENING	- 7
BD. OF ADJUSTMENT	- 3	FIRE DEPT. INSP.	- 8
BUILDING	- 4	CERT. OF OCCUPANCY	- 9
ELECTRICAL	- 5	MISC.	- 10

8L 254 LT 130
1501-1611 - 75TH ST
ARMEL BLDG CORP
L131-143
360X244 1 SCBIN

PERMIT DESIGNATION

[illegible]

Appendix II:

Municipal Records - **Zoning** Department

Case #01-25

Exhibit A

TOWNSHIP OF NORTH BERGEN

4233 Kennedy Boulevard
North Bergen, New Jersey
Telephone: (201) 392-2024
Facsimile: (201) 330-7694

**APPLICATION TO THE PLANNING BOARD OR
ZONING BOARD OF ADJUSTMENT**

The application, with supporting documentation, must be filed with the Building Department, Room 208, Land Use Administration/Zoning Office.

You will be notified of a meeting date by the respective Board Secretary or referred to the Technical Review Committee after review of the application for completeness by this Office.

If additional pages are required to answer an item, identify the page and item number.

This section is to be completed by Township staff only

Date Application Filed: _____

Application Fees: _____

Escrow Deposit: _____

Hearing Date: _____

1. SUBJECT PROPERTY

Location: 1601 75th Street
(Street address, cross streets or other identification)

Lot(s): 130 Block: 254

Dimensions: Frontage: 360' Depth: 244' Total Area: 87,420 sf
(Square Feet)

2. APPLICANT

Applicant: 458 Properties, LLC

Address: One Executive Drive, Ste LL100

City/State/Zip Code: Fort Lee, NJ

Applicant is a: Corporation: _____ Partnership: X Individual: _____

3. **IF THE APPLICANT IS NOT THE OWNER, THEN PROVIDE THE FOLLOWING INFORMATION ON THE OWNER(S):**

Owner's Name: Armel Building Corp

Address: 1601 75th Street

City/State/Zip: North Bergen, NJ 07047 Telephone Number: _____

State Applicant's Relationship to Owner: Contract Purchaser
(i.e., Contract Purchaser)

4. **DISCLOSURE STATEMENT**

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.A. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and address of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply). Include full address.

Name: Edward Johnsen Address: 1 Dead End Road, Green Pond NJ Interest %: 25

Name: Karen Smith Address: 309-57th St, Holmes Beach, Fla Interest %: 25

Name: Walter Johnsen Address: 129 Wamphassuc, Stonington, Ct Interest %: 25

Name: Lynn Modisett Address: 2908 130th Ave E, Parrish, Fla Interest %: 25

5. **PROPERTY INFORMATION**

Are there any restrictions, covenants, easements, association by-laws, existing or proposed as to the Subject Property:

Existing: _____ Proposed: _____ None: X

Note: A copy of all deed restrictions, covenants, easements, association by-laws, existing and proposed, must be submitted with a copy of this application for review and must represent a true, accurate, legible and complete copy in order to be approved.

Present Use of the Premises: commercial

Proposed Use of the Premises/Change(s) Proposed: Assisted Living Facility

Attached current sealed survey of property with this application.

6. **APPLICANT'S ATTORNEY - J. Alvaro Alonso, Esq.**

Address: 6121 Kennedy Boulevard, North Bergen, NJ 07047

Telephone Number: 201-261-6151

Fax Number: 201-429-3914

7. **APPLICANT'S ENGINEER – Bertin Engineering**

Address: 66 Glen Ave., Glen Rock, NJ

Telephone Number: 201-670-6688

Fax Number: 2010-670-9788

8. **APPLICANT'S ARCHITECT Architectura**

Address: One Executive Dr., Fort Lee, NJ

Telephone Number: 201-346-1400

Fax Number: _____

9. **APPLICANT'S PLANNING CONSULTANT - Architectura**

Address: One Executive Dr., Fort Lee, NJ

Telephone Number: 201-346-1400

Fax Number: _____

10. **APPLICANT'S TRAFFIC ENGINEER**

Address: N/A

Telephone Number: _____

Fax Number: _____

11. **LIST ANY OTHER EXPERT WHO WILL SUBMIT A REPORT OR WHO WILL TESTIFY FOR THE APPLICANT**

Name: _____

Field of Expertise: _____

Address: _____

Telephone Number: _____

Fax Number: _____

12. If any blasting or pile driving will be required in conjunction with this application, please describe same. Also delineate the hours of work proposed in the construction phase of the project.

N/A

13. THE APPLICANT IS REQUESTING THE FOLLOWING RELIEF:

SUBDIVISION:

_____ Preliminary Minor Subdivision Approval

_____ Final Minor Subdivision Approval

_____ Preliminary Major Subdivision Approval

_____ Final Major Subdivision Approval

_____ Conditional Use

Number of lots
to be created _____

Number of proposed
dwelling units _____
(If applicable)

SITE PLAN: (If Site Plan approval is required, the Site Plan Checklist attached to the application must be completed.)

