

**OFFICE OF THE HISTORIC PRESERVATION COMMISSION**

25 Neptune Boulevard Neptune NJ 07753  
(732) 988-5200 Ext. 204 Fax (732) 988-4259  
awalby@neptunetownship.org

Date: December 16, 2020

Name: James T. Hundley  
Address: 35 Pilgrim Pathway  
City, State Zip: Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-226  
BLOCK 247 LOT 13 ALSO KNOWN AS 9 Broadway Ave**

Dear Applicant:

Please be advised the above mentioned application has been reviewed for completeness and the Application Review Team (Review Team) has determined that this application cannot be administratively approved. Therefore, you are hereby notified that your application has been scheduled for a virtual public hearing before the Historic Preservation Commission. Your application has been scheduled for a virtual public hearing/meeting on **Tuesday, January 12, 2021 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: Historic Preservation Commission Regular Meeting of January 12, 2021  
Time: Jan 12, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82780766641?pwd=OGMzU0YwQmRtcUFiOSTpV0RmQUdwQT09>

Meeting ID: 827 8076 6641

Passcode: 084711

One tap mobile

+16465588656,,82780766641# US (New York)

+13017158592,,82780766641# US (Washington D.C)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 827 8076 6641

Find your local number: <https://us02web.zoom.us/j/82780766641>

Join by SIP

[82780766641@zoomcrc.com](mailto:82780766641@zoomcrc.com)

**Preliminary Review Notes**

Below, please find the Application Review notes. Please understand that this is a preliminary review. It includes, but is not limited to, the observations on the following pages concerning your project. In no event shall this preliminary review constitute an approval. Neither the Applicant nor the Review Team is bound by this review. Also, these comments do not preclude additional information requests, comments, or concerns from HPC members before or at the virtual hearing/meeting. The Applicant and/or the Representative of the Applicant should carefully review the notes below and be prepared to discuss these items.

## Description of Work

"Applicant seeks approval of existing concrete unit paver walkways previously installed in flared area open space between the public sidewalk and the front and side entrances of the dwelling. All walkways comply with the maximum six foot width requirement of sec. 413.02 (B) of the Township Land Development Ordinance. All walkways are surfaced with concrete unit pavers in compliance with sec. IV (R) of the Ocean Grove. Installation of walkways did not require a Township construction permit nor Township Zoning Board of Adjustment nor Township Planning Board Approval."

## Non-Compliant Items:

1. Please refer to the Ocean Grove Historic District Architectural Design Guidelines for Residential Structures, page 11 Section A. *Positioning Setbacks and Preservation of Historic "Flare"*.

"The 'flare' area is the widening of each of the Avenues to the sea, between Ocean Avenue and Central Avenue in Ocean Grove. It is a unique and rare example of urban planning. The setback land is a separate parcel of land which is owned by the Ocean Grove Camp Meeting Association and not part to the lot holders leased areas adjoining the 'flare' area."

2. Only one six foot pathway is allowed in the flare. Guidelines will not allow for a second pathway of any dimension within the flare and the cross walkway between the two proposed walkways.
3. The proposed cross walkway between the two proposed cross walkway that runs to the sidewalk is in the flare therefore is non-compliant.
4. While concrete pavers are allowed, historic precedent requires them to be the size and shape of a standard brick. The size, shape, and configuration proposed is non-compliant.
5. While a similar configuration to the one proposed may be found elsewhere in Ocean Grove, such other examples pre-age Historic Preservation Commission Guidelines therefore are grandfathered in. Those conditions do not apply in this case.

## Additional Request

You will need to provide **nine (9)** sets of plans, including color photos of the house and affected areas, as well as the property survey, and plans/catalog cuts. This must be provided at the latest **10 days before the meeting January 12<sup>th</sup>, 2021**. Along with providing 9 hard copies, please also email via .pdf.


