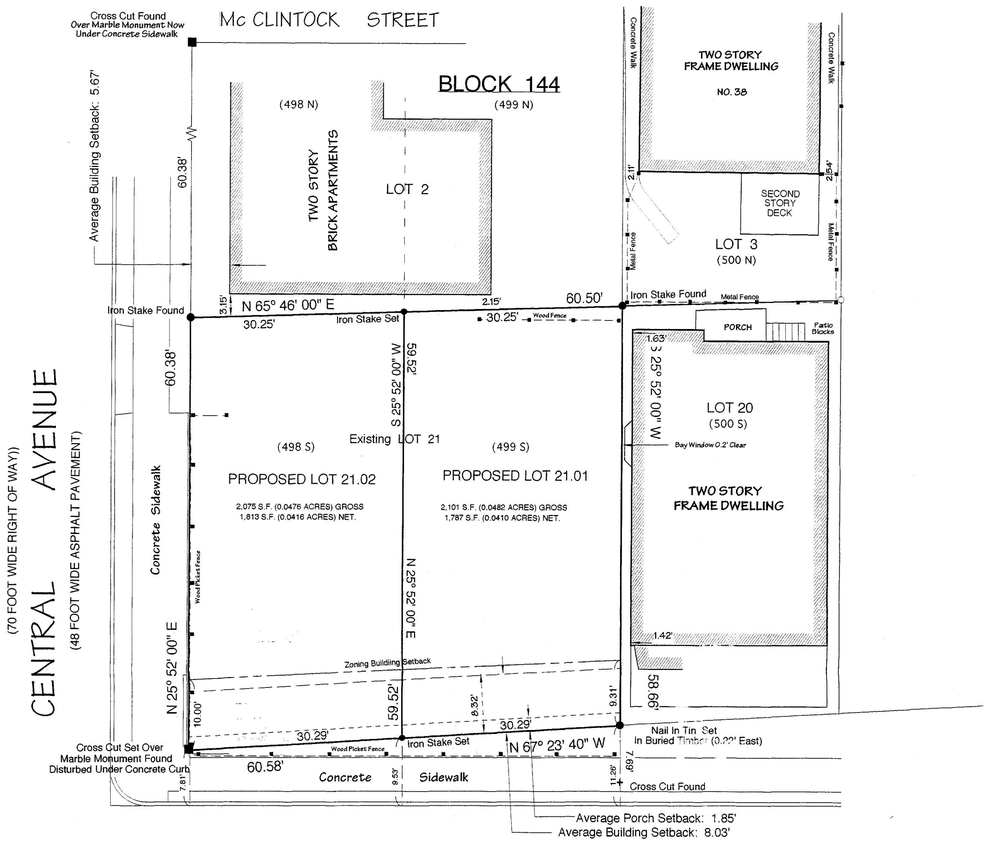
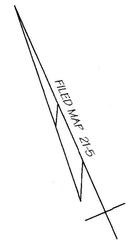
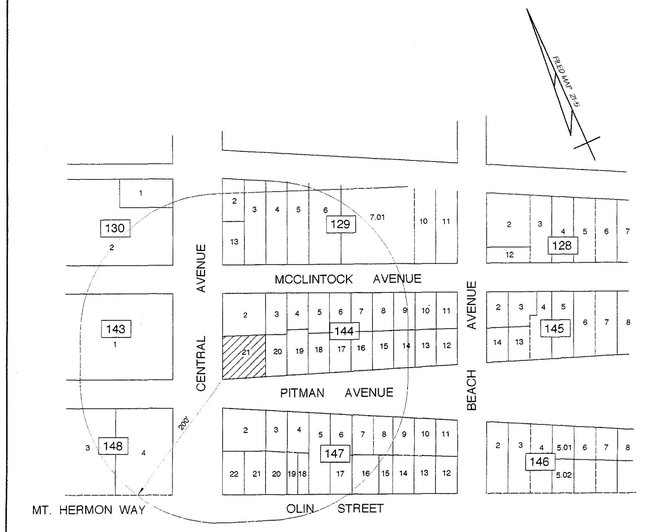


(RIGHT OF WAY WIDTH VARIES)

PITMAN AVENUE

(24.5 FOOT WIDE ASPHALT PAVEMENT)





KEY MAP

1" = 100'

THIS IS TO CERTIFY THAT I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND THAT IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILLING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO

MUNICIPAL ENGINEER DATE

APPROVED AS A MINOR SUBDIVISION BY THE PLANNING BOARD OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY.

CHAIRMAN

ADMINISTRATIVE OFFICER

I HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF NEPTUNE WHICH IS THE PROPER AUTHORITY TO APPROVE, AND COMPLIES WITH ALL THE PROVISIONS OF R.S. 46:23-91.4, KNOWN AS THE "MAP FILING LAW". THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE_____DAY OF_____, WHICH IS 190 DAYS FROM THE FINAL APPROVAL OF THIS MAP.

SECRETARY OF THE PLANNING BOARD DATE

ADMINISTRATIVE OFFICER DATE

PLANNING BOARD ENGINEER DATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY MADE ON JUNE 11, 2025 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MAKED, AS PROMULGATGED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

Michael J. Williams 5/27/2026

MICHAEL J. WILLIAMS, PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. GS25800

Purpose of this subdivision is to return lot 21 to the original two lots as shown on the map of ocean grove.

ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH ORDINANCE SECTION 526.

