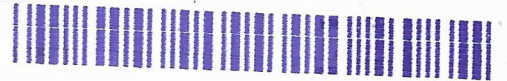




## Atlantic County Document Summary Sheet



INST # 2024019835  
RECORDED 05/06/2024 VOL 15588  
RCPT # 1760317 RECD BY YW (13 PGS)  
JOSEPH J. GIRALDO, COUNTY CLERK  
ATLANTIC COUNTY, NJ

ATLANTIC COUNTY CLERK 5901 MAIN ST MAYS LANDING, NJ 08330	<b>Return Name and Address</b> ACT ENGINEERS, INC. 320 S. SHORE ROAD SUITE D MARMORA, NJ 08223
---	--

Official Use Only

<b>Submitting Company</b>		ACT ENGINEERS, INC.			
<b>Document Date (mm/dd/yyyy)</b>		04/19/2024			
<b>Document Type</b>		TIDELANDS GRANT			
<b>No. of Pages of the Original Signed Document (Including the cover sheet)</b>		13			
<b>Consideration Amount (If applicable)</b>					
<b>First Party</b> <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	<b>Name(s)</b>	<i>(Last Name, First Name Middle Initial, Suffix)</i> <i>(or Company Name as written)</i>			<b>Address (Optional)</b>
	WILLIAM ORLANDINI			PO BOX 335 RICHLAND, NJ 08350	
<b>Second Party</b> <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	<b>Name(s)</b>	<i>(Last Name, First Name Middle Initial, Suffix)</i> <i>(or Company Name as written)</i>			<b>Address (Optional)</b>
	STATE OF NEW JERSEY, DEP				
<b>Parcel Information</b> <i>(Enter up to three entries)</i>	<b>Municipality</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	<b>Property Address</b>
	Somers Point	1915	3		
<b>Reference Information</b> <i>(Enter up to three entries)</i>	<b>Book Type</b>	<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>

\*DO NOT REMOVE THIS PAGE\*

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

Delivered:

Mailed: 04/19/24

THE STATE OF NEW JERSEY

TO ALL TO WHOM THESE PRESENTS SHALL COME OR MAY CONCERN,

GREETINGS:

WHEREAS, THE STATE OF NEW JERSEY has asserted its claim of ownership to a portion of the lands hereinafter described as being now or formerly flowed by tidewater;

AND WHEREAS, the Tidelands Resource Council (hereinafter "the Council") in the Department of Environmental Protection, is empowered under N.J.S.A. 13:1B-13 to approve grants of lands now or formerly flowed by tidewater; and as is the case here, to approve confirmatory grants under N.J.S.A. 12:3-39;

AND WHEREAS, THE ESTATE OF WILLIAM J. ORLANDINI, SR., having an address of:

P.O. Box 335

Richland, NJ 08350

is/are the record owner(s) of lands in the City of Somers Point, in the County of Atlantic and State of New Jersey, which lie above the former mean high water line of Brick Kiln Creek, adjacent to or within the lands hereinafter described, applied for a confirmatory grant of said lands under N.J.S.A. 12:3-39, and to have it determined the price or consideration to be paid therefore, and to confirm the covenants, conditions and limitations of said grant;

AND WHEREAS, a majority of the members of the Council and the authorized State officials, having due regard for the public interest, have approved the confirmatory grant hereinafter described upon the covenants, conditions and limitations herein set forth, and having fixed the sum of ONE THOUSAND AND ZERO HUNDREDTHS DOLLARS (\$1,000.00), as the price or reasonable consideration to be paid to the State for said lands;

PREPARED BY:

Randy D. Bearce  
Randy D. Bearce  
Manager  
Bureau of Tidelands Management  
N.J.S.A. 46:26A-3

DATE: 12/6/2023

APPROVED BY:

W. Conor Kennedy  
W. Conor Kennedy  
Deputy Attorney General

DATE: 2/27/2024

AND WHEREAS the State tidelands claim area within the subject property was previously conveyed by the State in a State tidelands grant to Gary Santo & Maria Santo, dated 11/23/2010, which was recorded by the Bureau of Tidelands Management in Liber C-11, beginning on Page 94 and is attached hereto and made a part hereof marked as Liber Exhibit (hereinafter referred to as the "Existing Grant"). The Council has determined that the conditions of N.J.S.A. 12:3-39 have been met and has determined to set additional consideration as allowed by N.J.S.A. 12:3-39 in the amount set forth herein.

All of the conditions in the Existing Grant, except that of upland ownership, are incorporated by reference and remain in full force and effect as if recited herein. This grant does not convey any right or title not already conveyed by the Existing Grant and is made only for the purposes of confirming the rights and title conveyed by the Existing Grant.