If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

It is highly recommended that you attend this virtual hearing in order to address any questions or concerns the Commission may have. An Architect, Contractor, or Attorney may accompany you, or you may appoint a representative in the event you are unable to attend/participate. Please be advised, your absence or lack of participation in the virtual meeting may cause your application to be deferred.

For your convenience, the Ocean Grove Historic District Guidelines for Residential Structures can be found online at [www.neptunetownship.org](http://www.neptunetownship.org).

The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 988-5200, extension 204 or via email [awalby@neptunetownship.org](mailto:awalby@neptunetownship.org).

Cordially,



Alison Walby  
HPC Administrative Officer/Secretary



[New Search](#)
[Assessment Postcard](#)
[Property Card](#)

Block: 247      Prop Loc: 9 BROADWAY  
 Lot: 13          District: 1335 NEPTUNE TOWNSHIP  
 Qual:            Class: 2

Owner: TAYLOR, WILLIAM E IV & RACHEL      Square Ft: 1730  
 Street: 40 WAYNE AVENUE                      Year Built: 1888  
 City State: NORTH HALEDON, NJ 07508      Style: 5

## Additional Information

Prior Block: 15      Acct Num: 00002826  
 Prior Lot: 764        Mtg Acct:  
 Prior Qual:          Bank Code: 0  
 Updated: 06/29/20   Tax Codes: F02  
 Zone: HD-O          Map Page:

Addl Lots:  
 Land Desc: 30X42  
 Bldg Desc: 2S-F-L-1U  
 Class4Cd: 0  
 Acreage: 0  
 EPL Code: 0 0 0  
 Statute:  
 Initial: 000000 Further: 000000  
 Desc:  
 Taxes: 15055.13 / 15243.44

Sale Date: 04/28/13      Book: 9017      Page: 2540

## Sale Information

Price: 1      NU#: 4

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
------	------	------	------	-------	-----	-------	---------

## TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2021</u>	TAYLOR, WILLIAM E IV & RACHEL 40 WAYNE AVENUE NORTH HALEDON, NJ 07508	603100 297900 901000	0	901000	2
<u>2020</u>	TAYLOR, WILLIAM E IV & RACHEL 40 WAYNE AVENUE NORTH HALEDON, NJ 07508	603100 128000 731100	0	731100	2
<u>2019</u>	TAYLOR, WILLIAM E IV & RACHEL 40 WAYNE AVENUE NORTH HALEDON, NJ 07508	603100 109400 712500	0	712500	2
<u>2018</u>	TAYLOR, WILLIAM E IV & RACHEL 40 WAYNE AVENUE NORTH HALEDON, NJ 07508	603100 66000 669100	0	669100	2

\*Click on Underlined Year for Tax List Page

[\\*Click Here for More History](#)

Application #: **HPC** 7070-226

Application Date: 12-2-2020

## Historic Preservation Commission Certificate of Appropriateness Application

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> AC UNIT              | <input type="checkbox"/> GATE              | <input type="checkbox"/> RAILINGS           |
| <input type="checkbox"/> ADDITION             | <input type="checkbox"/> GENERATOR         | <input type="checkbox"/> RETAINING WALL     |
| <input type="checkbox"/> ARBOR                | <input type="checkbox"/> GUTTERS & LEADERS | <input type="checkbox"/> ROOF               |
| <input type="checkbox"/> AWNING               | <input type="checkbox"/> HOT TUB           | <input type="checkbox"/> SATELLITE DISH     |
| <input type="checkbox"/> BALCONY              | <input type="checkbox"/> LATTICE           | <input type="checkbox"/> SHED               |
| <input type="checkbox"/> CHIMNEY              | <input type="checkbox"/> LIGHT FIXTURE     | <input type="checkbox"/> SHUTTERS           |
| <input type="checkbox"/> COLUMNS              | <input type="checkbox"/> NEW CONSTRUCTION  | <input type="checkbox"/> SIDING             |
| <input type="checkbox"/> DECK                 | <input type="checkbox"/> ORNAMENTATION     | <input type="checkbox"/> SIGN               |
| <input type="checkbox"/> DOOR REPLACEMENT     | <input type="checkbox"/> OUTDOOR SHOWER    | <input type="checkbox"/> SKYLIGHT           |
| <input type="checkbox"/> DRIVEWAY             | <input type="checkbox"/> PAINT             | <input type="checkbox"/> SOLAR              |
| <input type="checkbox"/> EXTERIOR ALTERATIONS | <input type="checkbox"/> PATIO             | <input type="checkbox"/> STAIRS             |
| <input type="checkbox"/> FENCE                | <input type="checkbox"/> PIERS             | <input type="checkbox"/> VENT               |
| <input type="checkbox"/> FLAGS / BANNERS      | <input type="checkbox"/> PORCH             | <input checked="" type="checkbox"/> WALKWAY |
| <input type="checkbox"/> FOUNDATION           | <input type="checkbox"/> PORCH FAN         | <input type="checkbox"/> WINDOWS            |
| <input type="checkbox"/> OTHER _____          |  |   |