NOTE: NEPTUNE LAND DEVELOPMENT ORDINANCE SECTION 411.07 B (i) FOR ALL LOTS EAST OF CENTRAL AVENUE, EXCEPT THOSE FRONTING OLIN AND MCCLINTOCK STREETS, THE LOT AREA AND LOT DEPTH SHALL BE MEASURED FROM THE CURB LINE RATHER THAN THE PROPERTY LINE. A CALCULATION OF BUILDING AND LOT COVERAGE REQUIREMENTS SHALL BE BASED ON THE RESULTANT LOT AREA. THESE PROVISIONS SHALL NOT AFFECT ANY OF THE REQUIRED YARD SETBACKS.

ZONE REQUIREMENTS HD-O (HISTORIC DISTRICT OCEANFRONT)

	REQUIRED	LOT 21.01	LOT 21.02
MINIMUM LOT AREA	1,800 SQ. FT.	1,787 SQ. FT. (NET) 2,101 SQ. FT. (GROSS)	1,813 SQ. FT. (NET) 2,075SQ. FT. (GROSS)
DENSITY	24.2	20.7	21.0
MAX. FLOOR AREA RATIO	N/A	N/A	N/A
MINIMUM LOT WIDTH	30 FT.	30.24 FT.	30.24 FT.
MINIMUM LOT FRONTAGE	30.00 FT.	30.29 FT.	30.29 FT.
MINIMUM LOT DEPTH	60.00 FT.	68.62 FT.	69.48 FT.
MINIMUM FRONT YARD SETBACK	AS SHOWN	N/A	N/A
MINIMUM SIDE YARD	2 FT. / 4FT.	N/A	N/A
MINIMUM REAR YARD	3.1 FT.	N/A	N/A
MAXIMUM PERCENT BUILDING COVERAGE	85%	< 85%	< 85%
MAXIMUM TOTAL LOT COVERAGE	90%	< 90%	< 90%
MAXIMUM BUILDING HEIGHT	21/2 STORIES / 35 FT.	N/A	N/A
MINIMUM IMPROVABLE AREA / M.I.A. DIAM.	1,000 SQ. FT. / 21 FT.	N/A	N/A

*Denotes pre-existing non-conformity
(V) Denotes Variance Requested

SCALE IN FEET (1"=10')

0 10 20 30 40 50 70

PREMISES BEING KNOWN AND DESIGNATED AS LOT 21 IN BLOCK 144 AS SHOWN ON SHEET 1 OF THE TAX MAP OF THE TOWNSHIP OF NEPTUNE.

LOT 21 IN BLOCK 144 IS LOCATED IN ZONE HD-O (HISTORIC DISTRICT OCEANFRONT) AND CONTAINS A TOTAL OF 4,176 S.F. GROSS (0.0958 ACRES) 3,599 S.F. NET (0.0826 ACRES).

NUMBER OF EXISTING LOTS (1) RESIDENTIAL USE
NUMBER OF PROPOSED LOTS (2) RESIDENTIAL USE

OWNERS LOT 21: ANDREW D. CALLIMAHOS

THIS IS TO CERTIFY THAT I AM THE OWNER OF RECORD OF THE PREMISES SHOWN HEREON AND AGREE TO THE FILING OF THIS SUBDIVISION IN THE MONMOUTH COUNTY CLERK'S OFFICE.

ANDREW D. CALLIMAHOS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2019

NOTARY MY COMMISSION EXPIRES SEAL

PREMISES IS NOT LOCATED IN ANY FRESH OR SALT WATER WETLAND AREAS.

NOTE! UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. NO GUARANTY IS MADE AS TO THE ACCURACY AND COMPLETENESS OF IS INFORMATION.

THE OUTBOUND AND INTERIOR MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW", P.L. 1975 C.291 (C. 40:550-1 ET SEQ.) OR LOCAL ORDINANCE. I HEREBY CERTIFY THAT A BOND HAS BEEN GIVEN TO THE TOWNSHIP OF NEPTUNE GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

MUNICIPAL CLERK

MICHAEL J. WILLIAMS
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 25800

PROFESSIONAL PLANNER
NEW JERSEY LICENSE NO. 3915

MINOR SUBDIVISION

PREPARED FOR: ANDREW D. CALLIMAHOS

TAX MAP SHEET 1 TAX MAP BLOCK 144 LOT 21

TOWNSHIP OF NEPTUNE MONMOUTH COUNTY NEW JERSEY

PREPARED BY
MICHAEL J. WILLIAMS LAND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. 24GA28150500
56 MAIN AVENUE, OCEAN GROVE, NEW JERSEY 07756
TEL.:(732) 988-6440
FAX:(732) 502-0669
EMAIL: williams2066@aol.com

	MAY 27, 2026
	SCALE 1" = 10'
SURVEY: M.J.W.	
DRAWN BY: M.J.W.	
DRAWING	C-365
COMPUTER FILE	CD-327
FILE	

Neptune Township - NJ
Where Community, Business & Tourism Prosper

Neptune Township Planning Board
25 Neptune Boulevard Neptune NJ 07753
732-988-5200 .x. 270

Application #_____ / _____
Date Filed ____ / ____ / ____
Hearing Date ____ / ____ / ____

APPLICATION for SITE PLAN and/or SUBDIVISION

Check all that apply: ☐ Preliminary ☑ Minor Subdivision ☐ Minor Site Plan
☐ Final ☐ Major Subdivision ☐ Major Site Plan

☐ Other - Specify: _____

Please check one: ☑ Planning Board ☐ Board of Adjustment

PROPERTY INFORMATION:

