

COPY

PLANNING BOARD
SITE PLAN APPLICATION FORM

Received 6/9/2020

Date: June 5, 2020

1. Applicant's name: Ihor Sochan and Helen Sochan

Address: 32 Prospect Avenue, Woodcliff Lake, New Jersey 07677

Phone: (201) 391-2581

2. Owner's name: Ihor & Helen Sochan (as to Lot 6, Block 2702) / Richard Conboy (as to Lot 23, Block 2702)

Address: 32 Prospect Avenue, Woodcliff Lake, NJ 07677 / 208 Joan Street, South Plainfield, NJ 07080

3. Name and location of development: 32 Prospect Avenue & 35 Campbell Avenue

Block: 2702 Lot: 6 & 23 Section: R-15

4. Location of nearest intersection of abutting street with other public streets:
Cressfield Court as to 32 Prospect Avenue, Woodcliff Lake, NJ, Lot 6, Block 2702
Broadway as to 35 Campbell Avenue, Woodcliff Lake, NJ, Lot 23, Block 2702

5. Map dated: 4/28/20 Prepared by: Christopher Lantelme, P.E. & L.S.

Entitled: Minor Subdivision for Lots 6&23, Block 2702, Borough of Woodcliff Lake, Bergen County, N.J.

6. Present use: Single family residential lot. Lots 6 & 23 merged by operation of law to form 1 single family residential lot.
Applicant seeks subdivision approval and C variance relief to subdivide existing Lot 6 & 23 into two new single family residential

7. Proposed use: lots proposed as Lot 6 and Lot 23. See attached subdivision plan prepared by Christopher Lantelme, PE & LS for details.

8. Lot area: Existing Lot 6&23: 26,358sf Existing Lot 6&23: 2,308 sf
Proposed Lot 6: 13,201sf Proposed Lot 6: 1,974 sf
Proposed Lot 23: 13,157sf Proposed Lot 23: will conform

9. Building area (total): Existing Lot 6&23: 4,510 sf Existing Lot 6&23: 1 car detached garage
Proposed Lot 6: 3,431 sf Proposed Lot 6: 1 car attached garage
Proposed Lot 23: will conform Proposed Lot 23: will conform

10. Property part of a major subdivision
granted on or about 1970

11. Area in acres of any additional adjoining land owned by owner or applicant:
n/a

12. Does this constitute:
(a) New application as expansion/renewal of existing building.
(b) Revision or resubmission of a prior application.

13. Attach a copy of any deed restrictions or covenants that will apply. Existing Easement for Road Widening recorded in Deed Book 5506, Page 162 on March 24, 1971, attached hereto as Exhibit G.

Signature: [Handwritten Signature]

Title: Ihor Sochan & Helen Sochan [Handwritten Signature]

AFFIDAVIT OF APPLICANT

STATE OF NEW JERSEY

COUNTY OF BERGEN

ss.

Ihor Sochan & Helen Sochan, of full age, being duly sworn according to law, deposes and says that all of the above statements and the statements contained in the papers submitted herewith are true.

Sworn to and subscribed before me

this 5th day of June 2020

(Notary Public)
TONI ANN MARABELLO
ATTORNEY AT LAW OF NEW JERSEY

Ihor Sochan
(Applicant to sign here)

Helen Sochan

AFFIDAVIT OF OWNERSHIP
AS TO LOT 6, BLOCK 2702

STATE OF NEW JERSEY

COUNTY OF BERGEN

ss.

Ihor Sochan & Helen Sochan, of full age, being duly sworn according to law, on oath deposes and says that the deponent resides at 32 Prospect Avenue, in the Borough of Woodcliff Lake in the county of Bergen and State of New Jersey, that we are ~~the~~ owner in fee of all that certain lot, piece of parcel of land situated, lying and being in the municipality aforesaid, and known and designated as Number 32 Prospect Avenue, Woodcliff Lake, NJ, Block 2702, Lot 6.

Sworn to and subscribed before me

this 5th day of June 2020

(Notary Public)
TONI ANN MARABELLO
ATTORNEY AT LAW OF NEW JERSEY

Ihor Sochan
(Owner to sign here)

Helen Sochan

SOCHAN SUBDIVISION

32 Prospect Avenue, Woodcliff Lake, NJ, Block 2702, Lot 6
35 Campbell Avenue, Woodcliff Lake, NJ, Block 2702, Lot 23

EXHIBIT LIST

PROOF OF OWNERSHIP for 32 Prospect Avenue, Woodcliff Lake, NJ, Block 2702, Lot 6	EXHIBIT A
PROOF OF OWNERSHIP for 35 Campbell Avenue, Woodcliff Lake, NJ, Block 2702, Lot 23	EXHIBIT B
PROOF OF TAXES PAID for 32 Prospect Avenue, Woodcliff Lake, NJ, Block 2702, Lot 6	EXHIBIT C
PROOF OF TAXES PAID for 35 Campbell Avenue, Woodcliff Lake, NJ, Block 2702, Lot 23	EXHIBIT D
PROPERTY OWNER LIST for 32 Prospect Avenue, Woodcliff Lake, NJ, Block 2702, Lot 8	EXHIBIT E
PROPERTY OWNER LIST for 35 Campbell Avenue, Woodcliff Lake, NJ, Block 2702, Lot 23	EXHIBIT F
EXISTING EASEMENT FOR ROAD WIDENING recorded on March 24, 1971, in Deed Book 5506, Page 162	EXHIBIT G