**Please complete this application in its entirety.**

Before submission of an application, the applicant is encouraged to review the Ocean Grove Historic District Architectural Design Guidelines for Residential Structures or Commercial Buildings and read the entire attached Information Sheet. The Guidelines are available online at [www.neptunetownship.org](http://www.neptunetownship.org). Please type or print legibly with ink.

**Incomplete applications will not be accepted.**

**REQUIRED INFORMATION:** *With each application, you are required to submit color photos of the property, and, depending on the scope of work proposed, architectural plans or sketches, material samples, color samples, catalog cuts, or any other useful references for review. Once your application is scheduled for a meeting, you may be required to submit additional information or copies of your application and other submitted documents.*

**PROPERTY IDENTIFICATION**

ADDRESS: 9 BROADWAY OCEAN GROVE, N.J.  
BLOCK: 247 LOT: 13 QUALIFIER: \_\_\_\_\_

**OWNER INFORMATION**

NAME(S): WILLIAM AND RACHEL TAYLOR  
ADDRESS: 40 WAYNE AVENUE, NORTH HAVEN, NJ 07508  
PHONE: [REDACTED] EMAIL: [REDACTED]

**APPLICANT INFORMATION**

☐ Check if same as Owner

NAME(S): JAMES T. HUNDLEY COMPANY: LAW OFFICES OF JAMES T. HUNDLEY  
ADDRESS: 35 PILGRIM PATHWAY, PO BOX 488 OCEAN GROVE, NJ  
PHONE: [REDACTED] EMAIL: [REDACTED]

APPLICANT CAPACITY – IF OTHER THAN OWNER (Check one):

☐ Lessee ☐ Agent ☐ Architect ☐ Contractor ☒ Attorney ☐ Other: \_\_\_\_\_



**PROPERTY INFORMATION**

PROPERTY TYPE (Check one):

☒ Single Family ☐ Multifamily: \_\_\_\_\_ Units ☐ Commercial ☐ Condo ☐ Mixed UseARCHITECTURAL PERIOD / YEAR BUILT: 1888 ARCHITECTURAL STYLE: QUEEN ANNDoes your project include demolition of 15% or more of exterior of existing structure? ☐ YES ☐ NO

If YES: you must apply for a Demolition Permit prior to applying for a Certificate of Appropriateness.

