

LAW OFFICE OF
Richard C. Sciria

A Limited Liability Company
55 North Bridge Avenue, Suite 5
Red Bank, New Jersey 07701
Phone: (732) - 842-7900
Fax: (732) - 842-7905
E-Mail: Richard.Sciria.Esq@verizon.net
Website: www.richardsciria.com

Ocean County Office
8 Central Avenue
Island Heights, New Jersey 08732

Richard C. Sciria
Elizabeth Loud-Hayward
Thomas F. X. Foley, Of Counsel

May 24, 2021

VIA ELECTRONIC AND REGULAR MAIL

Township of Middletown
Attn: Erin Uriarte, Planning Board Secretary
3 Penelope Lane
Middletown, NJ 07748

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

Dear Ms. Uriarte:

As you know, I represent the Applicant Cedar Village Tax Lien, LLC in regards to the above matter. As such, enclosed please find the Affidavit of Service of the Notice of Public Hearing.

Thank you for your kind attention to this matter.

Very truly yours,


RICHARD C. SCIRIA

RCS:jbm
Enc.

cc: Cedar Village Tax Lien, LLC (via electronic mail)
Ltr. to Township of Middletown – Affidavit of Service

**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:

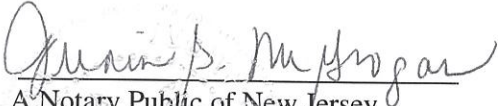
On May 20, 2021, I did send, by certified mail, a copy of the attached Notice to all persons and/or entities listed on the attached Certified List. The envelopes containing said Notices bore sufficient postage thereon and were mailed from the United States Post Office Red Bank, New Jersey.

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 20th day of May, 2021



A Notary Public of New Jersey

JUDITH B. MCGROGAN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 6/23/2021

**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 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.

A copy of the application has been filed in the office of the Planning Board and may be inspected virtually on the Planning Board Agenda page on the Township Website www.middletownnj.org or in-person by appointment only during regular business hours by contacting the Board Secretary at 732-615-2102.

The Application is scheduled for a Public Hearing on **Wednesday, June 2, 2021 at 6:30 p.m.** via WebEx and can be accessed via the following link:

<https://tinyurl.com/mtownPB0602>

**** To call into the meeting, dial 1-408-418-9388
Event Number/Access code: 129 421 7430
Passcode: 2020**

05/18/2021
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

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:

