

B 1 (Official Form 1) (1/08)

United States Bankruptcy Court  
District of New Jersey

Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle):  
JDN Properties at Florham Park, LLC

Name of Joint Debtor (Spouse) (Last, First, Middle):

All Other Names used by the Debtor in the last 8 years  
(include married, maiden, and trade names):

All Other Names used by the Joint Debtor in the last 8 years  
(include married, maiden, and trade names):

Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN  
(if more than one, state all): 0787

Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN  
(if more than one, state all):

Street Address of Debtor (No. and Street, City, and State):  
216 North Avenue East  
Cranford, NJ  
ZIP CODE 07016

Street Address of Joint Debtor (No. and Street, City, and State):  
ZIP CODE

County of Residence or of the Principal Place of Business:  
Union County

County of Residence or of the Principal Place of Business:

Mailing Address of Debtor (if different from street address):  
ZIP CODE

Mailing Address of Joint Debtor (if different from street address):  
ZIP CODE

Location of Principal Assets of Business Debtor (if different from street address above):  
ZIP CODE

**Type of Debtor**  
(Form of Organization)  
(Check one box.)

Individual (includes Joint Debtors)  
*See Exhibit D on page 2 of this form.*

Corporation (includes LLC and LLP)

Partnership

Other (If debtor is not one of the above entities, check this box and state type of entity below.)

**Nature of Business**  
(Check one box.)

Health Care Business

Single Asset Real Estate as defined in 11 U.S.C. § 101(51B)

Railroad

Stockbroker

Commodity Broker

Clearing Bank

Other

**Tax-Exempt Entity**  
(Check box, if applicable.)

Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).

**Chapter of Bankruptcy Code Under Which the Petition is Filed** (Check one box.)

Chapter 7

Chapter 9

Chapter 11

Chapter 12

Chapter 13

Chapter 15 Petition for Recognition of a Foreign Main Proceeding

Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding

**Nature of Debts**  
(Check one box.)

Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose."

Debts are primarily business debts.

**Filing Fee** (Check one box.)

Full Filing Fee attached.

Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A.

Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.

**Chapter 11 Debtors**

**Check one box:**

Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D).

Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D).

**Check if:**

Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,190,000.

**Check all applicable boxes:**

A plan is being filed with this petition.

Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).

**Statistical/Administrative Information**

Debtor estimates that funds will be available for distribution to unsecured creditors.

Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.

**Estimated Number of Creditors**

1-49     50-99     100-199     200-999     1,000-5,000     5,001-10,000     10,001-25,000     25,001-50,000     50,001-100,000     Over 100,000

**Estimated Assets**

\$0 to \$50,000     \$50,001 to \$100,000     \$100,001 to \$500,000     \$500,001 to \$1 million     \$1,000,001 to \$10 million     \$10,000,001 to \$50 million     \$50,000,001 to \$100 million     \$100,000,001 to \$500 million     \$500,000,001 to \$1 billion     More than \$1 billion

**Estimated Liabilities**

\$0 to \$50,000     \$50,001 to \$100,000     \$100,001 to \$500,000     \$500,001 to \$1 million     \$1,000,001 to \$10 million     \$10,000,001 to \$50 million     \$50,000,001 to \$100 million     \$100,000,001 to \$500 million     \$500,000,001 to \$1 billion     More than \$1 billion

THIS SPACE IS FOR COURT USE ONLY

<b>Voluntary Petition</b> <i>(This page must be completed and filed in every case.)</i>		Name of Debtor(s):	
<b>All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet.)</b>			
Location Where Filed: <b>None</b>	Case Number:	Date Filed:	
Location Where Filed:	Case Number:	Date Filed:	
<b>Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet.)</b>			
Name of Debtor: <b>None</b>	Case Number:	Date Filed:	
District: <b>District of New Jersey</b>	Relationship:	Judge:	
<p style="text-align: center;"><b>Exhibit A</b></p> <p>(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)</p> <p><input type="checkbox"/> Exhibit A is attached and made a part of this petition.</p>	<p style="text-align: center;"><b>Exhibit B</b></p> <p>(To be completed if debtor is an individual whose debts are primarily consumer debts.)</p> <p>I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I have delivered to the debtor the notice required by 11 U.S.C. § 342(b).</p> <p>X _____ Signature of Attorney for Debtor(s) (Date)</p>		
<b>Exhibit C</b>			
Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?			
<input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition.			
<input checked="" type="checkbox"/> No.			
<b>Exhibit D</b>			
(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)			
<input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition.			
If this is a joint petition:			
<input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.			
<b>Information Regarding the Debtor - Venue</b> (Check any applicable box.)			
<input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.			
<input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.			
<input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.			
<b>Certification by a Debtor Who Resides as a Tenant of Residential Property</b> (Check all applicable boxes.)			
<input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)			
_____			
(Name of landlord that obtained judgment)			
_____			
(Address of landlord)			
<input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and			
<input type="checkbox"/> Debtor has included with this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.			
<input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).			