1. **Property Address:** 30 Central Ave Ocean Grove
Block: 144 **Lot:** 21 **Zone:** HO-O **Acreage:** .0958

CONTACT INFORMATION:

2. **Name of Applicant:** Gawow Building
Mailing Address: 108 S. MAIN ST. Ocean Grove NJ. 07756
Phone #: 732 988-9500 **Fax #:** N/A **Cell #:** 732 558-0546
E-mail Address: bill@gawowbuilding.com
3. **Name of Owner:** Andrew D. Callimahos
Mailing Address: 6108 85th PLACE New Carrollton Md 20784
Phone #: 301 442-0951 **Fax #:** N/A **Cell #:** _____
E-mail Address: Callimahos@yahoo.com
4. **Interest of Applicant, if other than Owner:** Contract Purchaser
5. **Name of Contact Person:** William P. Gawow
Mailing Address: 106 S. MAIN ST. Ocean Grove NJ. 07756
Phone #: 732 988-9500 **Fax #:** _____ **Cell #:** 732 558-0546
E-mail Address: _____
6. **Applicant's Attorney:** William P Gawow III **Company:** _____
Mailing Address: 108 S. MAIN ST. Ocean Grove NJ 07756
Phone #: 732 774-2500 **Fax #:** N/A **Cell #:** 732 558-0546
E-mail Address: dwesjaw@gmail.com
7. **Applicant's Engineer:** _____ **Company:** _____
Mailing Address: _____
Phone #: _____ **Fax #:** _____ **Cell #:** _____
E-mail Address: _____
8. **Applicant's Architect:** _____ **Company:** _____
Mailing Address: _____
Phone #: _____ **Fax #:** _____ **Cell #:** _____
E-mail Address: _____
9. **Applicant's Surveyor:** Michael J. Williams **Company:** Michael J. Williams Land Surveying LLC
Mailing Address: 56 MAIN AVE Ocean Grove N.J. 07756
Phone #: 732 988-6440 **Fax #:** 732 502-0619 **Cell #:** _____
E-mail Address: Williams2066@aol.com
10. **Applicant's Planner:** _____ **Company:** _____
Mailing Address: _____
Phone #: _____ **Fax #:** _____ **Cell #:** _____
E-mail Address: _____

DESCRIPTION OF PROPERTY:

11. **Existing use of property:** Vacant
12. **Proposed use of property:** Single Family Residential lots
13. **Special Flood Hazard Area:** N/A

DETAIL PROPOSED INFORMATION:

14. **Proposed number of lots, if applicable:** 2

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE	30 X 60	60 X 60	(2) 30 X 60
LOT COVERAGE *			
BUILDING COVERAGE *			
BUILDING HEIGHT *			
FRONT SETBACK *			
REAR SETBACK *			
SIDE SETBACK *			
COMBINED SIDE SETBACK *	* N/A - See Plans Attached		

(If multiple lots and/or buildings, please attach additional detailed listing for each.)

15. **Have there been any previous applications to the Planning Board or Board of Adjustment involving these premises?**
    ☐ YES ☒ NO ☐ UNKNOWN
    If YES, please give date(s): _____
    Result of decision: _____
16. **List of variances requested with Section (§) reference;** attach additional forms as necessary:
    NONE
17. **If a Zoning denial has been received as part of this application, please attach.** N/A

The required submission for all applications to be complete is:

- **Twenty-five (25) copies of a completed application form, inclusive of any supporting information.**
- **Twenty-five (25) copies and one (1) CD* of survey and/or plan(s) with one (1) additional copy of survey and/or plan(s) on 11' x 17' sheet(s).**

*See §802B - Completeness Checklist for Use Variance and Bulk Variance Request for details on submission requirements.

Neptune Township - NJ
Where Community, Business & Tourism Prosper

Neptune Township Planning Board
25 Neptune Boulevard Neptune NJ 07753
732-988-5200 .x. 270

AFFIDAVIT OF APPLICATION

State of New Jersey
County of Monmouth

William P Gawon III
(INSERT APPLICANT'S NAME) , being of full age, being duly sworn according to Law, on oath

deposes and says that all the above statements are true.

(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

William P Gawon III
(PRINT NAME OF APPLICANT)

Sworn and subscribed before me this

19th day of May, 2026

(SIGNATURE OF NOTARY PUBLIC)

[NOTARY SEAL]

DAVE MATTEO
Notary Public, State of New Jersey
Comm. # 50088394
My Commission Expires 8/17/2028

OWNER'S AFFIDAVIT OF AUTHORIZATION AND CONSENT STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT LANDOWNER

(Original signatures only – copies will not be accepted)

In the matter before the Planning Board (INSERT PLANNING BOARD or BOARD OF ADJUSTMENT) in the Township of Neptune,

State of New Jersey, County of Monmouth, I/We, Andrew D. Callimanos (INSERT PROPERTY OWNER'S NAME[S]),

with mailing address of 6108 85th Place New Carrollton MD 20784 (INSERT PROPERTY OWNER'S MAILING ADDRESS),

of full age being duly sworn according to oath depose(s) and say(s):

"I/We am/are the Owner(s) of the subject property in connection with this application designated as Block(s) 144 Lot(s) 21, also known as 30 Central Ave Ocean Grove (INSERT PHYSICAL ADDRESS OF SUBJECT PROPERTY).