This Deed, made the 20 day of August 19 73 ,

Between

THOR R. SOCHAN and HELEN SOCHAN, his wife and JOHN
FAJEWCIW and HELEN FAJEWCIW, his wife

residing at 32 Propsect Avenue
in the Borough of Woodcliff Lake in the County of
Bergen and State of New Jersey herein designated as the Grantors,

And
THOR R. SOCHAN and HELEN SOCHAN, his wife

residing or located at 32 Propsect Avenue
in the Borough of Woodcliff Lake in the County of
Bergen and State of New Jersey herein designated as the Grantees:

Witnesseth, that the Grantors, for and in consideration of a sum less than Five
Hundred and no/100- - - - - (\$500.00)- - - - - DOLLARS
lawful money of the United States of America, to the Grantors in hand well and truly paid by the
Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and
convey unto the Grantees forever.

All that tract or parcel of land and premises, situate, lying and being in the
Borough of Woodcliff Lake in the
County of Bergen and State of New Jersey, more particularly described as follows:

BEING known and designated as Lot 6.1 in Block 2702 on a certain
filed map entitled "Final map for subdivision, Sochan property,
Borough of Woodcliff Lake, Bergen County, New Jersey" dated March
12, 1970 and filed in the Office of the Clerk of Bergen County on
February 22, 1971 as Map No. 6974.

BEING more particularly described as the northeast quadrant of lands
owned by the grantors herein and beginning at the northeast corner
of said lands on the southerly side of Prospect Avenue now widened
to a point distant 35 feet from the center line of said street and
monumented and running thence (1) South 2 degrees 35 minutes west
a distance of 120.00 feet to a point; thence (2) North 87 degrees
25 minutes west 110.00 feet to a point; thence (3) South 2 degrees
35 minutes west 120.00 feet to the southerly side of Prospect Avenue;
thence (4) South 87 degrees 25 minutes east along the southerly
side of Prospect Avenue and at an easterly distance of 110.00 feet
to the point of place of BEGINNING.

BEING part of the same premises conveyed to the grantors herein by
deed dated August 4, 1955 and recorded August 8, 1955 in Book 3661
at Page 331.

SUBJECT TO restriction and easements of record, if any, zoning and
municipal rules and regulations and any state of facts which an
accurate survey might disclose.

Consideration
Cash Transfer Fee \$ 25
Recording Fee \$ 10.25
Total \$ 35.25

Handwritten initials

RECEIVED
1973 AUG 22 PM 3:29
Signature
BERGEN COUNTY CLERK

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; AND also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of

James R. Beattie
JAMES R. BEATTIE
An Attorney at Law of N.J.

Ihor R. Sochan (L.S.)
IHOR R. SOCHAN

Helen Sochan (L.S.)
HELEN SOCHAN

John Fajewciw
JOHN FAJEWCIW

Helen Fajewciw
HELEN FAJEWCIW

State of New Jersey, County of Bergen } ss.: Be it Remembered,
that on August 20, 1973, before me, the subscriber,
An Attorney at Law of New Jersey
personally appeared IHOR R. SOCHAN and HELEN SOCHAN, his wife and JOHN
FAJEWCIW and HELEN FAJEWCIW, his wife

who, I am satisfied, are the person or persons named in and who executed the within instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (b), is a sum less than \$500.00

Prepared by:
JAMES R. BEATTIE, ESQ.

James R. Beattie
JAMES R. BEATTIE
An Attorney at Law of N.J.

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 N.J.S.A. 46:15-5 et seq.

FOR RECORDER'S USE ONLY
County of Bergen
Consideration \$ EX
Realty Transfer Fee \$ EX

STATE OF NEW JERSEY)
COUNTY OF BERGEN) SS:

(1) PARTY OR LEGAL REPRESENTATIVE (see Instruction #3)

Thor R. Sochan being duly sworn according to law upon his oath deposes and says that he is the Grantor and Grantee in the deed between

Thor R. Sochan & Helen Sochan, his wife, and John Fajewciv & Helen Fajewciv, his wife, 32 Prospect Avenue, Woodcliff Lake, NJ and Thor R. Sochan & Helen Sochan, his wife, 32 Prospect Avenue, Woodcliff Lake, NJ dated 7 August, 1973 and annexed hereto.

(2) OFFICER OF CORPORATE GRANTOR OR CORPORATE GRANTEE (see instruction #4)

Deponent states that he is the _____ of _____ and that he is fully acquainted with the business of said corporation and knows the actual and full consideration paid or to be paid for the transfer of title to the premises described in the deed annexed hereto.

(3) OFFICER OF TITLE COMPANY OR LENDING INSTITUTION (see instruction #5)

Deponent states that he is the _____ of _____ participating in the deed transaction herein described and that he knows the actual and full consideration paid or to be paid for the transfer of title to the premises described in the deed annexed hereto.

(4) CONSIDERATION (see instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 0.
No Mortgages

(5) LOCATION OF PROPERTY

Deponent states that the real property transferred by the deed annexed hereto is located in Woodcliff Lake and Bergen.

(6) EXEMPTION FROM FEE (complete only if exemption from fee is claimed. See Instruction #7)

Deponent claims that this deed transaction is exempt from the realty transfer fee imposed by c. 49, P.L. 1968 for the following reason(s): Consideration is less than \$100 inasmuch as same is part of an estate plan on behalf of the Grantors.

