

**PLANNING/ZONING BOARD
TOWNSHIP OF MIDDLETOWN
MONMOUTH COUNTY, NEW JERSEY**

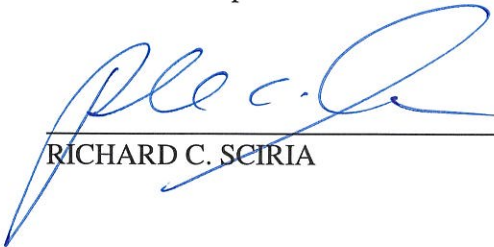
**Re: Cedar Village Tax Lien, LLC
150 Monmouth Avenue
Middletown, New Jersey 07748
Block 791, Lot 10**

AFFIDAVIT OF MAILING

RICHARD C. SCIRIA, of full age, being duly sworn upon his/her deposes and says:

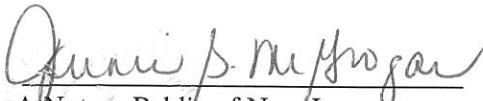
On July 23, 2021, I did send, by certified mail, a copy of the attached Notice to all persons and/or entities listed on the attached Certified List. The envelopes containing said Notices bore sufficient postage thereon and were mailed from the United States Post Office Red Bank, New Jersey.

The certified mailing receipts are attached hereto and made a part of this Affidavit.



RICHARD C. SCIRIA

Sworn to and subscribed to before me
this 26th day of July, 2021



A Notary Public of New Jersey

**JUDITH B. MCGROGAN
NOTARY PUBLIC OF NEW JERSEY
Commission # 50040676
My Commission Expires 06/23/2026**

**TOWNSHIP OF MIDDLETOWN
PLANNING BOARD OF ADJUSTMENT
NOTICE OF HEARING
PUBLIC NOTICE**

PLEASE TAKE NOTICE, that Cedar Village Tax Lien, LLC, has filed an Application with the Township of Middletown Planning Board regarding the property located at 150 Monmouth Avenue, Middletown, New Jersey (Block 791, Lot 10) for Minor Subdivision and Bulk "C" variance approval. Specifically, the Applicant will be seeking approval for the following:

Minor Subdivision: The applicant's property is located in the R-10 Zone which contains 0.95 acres (41,315 sq. ft.) and also contains an existing dwelling. The applicant proposes to subdivide the existing Lot 10 into to residential lots, keeping the existing house on proposed Lot 10.01 and create new Lot 10.02 with a private access to Monmouth Avenue.

Frontage: Proposed Lot 10.02 of the applicant's Minor Subdivision requires a variance for insufficient frontage on Monmouth Avenue. 100 feet is required whereas 20.20 feet on Lot 10.02 is proposed. See Section 540-9113a.

The Applicant will also be seeking approval for any and all other Variances and/or Design Waivers which are necessary, or which may become necessary, during the Public hearing process.

The Application is scheduled for a Public Hearing on **Wednesday, August 4, 2021 at 6:30 p.m.** prevailing time, Town Hall Main Meeting Room, 1 Kings Highway, Middletown, New Jersey 07748, at which time you may appear, either in person, or by agent or Attorney, and present any comments, objections, or questions which you may have to the granting of the Application, and/or any component parts thereof.

Copies of pertinent documents are available for public inspection by appointment only, Monday through Friday, 9:00 a.m. to 4:00 p.m. at the Office of the Board Secretary, located at the Township of Middletown Planning Board Office, located at 900 Leonardville Road (Croydon Hall), Leonardo, New Jersey 07737.

07/21/2021

Date

Richard C. Sciria, Esq.
Attorney for Applicant
732-842-7900



Organized December 14, 1667
"Pride in Middletown"

THE TOWNSHIP OF MIDDLETOWN

Office of the Assessor

1 Kings Highway
Middletown, NJ 07748-2594
Tel: (732) 615-2089
Fax: (732) 671-4022

Alex J Worth
Assessor

OWNER: CEDAR VILLAGE LLC

RE: CERTIFICATION OF VARIANCE

SUBJECT: BLOCK 791 LOT 10

This is to certify the following Block and Lot(s) are listed on the Middletown Tax duplicate as being property owners within 200 feet of the subject property and service must be made in compliance with the requirements of the law.