I/We authorize Gannon Building / William P. Gannon III (INSERT NAME OF OWNER(S)' REPRESENTATIVE APPEARING BEFORE THE BOARD) to appeal to the Planning Board/Board of Adjustment of the Township of Neptune for such relief as may be required relating to the property listed above, consent to such appeal and application, and agree that the decision of the Planning Board/Board of Adjustment on such appeal shall be binding upon me/us as if said appeal has been brought and prosecuted directly by me/us as the Owner(s).

Andrew D. Callimanos
(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

Sworn and subscribed before me this

19th day of May, 2026

(SIGNATURE OF NOTARY PUBLIC)

[NOTARY SEAL]

DAVE MATTEO
Notary Public, State of New Jersey
Comm. # 50088394
My Commission Expires 8/17/2028

Neptune Township - NJ
Where Community, Business & Tourism Prosper

Neptune Township Planning Board
25 Neptune Boulevard Neptune NJ 07753
732-988-5200 .x. 270

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

I hereby authorize any member of the Township of Neptune Planning Board or Board of Adjustment, any of said Board's professionals or any reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for the limited purpose of viewing same to report and comment to the Board as to the pending application.

Date: 5-19-2026

Andrew D. Callmahan

(SIGNATURE Of PROPERTY OWNER)

STATEMENT FROM TAX COLLECTOR

Block: 144 Lot: 21

Property location: 30 Central Ave Ocean Grove

Status of municipal taxes: _____

Status of assessments for local improvements: _____

Date: _____

(AUTHORIZED SIGNATURE Of TAX COLLECTOR)

Neptune Township - NJ
Where Community, Business & Tourism Prosper

Neptune Township Planning Board
25 Neptune Boulevard Neptune NJ 07753
732-988-5200 .x. 270

ESCROW AGREEMENT

I/We fully understand an "Escrow Account" will be established to cover the costs of the professional services which may include engineering, planning, architectural services, and any other expenses incurred in connection with the review of this application before the Planning Board/Board of Adjustment.

The amount of the Escrow deposit will be determined by the Neptune Township Land Development Ordinance §1000 - Application and Escrow Fees, Table 10.02 - Escrow Fees.

It is the policy of Neptune Township that once an Escrow Account falls below 24% of the original deposit amount, the account must be replenished to its original amount. The only exception would be when the application is nearing completion; in such cases, the Applicant will be notified of any anticipated charges and the amount of the additional deposit required.

Payments shall be due within fifteen (15) days of receipt of the request for additional Escrow Funds. If payment is not received within that time, the Applicant will be considered to be in default, and such default may jeopardize further appearance before the Board, and delay any and all pending approvals and the issuance of building permits. Continued failure to submit requested funds will result in legal action against the property.

In accordance with N.J.S.A. 40:55D-53.1, all unused portion of the Escrow Account will be refunded upon written request from the Applicant, and verification by the Board's professionals who reviewed the application.

By signature below, I/We acknowledge receipt of Neptune Township's §1000 - Application and Escrow Fees, and agree to all conditions listed.

Name of Applicant: Gannon Building / William P. Gannon III
(PLEASE PRINT)

Property Address: 30 Central Ave Ocean Grove

Block: 144 Lot: 21

Applicant: Gannon Building (PRINT NAME) William P. Gannon III (SIGNATURE OF APPLICANT) Date: 5/19/26

Owner: Andrew D. Callimahos (PRINT NAME) Andrew D. Callimahos (SIGNATURE OF OWNER) Date: 5-19-2026

FEB 07 2008

FEB 13 2008

COUNTY OF MONMOUTH
CONSIDERATION
RTF Exempt
DATE 2/14/08 BY NT

4

293870

PREPARED BY:
RICHARD W. HOGAN, J.D.

ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS, THAT

HELEN C. HURRY, widow

Located at 30 Central Avenue, Ocean Grove, N.J. 07756

In consideration of the sum of ONE ($1.00)----------DOLLARS lawful money of the United States, to them duly paid by

HELEN C. HURRY, WIDOW AND ANDREW D. CALLIMAHOS

About to be located 30 Central Avenue, Ocean Grove, N.J. 07756 and 6108 85th Place, New Carrollton, Md. 20784, respectively

the receipt whereof is hereby acknowledged, have sold, assigned, transferred and set over and by these presents, do sell, assign, transfer and set over unto

HELEN C. HURRY, WIDOW AND ANDREW D. CALLIMAHOS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

their heirs, executors, administrator and assigns, a certain INDENTURE OF LEASE bearing date the 7th day of August in the year Eighteen Hundred and Seventy One made by 'THE OCEAN GROVE CAMP MEETING ASSOCIATION OF THE METHODIST EPISCOPAL CHURCH" of all that certain plot, piece or parcel of ground, only insofar as the same affects Lot Numbered (No 498 & 499) on the south side of Central Avenue on the Map of lots of Camp Ground of the said Camp Meeting Association, situate in Neptune Township in the County of Monmouth and State of New Jersey, with all and singular the premises therein mentioned and described and the buildings thereon, together with the appurtenances. Known as 30 Central Avenue, Ocean Grove, New Jersey and also Block 23, Lots 498S and 499S.

TO HAVE AND TO HOLD the same unto the said

HELEN C. HURRY, WIDOW AND ANDREW D. CALLIMAHOS

their heirs, executors, administrators and assigns from the 5th day of February in Two Thousand Eight for the and during all the rest, residue and remainder of the term of NINETY NINE YEARS, renewable for a like term of years forever, as mentioned in the said Indenture of Lease. Subject, nevertheless, to the rent, covenants, conditions, provisions and regulations therein also mentioned.