Deponent makes affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me this 20 day of August, 1973
Nona E. Botchin
NONA E. BOTCHIN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 26, 1978

Thor R. Sochan
THOR R. SOCHAN
32 Prospect Avenue, Woodcliff Lake, NJ

Consideration \$ EX
Notary Transfer Fee EX
Recording Fee 10.25
By *pm* Total \$ 10.25

18 **DEED**

IGOR R. SOCHAN and HELEN
SOCHAN, his wife and JOHN
FAJEWICZ and HELEN FAJEWICZ,
his wife

TO

IGOR R. SOCHAN and
HELEN SOCHAN, his wife

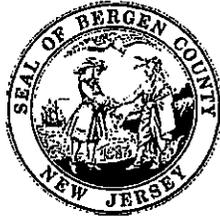
AMOUNT \$ 48,076 10.25 101

Dated 20 August 1973

RECORD AND RETURN TO:
BEATIE & PADOVANO
COUNSELLORS AT LAW
214 MARKET ST.
HACKENSACK, N. J. 07601

John S. Hogan
Bergen County Clerk

Bergen County Clerk
One Bergen County Plaza
Hackensack, NJ 07601
(201) 336-7000
www.bergencountyclerk.org/



INSTRUMENT# 2020020201

V 3512 740

RECORDED DATE: 02/21/2020

Document Type: DEED AND REALTY TAX FEES

Transaction #: 1501011

Document Page Count: 4

Operator Id: ERECORD

RETURN TO:

SUBMITTED BY:

CSC / INGEO SYSTEMS

919 N. 1000 WEST

LOGAN, UT 84341

PRIMARY NAME

SECONDARY NAME

SOCHAN IHOR R

CONBOY RICHARD

ADDITIONAL PRIMARY NAMES

ADDITIONAL SECONDARY NAMES

SOCHAN HELEN

MARGINAL REFERENCES: File Number: Volume: Page:

DOCUMENT DATE: 01/28/2020

MUNICIPALITY: WOODCLIFF LAKE

LOT: 23

BLOCK: 2702

INSTRUMENT#: 2020020201

Recorded Date: 02/21/2020

I hereby CERTIFY that this document is recorded
in the Clerk's Office in Bergen County, New
Jersey.



John S. Hogan
John S. Hogan
Bergen County Clerk

FEES/ TAXES:

RECORDING FEE	\$20.00
STATE RECORDING FEE	\$20.00
COUNTY RECORDING FEE	\$20.00
TAX ABSTRACT-STATE	\$5.00
TAX ABSTRACT-COUNTY	\$5.00
HOMELESSNESS TRUST FUND	\$3.00

NPNR	\$225.00
Basic County	\$300.00
Basic State	\$750.00
PHPF	\$150.00
Extra-Alde	\$290.00
Gen-Purpose	\$0.00
Mansion-Tax	\$0.00

Total: \$1,788.00

Recording Fees: \$73.00
Realty Transfer Tax Fees: \$1,715.00
Consideration: \$ 300000.00

OFFICIAL RECORDING COVER PAGE

Page 1 of 4

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Deed - Bargain & Sale (Covenant as to grantor's Acts)

Prepared by 

DEED

Toni Ann Marabello, Esq.,
OF MEYERSON, FOX, MANCINELLI, & CONTE, P.A.

This Deed is made on January 28, 2020, Delivered on February 5, 2020

BETWEEN

Ihor R. Sochan and Helen Sochan, husband and wife

residing at *32 Prospect Avenue, Woodcliff Lake, New Jersey 07677*
referred to as the Grantors

TO

Richard Conboy

whose address is *208 Joan Street, South Plainfield, New Jersey 07080*
referred to as the Grantees.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **THREE HUNDRED THOUSAND DOLLARS & 00/100 (\$300,000.00)**. The Grantors acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) **BOROUGH OF WOODCLIFF LAKE**
Block No: 2702 **Lot: 23**

Property. The property consists of the land and all the buildings and structure on the land in the Borough of Woodcliff Lake, County of Bergen and State of New Jersey. The legal description is attached hereto. Commonly known as **35 CAMPBELL AVENUE, WOODCLIFF LAKE, NEW JERSEY 07677.**

BEING the same land and premises conveyed to Grantors herein as follows: Ihor R. Sochan and Helen Sochan, his wife, by Deed from Ihor R. Sochan and Helen Sochan, his wife, and John Fajewciw and Helen Fajewciw, his wife, dated March 2, 1985, recorded March 7, 1985, in the Bergen County Clerk/Register's Office in Book 6904, Page 385.

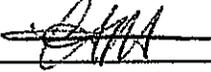
Previously, Ihor R. Sochan and Helen Sochan, his wife, and John Fajewciw and Helen Fajewciw, his wife, as joint tenants in common, by Deed from Ihor R. Sochan and Helen Sochan, his wife, dated August 4, 1955, recorded August 8, 1955, in Deed Book 3681, Page 331.

Previously, Ihor R. Sochan and Helen Sochan, his wife, by Deed from Henry C. Hansen and Vera Barnes Hansen, his wife, dated July 25, 1955, recorded August 5, 1955, in Deed Book 3681, Page 186.

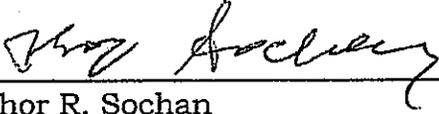
Promises by Grantor. The Grantors promise that the grantors have done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantors have not allowed anyone else to obtain any legal rights which affect the property (such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

Signatures. The Grantors sign this Deed as of the date at the top of the first page.