_____ Minor Site Plan Approval

 X Preliminary Site Plan Approval

 X Final Site Plan Approval

_____ Amended Site Plan Approval

_____ Conditional Use

Area to be disturbed (in square feet): approximately 87,000 sf

Total number of proposed dwelling units: none

VARIANCE:

 X Use Variance - N.J.S.A. 40:55D-70d

_____ Variances without site plan or subdivision approval pursuant
to N.J.S.A. 40:55D-70C

14. **SECTION(S) OF ORDINANCE FROM WHICH A VARIANCE IS REQUESTED:**

Section of Ordinance! Facts supporting applicant's deviation from the Township's zoning ordinance:
Article III Section 3.7 use (d-1), height (d-6) and parking

Section of Ordinance! Facts supporting applicant's deviation from the Township's zoning ordinance:

Section of Ordinance! Facts supporting applicant's deviation from the Township's zoning ordinance:

15. **WAIVERS REQUESTED OF DEVELOPMENT STANDARDS:**

N/A

16. **ZONING DATA**

State current zone in which Subject Property is located: R-1

	Required/Permitted	Proposed
A. Maximum Height	<u>3 story/30'</u>	<u>4 story/44.32'</u>
B. Lot Width	<u>30'</u>	<u>360'</u>
C. Side Yard	<u>4'/4'</u>	<u>70.93'</u>
D. Total of Side Yards	<u>N/A</u>	<u>N/A</u>
E. Rear Yard	<u>30'</u>	<u>30'</u>
F. Lot Area	<u>3000 sf</u>	<u>87,420 sf</u>
G. Lot Coverage-% of building	<u>35%</u>	<u>28.59%</u>
H. Lot Coverage-impervious surface	<u>65%</u>	<u>69.49%</u>
I. Floor Area	<u>N/A</u>	<u>N/A</u>
J. Parking Stalls	<u>N/A</u>	<u>N/A</u>
K. Front Yard	<u>10'</u>	<u>24.06'</u>
L. Use	<u>2 family</u>	<u>assisted living</u>
M. Lot Depth	<u>100'</u>	<u>244'</u>
N. Landscaping	<u>10%</u>	<u>TBD</u>
O. Parking	<u>79</u>	<u>101</u>
P. Encroachment within ROW	<u>N/A</u>	<u>N/A</u>

17. **ATTACH A COPY OF THE NOTICE** to appear in the official newspaper of the Township and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet of all directions of the property which is the subject of this application. The Notice must specify the section of the Ordinance from which relief is sought, if applicable.

18. **EXPLAIN IN DETAIL** the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises (attach pages as needed).

Applicant Preliminary and Final site plan approvals and variances for use (d-1), height (d-6) and parking to construct a new assisted living facility.

19. **IS A PUBLIC WATER LINE AVAILABLE?** YES

20. **IS PUBLIC SANITARY SEWER AVAILABLE?** YES

21. **HAVE ANY PROPOSED NEW LOTS** been reviewed by the Township to determine appropriate lot and block numbers? N/A

22. **DESCRIBE ANY OFF-TRACT IMPROVEMENTS REQUIRED AND/OR PROPOSED:** NONE

23. **IS THE SUBDIVISION TO BE FILED BY DEED OR PLAT?** N/A

24. **WHAT FORM OF SECURITY** does the applicant propose to provide as performance and maintenance guarantees? NONE

25. **OTHER APPROVALS WHICH MAY BE REQUIRED AND DATE SUBMITTED:**

	Yes	No	Date Plans Submitted
A. Hudson County Planning Board	<u> </u>	<u> X </u>	<u> </u>
B. Hudson County Soil Conservation District	<u> X </u>	<u> </u>	<u> TBD </u>
C. New Jersey Department of Environmental Protection	<u> </u>	<u> X </u>	<u> </u>
(1) Sewer Extension Permit	<u> </u>	<u> X </u>	<u> </u>
(2) Sanitary Sewer Connection Permit	<u> </u>	<u> X </u>	<u> </u>
(3) Stream Encroachment Permit	<u> </u>	<u> X </u>	<u> </u>
(4) Wetland Permit	<u> </u>	<u> X </u>	<u> </u>
(5) Tidal Wetland Permit	<u> </u>	<u> X </u>	<u> </u>
(6) Potable Water Construction Permit	<u> </u>	<u> X </u>	<u> </u>
(7) Soil Permit	<u> </u>	<u> X </u>	<u> </u>
(8) Other	<u> </u>	<u> X </u>	<u> </u>
D. New Jersey DOT	<u> </u>	<u> X </u>	<u> </u>
E. Freshwater Wetlands Permit	<u> </u>	<u> X </u>	<u> </u>

E8. Will the site development have any impact on Borough services presently provided such as police, fire, public works, public schools, sewers and drainage facilities?

YES _____ NO X OTHER _____

E9. Will any excavation required for the development penetrate the high water table in existence at the site? YES _____ NO X OTHER _____

E10. Will the site development require special foundation provisions such as piles and/or spread footing to support any structures? YES _____ NO X OTHER _____

E11. Will the operation of the site increase local vehicular traffic? YES _____ NO X OTHER _____

E12. Will the operation of the site increase the air pollution in the area? YES _____ NO X OTHER _____

E13. Will the operation of the site exceed the existing ambient noise levels? YES _____ NO X OTHER _____

E14. Is the site to be developed served by existing public utilities? YES _____ NO X OTHER _____

E15. Has the site to be developed ever been used for storage or disposal of, or presently contain, hazardous or toxic wastes? YES _____ NO X OTHER _____

E16. Is the site to be developed proposed for the use, storage, or manufacture of hazardous materials, toxic substances or dangerous chemicals? YES _____ NO X OTHER _____

E17. Will the site development increase the present intensity levels of light in the area? YES _____ NO X OTHER _____

E18. Will the site development require the installation of new or removal of existing septic systems or other liquid waste facilities? YES _____ NO X OTHER _____

E19. Will the site development affect the water table in the area? YES _____ NO X OTHER _____

E20. Will the site development produce odors? YES _____ NO X OTHER _____

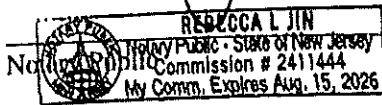
30. **LIST OF MAPS, REPORTS AND OTHER SUPPORTING MATERIALS
ACCOMPANYING THE APPLICATION**

<u>Quantity</u>	<u>Description of Item</u>
_____	_____
_____	_____
_____	_____
_____	_____

CERTIFICATIONS

I certify that the foregoing statements and materials submitted are true. I further certify that I am the individual applicant or that I am an officer of the corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant.