AND I do hereby covenant and agree with the said

HELEN C. HURRY, WIDOW AND ANDREW D. CALLIMAHOS

That the said assigned premises now are free and clear of and from all former and other gifts, grants, bargains, sales, leases, judgments, executions, back rents, taxes, assessments, and incumbrances whatsoever. Being the same premises demised and let to Rufus C. Putney by the Camp Meeting Association by lease dated the 7th day of August, 1871

Not Certified Copy

In Volume 313 page 31 and Book 742 page 128, respectively and by several mesne assignments, assigned, transferred and set over unto Helen C. Hurry, married by Assignment of Lease from Mason Wye and Claire Demers Wye, his wife dated March 19, 1986 and recorded March 21, 1986 in the Monmouth County Clerk's Office in Book 4642 page 481

Grantor's husband, Irving J. Hurry died on June 24, 1988

IN WITNESS WHEREOF, I have hereunto set my hands and seals this 5 day of February 2008.

Helen C. Hurry
HELEN C. HURRY

Andrew D. Callimahos
ANDREW D. CALLIMAHOS

STATE OF NEW JERSEY
SS
COUNTY OF MONMOUTH

BE IT KNOWN THAT on the 5 day of Feb 2008 before me A Notary Public of the State of New Jersey personally appeared HELEN C. HURRY, MARRIED AND ANDREW D. CALLIMAHOS who I am satisfied, are the grantor mentioned in the foregoing deed of Assignment, and the contents thereof, being by me first made known unto her, she did thereupon acknowledge that she signed, sealed and delivered the same as her act and deed, for the uses and purposes therein expressed, the full and actual consideration paid for the transfer of title to realty evidenced by the within deed as such consideration is defined in P.L. 1968 c 49 1968 c 49 Sec l(b) is $1.00

RICHARD W HOGAN, JD
Attorney at Law
of New Jersey

M CLAIRE FRENCH, CTY CLK
MONMOUTH COUNTY, NJ
INSTRUMENT NUMBER
2008016433
RECORDED ON
Feb 14, 2008
2:02:43 PM
BOOK:OR-8703
PAGE:4752
Total Pages: 4

COUNTY RECORDING FEES $70.00
TOTAL PAID $70.00

R+R

RICHARD W. HOGAN, J.D.
ATTORNEY AT LAW
79 MAIN AVENUE
P.O. BOX 577
OCEAN GROVE, NJ 07756

#348

#348

Not Certified Copy

FEB 07 2008

FEB 13 2008

COUNTY OF MONMOUTH
CONSIDERATION _____
RTF Exempt _____
DATE 2/14/08 BY NT

4

293870

PREPARED BY: _____
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their heirs, executors, administrator and assigns, a certain INDENTURE OF LEASE bearing date the 7th day of August in the year Eighteen Hundred and Seventy One made by 'THE OCEAN GROVE CAMP MEETING ASSOCIATION OF THE METHODIST EPISCOPAL CHURCH" of all that certain plot, piece or parcel of ground, only insofar as the same affects Lot Numbered (No 498 & 499) on the south side of Central Avenue on the Map of lots of Camp Ground of the said Camp Meeting Association, situate in Neptune Township in the County of Monmouth and State of New Jersey, with all and singular the premises therein mentioned and described and the buildings thereon, together with the appurtenances. Known as 30 Central Avenue, Ocean Grove, New Jersey and also Block 23, Lots 498S and 499S.

TO HAVE AND TO HOLD the same unto the said

HELEN C. HURRY, WIDOW AND ANDREW D. CALLIMAHOS

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HELEN C. HURRY

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ANDREW D. CALLIMAHOS

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RICHARD W HOGAN, JD
Attorney at Law
of New Jersey

M CLAIRE FRENCH, CTY CLK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
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COUNTY RECORDING FEES	$70.00
TOTAL PAID	$70.00

R+R

RICHARD W. HOGAN, J.D.
ATTORNEY AT LAW
79 MAIN AVENUE
P.O. BOX 577
OCEAN GROVE, NJ 07756

348

#348

Not Certified Copy

Monmouth County

Buffer Report

Highlighted feature(s)

Subject Property (1)

MUN	BLOCK	LOT	QUAL	Location	Owner Name	Owner Street	Owner Csz
Neptune Twp	144	21		30 Central Ave	HURRY, HELEN C & CALLIMAHOS, A	30 CENTRAL AVE	OCEAN GROVE, NJ 07756

§

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

Adjacent Properties (65)

