

GIORDANO, HALLERAN & CIESLA, P.C.

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\$ 10.00 due

STEVEN P. GOVIN, ESQ.
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ALSO ADMITTED TO PRACTICE IN NY
SGOVIN@GHCLAW.COM
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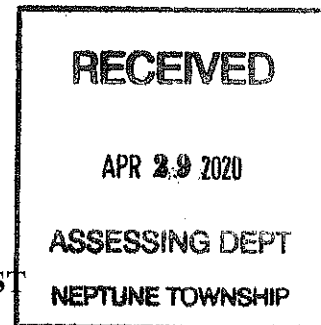
Please Reply To:
125 HALF MILE ROAD
SUITE 300
RED BANK, NJ 07701
(732) 741-3900
FAX: (732) 224-6599

April 24, 2020

Client/Matter No. 22088/5

VIA REGULAR MAIL & EMAIL

Bernard C. Haney, Tax Assessor
Township of Neptune
25 Neptune Blvd.
Neptune, NJ 07753
bhaney@neptunetownship.org



RE: REQUEST FOR 200 FT. PROPERTY OWNER'S LIST
Block 308, Lot 5
Township of Neptune, New Jersey

Dear Mr. Haney:

In accordance with N.J.S.A. 40:55D-12(c), please provide the undersigned with an updated certified list from the current tax duplicates of names and addresses of owners of property within 200 feet of the above referenced lot and block within the Township of Neptune. Please also provide the following:

- (a) Confirmation of the official newspaper of Neptune and any newspapers of general circulation in your municipality. *Consider + Appes*
- (b) The names, addresses and positions of those persons who, not less than seven days prior to today's date have registered to receive notice pursuant to N.J.S.A. 40:55D-12(h). *None*
- (c) Notice addresses of the Clerk of any municipality within 200 ft. of the above-referenced property. *NONE*
- (d) Notice addresses of any public utilities, cable television companies, or local utilities that possess rights-of-way or easements within your municipality and that have registered with the municipality in accordance with N.J.S.A. 40:55D-12.1, as well

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as any other utilities or similar entities required to receive notice of any applications for development under the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1, et. seq.

- (e) Notice address for any military facility that has registered with your municipality and that is situated within 3,000 feet in all directions of the above-referenced property. *None*

In accordance with N.J.S.A. 40:55D-12(c), a sum not to exceed \$0.25 per name, or \$10.00, whichever is greater, may be charged for the requested list. Given the current circumstance of being in a state of emergency, a check will be forwarded once our office re-opens.

It would be greatly appreciated if you could email the certified list of property owners to me at Sgouin@ghclaw.com.

Very truly yours,



STEVEN P. GOUIN

SPG/smf

Docs #4335394-v1

Robert Lane Jr., Mayor
Kevin McMillan, Deputy Mayor
Dr. Michael Brantley
Carol Rizzo
Nicholas Williams



Vito D. Gadaleta, R.M.C., Q.P.A.
Business Administrator
Richard J. Cuttrell, R.M.C.
Township Clerk
Michael J. Bascom, C.M.F.O., C.T.C.
Chief Financial Officer

I, Bernard C. Haney, CTA, Assessor of the Township of Neptune, do hereby certify that this list represents all of the interested parties to be notified of the proposed development of the property known as **Block: 308 Lot: 5**; in accordance with the requirements of R.S. 40:55D 12.

Bernard C. Haney, CTA
Assessor

Date: April 29, 2020



Buffer Report

NEPTUNE TOWNSHIP
Office of the Assessor
25 Neptune Blvd
PO Box 1125
Neptune, NJ 07754-1125
732.988.5200

Highlighted feature(s)

Subject Property (1)

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lots
308	5		111 SO MAIN ST	JEMAL'S ROLLO LLC	702 H ST NW SUITE 400	WASHINGTON, DC 20001	

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List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

Adjoining Properties (18)