NOW THEREFORE, the State of New Jersey, acting by and through the Council and the Commissioner of Environmental Protection, and a majority of the members of the Council approving, subject to the reservations, covenants, conditions and limitations herein contained, including those set forth in the Existing Grant, and in consideration of the sum above set forth paid by the grantee(s) to the State, the receipt whereof is hereby acknowledged, does hereby grant and convey the same title and rights as previous conveyed under the Existing Grant to THE ESTATE OF WILLIAM J. ORLANDINI, SR., and to the heirs, successors and assigns of THE ESTATE OF WILLIAM J. ORLANDINI, SR. the following:

The property described in the Deed from Ellen Orlandini, a widow, to William Orlandini dated 01/11/1990, recorded 01/16/1990 in Deed Book No. 5030, beginning on Page No. 12, in the County of Atlantic, State of New Jersey, as depicted on the survey prepared by Schaeffer Nassar Schneidegg Consulting Engineers, LLC, dated 10/04/2022, and last revised on 11/21/2022, entitled "Survey of Property for James Gin", and described within the attached metes and bounds description prepared by Schaeffer Nassar Schneidegg Consulting Engineers, LLC, annexed hereto and made a part hereof. Further described as all or part of Lot 3, Block 1915, on the current tax map in the City of Somers Point, County of Atlantic, State of New Jersey, commonly known as 72 Walnut Road.

Containing 40,481 square feet of which 972 square feet was previously claimed to be formerly flowed tidelands as shown on Tidelands map #168-2016.

Being Lot 3, Block 1915 on the tax map of the City of Somers Point, Atlantic County.

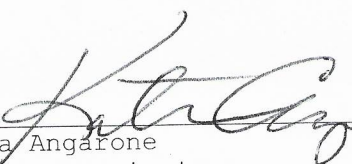
IT IS ALSO PROVIDED, that this grant is made upon the condition and limitation, that if THE ESTATE OF WILLIAM J. ORLANDINI, SR. is/are not the owner(s) of any parts of the land above described and hereby granted, on the date of delivery of this grant, then in that event, this grant and all of the covenants herein on the part of the State shall be void with respect to the land herein granted as to which THE ESTATE OF WILLIAM J. ORLANDINI, SR. is/are not the owner(s) on said date, and the granted land shall automatically revert to the ownership of the State, but without any diminution of the consideration paid upon the delivery of this instrument.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD all and singular the above granted and described lands containing formerly flowed tidelands and premises, subject to the terms, conditions and limitations aforesaid unto THE ESTATE OF WILLIAM J. ORLANDINI, SR., and the heirs, successors and assigns of THE ESTATE OF WILLIAM J. ORLANDINI, SR. forever.

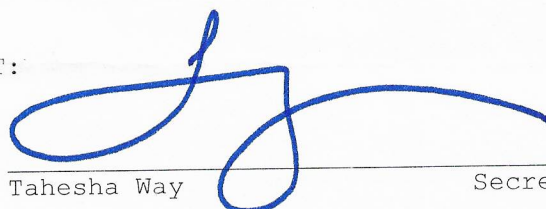


IN WITNESS WHEREOF, the State of New Jersey has caused these presents to be signed by the Commissioner of Environmental Protection and the Chairperson of the Tidelands Resource Council, and has caused the Great Seal of the State of New Jersey to be hereunto affixed, and has caused these acts to be concurred in by the Attorney General and attested to by the Secretary of State this 5<sup>th</sup> day of March, 2024

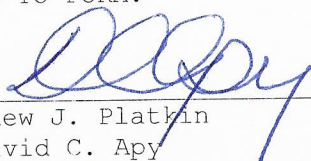
  
\_\_\_\_\_  
Katrina Angarone  
Assistant Commissioner  
Watershed and Land Management  
Department of Environmental Protection  
Date 12/12/23

  
\_\_\_\_\_  
Mary Pat Robbie, Acting Chairperson of the  
Tidelands Resource Council  
Date 12/7/23

ATTEST:

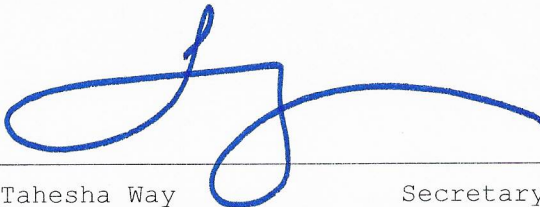
  
\_\_\_\_\_  
Tahesha Way  
Secretary of State  
Date 3/5/2024

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Matthew J. Platkin  
By David C. Apy  
Assistant Attorney General  
Attorney General  
Date 2/28/24