Sworn to and subscribed before me this
22 day of August, 2024



458 Properties, LLC

Applicant

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

Sworn to and subscribed before me this
August day of 26, 2024

Notary Public

Owner

I understand the sum of \$ 2,000 — has been deposited in an escrow account (Builder's Trust Account) in accordance with the Ordinances of the Township of North Bergen. I further understand that the escrow is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision of the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days of notification.

458 Properties, LLC

Date:

, Applicant

Lorilynn Fearon
NOTARY PUBLIC
State of New Jersey
ID # 2437446
My Commission Expires 8/15/2028

Exhibit B

SITE PLAN REVIEW CHECKLIST

SITE PLAN DETAILS - Information to be indicated on Site Plan. All applications for site plan approval shall be prepared by a professional engineer, land surveyor or architect and shall be drawn to a scale of not less than one inch equals 50 feet.

All site plans shall comply with the requirements hereinafter set forth and shall contain the following information and data where applicable.

- X a. Date of site plan. All revisions shall be noted and dated.
- X b. Layout of proposed building of structures including existing and proposed elevation plan; The elevation of buildings and structures shall be indicated on the site plan in feet and number of stories. The improved lot coverage as defined in the zoning ordinance and its computations shall also be provided.
- X c. Key map showing the location of the tract with reference to surrounding areas and existing street intersections.
- X d. Title of development, North arrow, scale, block and lot number, name and address of record owner, name and address, license number and seal of person preparing the site plan. If the owner is a corporation, the name and address of the president and secretary shall be submitted with the application.
- X e. Location, dimensions and details of signs.
- X f. Lot line dimensions shall be in feet and decimals of a foot of all bearings shall be given to the nearest ten seconds.
- X g. The names of all owners of record and all adjacent property, and the block and parcel number of the property, within 200 feet of the nearest property line. Evidence of notification of all adjoining property owners as provided by law shall be submitted at the public hearing. Land use of all parcels abutting the subject property shall be noted on the site plan .
- X h. Zone boundaries shall be shown on the site plan as they affect the parcel. Adjacent zone districts within 200 feet shall also be indicated. Such features may be shown on a separate map or key on the detail map itself.
- X i. Boundaries of the property, required building or setback lines and lines of existing streets, lots, reservations, easements and areas dedicated to public use, including grants, restrictions and rights-of-way.
- X j. A map or copy of any covenants, deed restrictions or exceptions that are in effect or are intended to cover all or any of the tract.
- X k. All distances as measured along the right-of-way lines of existing streets abutting the property to the nearest intersection with any other public street. .

- X l. Location of existing buildings on the site which shall remain and all other structures, such as walls, fences, culverts, bridges, roadways, etc., with spot elevations of such structures. Structures to be removed shall be indicated by dashed lines.
- X m. Location and elevation of all storm drainage structures and utility lines, whether publicly or privately owned, with pipe sizes, grades and direction of flow, and if any existing utility lines are underground, the estimated location of said already underground utility lines shall be shown.
- X n. Existing contours with intervals of two feet where slopes are less than 10% and five feet where slopes are 10% or greater referred to United States Coast and Geodetic datum or other reference system as may be required by the Borough Engineer and to be indicated by a dashed line. Where any changes in contours are proposed, finished grades should be shown as solid lines or as may be required as a separate proposed grade plan.
- X o. Location of existing rock outcrops; high points, watercourses, depressions, ponds, marches, wooded areas and other significant existing features, including previous flood elevations of watercourses, and, where available, ponds and marsh areas, as may be determined by survey.
- X p. A survey prepared, signed and sealed by a licensed surveyor of the State of New Jersey shall accompany the site plan and shall show the boundaries of the parcel and the limits of all proposed streets, recreation areas and other property to be dedicated to public use. The site plan may be accompanied by such other exhibits of an architectural nature submitted by the applicant as may be required by the municipal agency.
- X q. All proposed easements and public and community areas. All proposed streets with profiles indicating grading and cross sections showing width of roadway, location and width of sidewalk and location and size of utility lines according to the standards and specifications of the Township.
- X r. The proposed use or uses of land and buildings and proposed location of buildings, including proposed grades. Such features may be indicated on a separate drawing. Floor space of all buildings and estimated number of employees, housing units or other capacity measurements where required shall also be indicated.
- X s. All means of vehicular ingress and egress and to and from the site onto public or private streets showing the size and location of driveways and curb cuts, including the possible organizations of traffic channels, acceleration and decelerating lanes, additional width and other traffic controls which may be required. Improvements such as roads, curbs, sidewalks and other design detail shall be indicated, including dimensions of parking stalls, access aisles, curb radii, direction of traffic flow and other conditions as may be required in the Zoning Ordinance.
- X t. The location and design of any off-street parking areas or loading areas, showing sizes and locations of bays, aisles and barriers.
- X u. The location of all proposed waterlines, valves and hydrants and all sewer lines or alternative means of water supply or sewage disposal and treatment in conformance with the applicable standards of the Township and appropriate utility companies, where applicable.
- X v. The proposed location, direction of illumination, power and time of proposed outdoor lighting in conformance with applicable standards of the Township, including type of standards to be employed, radius of light and intensity of footcandles.