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<b>Voluntary Petition</b> <i>(This page must be completed and filed in every case.)</i>	Name of Debtor(s):	
<b>Signatures</b>		
<p style="text-align: center;"><b>Signature(s) of Debtor(s) (Individual/Joint)</b></p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct.                  [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.                  [If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b).</p> <p>I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <p>X _____ Signature of Debtor</p> <p>X _____ Signature of Joint Debtor</p> <p>_____ Telephone Number (if not represented by attorney)</p> <p>_____ Date</p>	<p style="text-align: center;"><b>Signature of a Foreign Representative</b></p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.</p> <p>(Check only one box.)</p> <p><input type="checkbox"/> I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. § 1515 are attached.</p> <p><input type="checkbox"/> Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.</p> <p>X _____ (Signature of Foreign Representative)</p> <p>_____ (Printed Name of Foreign Representative)</p> <p>_____ Date</p>	
<p style="text-align: center;"><b>Signature of Attorney*</b></p> <p>X <u>/s/ Donna M. Conroy</u> Signature of Attorney for Debtor(s) <u>Donna M. Conroy, Esq.</u> Printed Name of Attorney for Debtor(s) <u>Frieri Conroy &amp; Lombardo, LLC</u> Firm Name <u>777 Walnut Avenue, Cranford, NJ 07016</u> Address  <u>908-653-1441</u> Telephone Number <u>1/20/10</u> Date</p> <p><small>*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.</small></p>	<p style="text-align: center;"><b>Signature of Non-Attorney Bankruptcy Petition Preparer</b></p> <p>I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.</p> <p>_____ Printed Name and title, if any, of Bankruptcy Petition Preparer</p> <p>_____ Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social-Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)</p> <p>_____ Address</p> <p>X _____ Date</p> <p>Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social-Security number is provided above.</p> <p>Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual.</p> <p>If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.</p> <p><i>A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.</i></p>	
<p style="text-align: center;"><b>Signature of Debtor (Corporation/Partnership)</b></p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.</p> <p>The debtor requests the relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <p>X <u>/s/ Joseph D. Natale</u> Signature of Authorized Individual <u>Joseph D. Natale</u> Printed Name of Authorized Individual <u>Managing Member</u> Title of Authorized Individual <u>1/20/10</u> Date</p>		

UNITED STATES BANKRUPTCY COURT

District Of New Jersey

In re JDN Properties at Florham Park, LLC,  
Debtor

Case No. \_\_\_\_\_  
Chapter 11

**VERIFICATION OF CREDITOR MATRIX**

I, the Managing Member of the company named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: January 20, 2010