NOTE: If adjacent to State Highway (Route 35 or 36)
Notify: Commissioner of Transportation
Dept. of Transportation, 1035 Parkway Ave
Trenton, NJ 08625

If adjacent to County or adjoining County Land
Notify: Monmouth County Planning Board
PO BOX 1255 Freehold, NJ 07728

If situated within 200 feet of another Municipal boundary
You must also serve owners in that municipality.

NJ DEPT OF ENVIRONMENTAL PROTECTION
Land Use Regulation Element-Bureau of Regulation
PO BOX 439
501 East State Street
Trenton, NJ 08625-0439
ATT: Monmouth County Section Chief

ALEX J WORTH
TAX ASSESSOR

Save a Life, Save a Neighborhood, Save Taxes—Volunteer!

THE TOWNSHIP OF MIDDLETOWN

Johnson-Gill Annex, One King's Highway
Middletown, NJ 07748-2594



Settled in 1664
Pride in Middletown

Tax Assessor's Office
Telephone: (732)615-2089
Fax: (732)671-4022

Alex J. Worth
Assessor

TO: ALL APPLICANTS
FROM: NOTICE REQUIREMENT FOR APPLICATONS FOR:

Please take note that the following public utilities and CATV companies must be notified with respect to site plan subdivision applications.

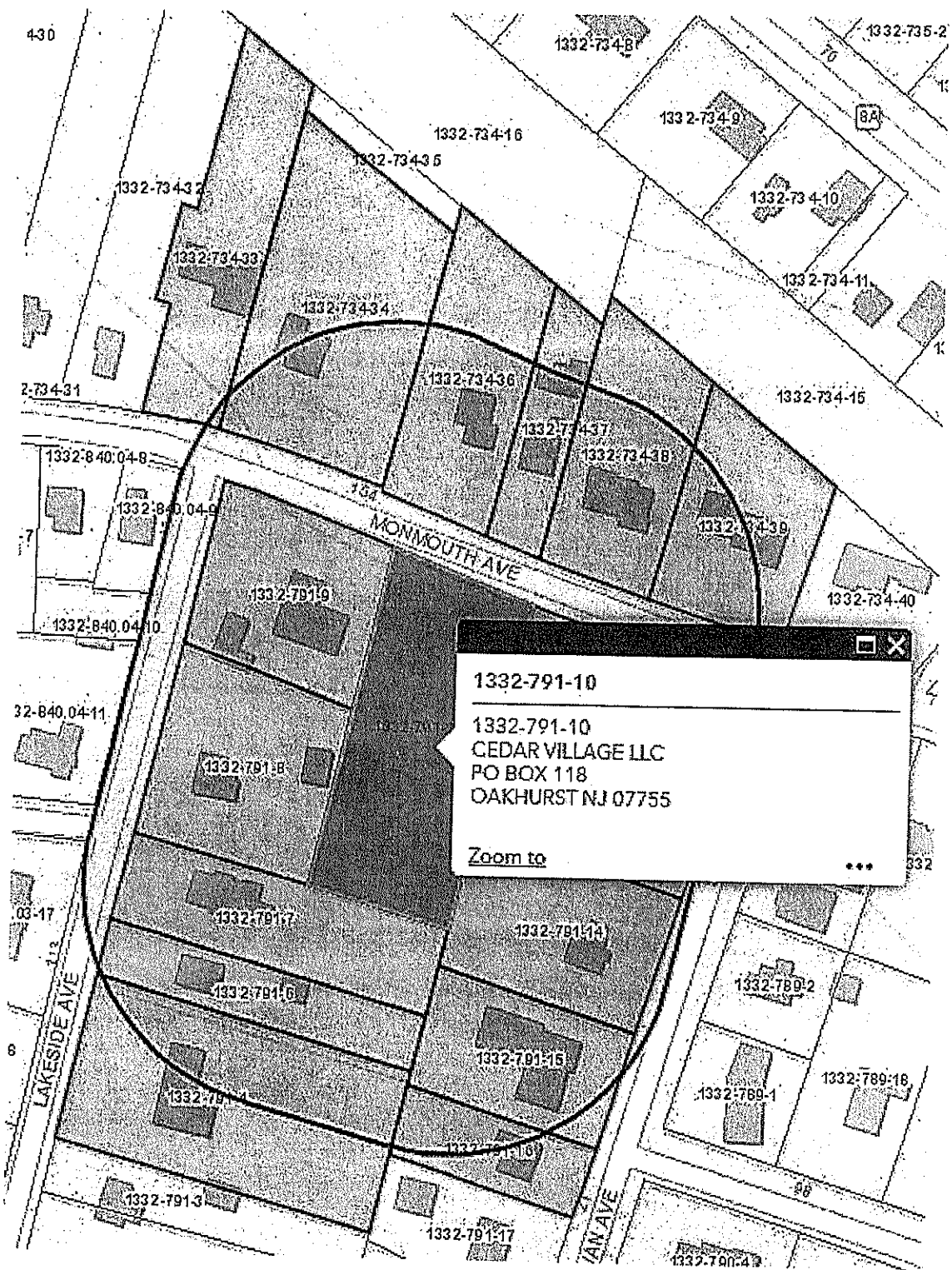
1. Robert Schneider/Manager.
✓ Eastern Shore Engineering
✓ Verizon New Jersey, Inc.
175 W. Main St Freehold, NJ 07728
2. Lance Hendrickson, Operations
✓ NJ American Water Company
661 Shrewsbury Ave Shrewsbury, NJ 07702
3. Supervisor
✓ Township of Middletown Sewer Authority
P O BOX 205 Belford, NJ 07718
4. New Jersey Natural Gas Co.
1415 Wyckoff Rd—PO BOX 1464
Wall, NJ 07719
Att: John B. Wyckoff, P.E.-Manager-Distribution Engineering
5. Corporate Secretary
Jersey Central Power & Light Company
300 Madison Ave Morristown, NJ 07960
6. Ron Bertrand-Construction Foreman
Comcast Cablevision of Monmouth County, Inc.
403 South St Eatontown, NJ 07724
7. Bayshore Outfall Authority
Mr. Richard Ellison
200 Harbor Way Belford, NJ 07718
8. New Jersey Turnpike Authority
PO BOX 5042 Woodbridge, NJ 07095