- X w. The proposed screening and landscaping and a planting plan in conformance with the applicable standards of the Township indicating natural vegetation to remain and areas to be planted and type of vegetation to be utilized.
- X x. The proposed storm water drainage system as to conform to designs based on New Jersey Department of Environmental Protection or Residential Site Improvement Standards. All site plans shall be accompanied by a plan sketch showing all existing drainage within 500 feet of any boundary and all areas such as paved areas, grassed areas, wooded areas and any other surface areas contributing to the calculations and should show methods used in the determination.
- X y. The site plan should be prepared by a licensed engineer or architect for general location. For topographical and boundary survey information, the site plan shall be signed and sealed by a licensed land surveyor. For all elements of design, which shall include drainage, pavements, curbing, walkways, embankments, horizontal and vertical geometries utilities and all pertinent structures, drawings shall be signed and sealed by a licensed professional engineer.
- X z. After approval, a mylar or linen shall be submitted for signature and title, and all information appearing thereon shall be in black India ink. Additional prints as required shall also be submitted after approval.

LEGENDS OF SITE PLAN

The following legends shall be indicated on the Site Plan:

1. To be signed before submission:

I consent to the filing of this site plan with the Planning Board/Zoning Board of Adjustment of the Township of North Bergen.

458 Properties, LLC


_____, Applicant

2. To be completed before submission:

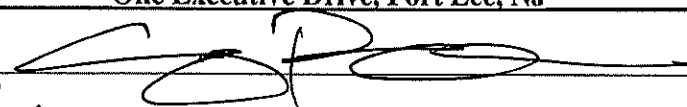
Site Plan of 1601 75th Street

Lot 130 Block 244 Zone R-1

Date 3.20.23 Scale 1/4" = 1'

Applicant 458 Properties, LLC

Address One Executive Drive, Fort Lee, NJ

Signature 

Date 8/22/24.



KEITH DALTON
ZONING OFFICIAL

TOWNSHIP OF NORTH BERGEN

OFFICE OF CONSTRUCTION OFFICIAL

4233 KENNEDY BOULEVARD
NORTH BERGEN, NEW JERSEY 07047

TELEPHONE:
(201) 392-2051
FAX:
(201) 864-0208

Zoning Review

August 27, 2024

J. Alvaro Alonso Esq.
6121 Kennedy Boulevard
North Bergen, NJ 07047

Re: 1601 75th St
Block 254, Lot 130
Proposed Assisted Care Facility

Dear Mr. Alonso,

You have submitted the following documents for review:

1. Application for zoning review signed by J. Alvaro Alonso Esq. for Block 254, Lot 130
2. Preliminary Site Plan prepared by Bertin Engineering

Upon a review of the application to determine conformance to the Zoning Regulations of the Township of North Bergen, I offer the following comments.

The Application is Denied for the following reason:

The property is in the R-1 Zone.

The applicant proposes the construction of an Assisted Care Facility.

The use as an Assisted Care Facility is not a permitted use in the R-1 Zone and would need a Use (D) variance.

The site plan has proposed a maximum building coverage of 69.49%. This requires a bulk (C) variance.

The site plan has proposed a maximum height of 4 story/53 ft. This requires a bulk (C) variance.

The site plan has proposed 74 parking spaces of which 79 are required. This requires a bulk (C) variance.

The site plan has proposed a minimum loading berth depth of 33ft, where 50ft is required. This would require a bulk (C) variance.

This denial is based on information you submitted with your application and plans. You have the right to appeal this denial to the North Bergen Zoning Board of Adjustment or apply for a variance to the North Bergen Zoning Board of Adjustment. Please include a copy of this letter with your variance application. Should you have any questions on how to appeal or apply for a variance please contact me at kdalton@northbergen.org

Yours truly,

A handwritten signature in black ink, appearing to read "K. Dalton", with a stylized flourish at the end.

Keith Dalton,
Zoning Officer

J. ALVARO ALONSO LLC**ATTORNEY AT LAW**

6121 Kennedy Boulevard

North Bergen, New Jersey 07047

TEL 201-261-6151/ FAX 201-429-3914

Email: aalonso@alonsoesq.com

August 21, 2024

Via Fax 201-392-8276

North Bergen Tax Collector

4233 Kennedy Boulevard

North Bergen, New Jersey 07047

RE: 458 Properties, LLC**1601 75th Street****Block: 254 Lot(s): 130****STATEMENT OF TAX COLLECTOR**Status of Municipal Taxes: PRINCIPAL \$25,875.52 INTEREST \$437.62 TOTAL \$26,313.14Status of Assessments for Local Improvements: PENDIN ADDED ASSESSMENT

TOWNSHIP OF NORTH BERGEN

TAX COLLECTORS OFFICE

4233 KENNEDY BLVD

Date: 08/22/2024NORTH BERGEN, N.J. 07047
Authorized Signature**KINDLY PROVIDE THIS OFFICE WITH THE STATUS OF MUNICIPAL TAXES FOR
THE ABOVE REFERENCED PROPERTY.****Please fax to: 201-429-3914**

J. ALVARO ALONSO LLC
ATTORNEY AT LAW
6121 Kennedy Boulevard
North Bergen, New Jersey 07047
TEL 201-261-6151/ FAX 201-429-3914
Email: aalonso@alonsoesq.com

August 21, 2024

PROPERTY OWNER

RE: 458 Properties, LLC
1601 75th Street
Block: 254 Lot(s): 130

Dear Sir or Madam:

Please be advised that this office represents **458 Properties, LLC** in a site plan and variance application regarding the above referenced property.

On _____, a public hearing will be held at 6:00 p.m. by the North Bergen Board of Adjustment at Town Hall located at 4233 Kennedy Boulevard, North Bergen. Applicant seeks preliminary and final site plan approvals and variances for use (d-1), height (d-6) and parking to construct a new assisted living facility.

