

## NARRATIVE OF INTENT

**Cedar Village Tax Lien, LLC  
150 Monmouth Avenue  
Middletown, NJ 07748  
Block 791, Lot 10**

1. Cedar Village Tax Lien, LLC, is the owner of the property located at 150 Monmouth Avenue, Middletown, NJ 07748, more formally identified as Block 791, Lot 10 (R-10 Zone).
2. The subject property contains 0.95 acres (41,315 sq. ft.).
3. The subject property currently contains an existing house.
4. The Applicant's representative propose to subdivide the property into two (2) lots. Proposed Lot 10.02 requires a variance for insufficient frontage on a municipal road. Both lots are oversize to the zone requirements.
5. The Application requires approval for a minor subdivision, and a bulk (c) variance for frontage on one of the lots.
6. Details pertaining to the proposal are set forth on the submitted Minor Subdivision Plan.
7. In conjunction with the within request, it is believed that no submission waivers are required.
8. In conjunction with the within request, it is believed that the following Variances are required:
  - 540-401A – Minor Subdivision Approval; and
  - 540-9113a – Frontage 100' is required, 20.20' is proposed on proposed Lot 10.02.