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lots
257	1		BROADWAY & LAWRENCE AVE	OCEAN GROVE CAMP MEETING ASSN	PO BOX 248	OCEAN GROVE, NJ 07756	
257	2		130 LAWRENCE AVE	MURPHY, CORINNE A.	130 LAWRENCE AVENUE	OCEAN GROVE, NJ 07756	
257	5		108 SO MAIN ST	108 ASSOCIATES, LLC.	PO BOX 353	OCEAN GROVE, NJ 07756	
257	6		140 LAWRENCE AVE	RUGGIERO, CHARLES	439 LONG AVE	MANASQUAN, NJ 08736	
257	7		120 SO MAIN ST	120 SOUTH MAIN REALTY LLC	120 SOUTH MAIN ST	OCEAN GROVE, NJ 07756	
257	12		151 STOCKTON AVE	COOKMAN ASBURY ASSOCIATES V, LLC	1481 OAK TREE ROAD	ISELIN, NJ 08830	
257	13		126 S MAIN ST	WORBS, FRANK P	73 COUNTRY ACRES DRIVE	HAMPTON, NJ 08827	
257	14		122 SO MAIN ST	FRANKLIN SHEET METAL INC	122 SOUTH MAIN STREET	OCEAN GROVE, NJ 07756	
307	1		1102 CORLIES AVE	STATE OF NJ-DOT	1035 PARKWAY AVE POB 616	TRENTON, NJ 08625	
308	1		1100 CORLIES AVE	JOHNSON'S RESTAURANT EQUIPMENT LLC	1100 CORLIES AVENUE	NEPTUNE, NJ 07753	
308	2		RAILROAD	CONRAIL NY-LONG BEACH	25 NEPTUNE BLVD	NEPTUNE TWP, NJ 07753	
308	3		1000 CORLIES AVE	1000 CORLIES, LLC	501 MORNINGSTAR RD	STATEN ISLAND, NY 10303	
308	5		111 SO MAIN ST	JEMAL'S ROLLO LLC	702 H ST NW SUITE 400	WASHINGTON, DC 20001	
308	6		131 SO MAIN ST	BRANDT, RICHARD	1175 BROAD STREET STE 5	SHREWSBURY, NJ 07702	
					1100 CORLIES	NEPTUNE NJ	

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lots
308	8		147 SO MAIN ST	JOHNSON, ROBERT W, JR	1100 CORLIES AVENUE	NEPTUNE, NJ 07753	
308	9		SO MAIN ST	OUTDOOR SYSTEMS INC OF DELA	185 US HIGHWAY 46	FAIRFIELD, NJ 07004	
308	10		171 SO MAIN ST	NEW JERSEY AMERICAN WATER CO	PO BOX 2738 % TAX DEPT	CAMDEN, NJ 08101	

Buffer Report - Map



Please be advised that pursuant to Chapter 245, P.L. 1991, As of August 7th 1991, any Applicant seeking a Major Sub-division or Site Plan Approval, is required to provide a Notice of Public Hearing to all Public Utilities and CATV companies that own land or Possess any easement that is within two hundred feet (200') of the proposed development.

Below is the list of Public Utilities which provide this service to the Neptune area:

New Jersey- American Water Company, Inc.
Attn: Donna Short GIS Supervisor
1025 Laurel Oak Road
Voorhees, N.J. 08043

Verizon
Legal Department 17th Floor
C/o Land Use Matters
540 Broad Street
Newark, N.J. 07102

New Jersey Natural Gas Company
Attn: Right of Way Department
1415 Wyckoff Road
Wall Twp, N.J. 07719

Jersey Central Power & Light Company
Attn: Land Use Matters
300 Madison Avenue
Morristown, N.J. 07960

Monmouth Cablevision
Attn: Land Use Matters
1501 18th Avenue
Wall Twp, N.J. 07719

In accordance with the Land Use Law N.J.S.A. 40:55d-12 [d-g], Notice of Property within two hundred feet [200'] of a County road or other County properties shall be given to:

Monmouth County Planning Board
Hall of Records Annex
P.O. Box 1255
Freehold, N.J. 07728-1125

In accordance with the same Land Use Law, Notice of property adjacent to a State Highway shall be given to:

Department of Transportation
C/o Commissioner of Transportation
P.O. Box 600
Trenton, N.J. 08625

Notice including maps or documents of an application which involves more than 150 acres Or 500 dwelling units shall be given to the State Planning Commission.

On all applications where property is located in Ocean Grove, notice must be sent to:

Ocean Grove Camp Meeting Association
Attn: Finance Department
54 Pitman Avenue
P.O. Box 248
Ocean Grove, N.J. 07756