STATE OF NEW JERSEY )  
 ) SS:  
COUNTY OF MERCER )

BE IT REMEMBERED that on this 5<sup>th</sup> day of March, 2024, before me, a Notary Public of the State of New Jersey, personally appeared Tahesha Way, who being by me duly sworn on her oath, says that she is the Secretary of State of the State of New Jersey, the Grantor named in this instrument; that she knows the Great Seal of the State of New Jersey; that the Seal affixed to this instrument is that seal and was affixed by her as the act and deed of the Grantor; that on the date each signatory executed this instrument each held the office attributed to them, i.e., Matthew J. Platkin was the Attorney General, and that authority to review and sign this grant was delegated to David C. Apy, Assistant Attorney General, and in AAG Apy's absence, Assistant Attorney General Jean Reilly, in a document entitled "Tidelands Delegation," dated January 24, 2018, filed with the Secretary of State, with a copy filed in the records of the Tidelands Resource Council in Liber X-13 page 75, Mary Pat Robbie was the Acting Chairperson of the Tidelands Resource Council, and Shawn M. LaTourette was the Commissioner of the Department of Environmental Protection, and that he delegated his authority to review, approve and sign this grant to Katrina Angarone, in Administrative Order No. 2021-16 dated July 16, 2021 and effective May 23, 2021, and that she knows their signatures and that they signed this instrument as the act and deed of the State of New Jersey; and that this deed was concurred in by the Attorney General and that the consideration to be paid for this grant will be \$1,000.00.

  
\_\_\_\_\_

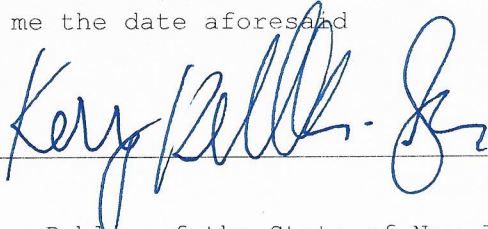
Tahesha Way

Secretary of State

Date

3/5/2024

Sworn to and Subscribed  
Before me the date aforesaid

  
\_\_\_\_\_

**KERRY KELLEHER-SGRO**  
Notary Public, State of New Jersey  
My Commission Expires  
December 04, 2027

A Notary Public of the State of New Jersey

(This instrument was reviewed and approved by the Attorney General's Office of the State of New Jersey.)

This is the 5<sup>th</sup> page of the riparian File 0121-02-0010.1 TDG220001.

Book C-11 pgs. 94

THE STATE OF NEW JERSEY

TO ALL TO WHOM THESE PRESENTS SHALL COME OR MAY CONCERN,

GREETINGS:

WHEREAS, THE STATE OF NEW JERSEY has asserted its claim of ownership to a portion of the lands hereinafter described as being now or formerly flowed by tidewater;

AND WHEREAS, the Tidelands Resource Council (hereinafter "the Council") in the Department of Environmental Protection, is empowered under N.J.S.A. 13:1B-13 to approve grants of lands now or formerly flowed by tidewater;

AND WHEREAS, WILLIAM J. ORLANDINI, having an address of

1257 Route 40

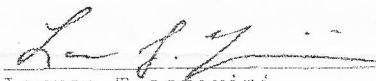
Richland, NJ 08350,

is/are the record owner(s) of lands in the City of Somers Point, in the County of Atlantic and State of New Jersey, which lie above the former mean high water line of Brick Kiln Creek, adjacent to or within the lands hereinafter described, applied for a grant of said lands, and to have it determined the price or consideration to be paid therefore, and the covenants, conditions and limitations of said grant;

AND WHEREAS, a majority of the members of the Council and the authorized State officials, having due regard for the public interest, have approved the grant hereinafter described upon the covenants, conditions and limitations herein set forth, and having fixed the sum of ONE THOUSAND AND ZERO HUNDREDTHS DOLLARS (\$1,000.00), as the price or reasonable consideration to be paid to the State for said lands;

PREPARED BY:   
Kenneth Ratzman  
Acting Manager  
Bureau of Tidelands Management  
N.J.S.A. 46:15-1.1(a)(6)

DATE: 11/11/10

APPROVED BY:   
Lauren Trasferini  
Deputy Attorney General

DATE: 11/18/10

NOW THEREFORE, the State of New Jersey, acting by and through the Council and the Commissioner of Environmental Protection, and a majority of the members of the Council approving in consideration of the premises, the covenants, conditions and limitations herein contained, and of the sum above set forth paid by the grantee(s) to the State, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey, remise, release and quitclaim unto WILLIAM J. ORLANDINI, and to the heirs, successors and assigns of WILLIAM J. ORLANDINI the following:

The property described in the Deed from Ellen Orlandini to WILLIAM J. ORLANDINI dated 01/11/1990, recorded in Deed Book No. 5478, beginning on Page No. 3, in the County of Atlantic, State of New Jersey. Further described as all or part of Lot 3, Block 1915, on the current tax map in the City of Somers Point, County of Atlantic, State of New Jersey, commonly known as Mays Landing-Somers Point Road.

