

## List of Proposed Exhibit to Application

1. Ordinance 95-6 dated March 6, 1995 defining guest house
2. Neptune Township tax record card 4/2014 showing code as boarding house – 20 rooms plus apartment
3. 8/10/2000 NJDCA Inspection Certificate for 19 rooms
4. 8/10/1999 NJDCA Life Hazard Certificate of Registration for under 25 rooms
5. Neptune Code Enforcement 3/25/99 showing 20 renting rooms and one manager's apartment
6. June 14, 2023 Neptune Fire Inspection letter for under 25 rooms with Inspection Certificate
7. Neptune Mercantile Registrations for 2023, 2022, 2021, 2020, 2019, 2018, 2017
8. Neptune BOA Resolution 85 # 40 finding of fact that property was used as a rooming house with 19 rooms dated August 7, 1985
9. Neptune BOA Resolution 85 # 44 finding of fact that the property was used as a rooming house with 19 rooms dated September 4. 1984
10. March 31, 1999 Sections of Appraisal Report by Donald M. Moliver, Ph.D as to history and preexisting use of the property as a boarding home
11. March 10, 2000 Sections of Appraisal Report by Donald M. Moliver, Ph.D as to history and preexisting use of the property as a boarding home
12. OPRA request response as to Certificates of Inspections – Neptune Township Code Dept. Robert A. Day showing no responsive records.
13. Comprehensive Appraisal Corp report dated August 2, 2016 with history of the property as property as preexisting nonconforming use
14. Otteau Group appraisal sections dated September 4, 2019 showing history of property as a preexisting nonconforming use
15. OPRA request response dated 8/31/2023 from Robert A. Day enclosing 1999 and 2001 Certificates of Inspection for "Hotel".
16. NJDCA Certificate of Registration issued 9/11/23 for rooming and boarding home

Section V. Violations and Penalties

1. Any person violating or failing to comply with any of the provisions of this Ordinance shall, upon conviction thereof, be punishable by a fine of not more than five hundred (\$500.00) dollars or by imprisonment in the County jail for a term not to exceed ninety (90) days, or both, in the discretion of the Court. The continuation of such violation for each successive day shall constitute a separate offense and the person or persons allowing or permitting the continuation of the violation may be punished as provided above for each separate offense.

Section VI. Ordinance #1556 and Ordinance #1656 are hereby repealed.

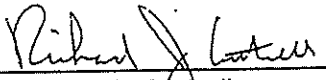
Section VII. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held invalid or unconstitutional by any court or federal or state agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.


Section VIII. This Ordinance shall take effect following final adoption and publication pursuant to law.

APPROVED ON FIRST READING: February 21, 1995

APPROVED, PASSED AND ADOPTED: March 6, 1995

ATTEST:

  
Richard J. Cuttrell  
Municipal Clerk

  
Richard J. Iadanza  
Mayor, Township of Neptune

**310.3 Use Group R-1 structures:** This use group shall include all *hotels, motels, boarding houses* and similar buildings arranged for shelter and sleeping accommodations and in which the occupants are primarily transient in nature, occupying the facilities for a period of less than 30 days.

**310.4 Use Group R-2 structures:** This use group shall include all *multiple-family dwellings* having more than two *dwelling units*, except as provided for in Section 310.5 for *multiple single-family dwelling units*, and shall also include all *boarding houses* and similar buildings arranged for shelter and sleeping accommodations in which the occupants are primarily not transient in nature.

**310.4.1 Dormitories:** A *dormitory* facility which accommodates more than five persons more than 2½ years of age shall be classified as Use Group R-2.

**310.5 Use Group R-3 structures:** This use group shall include all buildings arranged for occupancy as *one- or two-family dwelling units*, including not more than five lodgers or boarders per family and *multiple single-family dwellings* where each unit has an independent *means of egress* and is separated by a 2-hour *fire separation assembly* (see Section 709.0).

**Exceptions**

1. In *multiple single-family dwellings* that are equipped throughout with an approved *automatic sprinkler system* installed in accordance with Section 906.2.1 or 906.2.2, the fire-resistance rating of the *dwelling unit* separation shall not be less than 1 hour. *Dwelling unit* separation walls shall be constructed as *fire partitions* (see Section 711.0).
2. In *multiple single-family dwellings* that are equipped throughout with an approved *automatic sprinkler system* installed in accordance with Section 906.2.3, a 2-hour *fire separation assembly* shall be provided between each pair of *dwelling units*. The fire-resistance rating between each *dwelling unit* shall not be less than 1 hour and shall be constructed as a *fire partition*.

**310.5.1 Child care facilities:** A child care facility which accommodates five or less children of any age shall be classified as Use Group R-3.

**310.6 Use Group R-4 structures:** This use group shall include all detached *one- or two-family dwellings* not more than three stories in *height*, and the *accessory structures* as indicated in the CABO *One and Two Family Dwelling Code* listed in Chapter 35. All such structures shall be designed in accordance with the CABO *One and Two Family Dwelling Code* listed in Chapter 35 or in accordance with the requirements of this code applicable to Use Group R-3.

**SECTION 311.0 STORAGE USE GROUPS**

**311.1 General:** All structures which are primarily used for the storage of goods, wares or merchandise shall be classified as Use Group S-1 or S-2. This includes, among others, warehouses, storehouses and freight depots. The quantity of *hazardous materials* in storage shall comply with Section 307.8. The term "Use Group S" shall include Use Groups S-1 and S-2.

**311.2 Moderate-hazard storage, Use Group S-1:** Buildings occupied for the storage of moderate-hazard contents which are likely to burn with moderate rapidity, but which do not produce either poisonous gases, fumes or *explosives* including; among others, the materials listed in Table 311.2, shall be classified as Use Group S-1. A motor vehicle repair garage is that portion of a property wherein major repairs, such as engine overhauls, painting or body work, are performed on motorized vehicles.

**Table 311.2  
MODERATE-HAZARD STORAGE OCCUPANCIES**

Bags, cloth, burlap and paper	Livestock shelters
Bamboo and rattan	Lumber yards
Baskets	Motor vehicle repair garages
Belting, canvas and leather	Petroleum warehouses for storage of lubricating oils with a flash point of 200 degrees F. (93.33 degrees C.) or higher
Books and paper in rolls or packs	Photo engraving
Boots and shoes	Public garages (Group 1) and stables
Buttons, including cloth covered, pearl or bone	Silk
Cardboard and cardboard boxes	Soap
Clothing, woolen wearing apparel	Sugar
Cordage	Tobacco, cigars, cigarettes and snuff
Furniture	Upholstering and mattress manufacturing
Furs	Wax candles
Glue, mucilage, paste and size	
Horn and combs, other than celluloid	
Leather, enameling or japanning	
Linoleum	

**311.3 Low-hazard storage, Use Group S-2:** Low-hazard storage occupancies shall include buildings occupied for the storage of noncombustible materials, and of low-hazard wares that do not ordinarily burn rapidly such as products on wood pallets or in paper cartons without significant amounts of combustible wrappings, but with a negligible amount of plastic trim such as knobs, handles or film wrapping. Such occupancies shall be classified as Use Group S-2 including, among others, the materials listed in Table 311.3.

**Table 311.3  
LOW-HAZARD STORAGE OCCUPANCIES**

Asbestos	Gypsum board
Beer or wine up to 12% alcohol in metal, glass or ceramic containers	Inert pigments
Cement in bags	Ivory
Chalk and crayons	Meats
Dairy products in nonwaxed coated paper containers	Metal cabinets
Dry cell batteries	Metal desks with plastic tops and trim
Electrical coils	Metal parts
Electrical motors	Metals
Food products	Mirrors
Foods in noncombustible containers	New empty cans
Fresh fruits and vegetables in nonplastic trays or containers	Oil-filled and other types of distribution transformers
Frozen foods	Open parking structures
Glass	Porcelain and pottery
Glass bottles, empty or filled with noncombustible liquids	Public garages (Group 2)
	Stoves
	Talc and soapstones
	Washers and dryers

**SECTION 312.0 UTILITY AND MISCELLANEOUS USE GROUP**

**312.1 General:** Buildings and structures of an accessory character and miscellaneous structures not classified in any specific use group shall be constructed, equipped and maintained to







STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF FIRE SAFETY

**LIFE HAZARD USE CERTIFICATE OF REGISTRATION**

ISSUED: 08/10/99

OWNER NO: A-000004584

REGISTRATION NO: 1334-60839-001-01

SERENITY INN INC  
31 MARSHALL DR  
OCEAN TWP NJ 07712

SERENITY INN  
32 EMBURY AV  
OCEAN GROVE NJ

BUILDING HEIGHT:

NUMBER OF STORIES: 03

USE TYPE CODE: AC01

DESCRIPTION: HOTELS OR MOTELS OF TWO OR THREE  
STORIES AND UNDER 25 ROOMS WITH ANY  
INTERIOR EXIT-WAYS.

LEA CODE: 1334002

THE LAW REQUIRES THAT THIS CERTIFICATE OF REGISTRATION BE POSTED IN A CONSPICUOUS LOCATION IN THE REGISTERED PREMISES BUT ONLY UPON SUBSEQUENT RECEIPT OF A CERTIFICATE OF INSPECTION.