Witnessed by:



Toni Ann Marabello



Ihor R. Sochan



Toni Ann Marabello

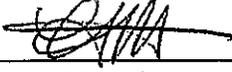


Helen Sochan

STATE OF NEW JERSEY: COUNTY OF BERGEN

I CERTIFY that on January 28, 2020, Ihor R. Sochan and Helen Sochan, husband and wife, personally came before me and acknowledged under oath, to my satisfaction, that these persons:

- (a) are named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as their act and deed; and
- (c) made this Deed for \$300,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).



Toni Ann Marabello, Esq.,
Attorney At Law of New Jersey



**CHICAGO TITLE
INSURANCE COMPANY**

**SCHEDULE C
LEGAL DESCRIPTION**

Issuing Office File No. FT-11718

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey:

Known and designated as Lot 23 in Block 2702 as set forth on a certain map entitled, "Final Map for Subdivision, Sochan Property, Borough of Woodcliff Lake, Bergen County, New Jersey" which map was filed on February 22, 1971 in the Bergen County Clerk's Office as Map No. 6974.

BEING more particularly described as the southeasterly quadrant of lands formerly owned by Ihor R. Sochan and Helen Sochan, his wife and John Fajewciw and Helen Fajewciw, his wife and beginning at the southeasterly corner of said lands on the northerly side of Campbell Avenue (now widened to a point distant 25 feet from the center line of said Street) and running; thence

1. North 86 degrees 32 minutes West along Campbell Avenue, a distance of 110.02 feet to a point; thence
2. North 2 degrees 35 minutes East, a distance of 118.75 feet to a point; thence
3. South 87 degrees 25 minutes East, a distance of 110.00 feet; thence
4. South 2 degrees 35 minutes West, a distance of 120.45 feet to the point or place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 35 Campbell Avenue, Tax Lot 23, Tax Block 2702 on the Official Tax Map of Borough of Woodcliff Lake, NJ

This is not an official document

This page is only a part of a 2016 ALTA Commitment for Title Insurance issued by Chicago 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; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

GIT/REP-3
(8-19)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
IHOR R. SOCHAN AND HELEN SOCHAN, HUSBAND AND WIFE
Current Street Address
32 PROSPECT AVENUE
City, Town, Post Office
WOODCLIFF LAKE State NJ ZIP Code 07677

Property Information

Block(s)
2702 Lot(s) 23 Qualifier
Street Address
35 CAMPBELL AVENUE
City, Town, Post Office
WOODCLIFF LAKE State NJ ZIP Code 07677

Seller's Percentage of Ownership 100 Total Consideration \$300,000.00 Owner's Share of Consideration \$300,000.00 Closing Date 2/5/2020

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.

1/28/2020 Date Helen Sochan Signature (Seller) Indicate if Power of Attorney or Attorney in Fact
1/28/2020 Date Ihor Sochan Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

The Borough of Woodcliff Lake



Block/Lot/Qual:	2702. 6.	Tax Account Id:	1844
Property Location:	32 PROSPECT AVE	Property Class:	2 - Residential
Owner Name/Address:	SOCHAN I & H 32 PROSPECT AVE WOODCLIFF LAKE N J 07677	Land Value:	245,300
		Improvement Value:	215,900
		Exempt Value:	0
		Total Assessed Value:	461,200
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Balance Includes any Adjustments to Your Account

Taxes

Make a Payment		View Tax Rates		View Current Bill		Project Interest		
Year	Due Date	Type	Orig Billed	Adj Billed	Balance	Interest	Total Due	Status
2020	02/01/2020	Tax	2,408.62	0.00	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	2,408.62	0.00	0.00	0.00	0.00	PAID
Total 2020			4,817.24	0.00	0.00	0.00	0.00	
2019	02/01/2019	Tax	2,360.63	0.00	0.00	0.00	0.00	PAID
2019	05/01/2019	Tax	2,360.63	-446.06	0.00	0.00	0.00	PAID
2019	08/01/2019	Tax	2,468.14	0.00	0.00	0.00	0.00	PAID
2019	11/01/2019	Tax	2,445.07	-396.07	0.00	0.00	0.00	PAID
Total 2019			9,634.47	-842.13	0.00	0.00	0.00	
2018	02/01/2018	Tax	2,344.61	0.00	0.00	0.00	0.00	PAID
2018	05/01/2018	Tax	2,344.61	-446.06	0.00	0.00	0.00	PAID
2018	08/01/2018	Tax	2,408.54	0.00	0.00	0.00	0.00	PAID
2018	11/01/2018	Tax	2,344.76	-396.06	0.00	0.00	0.00	PAID
Total 2018			9,442.52	-842.12	0.00	0.00	0.00	
Last Payment: 04/28/20								

[Return to Home](#)

The Borough of Woodcliff Lake



Block/Lot/Qual:	2702, 23.	Tax Account Id:	1862
Property Location:	35 CAMPBELL AVE	Property Class:	1 - Vacant Land
Owner Name/Address:	SOCHAN, IHOR & HELEN	Land Value:	265,300
	32 PROSPECT AVE	Improvement Value:	0
	WOODCLIFF LAKE N J 07677	Exempt Value:	0
Special Taxing Districts:		Total Assessed Value:	265,300
		Additional Lots:	None
		Deductions:	