All documents related to this application can be inspected at the office of the Municipal Clerk, Municipal Building, 4233 Kennedy Boulevard, in the Town of North Bergen, NJ during regular business hours of 9:00 a.m. and 4:00 p.m.

Sincerely,

J. Alvaro Alonso

Appendix II:

Municipal Records – Tax Assessor

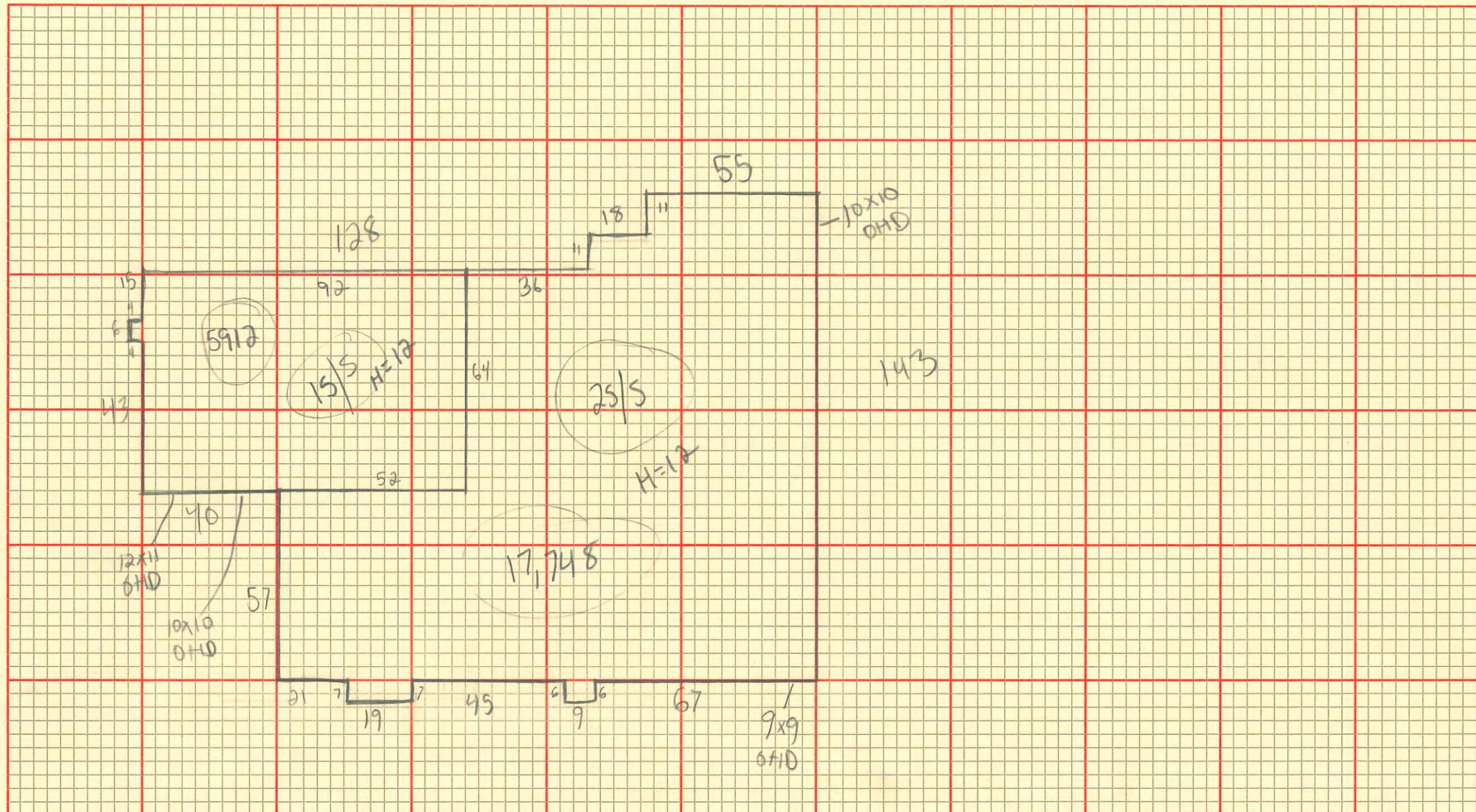
1601 75TH ST
ARMEL BLDG CORP
NORTH BERGEN COMMERCIAL
 Lot Size: 360X244
 Bldg Desc: 1S-B-1

40 Scale

Card _____ of _____

[illegible]

- Armel electronics



Conc. Paving	Lighting
Black Top 9,914	Fences
Curbing	Islands

VERIFICATION OF INSPECTION:

MEASURED BY:

DATE:

INSPECTED BY:

DATE:

GROUND AREA:

GROSS BLDG AREA:

HEIGHT:

Conc. Paving	Lighting
Black Top 9,914	Fences
Curbing	Islands

Block 254	Land Desc 360X244	Owners Name MEADOWVIEW 75TH ST DEVELOPMENT CORP	Land 617,200	Exemption	Net Taxable Value	Deductions
Lot 130	Bldg Desc 1S-B-I	Street Address 1 EXECUTIVE DR #LL 100	Bank 00000	Impr 3,412,100	Code	Cd No-Ow
Qual	Addl Lots	City & State FORT LEE, NJ	Zip 07247	Total 4,029,300	Value 0	
Acct#	Acreage 0.000	Class 4B	Property Location 1601 75TH ST	Zone R1		

DESCRIPTION	SKETCH
SITE INFORMATION Sewer: Water: Gas: Topography: Road: BUILDING INFORMATION Type and Use: Story Height: Style: Exterior Fin: Roof Type: Roof Material: Foundation: Condition: Quality: Year Built: 1945 Eff Age (Years): 76 Livable Area: 0 SALE DATE 03/26/26 SALE PRICE 4800000	
Copyright (c) 1999 MicroSystems-NJ.Com, L.L.C. 06/29/26 Scale: 0	