THIS CERTIFICATE IS NOT TRANSFERRABLE. IN THE CASE OF ANY TRANSFER OF TITLE, IT SHALL BE THE DUTY OF THE NEW OWNER(S) TO FILE WITH THE COMMISSIONER WITHIN THIRTY DAYS OF SUCH TRANSFER AN APPLICATION FOR A NEW CERTIFICATE OF REGISTRATION. IN THE CASE OF ANY CHANGE IN INFORMATION PROVIDED ON THE REGISTRATION APPLICATION FORM, IT SHALL BE THE DUTY OF THE OWNER TO NOTIFY THE DEPARTMENT OF COMMUNITY AFFAIRS WITHIN THIRTY DAYS OF SUCH CHANGE.

FAILURE TO COMPLY WITH THESE REQUIREMENTS CONSTITUTES A VIOLATION OF P.L. 1983, c.383 OF THE LAWS OF NEW JERSEY AND SUBJECTS THE PARTY SO VIOLATING TO THE PENALTIES THEREIN.

COMMISSIONER OF COMMUNITY AFFAIRS  
JANE KENNY

STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF CODES AND STANDARDS  
BUREAU OF HOUSING INSPECTION



Action Date  
-14-2005

Registration Number  
1334-02705

CERTIFICATE OF INSPECTION

Inspection Date  
10 2005

This property has been inspected by the State of New Jersey Bureau of Housing Inspection pursuant to N.J.S.A. 55:13A-1et seq., and has been found to be in compliance with the Hotel and Multiple Dwelling Law and "Regulations for the Maintenance of Hotels and Multiple Dwellings."

Property Name and Address

requires that each multiple dwelling and each hotel shall be inspected at least once in every

TOTAL BLDGS 0001  
SERENITY INN  
32 EMBURY AV  
NEPTUNE TWP NJ  
07756

date must be posted in a conspicuous location at the registered premises.

MUNICIPAL CODE - 1334  
NUMBER OF UNITS - 0019  
HOTEL

EVANGELISTA RANDI  
31 MARSHALL RD  
WAYSIDE NJ  
07712

COMMISSIONER by: MARK J. BOTSKO, BUREAU CHIEF, BHI

CODE ENFORCEMENT DEPARTMENT

Township of Neptune

25 Neptune Blvd., P.O. Box 1125  
Neptune, New Jersey 07754-1125  
Ordinance #95-35

5.00

1.15

\$25.00 Reinspection fee  
JCV

3-25-99

# 246-H DATE 4-8-99

ADDRESS 32 Embury Ave

OCCUPANTS: ADULTS 1 CHILDREN

TYPE DWELLING HOTEL

ROOMS 20-Renting Rooms  
1 Manager, owner's APT  
3/1

EXTERIOR STRUCTURE

AREA STRUCTURE D.U.

CONDITION F AGE OF BLD.

POOL NU SHED NU

GARAGE NU ATTACHED DETACHED

STORIES 3

INTERIOR STRUCTURE:

Sanitation: Remove Exterior Trash & Debris

Sidewalks & Driveways: Repair cracked  
SIDE WALK - FRONT ALSO up GET

Weeds: OK

Accessory Structures: N/A

Motor Vehicles: N/A

Steps & Porches:

Chimneys & Connections:

Insect & Rat Harborage:

Structural Members:

Doors:

Foundation Walls:

Exterior Walls:

Roofs & Drainage:

Openable Windows:

Wind

Stairs & Railings:

Smoke Detectors:

G.F.I. - Outlets:

Water Heater:

Insect Screens:

Prepare & Paint Throughout:

Light Fixtures:

Bathrooms & Toilet Rooms:

Cooking Facilities:

Apartment/House Numbers:

Minimum Ceiling Heights:

Habitable Space:

Heating System:

COPY

Inspector's Comments:

Fully Furnished AND Occupied AT  
THE TIME OF INSPECTION T.O.T. Continued  
ALL 20 RENTED DEC.  
Bring up to code; reinspect 30 days  
429-99-T.O.T

Signature: [Signature]

Inspection Agent

Issue C.O.

Violation/Abated

JCV





July 14, 2023

Re: Serenity Inn

32 Embury Ave

Ocean Grove, NJ 07756

The Serenity Inn is listed as a Life Hazard Building with the NJ Department of Community Affairs as a AC01. Under 5:70-2.4A(c)1 Hotels, motels, and retreat lodging facilities of two or three stories and under 25 rooms, with any interior exitways;

We have been inspecting this property with 20 rooms and 1 apartment.

Sincerely,

Scott Liddick

# Certificate of Inspection

This is to Certify that

Seaway Inn

Name

32 Embury Ave. Ocean Grove, New Jersey 07756

Address

Has registered and been inspected by the Ocean Grove Fire District Fire Prevention Bureau pursuant to Neptune Township Ordinance #1262 & 1555 and NEAC 5:70-1 et seq. Uniform Fire Safety Act and satisfies the minimum requirements of the New Jersey Uniform Fire Code.

Certificate Date: 02/24/2023

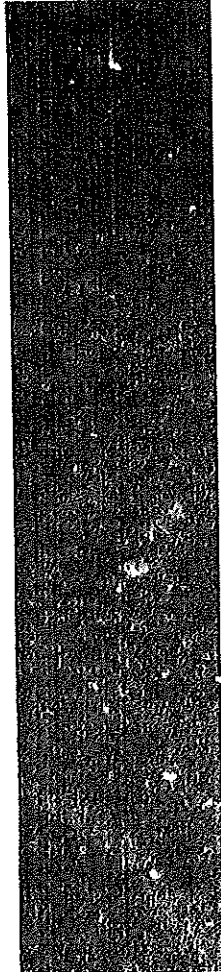
AF04

REGISTRATION NO. Twp: 0122 State: 1334-50639 Use Group:

This Certificate Expires: February 2024

By: Scott Litchik  
Scott Litchik, Ocean Grove Fire Marshal

THIS CERTIFICATE MUST BE CONSPICUOUSLY DISPLAYED AT ALL TIMES





2023

# MERCANTILE REGISTRATION

This registration must be posted where it is visible for inspection

Registration Number: R02762-21992  
 Name of Business: Serenity Inn Inc  
 Business Address: 32 Embury Avenue  
 Ocean Grove, NJ 07756  
 Block: 228 Lot: 5  
 Use: Phone: (732) 922-8006  
 Tax ID:  
 Business Category: Real Estate and Rental and Leasing  
 Business Description: 20 Rooms & 1 Manager Apt.

THIS REGISTRATION IS NOT VALID UNLESS OFFICIALLY SIGNED BELOW

*Handwritten Signature*  
**FILE COPY**

DATE ISSUED: 12/07/2022  
EXPIRES ON: 12/31/2023

This registration shall be subject to all applicable ordinances as the Township Committee shall make from time to time  
Any changes in the above information must be reported to the Mercantile Officer

**THIS REGISTRATION IS NOT TRANSFERABLE**



## 2023 Rental Property Mercantile Registration Receipt

Registration Number: R02762-21992  
 Name of Business:  
 Serenity Inn Inc  
 Phone: (732) 922-8006  
 Tax ID:  
 Business Category: Real Estate and Rental and Leasing  
 Business Description: 20 Rooms & 1 Manager Apt.  
 Business Address:  
 32 Embury Avenue  
 Ocean Grove, NJ 07756

Business Owner:  
 Randi Evangelista  
 Phone: (732) 922-8006  
 Email: randirandi@optonline.net  
 Fees:

Rental Property Fee .....	\$ 300.00
-----	
Fee Total: .....	\$ 300.00
Grand Total Amount: .....	\$ 300.00
Total Paid: .....	\$ 300.00

Mailing Address:  
 Serenity Inn Inc  
 31 Marshall Road  
 Wayside, NJ 07712

Neptune Mercantile Office 732.988.5200 Ext. 240  
 Neptune Township Mercantile Registration  
 25 Neptune Boulevard  
 Neptune, NJ 07754-1167



**2022**

**MERCANTILE REGISTRATION**

This registration must be posted where it is visible for inspection

Registration Number: R02762-20611  
 Name of Business: Serenity Inn Inc  
 Business Address: 32 Embury Avenue  
 Ocean Grove, NJ 07756  
 Block: 228 Lot: 5  
 Use: Phone: (732) 922-8006  
 Tax ID:  
 Business Category: Real Estate and Rental and Leasing  
 Business Description: 1 Bldg / 20 Rooms & 1 Manager Apt.