Containing 40,075 square feet of which 985 square feet is claimed to be formerly flowed by the mean high tide as shown on Tidelands map #168-2016.

Being Lot 3, Block 1915 on the tax map of the City of Somers Point, Atlantic County.

It is the intent of the State of New Jersey to convey all of its tidelands ownership interest in lands formerly flowed by the mean high tide lying within the above described tract of land known and unknown at this time. The reference to the size of the claim area in this grant shall not be interpreted as reserving any State tidelands ownership interest in the tract.

By acceptance hereof, the State of New Jersey and the grantee(s) herein acknowledge the existence of solid fill existing within the area of the lands granted above to which the State of New Jersey claims ownership but which claim is by virtue of this grant released to the grantee(s).

IT IS ALSO PROVIDED, that this grant is made upon the condition and limitation, that if WILLIAM J. ORLANDINI is/are not the owner(s) of any parts of the land above described and hereby granted, on the date of delivery of this grant, then in that event, this grant and all of the covenants herein on the part of the State shall be void with respect to the land herein granted as to which WILLIAM J. ORLANDINI is/are not the owner(s) on said date, and the granted land shall automatically revert to the ownership of the State, but without any diminution of the consideration paid upon the delivery of this instrument.



**Liber Exhibit**

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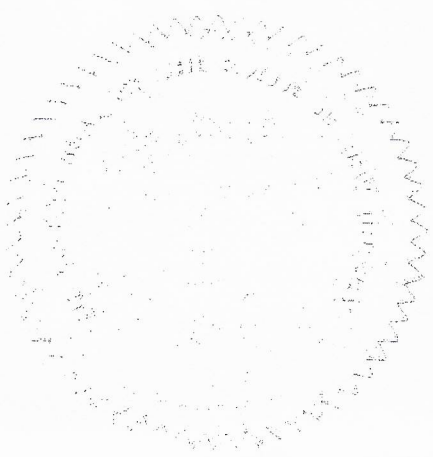
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD all and singular the above granted and described lands formerly flowed by tidewater and premises, subject to the terms, conditions and limitations aforesaid unto WILLIAM J. ORLANDINI, and the heirs, successors and assigns of WILLIAM J. ORLANDINI forever.

**Liber Exhibit**

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IN WITNESS WHEREOF, the State of New Jersey has caused these presents to be signed by the Commissioner of Environmental Protection and the Chairperson of the Tidelands Resource Council, and has caused the Great Seal of the State of New Jersey to be hereunto affixed, and has caused these acts to be concurred in by the Attorney General and attested to by the Secretary of State this 23rd day of November, 2010.



Marilyn Lennon 11/3/10  
Marilyn Lennon, Assistant Commissioner Date  
Land Use Management  
Department of Environmental Protection

for Barbara Trought 11/8/10  
Barbara Trought, Vice Chairperson of the Date  
Tidelands Resource Council

ATTEST: Kimberly M. Guadagno 11/23/10  
Kimberly M. Guadagno Secretary of State Date

CONCUR: Paula T. Dow 11/19/10  
Paula T. Dow Attorney General Date  
By Kevin P. Auerbacher  
Deputy Attorney General

This is the 4th page of the riparian File 0121-02-0010.1 TDG100001.

STATE OF NEW JERSEY )

) SS:

COUNTY OF MERCER )

BE IT REMEMBERED that on this 23rd day of November 2010, before me, a Notary Public of the State of New Jersey, personally appeared Kimberly M. Guadagno, who being by me duly sworn on her oath, says that she is the Secretary of State of the State of New Jersey, the Grantor named in this instrument; that she knows the Great Seal of the State of New Jersey; that the Seal affixed to this instrument is that seal and was affixed by her as the act and deed of the Grantor; that on the date each signatory executed this instrument each held the office attributed to them, i.e., Paula T. Dow was the Attorney General, and that authority to review and sign this grant was delegated to Kevin P. Auerbacher, Deputy Attorney General, in a document entitled "Tidelands Delegation", dated July 15, 2010, filed with the Secretary of State, with a copy filed in the records of the Tidelands Resource Council in Liber A-11 page 174, Barbara Trought was the Vice Chairperson of the Tidelands Resource Council, and Bob Martin was the Commissioner of the Department of Environmental Protection, and that he delegated his authority to review, approve and sign this grant to Marilyn Lennon, in Administrative Order No. 2010-01 dated January 29, 2010, effective January 29, 2010, and that she knows their signatures and that they signed this instrument as the act and deed of the State of New Jersey; and that this deed was concurred in by the Attorney General and that the consideration to be paid for this grant will be \$1,000.