Taxes

		Make a Payment	View Tax Rates	View Current Bill	Project Interest		
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2020	02/01/2020	Tax	1,385.53	1,385.53	32.94	1,418.47	OPEN
2020	05/01/2020	Tax	1,385.53	0.00	0.00	0.00	PAID
Total 2020			2,771.06	1,385.53	32.94	1,418.47	
2019	02/01/2019	Tax	1,359.37	0.00	0.00	0.00	PAID
2019	05/01/2019	Tax	1,359.37	0.00	0.00	0.00	PAID
2019	08/01/2019	Tax	1,418.32	0.00	0.00	0.00	PAID
2019	11/01/2019	Tax	1,405.06	0.00	0.00	0.00	PAID
Total 2019			5,542.12	0.00	0.00	0.00	
2018	02/01/2018	Tax	1,356.14	0.00	0.00	0.00	PAID
2018	05/01/2018	Tax	1,356.14	0.00	0.00	0.00	PAID
2018	08/01/2018	Tax	1,380.96	0.00	0.00	0.00	PAID
2018	11/01/2018	Tax	1,344.24	0.00	0.00	0.00	PAID
Total 2018			5,437.48	0.00	0.00	0.00	
Last Payment: 02/06/20							

[Return to Home](#)

**Borough of Woodcliff Lake
188 Pascack Road
Woodcliff Lake, New Jersey 07677
201-391-4977**

Office of the Assessor

Date: May 14, 2020

To: Meyerson, Fox, Mancinelli & Conte

From: Assessor's Office

**SUBJECT: REQUEST FOR NAMES AND ADDRESSES OF
WOODCLIFF LAKE PROPERTY OWNERS WITHIN A
200' RADIUS OF:**

Block: 2702

Lots: 6

Applicant: Meyerson, Fox, Mancinelli & Conte, P.A.

Location: 35 Campbell Avenue

Owner: Sochan, I & H

Attached please find a certified list of the names and addresses of the property owners sited in the Borough of Paramus that are within 200' feet of the above reference property. Also listed are other properties, if applied, within said radius:


James Anzevino
Tax Assessor

OWNER & ADDRESS REPORT

WOODCLIFF LAKE

200' LIST BLOCK-2702 LOT-6

05/14/20 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2604	27		2	DROBINSKE, LOIS I 5 LINDA TERR WOODCLIFF LAKE N J 07677	5 LINDA TERR	
2604	28		2	SAUER, STEVEN & LARAIN 43 PROSPECT AVE WOODCLIFF LAKE, NJ 07675	43 PROSPECT AVE	
2701	10		4A	REYNOLDS, GILBERT 25 PROSPECT AVE WOODCLIFF LAKE N J 07677	25 PROSPECT AVE	
2701	17		2	BARINSKY, LEV & MONICA 10 CRESSFIELD COURT WOODCLIFF LAKE N J 07677	10 CRESSFIELD COUR	
2701	18		2	LOSAK, DREW & GAIL 2 CRESSFIELD CT WOODCLIFF LAKE, NJ 07677	2 CRESSFIELD COURT	
2702	5		2	HUGHES, JOHN 22 PROSPECT AVE WOODCLIFF LAKE, NJ 07677	22 PROSPECT AVE	
2702	6		2	SOCHAN I & H 32 PROSPECT AVE WOODCLIFF LAKE N J 07677	32 PROSPECT AVE	
2702	6.01		2	JARVIS, DAVE CORRELL & JERAMEE 28 PROSPECT AVE WOODCLIFF LAKE, NJ 07677	28 PROSPECT AVE	
2702	7		1	ERICK DEVINE TRST 39 CAMPBELL AVE WOODCLIFF LAKE, NJ 07677	38 PROSPECT AVE	
2702	8		2	BAGDAN, KEITH A 44 PROSPECT AVE WOODCLIFF LAKE, NJ 07677	44 PROSPECT AVE.	
2702	9		2	DICAPRIO, MICHAEL & CINDY 46 PROSPECT AVE WOODCLIFF LAKE, NJ 07677	46 PROSPECT AVE	
2702	20		2	BOWEN, MICHAEL 49 CAMPBELL AVENUE WOODCLIFF LAKE, NJ 07677	49 CAMPBELL AVENUE	
2702	21		2	SCHUSTER, JEFFREY & JUDITH 45 CAMPBELL AVE WOODCLIFF LAKE N J 07677	45 CAMPBELL AVE	
2702	22		2	ERICK DEVINE REV. TRUST 39 CAMPBELL AVE WOODCLIFF LAKE, NJ 07677	39 CAMPBELL AVE	
2702	23		1	CONBOY, RICHARD 208 JOAN ST 50 PLAINFIELD, NJ 07080	35 CAMPBELL AVE	
2702	23.01		2	BENINATI, GEORGE & MARY 31 CAMPBELL AVE WOODCLIFF LAKE, NJ 07677	31 CAMPBELL AVE	
2702	24		2	PADOVER, CRAIG & DEBRA 27 CAMPBELL AVENUE WOODCLIFF LAKE, NJ 07677	27 CAMPBELL AVE	
2703	6		2	BHATT, ANKIT G. ET ALS 24 CAMPBELL AVE WOODCLIFF LAKE, NJ 07677	24 CAMPBELL AVE	
2703	7		2	DELLI BOVI, ROBERT 30 CAMPBELL AVE WOODCLIFF LAKE, NJ 07677	30 CAMPBELL AVE	