THIS REGISTRATION IS NOT VALID UNLESS OFFICIALLY SIGNED BELOW

**FILE COPY**  
*[Handwritten Signature]*

DATE ISSUED: 04/04/2022  
 EXPIRES ON: 12/31/2022

This registration shall be subject to all applicable ordinances as the Township Committee shall make from time to time  
 Any changes in the above information must be reported to the Mercantile Officer

**THIS REGISTRATION IS NOT TRANSFERABLE**



**2022 Rental Property  
 Mercantile Registration Receipt**

Registration Number: R02762-20611  
 Name of Business:  
 Serenity Inn Inc  
 Phone: (732) 922-8006  
 Tax ID:  
 Business Category: Real Estate and Rental and Leasing  
 Business Description: 1 Bldg / 20 Rooms & 1 Manager Apt.  
 Business Address:  
 32 Embury Avenue  
 Ocean Grove, NJ 07756

Business Owner:  
 Randi Evangelista  
 Phone: (732) 922-8006  
 Email: randirandi@optonline.net  
 Fees:  
 Rental Property Fee ..... \$ 210.00  
 -----  
 Fee Total: ..... \$ 210.00  
 Grand Total Amount: ..... \$ 210.00  
 Total Paid: ..... \$ 210.00

Mailing Address:  
 Serenity Inn Inc  
 31 Marshall Road  
 Wayside, NJ 07712

Neptune Mercantile Office 732.988.5200 Ext. 240  
 Neptune Township Mercantile Registration  
 25 Neptune Boulevard  
 Neptune, NJ 07754-1167



2021

# MERCANTILE REGISTRATION

This registration must be posted where it is visible for inspection

Registration Number: R02762-17999  
 Name of Business: Serenity Inn Inc  
 Business Address: 32 Embury Avenue  
 Ocean Grove, NJ 07756  
 Block: 228 Lot: 5  
 Use: Phone: (732) 922-8006  
 Tax ID:  
 Business Category: Real Estate and Rental and Leasing  
 Business Description: 1 Bldg / 20 Rooms & 1 Manager Apt.

THIS REGISTRATION IS NOT VALID UNLESS OFFICIALLY SIGNED BELOW

**FILE COPY**

DATE ISSUED: 03/24/2021  
EXPIRES ON: 12/31/2021

This registration shall be subject to all applicable ordinances as the Township Committee shall make from time to time  
Any changes in the above information must be reported to the Mercantile Officer

THIS REGISTRATION IS NOT TRANSFERABLE



# 2021 Rental Property Mercantile Registration Receipt

Registration Number: R02762-17999  
 Name of Business:  
 Serenity Inn Inc  
 Phone: (732) 922-8006  
 Tax ID:  
 Business Category: Real Estate and Rental and Leasing  
 Business Description: 1 Bldg / 20 Rooms & 1 Manager Apt.  
 Business Address:  
 32 Embury Avenue  
 Ocean Grove, NJ 07756

Business Owner:  
 Randi Evangelista  
 Phone: (732) 922-8006  
 Email: randirandi@optonline.net  
 Fees:

Rental Property Fee .....	\$ 200.00
Fee Total: .....	\$ 200.00
Grand Total Amount: .....	\$ 200.00
Total Paid: .....	\$ 200.00

Mailing Address:  
Serenity Inn Inc  
31 Marshall Road  
Wayside, NJ 07712

Neptune Mercantile Office 732.988.5200 Ext. 240  
Neptune Township Mercantile Registration  
25 Neptune Boulevard  
Neptune, NJ 07754-1167



**2020**

**MERCANTILE REGISTRATION**

This registration must be posted where it is visible for inspection

Registration Number: R02762-15042  
 Name of Business: Serenity Inn Inc  
 Business Address: 32 EMBURY AVE  
 Ocean Grove, NJ 07756  
 Block: 228 Lot: 5  
 Use: Phone: (732) 922-8006  
 Tax ID:  
 Business Category: Real Estate and Rental and Leasing  
 Business Description: 1 Bldg / 20 Rooms & 1 Manager Apt.

THIS REGISTRATION IS NOT VALID UNLESS OFFICIALLY SIGNED BELOW

**FILE COPY**  
*[Handwritten Signature]*

DATE ISSUED: 01/03/2020  
 EXPIRES ON: 12/31/2020

This registration shall be subject to all applicable ordinances as the Township Committee shall make from time to time  
 Any changes in the above information must be reported to the Mercantile Officer

**THIS REGISTRATION IS NOT TRANSFERABLE**



**2020 Rental Property  
 Mercantile Registration Receipt**

Registration Number: R02762-15042  
 Name of Business:  
 Serenity Inn Inc  
 Phone: (732) 922-8006  
 Tax ID:  
 Business Category: Real Estate and Rental and Leasing  
 Business Description: 1 Bldg / 20 Rooms & 1 Manager Apt.  
 Business Address:  
 32 EMBURY AVE  
 Ocean Grove, NJ 07756

Business Owner:  
 Randi Evangelista  
 Phone: (732) 922-8006  
 Email: randirandi@optonline.net

Fees:

Rental Property Fee .....	\$ 200.00
-----	
Fee Total: .....	\$ 200.00
Grand Total Amount: .....	\$ 200.00
Total Paid: .....	\$ 200.00

Mailing Address:  
 Serenity Inn Inc  
 31 Marshall Road  
 Wayside, NJ 07712

Neptune Mercantile Office 732.988.5200 Ext. 240  
 Neptune Township Mercantile Registration  
 25 Neptune Boulevard  
 Neptune, NJ 07754-1167

# Township of Neptune

Monmouth County, New Jersey

2019

## MERCANTILE REGISTRATION

This Registration must be posted where it is visible for inspection.

Registraion Number:	R00001-12699
Name of Business:	SERENITY INN, INC. Trading As: SERENITY INN, INC.
Business Address:	32 EMBURY AVE OCEAN GROVE, NJ 07756
Use:	Phone: (732) 775-0117 Business Category: Lessors of Residential Buildings and Dwellings - 531110 Business Description: 1 BLDG/20 ROOMS & 1 MGR APT

THIS REGISTRATION IS NOT VALID UNLESS  
OFFICIALLY SIGNED BELOW

# FILE COPY

DATE ISSUED: 01/18/2019  
EXPIRES ON: 12/31/2019

This registration shall be subject to all applicable ordinances as the Township Committee shall make from time to time  
Any changes in the above information must be reported to the Mercantile Officer  
**THIS REGISTRATION IS NOT TRANSFERABLE**

# Township of Neptune

Monmouth County, New Jersey

## 2019 Rental Property

### Mercantile Registration Receipt

Registraion Number: R00001-12699
Name of Business: SERENITY INN, INC. Trading As: SERENITY INN, INC. Phone: (732) 775-0117 Business Category: Lessors of Residential Buildings and Dwellings - 531110 Business Description: 1 BLDG/20 ROOMS & 1 MGR APT
Business Address: Lot: 5 Block: 228  32 EMBURY AVE OCEAN GROVE, NJ 07756

Business Owner: Ms. RANDI EVANGELISTA Phone: (732) 922-8006 Cell Phone: (732) 688-7781 E-Mail: RANDIRANDI@OPTONLINE.NET
Fees:  Rental Business Fee ..... \$200.00  Fee Total: ..... \$200.00 Grand Total Amount: ..... \$200.00 Total Paid: ..... \$200.00

Mailing Address:  
SERENITY INN, INC.  
31 MARSHALL RD  
WAYSIDE, NJ 07712-

Neptune Mercantile Office: 732.988.5200 Ext. 240  
Neptune Township Mercantile Registration  
25 Neptune Boulevard  
Neptune, NJ 07754-1125



## Township of Neptune

Monmouth County, New Jersey

2018

# MERCANTILE REGISTRATION

This Registration must be posted where it is visible for inspection.

Registraion Number:	R00001-11703
Name of Business:	SERENITY INN, INC. Trading As: SERENITY INN, INC.
Business Address:	32 EMBURY AVE OCEAN GROVE, NJ 07756
Use:	Phone: (732) 775-0117 Business Category: Lessors of Residential Buildings and Dwellings - 531110 Business Description: 1 BLDG/20 ROOMS & 1 MGR APT

THIS REGISTRATION IS NOT VALID UNLESS OFFICIALLY SIGNED BELOW

# FILE COPY

DATE ISSUED: 01/22/2018  
EXPIRES ON: 12/31/2018

This registration shall be subject to all applicable ordinances as the Township Committee shall make from time to time  
Any changes in the above information must be reported to the Mercantile Officer  
**THIS REGISTRATION IS NOT TRANSFERABLE**

## Township of Neptune

Monmouth County, New Jersey

### 2018 Rental Property

## Mercantile Registration Receipt

Registraion Number: R00001-11703
Name of Business: SERENITY INN, INC. Trading As: SERENITY INN, INC. Phone: (732) 775-0117 Business Category: Lessors of Residential Buildings and Dwellings - 531110 Business Description: 1 BLDG/20 ROOMS & 1 MGR APT
Business Address: Lot: 5 Block: 228  32 EMBURY AVE OCEAN GROVE, NJ 07756

<b>Business Owner:</b>	
Ms. RANDI EVANGELISTA Phone: (732) 922-8006 Cell Phone: (732) 688-7781 E-Mail: RANDIRANDI@OPTONLINE.NET	
<b>Fees:</b>	
Rental Business Fee .....	\$200.00
-----	
Fee Total: .....	\$200.00
Grand Total Amount: .....	\$200.00
Total Paid: .....	\$200.00

Mailing Address:  
SERENITY INN, INC.  
Trading As: SERENITY INN, INC.  
31 MARSHALL RD  
WAYSIDE, NJ 07712-

Neptune Mercantile Office: 732.988.5200 Ext. 240  
Neptune Township Mercantile Registration  
25 Neptune Boulevard  
Neptune, NJ 07754-1125

## Township of Neptune

Monmouth County, New Jersey

2017

# MERCANTILE REGISTRATION

This Registration must be posted where it is visible for inspection.