A COPY OF THIS DEED HAS BEEN SENT TO ASSESSOR'S OFFICE

20260416010028480 1/8
04/16/2026 02:10 PM DEED
Bk: 9977 Pg: 691

JEFFREY DUBLIN
Hudson County, Register of Deeds
Receipt No. 391973

Hudson County Recording Data Page JEFFREY DUBLIN Hudson County Register 	Official Use Only-Barcode 20260416010028480 04/16/2026 02:10:11 PM Consideration: \$4800000.00 Exempt Code: Regular
Official Use Only-Realty Transfer Fee	County: \$4800.00 State: \$12000.00 NJAHTF: \$6975.00 PHPF: \$2400.00 EAA: \$10640.00 General: \$18740.00 Buyer's Fee: \$0.00 Total RTF: \$55555.00
Date of Document: March 26, 2026	Type of Document: DEED
First Party Name: Arnel Building Corp.	Second Party Name: Meadowview 75th Street Development Corp.
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 254	Lot: 130
Municipality: North Bergen	
Consideration: \$4,800,000.00	
Mailing Address of Grantee: 1601 75th Street Township of North Bergen, County of Hudson, State of New Jersey 07657	
THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:
HUDSON COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.	

DISCLAIMER:

A recording officer shall not be liable for differences between the cover sheet or the electronic synopsis and the document. If discrepancies are found, the entire document will be rejected.

**A COPY OF THIS DEED HAS BEEN
SENT TO ASSESSOR'S OFFICE**

Prepared By: Russell F. Anderson, Jr., Esq.

**BARGAIN AND SALE DEED WITH
COVENANTS AGAINST GRANTOR'S ACTS**

THIS DEED is dated as of February 12, 2026, with an effective date of March 26, 2026,

BETWEEN

ARMEL BUILDING CORP., a New Jersey corporation, having an address of 1601 75th Street,
North Bergen NJ 07047,

("Grantor"),

AND

MEADOWVIEW 75TH STREET DEVELOPMENT CORP., a New Jersey corporation, having
an address of 1 Executive Drive, Suite LL100, Fort Lee, NJ 07024,

("Grantee").

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

TRANSFER OF OWNERSHIP. Grantor grants and conveys (transfers ownership of) the property described in Schedule "A" attached hereto and made a part hereof to the Grantee. This transfer is made for the sum of Four Million Eight Hundred Thousand and 00/100 (\$4,800,000.00) Dollars. Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Township of North Bergen, County of Hudson, known as Lot 130, Block 254 as shown on the official tax map of the Township of North Bergen.

PROPERTY. The property consists of the land and all the buildings and structures on the land in the Township of North Bergen, County of Hudson, and State of New Jersey. The legal description is:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

COMMONLY known as 1601 75th Street, North Bergen NJ 07047.

Being the same premises conveyed to Grantor herein by Trustee's Deed from Joseph H. Stamler, as Trustee of Trylon Machine & Gear Co., dated June 1, 1960, and recorded in the Hudson County Clerk's Office on June 1, 1960 in Deed Book 2829, Page 70.

This conveyance is made subject to all restrictions, easements and rights of way of record and to all zoning laws and ordinances of the Township of North Bergen and subject further to such facts as an accurate survey may disclose.

GRANTOR'S COVENANTS. (N.J.S.A. 46:4-6) Grantor covenants that the Grantor has not allowed anyone else to obtain any legal rights which affect the property. Grantor further covenants that the Grantor has done no act to encumber the property.

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

Witness:

ARMEL BUILDING CORP.

By:

Edward D. Johnsen, President

STATE OF NEW JERSEY)

: SS.

COUNTY OF BERGEN)

I CERTIFY that on February 12, 2026, Edward D. Johnsen personally came before me and acknowledged under oath, to my satisfaction, that he:

- (a) is named in and personally signed this Deed;
- (b) is the President of Armel Building Corp. and is authorized to sign this Deed on behalf of the corporation;
- (c) signed, sealed and delivered this Deed as his act and deed on behalf of the corporation; and
- (d) made this Deed for \$4,800,000.00 as the full and actual consideration, as defined in N.J.S.A. 46:15-5, paid or to be paid for the transfer of title.

Russell F. Anderson, Jr.
NJ Attorney ID# 03849-2006
An Attorney at Law of
the State of New Jersey

RECORD AND RETURN TO:

Amoroso Pantano P.C.
125 Chubb Ave
4th Floor South Tower Suite 1
Lyndhurst, NJ 07071

American Land Title Association
New Jersey Variation

Commitment for Title Insurance
2021 v. 01.00 (07-01-2021)

SCHEDULE A LEGAL DESCRIPTION

ALL that certain tract or parcel of land, situated, lying and being in the Township of North Bergen, County of Hudson, State of New Jersey, more particularly described as follows:

Parcel 1:

BEGINNING at a point in the southerly line of 75th Street, distant 276.00 feet easterly from the intersection of the said southerly line of 75th Street, with the easterly line of Tonnele Avenue, said point being in the easterly line of property conveyed to the North Bergen Piece Die Works, Inc., by deed dated May 6, 1948, and from said point running; thence

1. Southerly and along the line of lands owned by the North Bergen Piece Die Works, Inc., South 32 degrees 20 minutes 05 seconds West, 244.00 feet to a point in the rear line of said lands; thence
2. Easterly and parallel with the southerly line of 75th Street, South 63 degrees 22 minutes 25 seconds East, 210.00 feet to a point; thence
3. Northerly and parallel with the first course herein described, 244.00 feet to the southerly line of said 75th Street; thence
4. Westerly and along said southerly line of said 75th Street, 210.00 feet to the place of BEGINNING.