OWNER & ADDRESS REPORT

WOODCLIFF LAKE

200' LIST BLOCK-2702 LOT-6

05/14/20 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2703	8		2	WITTROCK, NORBERT & ERIKA 36 CAMPBELL AVE WOODCLIFF LAKE, NJ 07677	36 CAMPBELL AVE	
2703	9		2	BRENNAN, EAMON & GERALDINE 40 CAMPBELL AVE WOODCLIFF LAKE N J 07677	40 CAMPBELL AVE	
2703	10		2	YANNELLI, CARMEN J & RUTH A 44 CAMPBELL AVE WOODCLIFF LAKE, NJ 07677	44 CAMPBELL AVE	

LIST OF ALL UTILITY COMPANIES WITHIN WOODCLIFF LAKE TO BE NOTIFIED

OPTIMUM
GENERAL MANAGER
40 POTASH ROAD
OAKLAND, NEW JERSEY 07436

BERGEN COUNTY UTILITIES AUTHORITY
PO BOX 9
LITTLE FERRY, NEW JERSEY 07643

SUEZ
69 DE VOE PLACE
HACKENSACK, NEW JERSEY 07601

VERIZON
1 VERIZON WAY
BASKING RIDGE, NEW JERSEY 07926

PUBLIC SERVICE ELECTRIC & GAS
CORPORATE SECRETARY
80 PARK PLACE
NEWARK, NEW JERSEY 07101

PARK RIDGE WATER UTILITY
CORPORATE SECRETARY
53 PARK AVENUE
PARK RIDGE, NEW JERSEY 07656

BERGEN COUNTY DEPT. OF PLANNING &
ECONOMIC DEVELOPMENT
JOSEPH A. FEMIA, P.E. DIRECTOR & COUNTY
ENGINEER
ONE BERGEN PLAZA, 4TH FLOOR
HACKENSACK, NEW JERSEY 07601-7000

**Borough of Woodcliff Lake
188 Pascack Road
Woodcliff Lake, New Jersey 07677
201-391-4977**

Office of the Assessor

Date: May 14, 2020

To: Meyerson, Fox, Mancinelli & Conte

From: Assessor's Office

**SUBJECT: REQUEST FOR NAMES AND ADDRESSES OF
WOODCLIFF LAKE PROPERTY OWNERS WITHIN A
200' RADIUS OF:**

Block: 2702

Lots: 23

Applicant: Meyerson, Fox, Mancinelli & Conte, P.A.

Location: 35 Campbell Avenue

Owner: Conboy, Richard

Attached please find a certified list of the names and addresses of the property owners sited in the Borough of Paramus that are within 200' feet of the above reference property. Also listed are other properties, if applied, within said radius:



**James Anzevino
Tax Assessor**

OWNER & ADDRESS REPORT

WOODCLIFF LAKE

BLOCK-2702 LOT-23
200 FOOT LIST

05/14/20 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2604	28		2	SAUER, STEVEN & LARAINÉ 43 PROSPECT AVE WOODCLIFF LAKE, NJ 07675	43 PROSPECT AVE	
2701	10		4A	REYNOLDS, GILBERT 25 PROSPECT AVE WOODCLIFF LAKE N J 07677	25 PROSPECT AVE	
2701	17		2	BARINSKY, LEV & MONICA 10 CRESSFIELD COURT WOODCLIFF LAKE N J 07677	10 CRESSFIELD COUR	
2701	18		2	LOSAK, DREW & GAIL 2 CRESSFIELD CT WOODCLIFF LAKE, NJ 07677	2 CRESSFIELD COURT	
2702	5		2	HUGHES, JOHN 22 PROSPECT AVE WOODCLIFF LAKE, NJ 07677	22 PROSPECT AVE	
2702	6		2	SOCHAN I & H 32 PROSPECT AVE WOODCLIFF LAKE N J 07677	32 PROSPECT AVE	
2702	6.01		2	JARVIS, DAVE CORRELL & JERAMEE 28 PROSPECT AVE WOODCLIFF LAKE, NJ 07677	28 PROSPECT AVE	
2702	7		1	ERICK DEVINE TRST 39 CAMPBELL AVE WOODCLIFF LAKE, NJ 07677	38 PROSPECT AVE	
2702	8		2	BAGDAN, KEITH A 44 PROSPECT AVE WOODCLIFF LAKE, NJ 07677	44 PROSPECT AVE.	
2702	9		2	DICAPRIO, MICHAEL & CINDY 46 PROSPECT AVE WOODCLIFF LAKE, NJ 07677	46 PROSPECT AVE	
2702	20		2	BOWEN, MICHAEL 49 CAMPBELL AVENUE WOODCLIFF LAKE, NJ 07677	49 CAMPBELL AVENUE	
2702	21		2	SCHUSTER, JEFFREY & JUDITH 45 CAMPBELL AVE WOODCLIFF LAKE N J 07677	45 CAMPBELL AVE	
2702	22		2	ERICK DEVINE REV. TRUST 39 CAMPBELL AVE WOODCLIFF LAKE, NJ 07677	39 CAMPBELL AVE	
2702	23		1	CONBOY, RICHARD 208 JOAN ST 50 PLAINFIELD, NJ 07080	35 CAMPBELL AVE	
2702	23.01		2	BENINATI, GEORGE & MARY 31 CAMPBELL AVE WOODCLIFF LAKE, NJ 07677	31 CAMPBELL AVE	
2702	24		2	PADOVER, CRAIG & DEBRA 27 CAMPBELL AVENUE WOODCLIFF LAKE, NJ 07677	27 CAMPBELL AVE	
2703	6		2	BHATT, ANKIT G, ET ALS 24 CAMPBELL AVE WOODCLIFF LAKE, NJ 07677	24 CAMPBELL AVE	
2703	7		2	DELLI BOVI, ROBERT 30 CAMPBELL AVE WOODCLIFF LAKE, NJ 07677	30 CAMPBELL AVE	
2703	8		2	WITTRUCK, NORBERT & ERIKA 36 CAMPBELL AVE WOODCLIFF LAKE, NJ 07677	36 CAMPBELL AVE	