Registration Number:	R00001-10668
Name of Business:	SERENITY INN, INC. Trading As: SERENITY INN, INC.
Business Address:	32 EMBURY AVE OCEAN GROVE, NJ 07756
Use:	Phone: (732) 775-0117 Business Category: Lessors of Residential Buildings and Dwellings - 531110 Business Description: 1 BLDG/20 ROOMS & 1 MGR APT

THIS REGISTRATION IS NOT VALID UNLESS  
OFFICIALLY SIGNED BELOW

FILE COPY

DATE ISSUED: 01/09/2017  
EXPIRES ON: 12/31/2017

This registration shall be subject to all applicable ordinances as the Township Committee shall make from time to time  
Any changes in the above information must be reported to the Mercantile Officer  
**THIS REGISTRATION IS NOT TRANSFERABLE**

## Township of Neptune

Monmouth County, New Jersey

### 2017 Rental Property

## Mercantile Registration Receipt

Registration Number: R00001-10668
Name of Business: SERENITY INN, INC. Trading As: SERENITY INN, INC. Phone: (732) 775-0117 Business Category: Lessors of Residential Buildings and Dwellings - 531110 Business Description: 1 BLDG/20 ROOMS & 1 MGR APT
Business Address: Lot: 5 Block: 228  32 EMBURY AVE OCEAN GROVE, NJ 07756

<b>Business Owner:</b>	
Ms. RANDI EVANGELISTA Phone: (732) 922-8006 Cell Phone: (732) 688-7781 E-Mail: RANDIRANDI@OPTONLINE.NET	
<b>Fees:</b>	
Rental Business Fee .....	\$200.00
-----	
Fee Total: .....	\$200.00
Grand Total Amount: .....	\$200.00
Total Paid: .....	\$200.00

Mailing Address:  
SERENITY INN, INC.  
Trading As: SERENITY INN, INC.  
31 MARSHALL RD  
WAYSIDE, NJ 07712-

Neptune Mercantile Office: 732.988.5200 Ext. 240  
Neptune Township Mercantile Registration  
25 Neptune Boulevard  
Neptune, NJ 07754-1125

BOARD OF ADJUSTMENT  
TOWNSHIP OF NEPTUNE



NEPTUNE, N. J. 07753-1125

Thomas H. Kennel  
Chairman  
Arthur R. Martin  
Vice-Chairman  
Helen L. Riggs  
Secretary  
Cornellius W. Daniel, III  
Attorney

John F. Allaire, Jr.  
Louis Berardi  
Gene R. Marks, Sr.  
Raymond C. Savacool  
Joseph E. Taylor  
Alternates  
William Schiereck  
Morris Oberlander

RESOLUTION 85 # 40

ADOPTED August 7, 1985

Application No. 85 #9 Date Filed February 13, 1985

Applicant William & Jeanette Gill

Request: Waiver of site-plan approval and a variance to permit conversion of a rooming house located at 32 Embury Avenue, Ocean Grove, on the property known as Block 18, Lot 667, from 19 rooms and one apartment into a seven-apartment house.

Date of Hearing August 7, 1985

Members Present Berardi, Marks, Savacool, Leon, and Martin Alternates

Schiereck and Oberlander also present Allaire and Kennel absent

Stenographic Record Taken By Annette M. Kane

RESOLUTION

Mr. Marks offered the following resolution, moved and seconded by Mr. Berardi that it be adopted:

WHEREAS, William and Jeanette Gill have applied for a waiver of site-plan approval and a variance to permit conversion of a rooming house located at 32 Embury Avenue, Ocean Grove, on the property known as Block 18, Lot 667, from 19 rooms and one apartment into a seven-apartment house; and,

WHEREAS, The Board, after carefully considering the evidence presented by the applicant and the general public has made the following factual findings on the variance request:

1. The applicant plans to convert the structure to four, one-bedroom apartments and three, two-bedroom apartments, including the owner's apartment.
2. There was testimony that there will be a reduction in the number of persons in the building, resulting in a reduction in the sewer use.

3. The property was used as a rooming house with nineteen rooms, and there presently is only one other rooming house in the area.
4. The proposed use will be more compatible with the surrounding uses in the area.
5. When the occupancy changed from regular rooms to housing de-institutionalized persons, problems were created in the neighborhood, resulting in calls for police and ambulance services.
6. There was testimony that parking in the area is always a problem, and the proposed change in use will not increase the problem.
7. There is an area which can be used for trash receptacles; and,

WHEREAS, The Board finds that the problems created by the change in occupancy by de-institutionalized persons constitutes special reasons in which to grant the variance; and,

WHEREAS, The Board has determined that the relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zoning Ordinance of the Township of Neptune;

NOW THEREFORE, BE IT RESOLVED, By the Board of Adjustment of the Township of Neptune, That the application of William and Jeanette Gill for a variance to permit the conversion of a rooming house located at 32 Embury Avenue, Ocean Grove, on the property known as Block 18, Lot 667, from 19 rooms and one apartment into a seven-apartment house, including the owner's apartment, be and the same is hereby granted; and,

BE IT FURTHER RESOLVED, That the hearing on the application for a waiver of site-plan in connection with the approved variance request is hereby continued to September 4, 1985, to give the applicant an opportunity to file a revised building plan showing fire escapes, egress to and from all apartments, and fire protection as required by the 1984 BOCA Codes; and,

BE IT FURTHER RESOLVED, That any proposed or actual variation or modification or change from any part of the evidence consisting of the testimony, the representation to the Board and the descriptive data as set forth in the exhibits shall nullify this approval.

BOARD OF ADJUSTMENT  
TOWNSHIP OF NEPTUNE



NEPTUNE, N. J. 07753-1125

Thomas H. Kennel  
Chairman  
Arthur R. Martin  
Vice-Chairman  
Helen L. Riggs  
Secretary  
Cornellus W. Dantel, III  
Attorney

John F. Allaire, Jr.  
Louis Berardi  
Gene R. Marks, Sr.  
Raymond C. Savacool  
Joseph E. Taylor  
Alternates  
William Schiereck  
Morris Oberlander

RESOLUTION 85 # 44 ADOPTED September 4, 1985

Application No. 85 #9 Date Filed February 13, 1985

Applicant William & Jeanette Gill

Request: Waiver of site-plan in connection with the conversion of a rooming house located at 32 Embury Avenue, Ocean Grove, on the property known as Block 18, Lot 667, from 19 rooms and one apartment into a seven-apartment house, including the owner's apartment.

Date of Hearing August 7, 1985  
September 4, 1985

Members Present Allaire, Kennel, Marks, Leon, and Martin. Alternates

Schiereck and Oberlander also present. Berardi absent.

Stenographic Record Taken By Debbie Arnona

RESOLUTION

Mr. Martin offered the following resolution, moved and seconded by Mr. Oberlander that it be adopted:

WHEREAS, On August 7, 1985, the Board of Adjustment adopted a resolution granting a variance to permit the conversion of a rooming house located at 32 Embury Avenue, Ocean Grove, on the property known as Block 18, Lot 667, from 19 rooms and one apartment into a seven-apartment house, including the owner's apartment, and continued the hearing on the application for a waiver of site-plan in connection with the said conversion to September 4, 1985, to give the applicant an opportunity to file a revised plan showing fire escapes, egress to and from all apartments, and fire protection required by the 1984 BOCA Code; and,

WHEREAS, On September 4, 1985, the requested revised site-plan entitled "Proposed Alterations 3-Story Frame Building, No. 32 Embury Avenue, Ocean Grove, Neptune Township, N.J., Lot 667, Block 18," Page 1 dated February 2, 1985, Page 2 revised September 4, 1985, and Page 3 revised September 4, 1985, marked A-6 in evidence was filed which was found satisfactory by the members of the Board of Adjustment; and,

WHEREAS, Section 7.7 of the Zoning Ordinance states that public health, safety, and general welfare, the comfort and convenience of the public in general and of the residents in the immediate neighborhood in particular should be considered in connection with site-plan applications; and,

WHEREAS, The Board finds that the application meets the standards set forth in Section 7.7, A, 1, of the Zoning Ordinance, and that the application for waiver conforms to the standards of sound planning as contained in the Zoning Ordinance and does not impair the intent and purpose of the requirements of said ordinance;

THEREFORE, BE IT RESOLVED, That the application of William and Jeanette Gill for a waiver of site-plan approval in connection with the variance to permit the conversion of a rooming house located at 32 Babury Avenue, Ocean Grove, on the property known as Block 18, Lot 667, from 19 rooms and one apartment into a seven-apartment house, including the owner's apartment be and the same is hereby granted, subject to:

1. Approval of the Fire Sub-Code Official of the Township of Neptune and the Fire Official of the Ocean Grove Fire District.
2. Approval of the Health Department and the Fire Official on the location of the garbage containers; and,

BE IT FURTHER RESOLVED, That any proposed or actual variation or modification or change from any part of the evidence consisting of the testimony, the representation to the Board and the descriptive data as set forth in the exhibits shall nullify this approval.

