

COLLINS, VELLA & CASELLO, L.L.C.

ATTORNEYS AT LAW
2317 HIGHWAY 34, SUITE 1A
MANASQUAN, NEW JERSEY 08736

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September 26, 2023

Via email mattshafai@aol.com
Matt Shafai, P.E. - Board Engineer
Leon S. Avakian, Inc.
788 Wayside Road
Neptune, New Jersey 07753

RE: Elizabeth M. Magistro
408 Morrisey Road
Neptune, New Jersey 07753
Block 5002, Lot 6, Zoning District R3

Dear Mr. Shafai:

With respect to your report revised September 20, 2023, and your comment subparagraph 6D regarding the history of the multi-family use on the property, enclosed please find two Certificate of Occupancies issued by the Township of Neptune when my client purchased the property in 2019.

As you will notice, the COs reflect it is a "two-family dwelling" and COs were issued for both units.

Very truly yours,


Gregory W. Vella

GWV:de

Enclosures

cc: Elizabeth Magistro
Kristie Dickert (via email kdickert@neptunetownship.org)
Monica Kowalski, Esq. (via email mckowalskiesq@gmail.com)

Unit type: 2 FAMILY DWELLING

CIS 2019-0391



CARBON MONOXIDE COMPLIANCE

Certificate of Inspection

Township of Neptune

Neptune, New Jersey

CODE ENFORCEMENT DIVISION

For: ELIZABETH MAGISTRO

FIRE EXTINGUISHER COMPLIANCE

Address: 408 MORRISEY RD

Unit:


Date: 09/27/2019

Block: 5002

Lot: 6

SMOKE DETECTOR COMPLIANCE

Owner [X] Tenant []


Signature of Code Enforcement Inspector

THIS CERTIFICATE NOT TRANSFERABLE

Inspection Date: 9/25/19

Inspector: Kevin Diaz

Occupants: ELIZABETH MAGISTRO

Total # of Units: 1

Fee Paid: \$100.00

CHUNN, ERIC
1 TALL OAKES COURT
FARMINGDALE, NJ 07727

Unit type: 2 FAMILY DWELLING

CIS 2019-0390



Certificate of Inspection

Township of Neptune

Neptune, New Jersey

CODE ENFORCEMENT DIVISION

For: ANGELA BELLER

Address: 408 MORRISEY RD

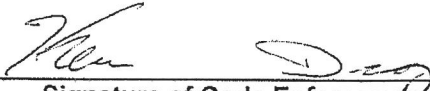
Date: 09/27/2019

Unit: 1/2

Block: 5002

Lot: 6

Owner Tenant



Signature of Code Enforcement Inspector

THIS CERTIFICATE NOT TRANSFERABLE

Inspection Date: 9/25/19

Inspector: Kevin Diaz

Occupants: ANGELA BELLER

Total # of Units: 1

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