Do you have Zoning Department approval for this project? ☐ YES ☐ NO ☒ N/AZONING PERMIT ID# (from Zoning Permit): 10551944379 DATE APPROVED: 12-17-2019Please Note: If Zoning approval is required for the work described on your application, your application will remain incomplete until Zoning approval is received. **Incomplete applications will not be accepted.****Describe all proposed work to be conducted on subject property below. Be sure to include all colors and materials to be used. Attach additional pages if necessary.**

APPLICANT SEEK APPROVAL OF EXISTING CONCRETE UNIT PAVED WALKWAYS PREVIOUSLY INSTALLED IN PLANNED AREA OPEN SPACE BETWEEN THE PUBLIC SIDEWALK AND THE FRONT AND SIDE ENTRANCES OF THE DWELLING. ALL WALKWAYS COMPLY WITH THE MAXIMUM SIX FEET (6') WIDTH REQUIREMENT OF SEC. 413.02(B) OF THE TOWNSHIP LAND DEVELOPMENT ORDINANCE. ALL WALKWAYS ARE SURFACED WITH CONCRETE UNIT PAVERS IN COMPLIANCE WITH SEC. 14(R) OF THE OCEAN GROVE

INSTALLATION OF WALKWAYS DO NOT REQUIRE A TOWNSHIP CONSTRUCTION PERMIT NOR TOWNSHIP ZONING BOARD OF ADJUSTMENT NOR TOWNSHIP PLANNING BOARD APPROVAL

**By signing this application, the Applicant and Owner agree to the following:**

- Property site visits by Neptune Township Staff, HPC Members and HPC Professionals until the project has been deemed to be complete.
- The information herein is correct and complete to the best of your knowledge.
- The HPC or HPC Application Review Team may require additional information for your application to be considered complete.

**By signing this application, the Owner authorizes the listed Applicant to appear as their representative at a public hearing before the Commission.**WILLIAM E. TAYLOR, IV

OWNER NAME - Please PRINT

William E. Taylor IV  
OWNER SIGNATURE12-2-2020  
DATEJAMES T. HUNDLEY  
APPLICANT NAME - Please PRINTJames T. Hundley  
APPLICANT SIGNATURE12-1-2020  
DATE

**LAW OFFICES OF  
JAMES T. HUNDLEY, ESQ., LLC**

Attorneys at Law

35 Pilgrim Pathway  
P.O. Box 488  
Ocean Grove, New Jersey 07756

[REDACTED]  
Tel (732) 775-3100

[REDACTED]  
Fax (732) 775-3101

*James T. Hundley*

[REDACTED]  
jth@jthundleylaw.com

**PLEASE NOTE OUR NEW FIRM  
NAME AND EMAIL ADDRESS**

December 2, 2020

**Hand Delivered**

Historic Preservation Commission  
Township of Neptune  
25 Neptune Blvd.  
Neptune, NJ 07753  
Attn: Pamela Valentine, HPC Secretary

**RE: HPC Certificate of Appropriateness Application  
Property: 12 Broadway, Ocean Grove, NJ 07756  
Block: 247, Lot: 13  
Our File: 1092-04-JTH**

Dear Ms. Valentine:

Enclosed is the HPC Certificate of Appropriateness Application for the above property together with the attached Exhibits:

- Exhibit 1: Photograph of east to west view of front yard of 9 Broadway.
- Exhibit 2: Photo of west to east view of front yard of 9 Broadway.
- Exhibit 3: Photo of walkway leading from sidewalk to front steps of 9 Broadway.
- Exhibit 4 & 5: Photos showing 5' 10 ½" width of walkway from sidewalk to front steps.
- Exhibit 6 & 7: Photos showing 2' 11" width of walkway from sidewalk to west side entrance of 9 Broadway.
- Exhibit 8 & 9: Photos showing 3' 2" width of east to west walkway connection front entrance and side entrance walkways of 9 Broadway.

December 2, 2020

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Exhibit 10: Drawing showing locations of three (3) concrete paver walkways in front yard of 9 Broadway.

Exhibit 11: Photo of Prior Concrete Walkways Leading to Front and Side Entrances.

Exhibit 12: December 17, 2019 Zoning Permit Denial.

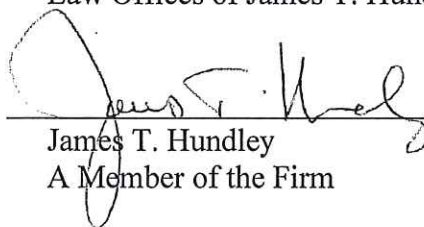
Please file same in the usual manner.