Roll Call Vote:

Allaire:	abstain	Marks:	aye	Savacool:	Resigned
Berardi:	absent	Martin:	aye	Schiereck:	aye
Kennel:	abstain	Oberlander:	aye	Leon:	aye

*Steven L. Leggi*  
Secretary

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# **Limited Restricted Report**

The Keswick Inn  
32 Embury Avenue  
Block 18, Lot 667  
Ocean Grove, Monmouth County, New Jersey

**AS OF**  
March 30, 1999

**DATED**  
March 31, 1999

**FOR**  
Richard O. Lindsey, President & CEO  
Monmouth Community Bank  
627 Second Avenue  
West End, New Jersey 07740

**PREPARED BY**  
Donald M. Moliver, Ph.D., CRE  
Appraisers & Consultants  
38 Buena Vista Avenue  
Rumson, New Jersey 07760

## PROPERTY DESCRIPTION

**Site:** The subject site is located on the southerly side of Embury Avenue in block 667, Lot 18 in Ocean Grove (Neptune Township), New Jersey. Lot 18 is 30' x 64' in size, containing approximately 1,920 square feet or .044 acres. The lot is level at grade with all public utilities available. There is no indication of adverse conditions of soil or subsoil as evidenced by the existing subject structures as well as others in the neighborhood. Landscaping to the site is nominal. There is a sufficiency of lighting. Embury Avenue is asphalt-paved and municipality-maintained. There are sidewalks, but no on-site parking. Most of the occupants of the subject structure are not in possession of automobiles. No adverse conditions were noted or disclosed with respect to the subject site.

**Improvements:** The subject is improved with a three-story, framed structure that is used as a boarding house known as the Keswick Inn. The structure was built in 1875, and has a hotel-operating license. It is advertised as a "bed and breakfast," but the structure is utilized exclusively as a boarding home with weekly and monthly rentals.

The first floor contains a lobby area, sitting room, and kitchen. There is also a two-room manager's apartment with a three-fixture bath and an efficiency suite with a kitchen sink and three-fixture bath. Most of the public area is freshly painted and carpeted.

The second floor contains eight single rooms used by occupants of the Inn. The third floor is similarly used and contains eleven rooms. Each of these floors has multiple shared bathrooms with two and three fixtures. Each private room, with the exception of two units, has a sink. The rooms are in average condition. Most are in need of a fresh coat of paint on the baseboards and combination drywall/plaster walls.

The basement of the structure is relatively small, unfinished and has some settlement and dampness. This is not uncommon in century-old structures near the shore, which is one block to the east. There is a new 200-amp service to the structure. The furnace is three-zoned, gas-fired, forced warm air and is fully functioning. There is no central air to the Inn. Other features to the building include first and second floor open porches, the latter of which has a nice view of the Atlantic Ocean, a two-year old roof, two iron stairwells accessing the second and third floors, double-hung windows (some with storms and screens), and vinyl siding. Overall the structure appears to be reasonably well maintained and a viable enterprise. There was only one vacancy as of the date of inspection. No significant adverse conditions were noted or disclosed.



## ZONING DATA

Subject property is located in the HD, Historic District – Single Family zone. The subject use as a boarding house is not legally permissible, however, since it predates the ordinance it is grandfathered. The structure is in conformity with all the bulk requirements of the zone.

## ASSESSED VALUE OF SUBJECT PROPERTY

Tax Year 1999	
Land:	\$47,900
<u>Improvements:</u>	<u>\$155,700</u>
<u>Total:</u>	<u>\$203,600</u>
Tax Rate ('98):	\$3.233/\$100
Total Taxes:	\$6,582
Equalization Ratio ('98):	95%

## HIGHEST AND BEST USE

The concept of the highest and best use of a property is defined as:

*The reasonable probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value.<sup>1</sup>*

Implied in the above definition is that the determination of highest and best use is based upon the appraisers' judgement and analytical skill, i.e., that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based.

When real estate is improved, the analysis of the highest and best use involves two distinct considerations, namely, the optimal use of the land as vacant and the optimal use of the property as improved. These two considerations do not necessarily have to coincide and in such instances, the existent use will continue unless and until the land value put to its highest and best use exceeds the total value of the property in its current use.

Based on the current market condition, the highest and best use of the subject property is its continued use as a boarding house.

<sup>1</sup> The Appraisal of Real Estate, Appraisal Institute (11<sup>th</sup> Edition, Chicago, Ill., 1996)

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# Limited Restricted Report

The Serenity Inn  
32 Embury Avenue  
Block 18, Lot 667  
Ocean Grove, Monmouth County, New Jersey

**AS OF**

March 9, 2000

**DATED**

March 10, 2000

**FOR**

Richard O. Lindsey, President & CEO  
Monmouth Community Bank  
627 Second Avenue  
West End, New Jersey 07740

**PREPARED BY**

Donald M. Moliver, Ph.D., CRE, MAI  
Appraiser & Consultant  
38 Buena Vista Avenue  
Rumson, New Jersey 07760

## PROPERTY DESCRIPTION

**Site:** The subject site is located on the southerly side of Embury Avenue in block 667, Lot 18 in Ocean Grove (Neptune Township), New Jersey. Lot 18 is 30' x 64' in size, containing approximately 1,920 square feet or .044 acres. The lot is level at grade with all public utilities available. There is no indication of adverse conditions of soil or subsoil as evidenced by the existing subject structures as well as others in the neighborhood. Landscaping to the site is nominal. There is a sufficiency of lighting. Embury Avenue is asphalt-paved and municipality-maintained. There are sidewalks, but no on-site parking. Most of the occupants of the subject structure are not in possession of automobiles. No adverse conditions were noted or disclosed with respect to the subject site.


**Improvements:** The subject is improved with a three-story, framed structure that is used as a boarding house now known as the Serenity Inn (formerly the Keswick Inn). The structure was built in 1875, and has a hotel-operating license. It is advertised as a "bed and breakfast," but the structure is utilized exclusively as a boarding home with weekly and monthly rentals.

The first floor contains a lobby area, sitting room, and kitchen. There is also a two-room manager's apartment with a three-fixture bath and an efficiency suite with a kitchen sink and three-fixture bath. These units have been refurbished. Most of the public area is freshly painted and carpeted.

The second floor contains eight single rooms used by occupants of the Inn. The third floor is similarly used and contains eleven rooms. Each of these floors has multiple shared bathrooms with two and three fixtures. Each private room, with the exception of two units, has a sink. The rooms are in average condition. During the past year most of these units have been significantly upgraded. Many have been painted, sheetrocked, carpeted, and redecorated. Some have added private baths.

The basement of the structure is relatively small, unfinished and has some settlement and dampness. This is not uncommon in century-old structures near the shore, which is one block to the east. There is a new 200-amp service to the structure. The furnace is three-zoned, gas-fired, forced warm air and is fully functioning. There is no central air to the Inn. Other features to the building include first and second floor open porches, the latter of which has a nice view of the Atlantic Ocean; a two-year old roof; two iron stairwells accessing the second and third floors; double-hung windows (some with storm and screens), and vinyl siding. Overall the structure appears to be reasonably well maintained and a viable enterprise. There were no vacancies as of the date of inspection. Given the upgrades noted since the date of purchase the owner has successfully bumped the rents with no apparent negative impact. No significant adverse conditions were noted or disclosed.

## ZONING DATA

Subject property is located in the HD, Historic District – Single Family zone. The subject use as a boarding house is not legally permissible, however, since it predates the ordinance it is grandfathered. The structure is in conformity with all the bulk requirements of the zone. 

## ASSESSED VALUE OF SUBJECT PROPERTY

Tax Year 1999	
Land:	\$47,900
<u>Improvements:</u>	<u>\$155,700</u>
<u>Total:</u>	<u>\$203,600</u>
Tax Rate ('99):	\$3.247/\$100
Total Taxes:	\$6,611
Equalization Ratio ('99):	94.23%

## HIGHEST AND BEST USE

The concept of the highest and best use of a property is defined as:  
*The reasonable probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value.<sup>1</sup>*

Implied in the above definition is that the determination of highest and best use is based upon the appraisers' judgement and analytical skill, i.e., that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based.

When real estate is improved, the analysis of the highest and best use involves two distinct considerations, namely, the optimal use of the land as vacant and the optimal use of the property as improved. These two considerations do not necessarily have to coincide and in such instances, the existent use will continue unless and until the land value put to its highest and best use exceeds the total value of the property in its current use.

Based on the current market condition, the highest and best use of the subject property is its continued use as a boarding house.