OWNER & ADDRESS REPORT

WOODCLIFF LAKE

BLOCK-2702 LOT-23
200 FOOT LIST

05/14/20 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2703	9		2	BRENNAN, EAMON & GERALDINE 40 CAMPBELL AVE WOODCLIFF LAKE NJ 07677	40 CAMPBELL AVE	
2703	10		2	YANNELLI, CARMEN J & RUTH A 44 CAMPBELL AVE WOODCLIFF LAKE, NJ 07677	44 CAMPBELL AVE	
2703	11		2	SHATZEL, JEREMY & JENNY S 52 CAMPBELL AVE WOODCLIFF LAKE, NJ 07677	52 CAMPBELL AVE	

LIST OF ALL UTILITY COMPANIES WITHIN WOODCLIFF LAKE TO BE NOTIFIED

OPTIMUM
GENERAL MANAGER
40 POTASH ROAD
OAKLAND, NEW JERSEY 07436

BERGEN COUNTY UTILITIES AUTHORITY
PO BOX 9
LITTLE FERRY, NEW JERSEY 07643

SUEZ
69 DE VOE PLACE
HACKENSACK, NEW JERSEY 07601

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1 VERIZON WAY
BASKING RIDGE, NEW JERSEY 07926

PUBLIC SERVICE ELECTRIC & GAS
CORPORATE SECRETARY
80 PARK PLACE
NEWARK, NEW JERSEY 07101

PARK RIDGE WATER UTILITY
CORPORATE SECRETARY
53 PARK AVENUE
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BERGEN COUNTY DEPT. OF PLANNING &
ECONOMIC DEVELOPMENT
JOSEPH A. FEMIA, P.E. DIRECTOR & COUNTY
ENGINEER
ONE BERGEN PLAZA, 4TH FLOOR
HACKENSACK, NEW JERSEY 07601-7000

This Deed, made the 19th day of March, 1971,

Between IHOR R. SOCHAN and HELEN SOCHAN, his wife, and JOHN FAJEWCIW and HELEN FAJEWCIW, his wife, as joint tenants and not as tenants in common,

residing at 32 Prospect Avenue in the Borough of Woodcliff Lake in the County of Bergen and State of New Jersey herein designated as the Grantors,

And BOROUGH OF WOODCLIFF LAKE, a body politic and corporate of the State of New Jersey.

Witnesseth, that the Grantors, for and in consideration of a sum less than One Hundred and No/100 (\$100.00) Dollars

lawful money of the United States of America, to the Grantors in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

certain All that/ tract or parcel of land and premises, situate, lying and being in the Borough of Woodcliff Lake in the County of Bergen and State of New Jersey, more particularly described as follows:

FIRST TRACT: Beginning at a point in the present southerly line of Prospect Avenue (30 feet from centerline measured at right angles) where it is intersected by the westerly line of Lot 7, Block 2702 as shown on the Borough Tax Map and running thence:

- (1) Along said westerly line of Lot 7, Block 2702, S 20-35' W, 5 feet, thence;
(2) Along the proposed new southerly line of Prospect Avenue (35 feet from centerline measured at right angles) N 87-25' W, 210.20 feet, thence;
(3) N 4-55'-20" E, about 5 feet to the present southerly line of Prospect Avenue, thence;
(4) Along the same S 87-25' E, about 210 feet to the beginning.

SECOND TRACT: Beginning at a point in the present northerly line of Campbell Avenue (22.5 feet from centerline measured at right angles) where it is intersected by the westerly line of Lot 22, Block 2702 as shown on the Borough Tax Map and running thence:

- (1) Along the present northerly line of Campbell Avenue, N 86-32' W, about 220 feet, thence;
(2) N 4-55'-20" E, about 2.5 feet to the proposed new sideline of Campbell Avenue (25 feet from centerline measured at right angles), thence;
(3) Along the same S 86-32' E, 219.93 feet to the westerly line of Lot 22 aforesaid, thence;
(4) Along the same S 20-35' W, 2.50 feet to the beginning.

SUBJECT to easements and restrictions of record, if any, zoning ordinances and such municipal and governmental regulations affecting the use of the premises and such state of facts as an accurate survey would reveal.

BEING the same premises conveyed to the grantors herein, by Deed of Ihor R. Sochan and Helen Sochan, his wife, dated August 4, 1955 and recorded August 8, 1955, in the Bergen County Clerk's Office in Book 3681 at page 331.