Finally, enclosed is Law Offices of James T. Hundley, Esq., LLC check number 1145 payable to the Township of Neptune in the amount of \$10.00 for payment of the application fee.

Very Truly Yours,

Law Offices of James T. Hundley, Esq., LLC

By:

A handwritten signature in black ink, appearing to read "James T. Hundley", written over a horizontal line.

James T. Hundley  
A Member of the Firm

JTH/jh

Cc: File  
Client





Fee Date: 12/12/2019  
Check #: 2640  
Cash: 0

## ZONING PERMIT

ID: 551944379

Date: 12/17/2019

Fee: \$ 35.00

### PROPOSED WORK

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Adding a New Use to a Property         | <input type="checkbox"/> Home Occupallon                    | <input type="checkbox"/> Private Garage        |
| <input type="checkbox"/> Air Condensor Unit(s)                  | <input type="checkbox"/> Interior Remodel - Comm / Res      | <input type="checkbox"/> Residential Addition  |
| <input type="checkbox"/> Commercial Addition                    | <input type="checkbox"/> New Accessory Structure            | <input type="checkbox"/> Signs                 |
| <input type="checkbox"/> Continuing/Changing Use                | <input type="checkbox"/> New Commercial Business            | <input type="checkbox"/> Solar                 |
| <input type="checkbox"/> Deck/Balcony                           | <input type="checkbox"/> New Ownership of Property/Business | <input type="checkbox"/> Storage Shed          |
| <input checked="" type="checkbox"/> Driveway / Sidewalk / Apron | <input type="checkbox"/> New Residence                      | <input type="checkbox"/> Swimming Pool/Hot Tub |
| <input type="checkbox"/> Fence/Retaining Wall                   | <input type="checkbox"/> Porch                              | <input type="checkbox"/> Zoning Determination  |
| <input type="checkbox"/> Other: _____                           |   |  |

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be found online at [www.neptunetownship.org/departments/land-use](http://www.neptunetownship.org/departments/land-use).

### ALL APPLICATIONS WITHIN THE HISTORIC DISTRICT REQUIRE HPC APPROVAL.

### IF ANY OF THE REQUESTED INFORMATION IS SUBMITTED INCOMPLETE, THEN THIS APPLICATION SHALL BE RETURNED UNPROCESSED.

1. Location of property for which zoning permit is desired:

Street Address: 9 BROADWAY Block: 247 Lot: 13 Zone: HD-O

2. Applicant Name: JAMES T. HUNDLEY, ESQ. Phone No. (732)775-3100 Fax No.

Applicant's Address: 35 PILGRIM PATHWAY OCEAN GROVE, NJ 07756

Email: jth@hundleybradleylaw.com

3. Property Owner Name: TAYLOR, WILLIAM E IV & RACHEL Phone No. (201)923-8972 Fax No.

Property Owner's Address: 40 WAYNE AVENUE NORTH HALEDON, NJ 07508

Email: wet4th@gmail.com

4. Present Approved Zoning Use of the Property: Detached Single Family Residence

5. Proposed Zoning Use of the Property: Detached Single Family Residence

6. Describe in detail the activity or activities you are proposing. If you are proposing construction, then describe in detail the dimension and setbacks. If you are proposing a use, then describe the proposed use.

"Replace existing 6'0" wide concrete walsways in front yard of residence with 6'0" wide concrete block paver walkways."

7. Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?



Yes ☐ No ☒ If Yes, state date:

Board: Resolution # (if any): (submit a copy of the Resolution)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:

Building Coverage: 0

Lot Coverage: 0 (Please include calculations)

**40:55D-68.3. Penalty for false filing.** Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58-1 et seq.

-----FOR OFFICE USE-----

**Zoning Review Notes:**

**12/17/2019 ZONING VIOLATION REMEDIATION:**

The applicant has submitted this zoning permit application to remediate a zoning violation.