Parcel 2:

BEGINNING at a point in the southerly line of 75th Street, distant 486.00 feet easterly from the intersection of the said southerly line of said 75th Street, with the easterly line of Tonnele Avenue (said point being in the easterly line of property conveyed on February 11, 1949, by the township of North Bergen to Tylon Machine & Tool Manufacturing Co.) and from said point going; thence

1. Southerly along said easterly line of Tylon Machine & Tool Manufacturing Co., 244.00 feet to the southerly line of said property; thence
2. Easterly and parallel to the southerly line of 75th Street, 50.00 feet to a point; thence
3. Northerly and parallel to the first course, 244.00 feet to a point; thence
4. Westerly and along the southerly line of said 75th Street, 50.00 feet to the place of BEGINNING.

Parcel 3:

BEGINNING at a point in the southerly line of 75th Street (formerly 31st Street) distant therein 536.00 feet Easterly from the intersection formed by the southerly line of 75th Street with the easterly line of Tonnele Avenue (formerly Bergen Turnpike), and running; thence

1. Easterly and along the said southerly line of 75th Street, South 63 degrees 22 minutes 25 seconds East, 100.00 feet to a point; thence
2. Southerly and parallel with the said easterly line of Tonnele Avenue, South 32 degrees 20 minutes 05 seconds West, 244.15 feet to a point; thence
3. Westerly and on a course of North 63 degrees 22 minutes 25 seconds West, 100.00 feet to a point; thence
4. Northerly, parallel to the second course, North 32 degrees 20 minutes 05 seconds East, 244.15 feet to the place of BEGINNING.

The above description being in accordance with a survey of said premises prepared by Bertin Engineering, dated December 12, 2022, marked project #22-273.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

**A COPY OF THIS DEED HAS BEEN
SENT TO ASSESSOR'S OFFICE**

NJRB 3-10
Last Revised: 11/01/2023

American Land Title Association
New Jersey Variation

Commitment for Title Insurance
2021 v. 01.00 (07-01-2021)

BEGINNING at a point, said point being distant 276.00 feet southeasterly from the intersection of 75th Street (40' Wide) and Tonnel Avenue(a.k.a. Bergen Turnpike)(width varies) and said point also having a New Jersey State Plane Coordinate of N:717981.467 E:625511.782; and running; thence

1. Along the southeasterly line of 75th Street(40' wide) South 63°19'46" East, a distance of 360.00 feet to the intersection of the southeasterly line of 75th Street and the dividing line between Block 254 Lot 130 and Block 254 Lot 117; thence
2. Along said dividing line, South 32°22'44" West, a distance of 244.15 feet to the intersection of Block 254 Lot 130, Block 254 Lot 117 an Block 254 Lot 107.02; thence
3. North 63°19'46" West, a distance of 100.00 feet to a point; thence
4. North 32°22'44" East a distance of 0.15 feet to a point; thence
5. North 63°19'46" West, a distance of 260.00 feet to a point in the dividing line between Block 254 Lot 130 and Block 254 Lot 66.02; thence
6. Along said dividing line, North 32°22'44" East, a distance of 244.00 feet to the True point and place of BEGINNING.

Tax Lot: 130 Block: 254 Tax Map of the Township of North Bergen, County of Hudson, State of New Jersey
NOTE: Lot and Block shown for informational purposes only.

NOTE FOR INFORMATION ONLY: Mailing Address is 1601 75th Street, North Bergen Township, NJ 07047-4046

**A COPY OF THIS DEED HAS BEEN
SENT TO ASSESSOR'S OFFICE**

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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 Bergen County } SS. County Municipal Code 0908

MUNICIPALITY OF PROPERTY LOCATION NORTH BERGEN

FOR RECORDER'S USE ONLY
Consideration \$ 4,800,000.00
RTF paid by seller \$ 55,555.00
Date 4/16/26 By PT

*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, Sylva Havatian being duly sworn according to law upon his/her oath,
deposes and says that he/she is the (Name) Title Officer in a deed dated February 26, 2026 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 254 Lot number 130 located at
1601 75th Street North Bergen and annexed thereto.

(Street Address, Town)

(2) **CONSIDERATION** \$ 4,800,000.00 (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

\$ 4,029,300.00 + 86.99 % = \$ 4,631,911.71

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. (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 26 day of March, 2026

Signature of Deponent
1073 Palisade Ave Fort Lee NJ 07024

Deponent Address

Armel Building Corp.
Grantor Name
1601 75th st North Bergen NJ 07047

Grantor Address at Time of Sale

Riverview Title Agency, LLC
Name/Company of Settlement Officer

TIFFANY CAMACHO
Commission # 50110893 Last three digits in Grantor's Social Security Number
Notary Public, State of New Jersey
My Commission Expires
August 19, 2029

FOR OFFICIAL USE ONLY
Instrument Number _____ County HUDSON
Deed Number _____ Book _____ Page _____
Deed Dated 2/12/26 Date Recorded 4/16/26

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>

RTF-1EE (Rev. 8/7/25) MUST
SUBMIT IN DUPLICATESTATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR GRADUATED PERCENT FEE

(Chapter 49, P.L. 1968, as amended through Chapter 69, P.L. 2025) (N.J.S.A. 46:15-5 et seq.)