<sup>1</sup> The Appraisal of Real Estate, Appraisal Institute (11<sup>th</sup> Edition, Chicago, Ill., 1996)

Subject: **FW: OPRA 23-554, Steinberg 32 Embury, B 228 L 5**  
Date: 8/25/2023 12:55:05 PM Eastern Daylight Time  
From: rday@neptunetownship.org  
To: msteinb517@aol.com  
Cc: aperpignan@neptunetownship.org, droberts@neptunetownship.org,  
gsiboni@neptunetownship.org

Regarding the request of Certificate of Inspection, There are no responsive records to your request. Neptune Township Code Dept. Robert A. Day

**From:** Dainene Roberts <droberts@neptunetownship.org>  
**Sent:** Friday, August 25, 2023 12:35 PM  
**To:** Robert Day <rday@neptunetownship.org>; Diana Pajak <dpajak@neptunetownship.org>; Joe Ciccone <jciccone@neptunetownship.org>; Heather Kepler <hkepler@neptunetownship.org>  
**Cc:** Gabriella Siboni <gsiboni@neptunetownship.org>  
**Subject:** OPRA 23-554, Steinberg 32 Embury, B 228 L 5

Hello,

Please see the attached and/or below OPRA request:

For easier reference, the requestor, msteinb517@aol.com, is looking for:

1. **Code: Certificate of Inspection(s)**
2. **Construction: Open and Closed Construction Permit(s)**
3. **Zoning: Zoning Permit(s)/ Violations**

Response is due on or before **9/1/2023**

Please note that budgets, bills, vouchers, contracts and government employee salary information is considered immediate access under OPRA and should be provided as soon as available.

Please make sure to include in the response:

1. OPRA number assigned by the Clerk's office
2. Copy Gabriella or clerk@neptunetownship.org on all responses

Include a signature that notes who the response has been provided.

Thank you for all your help!

Best,

Dainene Roberts  
Township Deputy Clerk & Rent Leveling Board Secretary  
Township of Neptune  
25 Neptune Blvd  
Neptune, NJ 07753  
droberts@neptunetownship.org  
732.988.5200 Ext. 235  
**Office Hours**  
Monday- Friday, 8:00AM-4:00PM

Project Name	Parcel Data	Block	Lot	Permit	Description	Proposed Work Site at:	Building	Electrical	Fire Protection	Plumbing	Workflow Status	Permit Fees	Total Cost Received	Certificate	Violation Count	Created At	Zoning Permit	Permit Issued
71421 32 EMBURY/COMBI UNIT	32 EMBURY AVE	228	5	20230410 04/05/2023	REPLACE COMBI UNIT	32 EMBURY AVE			✓		Closed - CA	\$138.00	\$6,000.00	12/12/2022	0	12/12/2022, 11:29 AM	ZP16/0491	04/05/2023
60480 32 Embury Ave/Demo Existing Porch and Rebuild	32 EMBURY AVE	228	5	20161320 10/17/2016	Demo Existing Porch and Rebuild	32 EMBURY AVE			✓		Closed - CA	\$823.00	\$25,000.00	09/23/2016 04/12/2023	1	09/23/2016, 8:09 AM		10/17/2016
58902 32 EMBURY/NOTICE OF VIOLATION	32 EMBURY AVE	228	5		NOV UNSAFE STRUCTURE	32 EMBURY AVE					CLOSED	\$0.00	\$0.00	12/02/2015	1	12/02/2015, 11:12 AM		

53970	18	667	20140772	REPLACE EXISTING SHEETROCK WITH GREEN BOARD	32 EMBURY AVE	✓	Closed - EXP	\$152.00	\$1,700.00	05/09/2014	0	06/11/2015, 5:48 PM	05/28/2014
38067	18	667	20081226	Electrical Alterations	32 EMBURY AVE	✓	Closed - CA	\$87.00	10/24/2008	CA 11/06/2008	0	06/11/2015, 4:53 PM	10/24/2008
10541	18	667	19990717		32 EMBURY AVENUE	✓	Closed - CCL	\$61.00	\$0.00	07/30/1999	0	06/11/2015, 3:43 PM	07/30/1999

# Comprehensive Appraisal Corporation

3587 Highway 9 North - #237, Freehold, NJ 07728



Ronald L. Rubinstein, MAI – President

Phone: (732) 308-0909

Fax: (732) 431-5031

Ronald@ComprehensiveAppraisal.com

www.ComprehensiveAppraisal.com

August 2, 2016

Patrick Farrell, SVP/CLO  
New Jersey Community Bank  
3441 Highway 9 North  
Freehold, NJ 07728

Re: 32 Embury Avenue, Neptune Township  
Monmouth County,  
New Jersey 07756

Dear Mr. Farrell:

According to your request, the above-cited property was inspected and appraised by Ronald L. Rubinstein for the purpose of estimating the Market Value of its Leasehold Interest, "as is," and "after repairs" to the front porches, rebuilding the gutted bath room and replacing the gas boiler. The insurable value will also be provided, as requested.

The appraisal conforms to the Uniform Standards of Professional Appraisal Practice ("USPAP") as an appraisal report and meets requirements arising from Title XI of the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989 ("FIRREA"). Additionally, the report conforms to the standards of the client, the Appraisal Institute, and all other applicable Federal and state regulations and/or guidelines including regulations of OCC 12 CFR Part 34.

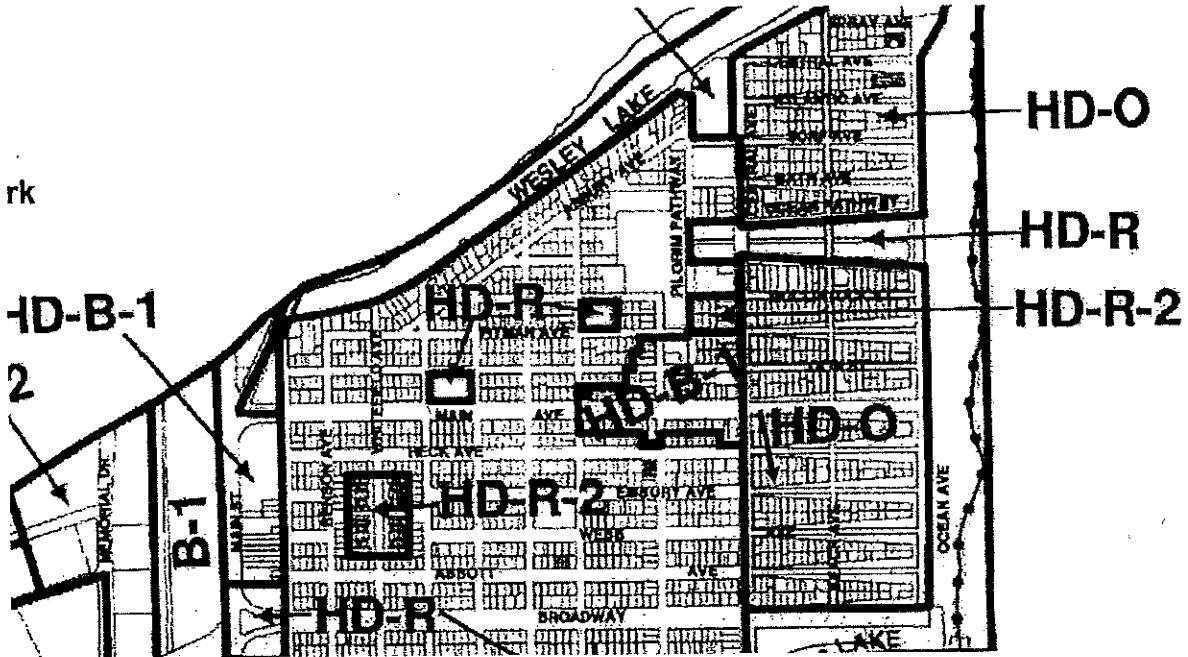
The enclosed report contains a description of the property, an explanation of the appraisal procedure, and supporting data and analysis relative to the final value estimates. It is understood that the report will be used for the purpose of estimating the value of real estate assets held as investments or collateralizing loans owned by New Jersey Community Bank. The report may not be used by any other person or entity for any other purpose unless authorized by New Jersey Community Bank in writing.

The Scope of Work section of this report outlines the range of research and analysis applied herein, and is considered sufficient to have produced a credible valuation for the intended use of this report. This document is intended to be a Self-Contained Appraisal report.



## MUNICIPAL ZONING

The property is delineated on the Neptune Township zoning map as follows: HD-O, Historic District Oceanfront.



Principle permitted uses in zone include:

### § 407.02 HD-O – Historic District Oceanfront

- A. **Purpose.** The HD-O Zone District recognizes the character and historic land use pattern of the oceanfront blocks in the Ocean Grove portion of the Township, east of Central Avenue. All zoning regulations applicable in the HD-O Zone District are intended to protect, preserve and perpetuate the historical framework in Ocean Grove. This framework includes single-family residences, bed and breakfasts, and historic hotels.
- B. **Permitted uses.**
1. Community shelter
  2. Detached single-family dwellings
  3. Park
  4. Ocean Grove Camp Meeting Association (OGCMA) facilities in accordance with permitted, conditional and accessory uses in the district
- C. **Conditional uses.**
1. Bed & breakfast guesthouse
  2. Bed & breakfast homestay
  3. Historic hotel
  4. Historic hotel restaurant/retail

## Bulk Regulations

	Minimum Lot Area (square feet)	Maximum Density (d.u. per acre)	Maximum Floor Area Ratio	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setback (feet)	Rear Yard Setback (feet)	Maximum Percent Building Cover	Maximum Percent Total Lot Cover	Maximum Number of Stories	Maximum Building Height (feet)	Minimum Improvable Area (M.I.A. in square feet)	M.I.A. - Diameter of Circle (feet)
<b>HO-D</b>																
Single-family	1,800	24.2	N/A	30	30	60	**	2	4	3.1	85%	90%	2.5	35	1,000	21
Existing Hotel	3,600	N/A	3.5	60	60	60	**	2	4	3.1	85%	90%	4	50	1,900	28
New Hotel	10,000	N/A	3.5	90	90	80	**	2	6	3.1	85%	90%	4	85	5,400	48

## Conclusion

The subject site as if vacant conforms as a single family lot, but not as an inn site. While the existing hotel use is a permitted use, the property does not conform to all of the existing hotel bulk requirements. The fact that the subject has a mercantile license to operate as a hotel from Neptune Township indicates that approvals are in place for continued operation as a hotel. The property also is registered with the NJ Dept. of Community Affairs to operate as a hotel.