**VIOLATION NOTED:**

- Construction of walkways on the property without first acquiring zoning approval.
- Construction of structures in the Flared Avenue Open Space Area without first acquiring zoning approval.
- Failure to acquire a Certificate of Appropriateness from the Historic Preservation Commission.

The property is located within the HD-O Zoning District. The present approved zoning use of the property is a Detached Single Family Residence.

**LOT COVERAGE:**

- The applicant indicates the impervious coverage to be "N/A". With this zoning permit application the application submitted one (1) zoning permit application and one (1) letter from letter of correspondence from James T Hundley. The applicant did not submit the required three (3) copies of the property survey/site plan, drawn to scale, displaying the existing conditions of the property, identifying the walkways constructed. The applicant did not submit a copy of their lot coverage calculations displaying compliance with the lot coverage requirement. The applicant does not display compliance with the Land Development Ordinance. Denied zoning

**FLARED AVENUE OPEN SPACE AREA:**

Per Land Development Ordinance section 413.12-B:

1. Ornamentation. Aside from an access walkway and sidewalk no greater than six feet (6') in width, shrubbery, flowers and other similar ornamentation installed and maintained at a height of less than thirty (30) inches, no structures may be placed within, or may project into, the area defined as the Historic Flared Avenue Open Space area. The area between the curb and the sidewalk shall be maintained as a planted grass strip.

**ZONING NOTES:**

- The applicant did not submit the required three (3) copies of the property survey/site plan, drawn to scale identifying the walkways constructed in the Flared Avenue Open Space Area. The applicant does not display compliance with the Land Development Ordinance. Denied zoning

The applicant does not display compliance with the Land Development Ordinance.

The applicant has not remediated the zoning violations noted, resulting in the continued enforcement of Land Development Ordinance section 1105.