/s/ Joseph D. Natale  
Joseph D. Natale, Managing Member

MailingMatrix

Dr. Humayun & Yosria Akhtar  
7 Beacon Hill Road  
Florham Park, NJ 07932

Amaral & Associates  
54 Ann Road  
Lons Valley, NJ 07853

Borough of Florham Park  
11 Ridgedale Avenue  
Florham Park, NJ 07932

Warren Brosnick  
14 Meeker Drive  
Florham Park, NJ 07932

Laura DeLuca  
10 Beacon Hill Road  
Florham Park, NJ 07932

C. DiLauri Landscaping  
21 Columbia Parkway  
Florham Park, NJ 07932

Stanley Doobin  
9 Beacon Hill Road  
Florham Park, NJ 07932

Cristopher Talis, CPA  
101 Cedar Lane  
Suite 103  
Teaneck, NJ

DuBrow's  
251 West Northern Road  
Livingston, NJ 07039

E&S Sales/Kitchen Classics  
2268 Springfiled Ave.  
Vauxhall, NJ 07088

Foresight Engineering  
P.O. Box 621  
Madison, NJ 07940

Hard Rock Marble & Granite  
1101 Chestnut St.  
Roselle, NJ 07202

H.B. Service  
1 Woodland Road  
Randolph, NJ 07869

Jersey Green Lawns  
1169 Martine Ave.  
Scotch Plains, NJ 07076

Nagel & Rice, LLP  
103 Eisenhower Parkway  
Roseland, NJ 07068

MailingMatrix

NT Builders Corp.  
37 Barbara St.  
Newark, NJ 07104

PNC Bank  
P.O. Box 747046  
Pittsburgh, PA 15274

Premier Painting  
48 Second Street  
New Providence, NJ 07974

Pryce Brothers  
1014 Route 9  
Bayville, NJ 08721

RV Drilling Company  
P.O. Box 3192  
Ridgefield, NJ 07657

Sentry Court Reporting  
45 Horse Hill Rd.  
Cedar Knolls, NJ 07657

South Orange Construction  
13 4th St.  
South Orange, NJ 07079

TopLine Wholesalers  
567 North Ave.  
Westfield, NJ 07090

Valisburg Trucking  
P.O. Box 443  
Florham Park, NJ 07932

Veritext  
25B Vreeland Road  
Suite 301  
Florham Park, NJ 07932

Wicklow & Laurano  
362 Route 206  
Flanders, NJ 07836

UNITED STATES BANKRUPTCY COURT

District Of New Jersey

In re JDN Properties at Florham Park, LLC,  
Debtor

Case No. \_\_\_\_\_  
Chapter 11

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for JDN Properties at Florham Park, LLC in the above captioned action, certifies that the following is a corporation, other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's equity interests, or states that there are no entities to report under FRBP 7007.1:

None [Check if applicable]

January 20, 2010  
Date

/s/ Donna M. Conroy, Esq.  
Donna M. Conroy, Esq. 2038  
Signature of Attorney or Litigant  
Counsel for JDN Properties at  
Florham Park, LLC  
**Frieri Conroy & Lombardo, LLC**  
777 Walnut Avenue  
Cranford, NJ 07016  
908-653-1441 Fax:908-653-9101

**United States Bankruptcy Court  
District Of New Jersey**

In re JDN Properties at Florham Park, LLC,  
Debtor

Case No. \_\_\_\_\_

Chapter 11

**STATEMENT REGARDING AUTHORITY TO SIGN AND FILE PETITION**

I Joseph D. Natale, declare under penalty of perjury that I am the Managing Member of JDN Properties at Florham Park, LLC, and that the following is a true and correct copy of resolutions adopted by the Members of said Company at a special meeting duly called and held on the 20th day of January, 2010.

“Whereas, it is in the best interest of this company to file a voluntary petition in the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that Joseph D. Natale, Managing Member of this Company, is authorized and directed to executed and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy case on behalf of the company; and

Be It Further Resolved, that Joseph D. Natale, Managing Member of this Company is authorized and directed to appear in all bankruptcy proceedings on behalf of the corporation, and to otherwise do and perform all acts and deeds and to executed and deliver all necessary documents on behalf of the company in connection with such bankruptcy case, and

Be It Further Resolved, that Joseph D. Natale, Managing Member of this Company is authorized and directed to employ Donna M. Conroy, Esq., attorney and the law firm of Frieri Conroy & Lombardo to represent the company in such bankruptcy case.”

Date January 20, 2010

Signature /s/ Joseph D. Natale  
Joseph D. Natale



Resolution  
Of  
**JDN Properties at Florham Park, LLC**

Whereas, it is in the best interest of this company to file a voluntary petition in the United States Bankruptcy Court pursuant to Chapter 11 of the United States Code;

Be It Therefore Resolved, that Joseph D. Natale, Managing Member of this Company, is authorized and directed to executed and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy case on behalf of the company; and

Be It Further Resolved, that Joseph D. Natale, Managing Member of this Company is authorized and directed to appear in all bankruptcy proceedings on behalf of the corporation, and to otherwise do and perform all acts and deeds and to executed and deliver all necessary documents on behalf of the company in connection with such bankruptcy case, and

Be It Further Resolved, that Joseph D. Natale, Managing Member of this Company is authorized and directed to employ Donna M. Conroy, Esq., attorney and the law firm of Frieri Conroy & Lombardo to represent the company in such bankruptcy case.”

Date January 20, 2010

Signature /s/ Joseph D. Natale  
Joseph D. Natale