The current owner operates the property in a manner akin to a rooming house, and accepts those with needs for housing from Monmouth County Dept. of Social Services. The periods of occupancy (for an unspecified number of these occupants), with the County's knowledge, exceeds the 30 days permitted by Neptune Township. As appraisals must be based only upon legal use, the property is valued herein as a hotel with maximum occupancies of 30 days or less. The "leases" in place are not considered.

## UTILITIES

Public water, sewer, electric and gas serve the property.

## STREET IMPROVEMENTS

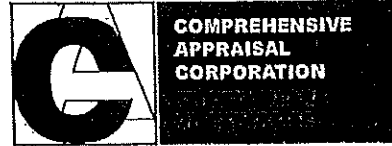
Embury Avenue is a one way asphalt paved roadway with curbs and sidewalks in the vicinity of the subject. The roadway is in average to below average overall condition.

## FLOOD ZONE

The subject site is located within Flood Zone X (unshaded), areas determined to be outside of 500 year floodplain, according to the current FEMA map cited. Preliminary maps also show the same X zone. Flood insurance is not required.

# Comprehensive Appraisal Corporation

3587 Highway 9 North - #237, Freehold, NJ 07728



Ronald L. Rubinstein, MAI – President

Phone: (732) 308-0909

Fax: (732) 431-5031

Ronald@ComprehensiveAppraisal.com

www.ComprehensiveAppraisal.com

August 2, 2016

Patrick Farrell, SVP/CLO  
New Jersey Community Bank  
3441 Highway 9 North  
Freehold, NJ 07728

Re: 32 Embury Avenue, Neptune Township  
Monmouth County,  
New Jersey 07756

Dear Mr. Farrell:

According to your request, the above-cited property was inspected and appraised by Ronald L. Rubinstein for the purpose of estimating the Market Value of its Leasehold Interest, "as is," and "after repairs" to the front porches, rebuilding the gutted bath room and replacing the gas boiler. The insurable value will also be provided, as requested.

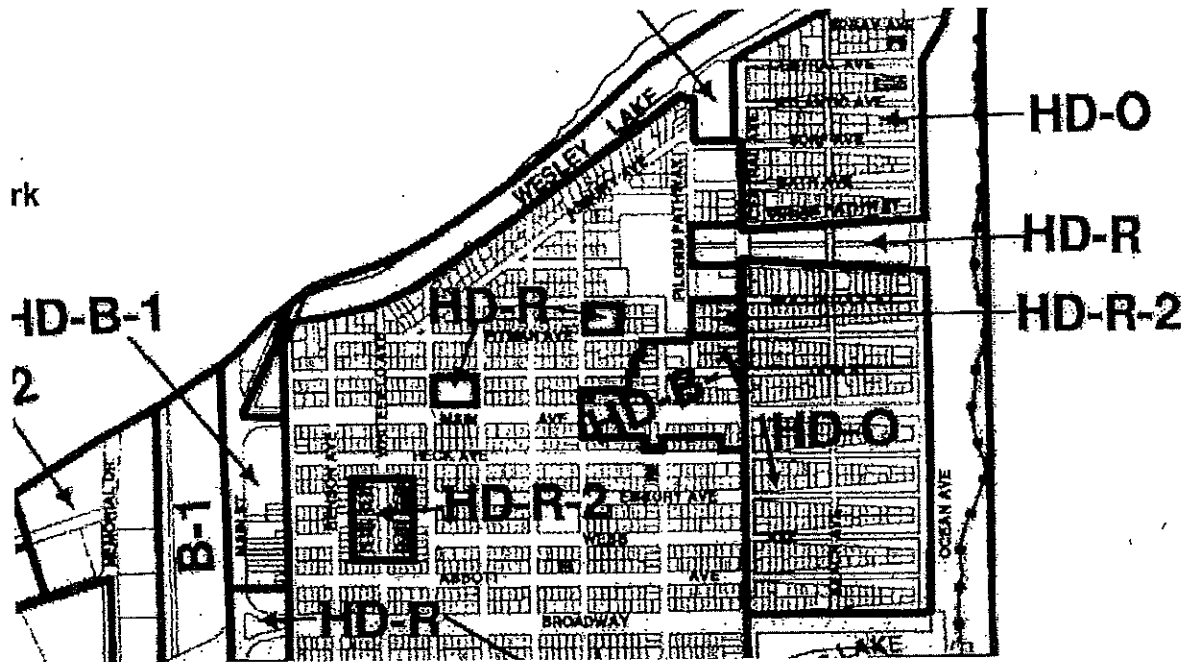
The appraisal conforms to the Uniform Standards of Professional Appraisal Practice ("USPAP") as an appraisal report and meets requirements arising from Title XI of the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989 ("FIRREA"). Additionally, the report conforms to the standards of the client, the Appraisal Institute, and all other applicable Federal and state regulations and/or guidelines including regulations of OCC 12 CFR Part 34.

The enclosed report contains a description of the property, an explanation of the appraisal procedure, and supporting data and analysis relative to the final value estimates. It is understood that the report will be used for the purpose of estimating the value of real estate assets held as investments or collateralizing loans owned by New Jersey Community Bank. The report may not be used by any other person or entity for any other purpose unless authorized by New Jersey Community Bank in writing.

The Scope of Work section of this report outlines the range of research and analysis applied herein, and is considered sufficient to have produced a credible valuation for the intended use of this report. This document is intended to be a Self-Contained Appraisal report.

## MUNICIPAL ZONING

The property is delineated on the Neptune Township zoning map as follows: HD-0, Historic District Oceanfront.



Principle permitted uses in zone include:

### § 407.02 HD-O – Historic District Oceanfront

- A. Purpose. The HD-O Zone District recognizes the character and historic land use pattern of the oceanfront blocks in the Ocean Grove portion of the Township, east of Central Avenue. All zoning regulations applicable in the HD-O Zone District are intended to protect, preserve and perpetuate the historical framework in Ocean Grove. This framework includes single-family residences, bed and breakfasts, and historic hotels.
- B. Permitted uses.
1. Community shelter
  2. Detached single-family dwellings
  3. Park
  4. Ocean Grove Camp Meeting Association (OGCMA) facilities in accordance with permitted, conditional and accessory uses in the district
- C. Conditional uses.
1. Bed & breakfast guesthouse
  2. Bed & breakfast homestay
  3. Historic hotel
  4. Historic hotel restaurant/retail

## Bulk Regulations

	Minimum Lot Area (square feet)	Maximum Density (d.u. per acre)	Maximum Floor Area Ratio	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setback (feet)	Rear Yard Setback (feet)	Maximum Percent Building Cover	Maximum Percent Total Lot Cover	Maximum Number of Stories	Maximum Building Height (feet)	Minimum Improvable Area (M.I.A. in square feet)	M.I.A. - Diameter of Circle (feet)
HD-O																
Single-family	1,800	24.2	N/A	30	30	60	**	2	4	3.1	85%	90%	2.5	35	1,000	21
Existing Hotel	3,600	N/A	3.5	60	60	60	**	2	4	3.1	85%	90%	4	50	1,900	28
New Hotel	10,000	N/A	3.5	90	90	60	**	2	6	3.1	85%	90%	4	65	5,400	48

## Conclusion

The subject site as if vacant conforms as a single family lot, but not as an inn site. While the existing hotel use is a permitted use, the property does not conform to all of the existing hotel bulk requirements. The fact that the subject has a mercantile license to operate as a hotel from Neptune Township indicates that approvals are in place for continued operation as a hotel. The property also is registered with the NJ Dept. of Community Affairs to operate as a hotel.

The current owner operates the property in a manner akin to a rooming house, and accepts those with needs for housing from Monmouth County Dept. of Social Services. The periods of occupancy (for an unspecified number of these occupants), with the County's knowledge, exceeds the 30 days permitted by Neptune Township. As appraisals must be based only upon legal use, the property is valued herein as a hotel with maximum occupancies of 30 days or less. The "leases" in place are not considered.

## UTILITIES

Public water, sewer, electric and gas serve the property.

## STREET IMPROVEMENTS

Embury Avenue is a one way asphalt paved roadway with curbs and sidewalks in the vicinity of the subject. The roadway is in average to below average overall condition.

## FLOOD ZONE

The subject site is located within Flood Zone X (unshaded), areas determined to be outside of 500 year floodplain, according to the current FEMA map cited. Preliminary maps also show the same X zone. Flood insurance is not required.