Denied zoning

Status

Approved ☐

Denied ☒

Referrals

Construction ☐

HPC ☒

Engineering ☒

Planning Board ☐

Zoning Board ☐

Mercantile ☐

Code Enforcement ☐









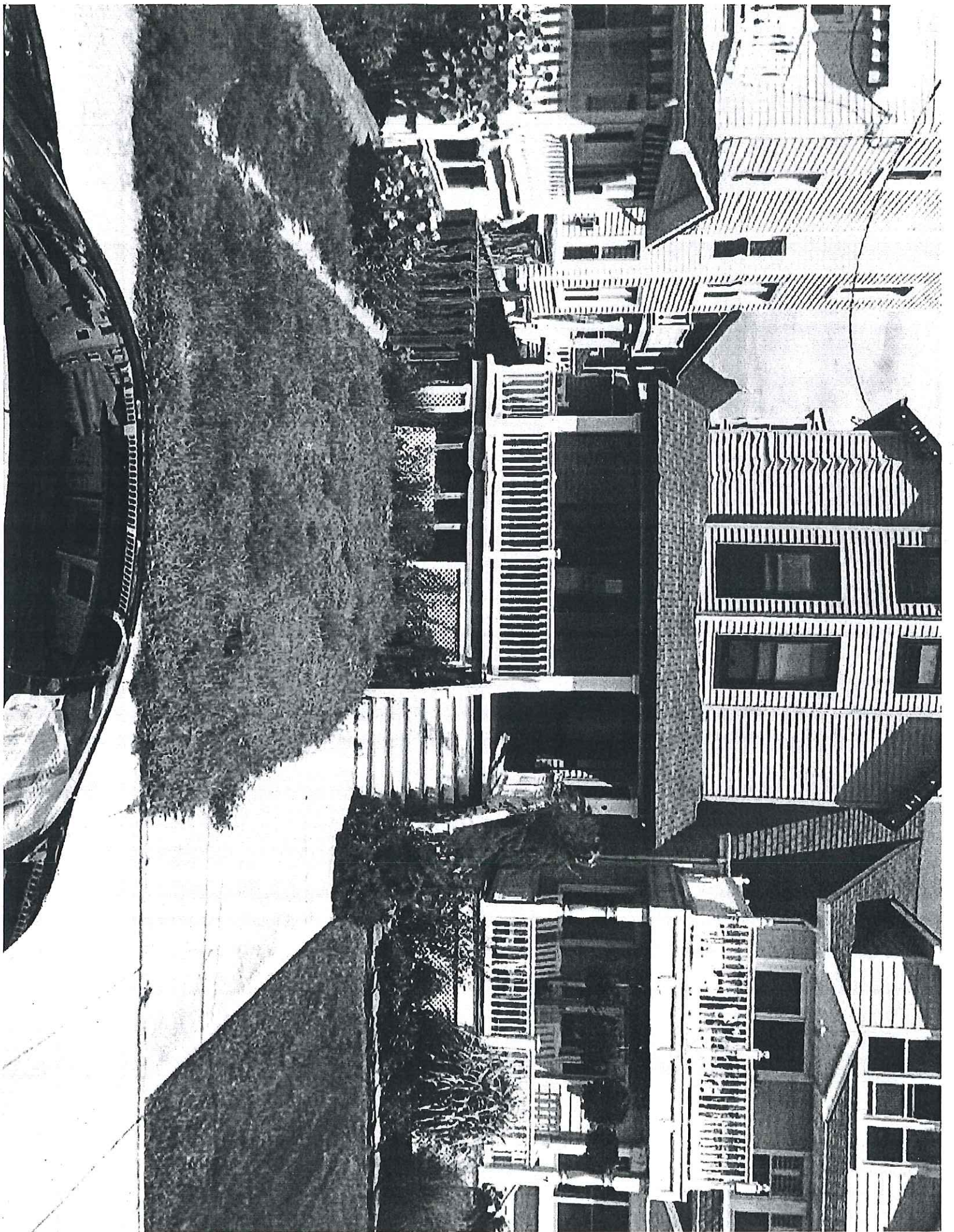


































R.O.W. = 40' (T.M.)

R.O.W. = 40' (T.M.)

LOT  
762

LOT  
763

LOT  
765

LOT  
767

90.45,

P.O.B.

N25°52'00"E

44.02'(adj. deed) 43.84'(sry.)

---

1.6

CONC.

## DIFFERENCE

WOOD FENCE

COV.  
STOP

BLOCK 15

LOT 764

0.03 acres

DWELLING  
No. 9

CO  
OR

COV. PORCH

4.73'

N 67° 23' 00" W

30.15' (STV.)

UCR (シ T1)  
AUB (シ R5)

Lowell, Pa. 11

12

cov. porch  
1.53'

CAP  
FND.

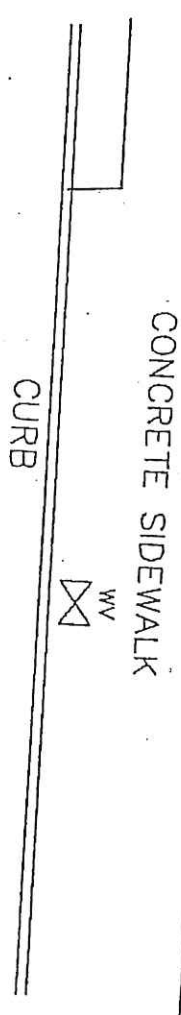
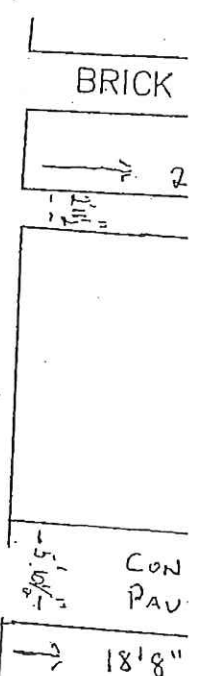
S25°52'00"W

42.31'(adj. deed) 42.18'(srv.)