(Notify if within 200 feet of old CRR now known
as Monmouth Cty Bd of Recreation Commissioners)

MARCH 25,2021
FOR BLOCK 791 LOT 10

OWNER & ADDRESS REPORT

BLOCK & LOT	PROPERTY OWNER	MAILING ADDRESS	CITY,STATE,ZIP
1332-734-33	HUBER GREGORY C	131 MONMOUTH AVE	ATLANTIC HIGHLANDS NJ 07716
1332-734-38	CONNOR ROBERT T JR & ALLYSON	121 MONMOUTH AVE	ATLANTIC HIGHLANDS NJ 07716
1332-734-39	JOHNSON J ROBERT & MARY C	117 MONMOUTH AVE PO BOX5	NAVESINK NJ 07752
1332-791-7	MCLAREN RICHARD J.	116 LAKESIDE AVE	LOCUST NJ 07760
1332-791-12	FROMM STEVEN & SUELLEN	5 SWAN AVE	LOCUST NJ 07760
1332-791-13	ELRICK ALICE M.	7 SWAN AVE	LOCUST NJ 07760
1332-791-14	ZYDEL BRUCE	11 SWAN AVE	LOCUST NJ 07760
1332-791-4	RICHTER RICHARD & GLORIA	122 LAKESIDE AVE	RUMSON NJ 07760
1332-791-16	HEIDEL RICHARD W & STEPHANIE C	19 SWAN AVE	LOCUST NJ 07760
1332-791-6	MONTGOMERY LOIS	118 LAKESIDE AVE	LOCUST NJ 07760
1332-791-15	ZUZIO ANTHONY L. & DEBBRA	15 SWAN AVE	LOCUST NJ 07760
1332-791-8	CICCONE JILL	112 LAKESIDE AVE	LOCUST NJ 07760
1332-791-9	GREENLEAF ALAN & NANCY	154 MONMOUTH AVE	ATLANTIC HIGHLANDS NJ 07716
1332-791-10	CEDAR VILLAGE LLC	PO BOX 118	OAKHURST NJ 07755
1332-791-11	GEORGIU PAUL & DOREEN	132 MONMOUTH AVE	ATLANTIC HIGHLANDS NJ 07716
1332-734-34	ELMER JEFFREY A & MELISSA SAGE	127 MONMOUTH AVE	ATLANTIC HIGHLANDS NJ 07716
1332-734-36	ELMER JEFFREY A & MELISSA SAGE	125 MONMOUTH AVE	NAVESINK NJ 07752
1332-734-37	GAVIN ALISON & JACOB	123 MONMOUTH AVE	MIDDLETOWN NJ 07748