**OTTEAU GROUP**  
VALUATION | RESEARCH | CONSULTING | BROKERAGE  
800-458-7161 www.otteau.com

*New Jersey Office (Mail)*  
100 Matawan Road, Suite 320  
Matawan, NJ 07747

*New York Office*  
112 W. 34<sup>th</sup> Street, 18<sup>th</sup> Floor  
Manhattan, NY 10120

*Pennsylvania Office*  
325-41 Chestnut Street, Suite 800  
Philadelphia, PA 19106

September 4, 2019

Ms. Joanne Kennedy  
Freehold Savings Bank  
68 West Main Street  
Freehold, NJ 07728

**RE: OG File No. 19080026**  
**Bed and Breakfast (21 Rooms)**  
**32 Embury Avenue**  
**Block 228, Lot 5**  
**Neptune Township**  
**Monmouth County, New Jersey**

Dear Ms. Joanne Kennedy:

In accordance with your request, we submit our **appraisal report** of the above referenced property. We have carefully inspected the property and have made a thorough study, investigation and analysis of all matters important to the estimation of its market value.

This appraisal has been developed and the report has been prepared in accordance with the appraisal policy guidelines of Freehold Savings Bank, the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Foundation, the Code of Professional Ethics (CPE) of the Appraisal Institute, the Standards of Professional Practice (SPP) of the Appraisal Institute, the 2010 Interagency Appraisal and Evaluation Guidelines and the requirements of the Title XI of the Financial Institutions Reform Recovery and Enforcement Act of 1989 (FIRREA) and revisions.

The purpose of the appraisal is to estimate the **As Is** market value of the subject property, in **Leasehold Interest** for mortgage financing purposes.

This report includes the pertinent data secured in our investigation, any assumptions and limiting conditions, as well as the exhibits and the details of the processes used to arrive at our conclusions of value.

**Property Description:** This subject project consists of a 21-room Bed and Breakfast in the Ocean Grove section of Neptune Township, Monmouth County, New Jersey. The entire town of Ocean Grove is subject to paying ground rent for their land; thus, creating a leasehold interest for every property in the town. The subject property pays a nominal fee of \$50 annually to the Ocean Grove Camp Meeting Association (OGCMA). This non-profit organization was chartered by the State of New Jersey in 1870 allowing the OGCMA to own all of the land in Ocean Grove. The original purpose of the OGCMA was to "provide and maintain for the members and friends of the united Methodist Church a proper, convenient, and desirable permanent camp-meeting

### **Zoning & Land Use Regulations**

The subject property is located within the **HD-O, Historic District Oceanfront** zoning district of the subject municipality. The HD-O Zone District recognizes the character and historic land use pattern of the oceanfront blocks in the Ocean Grove portion of the Township, east of Central Avenue. All zoning regulations applicable in the HD-O Zone District are intended to protect, preserve and perpetuate the historical framework in Ocean Grove. This framework includes single-family residences, bed and breakfasts, and historic hotels.

The following are principal permitted uses within this zoning district:

1. Community shelter
2. Detached single-family dwellings
3. Park
4. Ocean Grove Camp Meeting Association (OGCMA) facilities in accordance with permitted, conditional and accessory uses in the district

The following are conditional permitted uses within this zoning district:

1. Bed & breakfast guesthouse
2. Bed & breakfast homestay
3. Historic hotel
4. Historic hotel restaurant/retail

The following are accessory permitted uses within this zoning district:

1. Uses customarily incidental and accessory to a principal permitted use
2. Family day care
3. Home professional office

The following are the area and yard requirements within this zoning district:

	Single Family	Existing Hotel	New Hotel
Min. Lot Area	1,800	3,600	10,000
Max. Density	24.2	N/A	N/A
Max. F.A.R.	N/A	3.5	3.5
Min. Lot Width	30 feet	60 feet	90 feet
Min. Lot Frontage	30 feet	60 feet	90 feet
Min. Lot Depth	60 feet	60 feet	60 feet
Front Yard Setback	10 feet	10 feet	10 feet
Side Yard Setback	2 feet	2 feet	2 feet
Combined Side Yard Setback	4 feet	4 feet	6 feet
Rear Yard Setback	0 feet	0 feet	0 feet
Max. % Bldg. Coverage	85%	85%	85%
Max. % Lot Coverage	90%	90%	90%
Max. # of Stories	2.5 stories	4 stories	4 stories
Max. Bldg. Height	35 feet	50 feet	65 feet

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Max. # of Stories	2.5 stories	4 stories	4 stories
Max. Bldg. Height	35 feet	50 feet	65 feet



Subject: **FW: OPRA 23-554, Steinberg 32 Embury, B 228 L 5**  
Date: 8/31/2023 3:48:49 PM Eastern Daylight Time  
From: rday@neptunetownship.org  
To: msteinb517@aol.com

Neptune Township Code Dept. Robert A. Day

**From:** Robert Day  
**Sent:** Friday, August 25, 2023 12:55 PM  
**To:** msteinb517@aol.com  
**Cc:** April Perpignan <aperpignan@neptunetownship.org>; Dainene Roberts <droboters@neptunetownship.org>; Gabriella Siboni <gsiboni@neptunetownship.org>  
**Subject:** FW: OPRA 23-554, Steinberg 32 Embury, B 228

**From:** Dainene Roberts <droboters@neptunetownship.org>  
**Sent:** Friday, August 25, 2023 12:35 PM  
**To:** Robert Day <rday@neptunetownship.org>; Diana Pajak <dpajak@neptunetownship.org>; Joe Ciccone <jciccone@neptunetownship.org>; Heather Kepler <hkepler@neptunetownship.org>  
**Cc:** Gabriella Siboni <gsiboni@neptunetownship.org>  
**Subject:** OPRA 23-554, Steinberg 32 Embury, B 228 L 5

Hello,

Please see the attached and/or below OPRA request:

For easier reference, the requestor, [msteinb517@aol.com](mailto:msteinb517@aol.com), is looking for:

1. **Code: Certificate of Inspection(s)**
2. **Construction: Open and Closed Construction Permit(s)**
3. **Zoning: Zoning Permit(s)/ Violations**

Response is due on or before **9/1/2023**

Please note that budgets, bills, vouchers, contracts and government employee salary information is considered immediate access under OPRA and should be provided as soon as available.

Please make sure to include in the response:

1. OPRA number assigned by the Clerk's office
2. Copy Gabriella or clerk@neptunetownship.org on all responses

Include a signature that notes who the response has been provided.

Thank you for all your help!

Best,

Dainene Roberts  
Township Deputy Clerk & Rent Leveling Board Secretary  
Township of Neptune  
25 Neptune Blvd  
Neptune, NJ 07753  
droboters@neptunetownship.org  
732.988.5200 Ext. 235  
**Office Hours**

Commercial (Hotel)



# Certificate of Inspection

**TOWNSHIP OF NEPTUNE**  
**Neptune, New Jersey**

## CODE ENFORCEMENT DEPARTMENT

**For:** Randi Evangelista

**Address:** 32 Embury Avenue, Ocean Grove, N. J. 07756

**Date:** April 13, 1999

**Block:** 18

**Lot:** 667

**No.:** Transfer Of Title

Joseph S. Vetrano

Owner [] Tenant [  ]

Signature of Code Enforcement Supervisor

THIS CERTIFICATE NOT TRANSFERABLE

246 H

PTK

Berry Type a Duplicate  
C/L

Blair  
JW

2-2-01

Unit type:

HOTEL



# Certificate of Inspection

TOWNSHIP OF NEPTUNE  
Neptune, New Jersey

## CODE ENFORCEMENT DIVISION

For: Randi Evangelista CIS. 4/13/99

Address: 32 EMBURY AV Unit: Hotel

Date: March 2, 2001 Block-Lot: 00018.00-0667

**SMOKE DETECTOR COMPLIANCE** *Joseph S. Vetrano*  
Signature of Code Enforcement Supervisor

Owner  Tenant

THIS CERTIFICATE NOT TRANSFERABLE

*Duplicate*

**FILE COPY**

Inspection Date: 03/02/2001

Total # of Units:

Fee Paid: 230.00

Inspector's name: Joseph Vetrano

EVANGELISTI, RANDI  
32 EMBURY AV  
OCEAN GROVE, NJ 07756



State of New Jersey  
DEPARTMENT OF COMMUNITY AFFAIRS  
Bureau of Fire Code Enforcement  
101 S BROAD ST, PO BOX 809  
TRENTON NJ 08625-0809  
609-633-6132

CERTIFICATE OF REGISTRATION

Registration No.:

1334-060839

Business Name:

SERENITY INN

Business Address:

32 Embury Ave

Municipality/County:

NEPTUNE TWP, MONMOUTH COUNTY 07756

Building Name:

SERENITY INN <1>

Building Address:

32 Embury Ave  
NEPTUNE TWP, MONMOUTH COUNTY 07756

Floor #:

Location:  
Primary Business Owner:

SERENITY INC  
C/O Randi Evangelista  
31 MARSHALL DR  
Ocean, NJ 077123704  
United States of America

Primary Business Owner  
Address:

LHU No.: 1334-060839-001-001

Issuance Date:

9/11/2023

LHU Code: Entire Building: AF04

Expiration Date:

8/9/2024

LHU Description: Rooming and boarding home 2-3 stories.

Louis Kilmer, Bureau Chief  
Department of Community Affairs