1.85

CAF  
FND

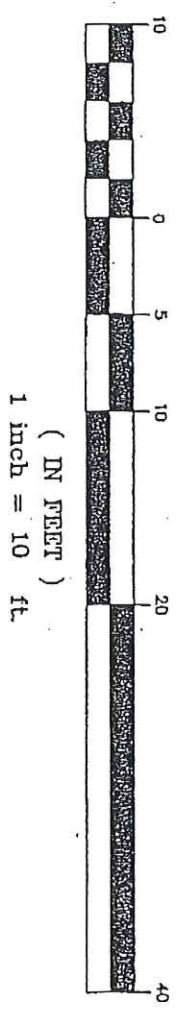
1.99



**BROADWAY**  
R.O.W. VARIES (T.M.)

RECEIVED  
Neptune Township  
OFFICE

**GRAPHIC SCALE**



**NOTE:**  
1. ALL BUILDING OFFSETS MEASURED TO SIDING UNLESS NOTED OTHERWISE.

**TO:**  
1. WILLIAM E. TAYLOR III

**REFERENCES:**  
1. DEED BOOK 8117 PAGE 2629  
2. DEED BOOK 8107 PAGE 3703 (ADJ. LOT 762)  
3. DEED BOOK 8011 PAGE 4899 (ADJ. LOT 765)  
4. DEED BOOK 4950 PAGE 699 (ADJ. LOT 766)  
5. TOWNSHIP OF NEPTUNE TAX MAP SHEET No. 3

**NOTES:** THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH MAY BE DISCLOSED BY A TITLE SEARCH, UNDERGROUND STRUCTURES AND/OR UTILITIES NOT LOCATED BY THIS SURVEY. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.

THIS SURVEYOR IS NOT QUALIFIED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OF WETLANDS AND/OR TOXIC WASTES. NO STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS AND/OR TOXIC WASTES IS PORTAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS SURVEY.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d). THIS SURVEY IS MADE ONLY TO NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OR TO DELINEATE PROPERTY FOR NAMED PARTIES.

I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP IS THE PRODUCT OF A SURVEY PERFORMED ON OR ABOUT THE DATE INDICATED IN THE TITLE BLOCK HEREON BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH N.J.A.C. 13:40-5.1, LAND SURVEYOR PREPARATION OF LAND SURVEYS. THIS MAP IS MADE TO PROVIDE INFORMATION TO THE TITLE INSURER SO THAT THEY MAY INSURE TITLE TO THE LAND SHOWN HEREON AND FOR THE MORTGAGE HOLDER NAMED ABOVE. THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE, EXCEPT AS PROVIDED HEREIN.

REV.	DESCRIPTION	DATE	BY
<p><b>SURVEY OF PROPERTY</b> 9 BROADWAY LOT 764, BLOCK 15, on T.M. SHEET 3 situate in TOWNSHIP OF NEPTUNE MONMOUTH COUNTY NEW JERSEY</p> <p><i>James T. Grybowski</i></p> <p><b>ZENON T. GRYBOWSKI</b> N.J. PROFESSIONAL LAND SURVEYOR - 23918 N.J. PROFESSIONAL PLANNER - 2911</p>			
<p><b>SCALE:</b> 1"=10'</p> <p>DRAWN BY: TG/JK</p> <p>SHEET #: 1 OF 1</p> <p>DRAWING: 13160SRV</p> <p>JOB #: 13160</p>		<p><b>DATE:</b> 07/30/2013</p>	

**LANDMARK**  
SURVEYING AND ENGINEERING, INC.  
813 Main Street  
Avon-by-the-Sea, New Jersey 07717  
Tel: (732)775-8558 - Fax: (732)775-7848  
CERT. OF AUTH. #24GA27929700  
Email: Landmarkse@Optimum.net  
Web: www.Landmarkse.net