1332-791-10

1332-791-10
 CEDAR VILLAGE LLC
 PO BOX 118
 OAKHURST NJ 07755

Zoom to ...

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Sent To Commissioner or Transportation
 Dept. of Transportation
 1035 Parkway Ave.
 Trenton, NJ 08629

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Sent To Monmouth County Planning Board
 P.O. Box 1255
 Freehold, NJ 07728

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Sent To NJ DEP / Land Use Regulation Element
 P.O. Box 439
 501 East State St.
 Trenton, NJ 08625-0439
 Attn: Monmouth Co. Section Chief

Postmark Here 07/23/2021

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Sent To Robert Schneider/Manager
 Eastern Shore Engineering
 Verizon New Jersey Inc.
 175 W. Main St.
 Freehold, NJ 07728

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Sent To Lance Hendrickson, Operations
 NJ American Water Company
 661 Shrewsbury Ave.
 Shrewsbury, NJ 07702

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Sent To Supervisor
 Township of Middletown Sewerage
 Authority
 P.O. Box 205
 Belford, NJ 07718

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Sent To Corporate Secretary
 Jersey Central Power & Light Co.
 300 Madison Ave.
 Morristown, NJ 07960

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Sent To New Jersey Natural Gas Co.
 Attn: John B. Wyckoff, P.E., Mgr.
 1415 Wyckoff Rd.
 P.O. Box 1464
 Wall, NJ 07719

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Sent To Ron Bertrand - Construction Fore.

Street and Apt. Comcast Cablevision of Mon. Co. Inc.

City, State, Zip 403 South St.
Eatontown, NJ 07724

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Sent To Bayshore Outfall Authority

Street and Apt. Mr. Richard Ellison

City, State, Zip 200 Harbor Way
Belford, NJ 07718

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Sent To New Jersey Turnpike Authority

Street and Apt. P.O. Box 5042

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Sent To Gregory C. Huber

Street and Apt. 131 Monmouth Ave.

City, State, Zip Atlantic Highlands, NJ 07716

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Sent To Robert T. Connor, Jr.

Street and Apt. Allyson Connor

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Sent To Robert J. & Mary C. Johnson

Street and Apt. 117 Monmouth Ave.

City, State, Zip P.O. Box 5
Navesink, NJ 07752

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Sent To Richard J. McLaren

Street and Apt. 116 Lakeside Ave.

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Sent To Steven & Suellen Fromm

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Sent To Richard & Gloria Richter
 122 Lakeside Ave.
 Rumson, NJ 07760

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Sent To Richard W. & Stephanie C. Heidel
 19 Swan Ave.
 Locust, NJ 07760

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Sent To Lois Montgomery
 118 Lakeside Ave.
 Locust, NJ 07760

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Sent To Anthony L. & Debbra Zuzio
 15 Swan Ave.
 Locust, NJ 07760

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Sent To Jill Ciccone
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 Locust, NJ 07760

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Sent To Alan & Nancy Greenleaf
 154 Monmouth Ave.
 Atlantic Highlands, NJ 07716

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 Sent To Paul & Doreen Georgiou
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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.55
 \$4.15
 Total Postage
 Sent To Jeffrey Elmer & Melissa Sage
 127 Monmouth Ave.
 Atlantic Highlands, NJ 07716
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 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
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Postage \$0.55
 \$4.15
 Total Postage
 Sent To Jeffrey Elmer & Melissa Sage
 125 Monmouth Ave.
 Navesink, NJ 07752
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 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.55
 \$4.15
 Total Postage
 Sent To Alison & Jacob Gavin
 123 Monmouth Ave.
 Middletown, NJ 07748
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