MUN	BLOCK	LOT	QUAL	Location	Owner Name	Owner Street	Owner Csz
Neptune Twp	129	1		Beach Avenue	OCEAN GROVE CAMP MEETING ASSN	54 PITMAN AVENUE POB 248	OCEAN GROVE, NJ 07756
Neptune Twp	129	2		42 Ocean Pathway	FORBES, GLENN & KEENE, WENDY	16478 CEDAR CORNERS ROAD	BRIDGEVILLE, DE 19833
Neptune Twp	129	3		40 Ocean Pathway	DARDALELLE CONDOMINIUM	25 NEPTUNE BLVD	NEPTUNE TWP, NJ 07753
Neptune Twp	129	3	C0001	40 Ocean Pathway Unit A	PATELLA,CHRISTOPHER & MCMURRAY,LISA	868 BROADWAY	BAYONNE, NJ 07002
Neptune Twp	129	3	C0002	40 Ocean Pathway Unit B	MC GUIRE, SCOTT S. & ANDREA	77 ATLAS ROAD	BASKING RIDGE, NJ 07920
Neptune Twp	129	3	C0003	40 Ocean Pathway Unit C	DAVID, MICHAEL A & TERRI B	40 OCEAN PATHWAY APT C	OCEAN GROVE, NJ 07756
Neptune Twp	129	3	C0004	40 Ocean Pathway Unit D	KINARD, DAVID M	40 OCEAN PATHWAY UNIT D	OCEAN GROVE, NJ 07756
Neptune Twp	129	3	C0005	40 Ocean Pathway Unit E	MCKEON, THOMAS DECLAN & EILEEN ELIZ	105 PLEASANT PLACE	KEARNY, NJ 07032
Neptune Twp	129	3	C0006	40 Ocean Pathway Unit F	MCCUE, JOHN	40 OCEAN PATHWAY UNIT F	OCEAN GROVE, NJ 07756
Neptune Twp	129	4		38 Ocean Pathway	SCHIFF, MICHAEL & KAZMARK, THOMAS	100 LONG HILL ROAD	LITTLE FALLS, NJ 07424
Neptune Twp	129	5		36 Ocean Pathway	KEVIN P BRADY FAMILY TRUST	12 MAKATOM DRIVE	CRANFORD, NJ 07016
Neptune Twp	129	6		34 Ocean Pathway	34 OPOG, LLC	34 OCEAN PATHWAY	OCEAN GROVE, NJ 07756
Neptune Twp	129	7.01		30 Ocean Pathway	OCEAN PATHWAY CONDOMINIUM	25 NEPTUNE BLVD	NEPTUNE TWP, NJ 07753
Neptune Twp	129	7.01	C0105	30 Ocean Pathway 1E	VALLONE, ANTHONY J III	30 OCEAN PATHWAY UNIT 1E	OCEAN GROVE, NJ 07756