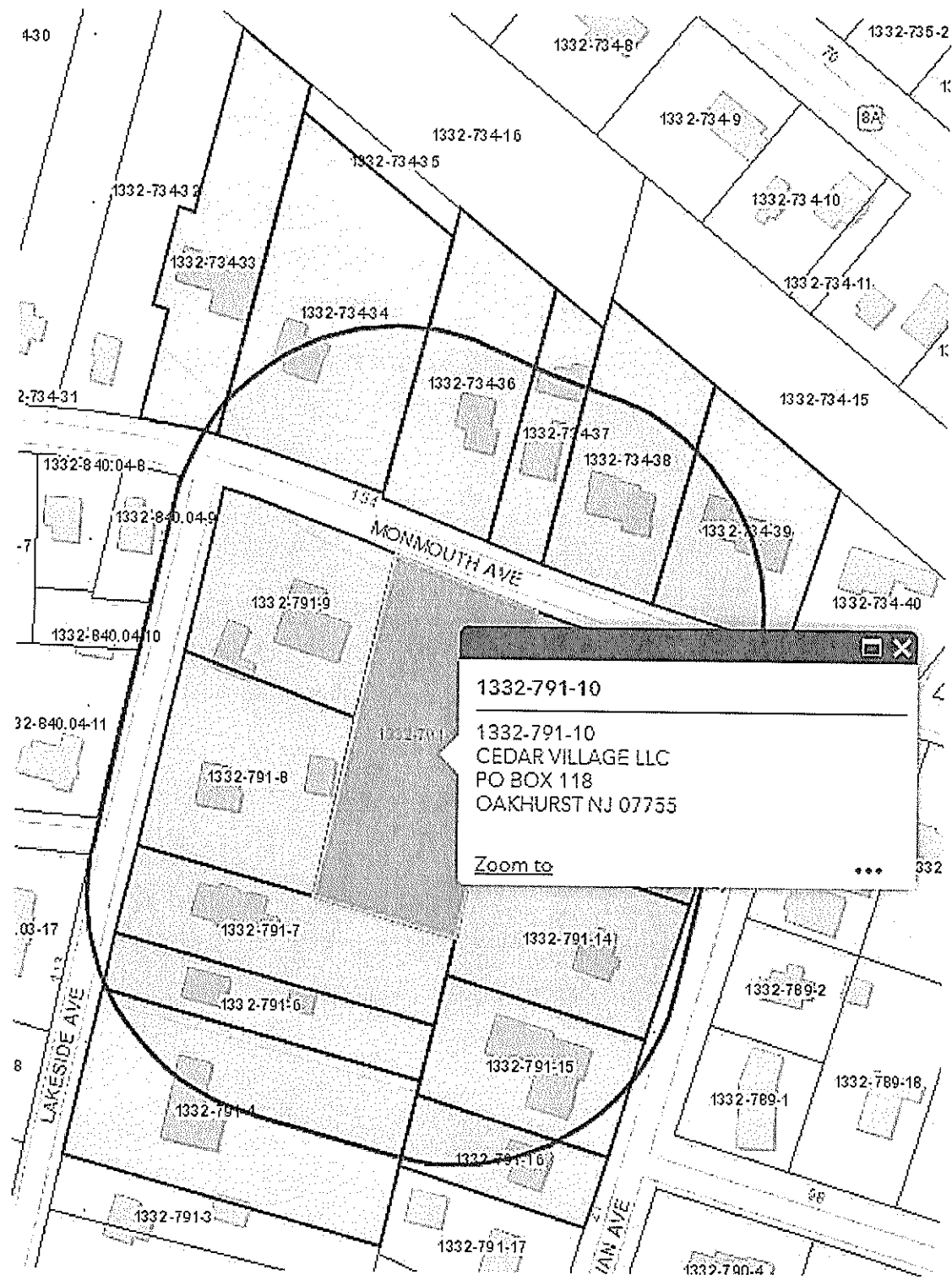
Please take note that the following public utilities and CATV companies must be notified with respect to site plan subdivision applications.

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
(Notify if within 200 feet of old CRR now known
as Monmouth Cty Bd of Recreation Commissioners)
8. New Jersey Turnpike Authority
PO BOX 5042 Woodbridge, NJ 07095

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

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Sent To
 Robert Schneider/Manager
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 Verizon New Jersey Inc.
 175 W. Main St.
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 Lance Hendrickson, Operations
 NJ American Water Company
 561 Shrewsbury Ave.
 Shrewsbury, NJ 07702

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 Authority
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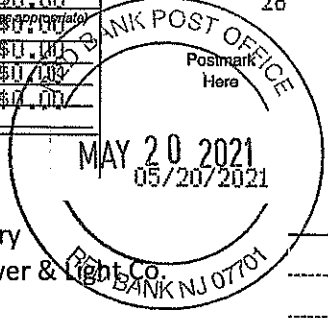
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City, State, Morristown, NJ 07960



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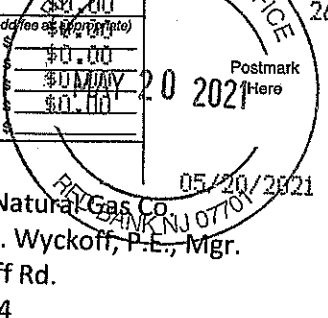
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Street and 1415 Wyckoff Rd.
City, State, Wall, NJ 07719



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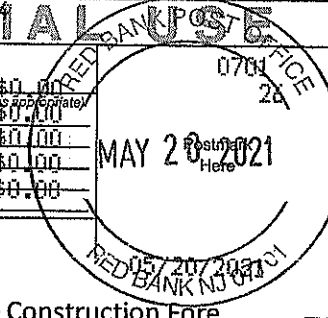
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Street and Comcast Cablevision of Mon. Co. Inc.
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City, State, Eatontown, NJ 07724