Consideration Ready Transfer Fee Recording Fee By 10.25 10.25

over

It is the intention of the grantors herein to convey such lands as are necessary for the proposed widening of Prospect Avenue and Campbell Avenue in the Borough of Woodcliff Lake and as reflected on a certain filed map entitled "Final Map for Subdivision, Sochan Property, dated March 12, 1970 and recorded February 22, 1971, in the Bergen County Clerk's Office as file map #6974"

RECEIVED
1971 MAR 24 AM 11:38
Alfred J. ...
BERGEN COUNTY CLERK

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

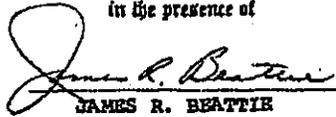
And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

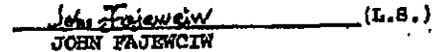
In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of


JAMES R. BEATTIE


THOR R. SOCHAN


HELEN SOCHAN


JOHN FAJEWCIW

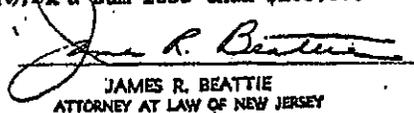

HELEN FAJEWCIW

State of New Jersey, County of BERGEN } ss: Be It Remembered,
that on March 17, 1971, before me, the subscriber, An Attorney at
Law of New Jersey,

personally appeared THOR R. SOCHAN and HELEN SOCHAN, his wife, and
JOHN FAJEWCIW and HELEN FAJEWCIW, his wife,

who, I am satisfied, are the persons named in and who executed the within instrument,
and thereupon they acknowledged that they signed, sealed and delivered the same as
their act and deed, for the uses and purposes therein expressed, and that the full and actual con-
sideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such
consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is a sum less than \$100.00.

Prepared by: JAMES R. BEATTIE, ESQ.


JAMES R. BEATTIE
ATTORNEY AT LAW OF NEW JERSEY

Consideration
Realty Transfer Fee
Recording Fee
By *SMJ* Total \$

24
DEED

11681 MAR 24 71 DEED

1025

THOR R. SOCERAN and HELEN SOCERAN,
his wife, and JOHN FAJEWCIW and
HELEN FAJEWCIW, his wife, as
joint tenants and not as tenants
in common.

TO

BOROUGH OF WOODCLIFF LAKE, a
body politic and corporate
of the State of New Jersey.

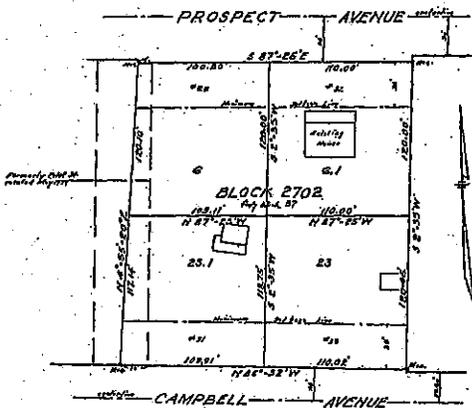
Dated March 11, 1971.

RVA

JAMES R. BEATTIE
COUNSELLOR AT LAW
214 MAIN STREET
HACKENSACK, NEW JERSEY 07601

6974 Subdiv. 1970

MAP # 6974 FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON FEBRUARY 24, 1970
ALEXANDER ALBAN - COUNTY CLERK



Approved by the Planning Board of
the Borough of Woodcliff Lake, N.J.

By: *John R. Scipione*
Chairman

Approved by the Planning Board of
the Borough of Woodcliff Lake, N.J.

Date: April 27, 1970
Chairman: *Joe H. Clark*
Secretary: *James F. DeLoe*

Approved by the Mayor and Council
of the Borough of Woodcliff Lake, N.J.

Date: _____
Mayor: *Paul J. DeLoe*

I have carefully examined this map
and find it conforms with the provisions
of the Municipal Ordinance and the
Municipal Ordinance and the
Municipal Ordinance.

Date: Dec. 27, 1970

Municipal Engineer: *Paul J. DeLoe*
Dec. 27, 1970

I certify that a land has been given
to the Municipality guaranteeing
the future safety of monuments shown
on this map and so directed.

Date: 1/28/71

Through Clerk: *Paul J. DeLoe*

This map was approved at a regular
meeting of the Planning Board
of the Borough of Woodcliff Lake held
on the 27th day of April, 1970
at 8:00 P.M. at the Borough
Clerk's Office in accordance
with Chapter 222 of the 1968
amended by Chapter 222 of 1969.

Paul J. DeLoe
Secretary, Planning Board

On the undersigned being the owner and having interest in the
title of the property covered by this subdivision map hereby consent
to filing of it in the office of the Bergen County Clerk.

Witness: *John R. Scipione*
Chairman

Date of this Survey: _____
Borough of Bergen

It is recommended that on this 5th day of January, 1970
of our Lord One Thousand Nine Hundred and Seventy
for the purposes of recording the Law of the State of New Jersey
personally approved John Scipione and James DeLoe
with John Scipione as the parties in the within instrument to whom
I had made known the contents thereof and delivered the same to their
voluntary act and deed for the use and purpose herein expressed.

James R. DeLoe
James R. DeLoe

I certify that this map and survey
have been made under my personal
supervision and compliance with the
provisions of the Municipal Ordinance.

Paul J. DeLoe
Dec. 27, 1970

FINAL MAP
FOR SUBDIVISION
SOCHAN PROPERTY
BOROUGH OF WOODCLIFF LAKE
BERGEN COUNTY, NEW JERSEY
Scale 1"=50' March 12, 1970

Ernest T. Chick & Sons
Professional Engineers & Surveyors
Washington Township, New Jersey