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IN MEMORIAM  
LEON ANSCHELEWITZ (1929-1966)  
MAX M. BARR (1929-1993)  
MILTON M. ABRAMOFF (1935-2004)  
DAVID K. ANSELL † (1962-2019)  
RICHARD B. ANSELL † (1968-2021)  
ROBERT I. ANSELL (1965-2022)  
PETER S. FALVO, JR. (1967-2023)

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ONLY ADMITTED IN:  
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November 17, 2025

**Via Federal Express & Email [hkepler@neptunetownship.org](mailto:hkepler@neptunetownship.org)**

Township of Neptune Zoning Board of Adjustment  
Attn: Heather Kepler, Administrative Officer  
25 Neptune Boulevard  
Neptune, New Jersey 07753

RE: Guzman/Application  
PQ: 618 Wayside Road  
Block 1904, Lot 15  
Neptune, New Jersey  
Our File No. 094086-1

Dear Ms. Kepler:

With regard to the above-referenced matter, enclosed herein please find the following:

1. Original and twenty-four (24) copies of the Completeness Checklist and Application for Use and/or Bulk Variances including the Affidavit of Application, Site Visit Authorization and Escrow Agreement;
2. Twenty-five (25) copies of the Deed from Kathleen Stephenson, Executrix of the Estate of Mozelle Harvey, Deceased to Hilmer Perez-Guzman dated August 21, 2024 and recorded on November 7, 2024 in the Monmouth County Clerk's Office in Deed Book OR-9711, Page 9817;
3. Twenty-five (25) copies of the Zoning Permit Denial;
4. Twenty-five (25) sets of the Survey prepared by Leeper Land Group, LLC dated August 1, 2025 consisting of one (1) sheet;

A commitment to excellence. A commitment to people. Since 1929.

5. Five (5) sets of Engineering Plans prepared by Nelson Engineering Associates, Inc. revised November 6, 2025 consisting of one (1) sheet;
6. Five (5) sets of Architectural Plans prepared by David Ziobro Architect revised November 12, 2025 consisting of two (2) sheets;
7. Our client's check made payable to the "Township of Neptune" in the amount of \$100.00 representing the required application fee;
8. Our client's check made payable to the "Township of Neptune" in the amount of \$200.00 representing the required escrow fee;
9. Our client's check made payable to the "Township of Neptune" in the amount of \$10.00 representing the required fee for the Certified Property Owner's List; and,
10. Completed W-9 Tax Form on behalf of the Applicant.

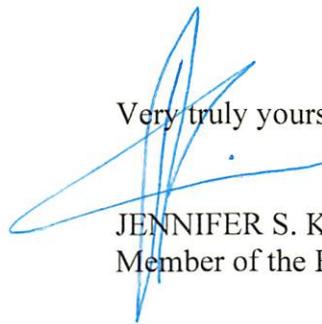
As required, PDFs of the aforementioned plans are also being sent to you, via email.

The enclosed are being submitted for review as to completeness. As always, we will forward the full number of sets once the submission is deemed complete.

Should you have any questions, please do not hesitate to contact me.

My best.

Very truly yours,



JENNIFER S. KRIMKO  
Member of the Firm

JSK/asb  
Enclosures

- c.c. Hilmar Guzman (w/copy of Application) Via Email [hilmar212@icloud.com](mailto:hilmar212@icloud.com)  
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Via Email [mckowalskiesq@aol.com](mailto:mckowalskiesq@aol.com)  
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