*Kimberly M. Guadagno*  
 \_\_\_\_\_  
 Kimberly M. Guadagno Secretary of State

11/23/10  
 \_\_\_\_\_  
 Date

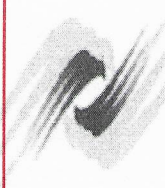
Sworn to and Subscribed  
 Before me the date aforesaid

*Mary C. Kurfuss*  
 \_\_\_\_\_

**MARY C. KURFUSS**  
**NOTARY PUBLIC OF NEW JERSEY**  
 My Commission Expires 3/15/15

A Notary Public of the State of New Jersey

This instrument was reviewed and approved by the Attorney General's Office of the State of New Jersey.)



**SchaefferNassarScheidegg**  
**Consulting Engineers, LLC**

David S. Scheidegg, PE, PP, CME, CPWM, CFM  
Andrew F. Schaeffer, PE, PP  
Rami N. Nassar, PE, PP, CME  
Howard A. Transue, PLS

**Engineers Surveyors Planners Environmental Specialists Municipal Consultants**

14 November 2022 (Revised 21 November 2022)


F-22-396  
James Ginn  
**Block 1915, Lot 3**  
Somers Point-Mays Landing Road  
City of Somers Point  
Atlantic County, New Jersey

All that certain tract or parcel of land, situate in the City of Somers Point, County of Atlantic, State of New Jersey and being further described and bounded as follows:

BEGINNING at a pin found for a corner in the Northeasterly line of Somers Point-Mays Landing Road (60.00 feet wide), said pin being North 69 degrees 55 minutes 39 seconds West 230.81 feet from the Northwesterly terminus of a 25.00 feet radius curve connecting the Northeasterly line of Somers Point-Mays Landing Road with the Northwesterly line of Woodland Avenue (50.00 feet wide); thence

1. along the Northeasterly line of Somers Point-Mays Landing Road, North 69 degrees 55 minutes 39 seconds West 103.16 feet to a pin found for a Point of Curvature; thence
2. still along the Northeasterly line of Somers Point-Mays Landing Road, along a curve to the right having a radius of 40.00 feet for an arc distance of 61.45 feet and having a chord bearing North 25 degrees 55 minutes 01 seconds West 55.58 feet to a Point of Reverse Curvature; thence
3. along the Easterly line of Holly Hills Drive (50.00 feet wide), along a curve to the left having a radius of 105.00 feet for an arc distance of 112.51 feet and having a chord bearing North 12 degrees 36 minutes 13 seconds West 107.20 feet to a Point of Reverse Curvature; thence
4. still along the Easterly line of Holly Hills Drive, along a curve to the right having a radius of 40.00 feet for an arc distance of 44.24 feet and having a chord bearing North 11 degrees 36 minutes 57 seconds 42.02 feet to a Point of Tangency; thence
5. along the Southeasterly line of Holly Hills Drive, North 20 degrees 04 minutes 089 seconds East 11.27 feet to a pin found for a corner; thence
6. along Lot 4 of Block 1915, North 76 degrees 13 minutes 41 seconds East 187.11 feet to a pin set for a corner; thence
7. along Lot 14 of Block 1915, South 06 degrees 29 minutes 49 seconds East 151.32 feet to a pin set for a corner; thence
8. along Lot 2 of Block 1915, South 20 degrees 04 minutes 21 seconds West 144.75 feet to the Point of Beginning.

CONTAINING: 40,481 square feet of land.

  
HOWARD A. TRANSUE  
Professional Land Surveyor, NJ License No. 33541

(609) 625-7400 www.snsce.com  
1425 Cantillon Boulevard Mays Landing New Jersey 08330

**STATE OF NEW JERSEY  
DEPARTMENT OF  
ENVIRONMENTAL PROTECTION**

Recorded in Liber F-15 Page 68

**THE STATE OF NEW JERSEY**  
**The Estate of William J. Orlandini, Sr.**

Grant

Date 04/19/2024

This SNI should be recorded in the deed record at the Clerk's Office (or Recorder of Deeds) in the County in which the lands are situate.