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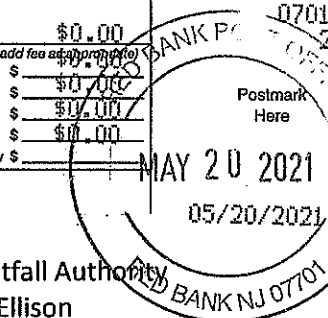
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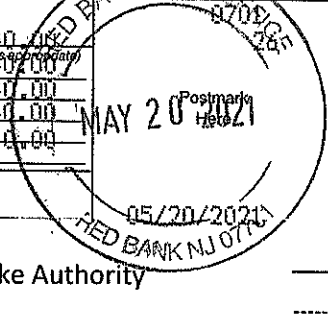
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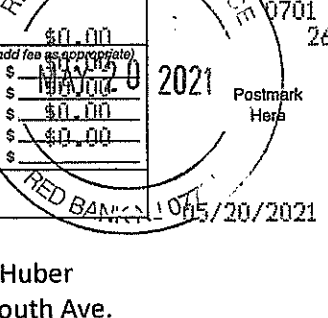
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Street and 131 Monmouth Ave.
City, State, Atlantic Highlands, NJ 07716



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Atlantic Highlands, NJ 07716

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 Allyson Connor
 121 Monmouth Ave.
 Atlantic Highlands, NJ 07716

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Sent To Robert J. & Mary C. Johnson
 117 Monmouth Ave.
 P.O. Box 5
 Navesink, NJ 07752

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Rumson, NJ 07760

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Sent To Richard J. McLaren
 116 Lakeside Ave.
 Locust, NJ 07760

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Sent To Steven & Suellen Fromm
 5 Swan Ave.
 Locust, NJ 07760

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Sent To Alice M. Elrick
 7 Swan Ave.
 Locust, NJ 07760

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Sent To Bruce Zydel
 11 Swan Ave.
 Locust, NJ 07760

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Postage \$0.55
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Sent To Richard & Gloria Richter
 Street and 122 Lakeside Ave.
 City, State, Zip Rumson, NJ 07760

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Total Postage \$4.15
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Sent To Richard W. & Stephanie C. Heidel
 Street and 19 Swan Ave.
 City, State, Zip Locust, NJ 07760

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Certified Mail Fee \$3.60
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Extra Services & Fees (check box, add fee as appropriate)
 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
 \$

Total Postage \$4.15
 \$

Sent To Lois Montgomery
 Street and 118 Lakeside Ave.
 City, State, Zip Locust, NJ 07760

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Extra Services & Fees (check box, add fee as appropriate)
 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
 \$

Total Postage \$4.15
 \$

Sent To Anthony L. & Debbra Zuzio
 Street and 15 Swan Ave.
 City, State, Zip Locust, NJ 07760

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 \$

Extra Services & Fees (check box, add fee as appropriate)
 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
 \$

Total Postage \$4.15
 \$

Sent To Jill Ciccone
 Street and 112 Lakeside Ave.
 City, State, Zip Locust, NJ 07760

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Atlantic Highlands, NJ 07716
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Certified Mail Fee \$3.60
 \$

Extra Services & Fees (check box, add fee as appropriate)
 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
 \$

Total Postage \$4.15
 \$

Sent To Alan & Nancy Greenleaf
 Street and 154 Monmouth Ave.
 City, State, Zip Atlantic Highlands, NJ 07716

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OFFICIAL USE

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage \$4.15

Sent To **Cedar Village, LLC**
P.O. Box 118
Oakhurst, NJ 07755

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Atlantic Highlands, NJ 07716

OFFICIAL USE

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage \$4.15

Sent To **Paul & Doreen Georgiou**
132 Monmouth Ave.
Atlantic Highlands, NJ 07716

PS Form 3800, April 2015 PSN 7530-02-000-9004 See Reverse for Instructions

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OFFICIAL USE

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage \$4.15

Sent To **Jeffrey Elmer & Melissa Sage**
127 Monmouth Ave.
Atlantic Highlands, NJ 07716

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Navesink, NJ 07752

OFFICIAL USE

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage \$4.15

Sent To **Jeffrey Elmer & Melissa Sage**
125 Monmouth Ave.
Navesink, NJ 07752

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Middletown, NJ 07748

OFFICIAL USE

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage \$4.15

Sent To **Alison & Jacob Gavin**
123 Monmouth Ave.
Middletown, NJ 07748

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