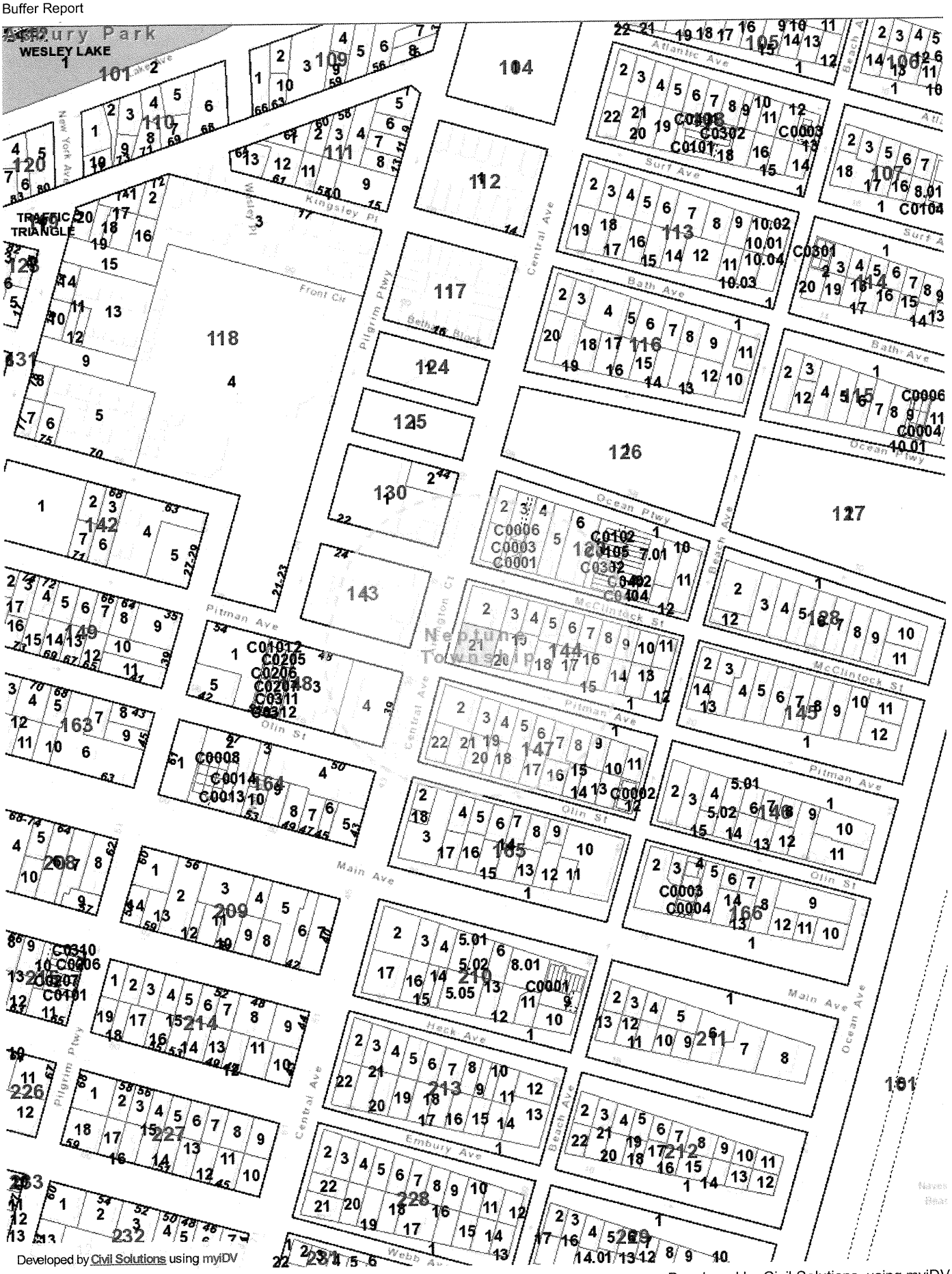
MUN	BLOCK	LOT	QUAL	Location	Owner Name	Owner Street	Owner Csz
Neptune Twp	129	7.01	C0106	30 Ocean Pathway 1F	COFFINA, NEIL & MARY	30 OCEAN PATHWAY UNIT 1F	OCEAN GROVE, NJ 07756
Neptune Twp	129	7.01	C0301	30 Ocean Pathway 3A	ANDREWS,GEOFFREY BLUNDELL&GALLAGHER	30 OCEAN PATHWAY UNIT 3A	OCEAN GROVE, NJ 07756
Neptune Twp	129	7.01	C0302	30 Ocean Pathway 3B	GREVENITZ LIVING TRUST	30 OCEAN PATHWAY UNIT 3B	OCEAN GROVE, NJ 07756
Neptune Twp	129	7.01	C0303	30 Ocean Pathway 3C	BENZENHOEFER, LYNDA B & FIORE, BERN	201 PAUL STREET	LYNDHURST, NJ 07071
Neptune Twp	129	7.01	C0304	30 Ocean Pathway 3D	DAILEY, JOHN & PINO, ANGELA	7 GOODWIN STREET	HASTINGS ON HUDSON, NY 10706
Neptune Twp	129	7.01	C0305	30 Ocean Pathway 3E	SCHUSZLER, VALENTINE L	30 OCEAN PATHWAY 3E	OCEAN GROVE, NJ 07756
Neptune Twp	129	7.01	C0306	30 Ocean Pathway Apt 3F	TARPEY, BRIAN & PENNY	30 OCEAN PATHWAY 3F	OCEAN GROVE, NJ 07756
Neptune Twp	129	7.01	C0402	30 Ocean Pathway 4B	CASELLI, MARILYN & MATTHEW	52 PHILIP AVENUE	STATEN ISLAND, NY 10312
Neptune Twp	129	7.01	C0403	30 Ocean Pathway 4C	WOMELSDORF, DAVID & JOANNE	30 OCEAN PATHWAY UNIT 4C	OCEAN GROVE, NJ 07756
Neptune Twp	129	7.01	C0404	30 Ocean Pathway 4D	BAKER, CLAIRE L	30 OCEAN PATHWAY APT 4D	OCEAN GROVE, NJ 07756
Neptune Twp	129	13		24 Central Ave	24 CENTRAL HOLDINGS LLC&CENTRAL AVE	17 STACEY DRIVE	ANNANDALE, NJ 08801
Neptune Twp	130	1		22 Pilgrim Pathway	OCEAN GROVE CAMP MEETING ASSN	PO BOX 248	OCEAN GROVE, NJ 07756
Neptune Twp	130	2		44 Ocean Pathway	RUDOLPH, RONALD M	44 OCEAN PATHWAY	OCEAN GROVE, NJ 07756
Neptune Twp	143	1		24 Pilgrim Pathway	ARLINGTON CT C/O HOMESTEAD MGMT ORG	PO BOX 644	PINE BROOK, NJ 07058
Neptune Twp	144	1		Beach Avenue	OCEAN GROVE CAMP MEETING ASSN	54 PITMAN AVENUE POB 248	OCEAN GROVE, NJ 07756
Neptune Twp	144	2		26 Central Ave	ZURLO,VINCENT,JR & JANICE	4411 CATHEDRAL AVE NW	WASHINGTON, DC 20016
Neptune Twp	144	3		38 Mc Clintock St	FLYNN, DIANE & SCHECK, DAVID	31 MARCY AVENUE	SPRINGFIELD, NJ 07081
Neptune Twp	144	4		36 Mc Clintock St	TIGHE, KLYE D & NANCY	36 MC CLINTOCK STREET	OCEAN GROVE, NJ 07756