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

STATE OF NEW JERSEY

COUNTY

BERGEN

SS. County Municipal Code
0908

MUNICIPALITY OF PROPERTY LOCATION

North Bergen

FOR RECORDER'S USE ONLY

Consideration \$ 4,800,000.00
RTF paid by seller \$ N/A
Date 4/16/26 By ET

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

XXX-XX-XX

Last three digits in grantor's Social Security Number

Deponent, Edward D. Johnsen (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 February 26, 2026 transferring real property (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 254 Lot number 130 located at

1601 75th Street, North Bergen and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 4,800,000.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantor required to remit the Graduated Percent fee, complete (A) by checking off appropriate box or boxes below.

- ☐ Class 2 - Residential ☐ Class 4A - Commercial properties
☐ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property (If checked, calculation in (E) required below)
☐ Cooperative unit (four families or less) (See C. 46:8D-3.)
 Cooperative units are Class 4C.

(B) Grantor is not required to remit Graduated Percent Fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- ☒ Property class. Circle applicable class or classes: 1 3B 4B 4C 15
 Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B- Industrial properties; 4C- Apartments; 15- Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
☐ Grantee is an exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
☐ Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.
☐ Intercompany transfer between combined group members as part of the unitary business (See Instruction #13 on reverse side)
 List the Combined group NU ID number (Required) /

(C) When grantor transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the Graduated Percent Fee (A), with one or more than one not subject to the Graduated Percent Fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

☐ Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE GRADUATED PERCENT FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class 4B	\$ 4,029,300.00	+ 88.99 %	= \$ 4,631,911.71
Property Class	\$	+ %	= \$
Property Class	\$	+ %	= \$
Property Class	\$	+ %	= \$

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value

\$ + % = \$

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

(3) TOTAL 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 Chapter 69, P.L. 2025, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Seller to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 69, P.L. 2025.

Subscribed and sworn to before me
this 16th day of March, 2026

K. Steadman

KAREN STEADMAN
Notary Public
State of New Jersey

Commission Expires 5-28-2029

1601 75th St., North Bergen NJ 07047

Deponent Address

Armel Building Corp.

Grantor Name

1601 75th St., North Bergen NJ 07047

Grantor Address at Time of Sale

Riverview Title Agency LLC
Name/Company of Settlement OfficerSTATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNITFOR OFFICIAL USE ONLY
Instrument Number _____ County HUDSON
Deed Number _____ Book _____ Page _____
Deed Dated 2/12/26 Date Recorded 4/16/26The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit:
www.state.nj.us/treasury/taxation/lpt/localtax.shtml

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DEED
NUMBER OF PAGES : 8
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GIT/REP-3

(8-25)

(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Armel Building Corp.

Current Street Address

1 Dead End Road

City, Town, Post Office

Newfoundland

State

NJ

ZIP Code

07435

Property Information

Block(s)

254

Lot(s)

130

Qualifier

Street Address

1601 75th Street

City, Town, Post Office

North Bergen

State

NJ

ZIP Code

07047

Seller's Percentage of Ownership

100

Total Consideration

\$4,800,000.00

Owner's Share of Consideration

\$4,800,000.00

Closing Date

3/26/2026

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. See instructions.
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.
- 7a. ☐ 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 CODE 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. See instructions.
- 7b. ☐ Seller only received 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.

2/12/26

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Appendix II:

Municipal Records - Health Department



NICHOLAS J. SACCO
Mayor

TOWNSHIP OF NORTH BERGEN
DEPARTMENT OF HEALTH/WELFARE
1116 - 43rd STREET
201 - 392 - 2084 - 85 - 86

H 11815

J. CASTRO
Health Officer

COMPLAINANT: NAME: Commissoner from area Date: 9/12/25
PHONE: L
U

ADDRESS: _____

VIOLATOR: NAME: Armel Bldg. Corp. PHONE: L
U

ADDRESS: 1601 75th St CITY: North Bergen

NATURE OF COMPLAINT: _____

High weeds

RECEIVED BY: Mario

REFERRED TO: Juan

DATE: 9/12/25

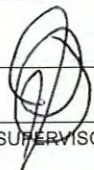
FIELD REPORT: on site 9-12-25 Building is Clean properly
has ben cleaned up also weed are cut down.

No Cause For Complaint

Jim Duntis 9-12-2025

COURT ACTION SUMMONS # _____ ABATEMENT NOTICE # _____

REVIEWED BY: _____ DATE: 9/15/25


SUPERVISOR

Block: 254

Lot: 130

Qual:

Prop Loc: 1601 75TH ST

District: 0908 NORTH BERGEN

Class: 4B

Owner: ARMEL BLDG CORP

Street: 1601 75TH ST

City State: NORTH BERGEN NJ 07047

Square Ft: 23636

Year Built: 1945

Style:

Prior Block:

Prior Lot:

Prior Qual:

Updated: 03/11/22

Zone: R1

Acct Num: 00487300

Mtg Acct:

Bank Code: 0

Tax Codes:

Map Page: 53

Additional Information

Addl Lots:

Land Desc: 360X244

Bldg Desc: 1S-B-I

Class4Cd: 331

Acreage: 0

EPL Code: 0 0 0

Statute:

Initial: 000000 Further: 000000

Desc:

Taxes: 70391.87 / 73655.60

Sale Date: 00/00/00

Book:

Page:

Sale Information

Price: 0 NU#: 0

Sr1a

Date

Book

Page

Price

NU#

Ratio

Grantee

TAX-LIST-HISTORY					
Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
2025	1601 75TH ST	617200	0	4029300	4B
		3412100			
		4029300			
2024	1601 75TH ST	617200	0	4029300	4B
		3412100			
		4029300			
2023	1601 75TH ST	617200	0	4029300	4B
		3412100			
		4029300			
2022	1601 75TH ST	617200	0	4029300	4B
		3412100			
		4029300			

[*Click Here for More History.](#)

Appendix II:

Municipal Records - Police Reports

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