MUN	BLOCK	LOT	QUAL	Location	Owner Name	Owner Street	Owner Csz
Neptune Twp	144	5		34 Mc Clintock St	RONCO, ROBERT & SUSAN	34 MC CLINTOCK ST	OCEAN GROVE, NJ 07756
Neptune Twp	144	6		32 Mc Clintock St	CHIACCHIO, DAVID C	32 MC CLINTOCK ST	OCEAN GROVE, NJ 07756
Neptune Twp	144	7		30 Mc Clintock St	HELLANDER, JAMES P & LAURA A	30 MC CLINTOCK STREET	OCEAN GROVE, NJ 07756
Neptune Twp	144	8		28 Mc Clintock St	LENGE, VITO & ROBIN	28 MC CLINTOCK ST	OCEAN GROVE, NJ 07756
Neptune Twp	144	9		26 Mc Clintock St	ORR, ROBERT W	26 MC CLINTOCK STREET	OCEAN GROVE, NJ 07756
Neptune Twp	144	14		25 Pitman Ave	MERRY, ALAN & LYNN	25 PITMAN AVE	OCEAN GROVE, NJ 07756
Neptune Twp	144	15		27 Pitman Ave	MINNIS, CARL & PATRICIA	27 PITMAN AVENUE	OCEAN GROVE, NJ 07756
Neptune Twp	144	16		29 Pitman Ave	COOMBER, JEAN A.	29 PITMAN AVENUE	OCEAN GROVE, NJ 07756
Neptune Twp	144	17		31 Pitman Ave	FRANKO, MICHAEL P & CHRISTINE M	240 S CHANCELLOR STREET	NEWTOWN, PA 18940
Neptune Twp	144	18		33 Pitman Ave	NEWGARDEN, DAVID & CARUSO, LORRAINE	33 PITMAN AVENUE	OCEAN GROVE, NJ 07756
Neptune Twp	144	19		35 Pitman Ave	BYHAM,PENELOPE	35 PITMAN AVENUE	OCEAN GROVE, NJ 07756
Neptune Twp	144	20		37 Pitman Ave	PARADISO, ROBERT & LUCY A	37 PITMAN AVE	OCEAN GROVE, NJ 07756
Neptune Twp	144	21		30 Central Ave	HURRY, HELEN C & CALLIMAHOS, A	30 CENTRAL AVE	OCEAN GROVE, NJ 07756
Neptune Twp	147	1		Beach Avenue	OCEAN GROVE CAMP MEETING ASSN	54 PITMAN AVENUE POB 248	OCEAN GROVE, NJ 07756
Neptune Twp	147	2		40 Pitman Ave	PITMAN ASSOCIATES, LLC	7 TEN EYCK ROAD SOUTH	BRANCHBURG, NJ 08876
Neptune Twp	147	3		38 Pitman Ave	KAITA, ROBERT & LIN, CHIU-TZE	38 PITMAN AVENUE	OCEAN GROVE, NJ 07756
Neptune Twp	147	4		36 Pitman Ave	RICHTER, ELISABETH, TRUSTEE	283 HIGHLAND AVENUE	RIDGEWOOD, NJ 07450

MUN	BLOCK	LOT	QUAL	Location	Owner Name	Owner Street	Owner Csz
Neptune Twp	147	5		34 Pitman Ave	KALEYA, RONALD N & MAXINE LOSSEFF	440 EAST 79TH ST APT 10D	NEW YORK, NEW YORK 10075
Neptune Twp	147	6		32 Pitman Ave	STRAUSS, DAVID & DIANE	12 DYATT PLACE	HACKENSACK, NJ 07601
Neptune Twp	147	7		30 Pitman Ave	MAGAW, BRUCE & MOHAN, ANNE	25 WEAVERS LANE	WHITE HOUSE STATION, NJ 08889
Neptune Twp	147	8		28 Pitman Ave	JULIANO,ANTHONY&BAUM,JULIE,TRUSTEES	10 HIGH MOUNTAIN DRIVE	BOONTON, NJ 07005
Neptune Twp	147	9		26 Pitman Ave	BYRNE, JAMES & MARY ELLEN	3 GLORIA DRIVE	ALLENDALE, NJ 07401
Neptune Twp	147	15		27 Olin St	KRAEMER, SCOTT K & LORI A	27 OLIN ST	OCEAN GROVE, NJ 07756
Neptune Twp	147	16		29 Olin St	RICCA, PHILIP A III & AMY WALSH	425 LENOX AVE	WESTFIELD, NJ 07090
Neptune Twp	147	17		31 Olin St	OLIVER,RICHARD H & FRANCES	31 OLIN STREET	OCEAN GROVE, NJ 07756
Neptune Twp	147	18		35 Olin St	WOODRUFF, ALAN JR	35 OLIN STREET	OCEAN GROVE, NJ 07756
Neptune Twp	147	19		35 Olin St 1/2	WOODRUFF, ALAN JR	35 OLIN STREET	OCEAN GROVE, NJ 07756
Neptune Twp	147	20		37 Olin St	SCHELL,MEREDITH & ELIZABETH	PMB 22784 PO BOX 2428	PENSACOLA, FL 32513
Neptune Twp	147	21		39 Olin St	DEVLIN, FRANCIS P & NICOLUSSI,CHRIS	39 OLIN ST	OCEAN GROVE, NJ 07756
Neptune Twp	147	22		40 Central Ave	BURKE, LAURA	40 CENTRAL AVE	OCEAN GROVE, NJ 07756
Neptune Twp	148	3		48 Pitman Ave	HERR, PHILIP C. II & KARLA R.	PO BOX 578	OCEAN GROVE, NJ 07756
Neptune Twp	148	4		39 Central Ave	VILLAGE SQUARE OF OCEAN GROVE LLC	PO BOX 475	OCEAN GROVE, NJ 07756
Neptune Twp	165	1		Beach Avenue	OCEAN GROVE CAMP MEETING ASSN	54 PITMAN AVENUE POB 248	OCEAN GROVE, NJ 07756

Monmouth County - Map

Buffer Report



Kevin McMillan, Mayor
Derel Stroud, Deputy Mayor
Bryan Acciani
Tassie York
Robert Lane Jr

Neptune
Township - NJ
Where Community, Business & Tourism Prosper

James Manning Jr.
Business Administrato
William Bray, RMC, CMR
Township Clerk
Nicole Schnurr
Chief Financial Officer

I, A. Dawn Crozier-Freeman, Assessor of the Township of Neptune, do hereby certify that this list represents all the interested parties to be notified of the proposed development of the property known as Block: 144 Lot(s): 21 in accordance with the requirements of R.S. 40:55D 12.

D. Crozier-Freeman

A. Dawn Crozier-Freeman, CTA
Assessor

Date: 9/3/26