



Our new interactive SDL Portal gives you instant access to digitized property information in Hazlet since 2012. A free user account is required. [Visit the SDL Portal information page.](#)

How can we help you? Hello,

We are currently working with closing on this property scheduled and would need the below records verified. Please provide the requested below info at the earliest.

RECEIVED
JUL 29 2024
ZONING / PLANNING

PROPERTY ADDRESS: 28 HIGHLAND AVENUE, HAZLET, NJ 07730

PARCEL: BLOCK 53 & LOT 5

Copies of
· ~~Please advise if the address has any~~ OPEN/PENDING/EXPIRED Permits & ~~demolition permits~~ that need attention and any fees due currently

Copies of
· ~~Also advise if there are any~~ Code Violation or fines due that needs attention currently

· Any unrecorded liens/fines/special assessments due.

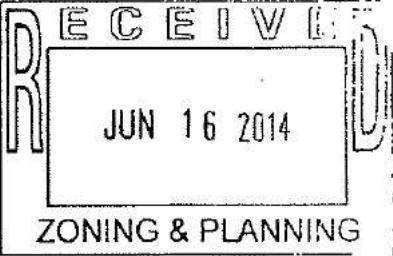
Upload any files/images	<u>2023 OPRA Request Form-fillable_1 (22).pdf</u>
Name	Danni Christopher
Email	<u>MLS@stellaripl.com</u>
Address	2605 Maitland Center Parkway, Suite C
City	Maitland
State	Florida
Zip Code	32751
Phone Number	03022619069

*7-31-24
Copies of zoning documents attached*

Email not displaying correctly? [View it in your browser.](#)

(Signature)

Call 732-264-1700 ext. 8659 to set up date for inspection



HAZLET TOWNSHIP

APPLICATION FOR A ZONING PERMIT FOR FENCING

DATE: 6/17/14

APPLICATION: _____
PERMIT NUMBER: 14-0265

Application is hereby made for a Zoning Permit in conformity with the requirements of the Development Review Ordinance 181-408.07 of the Township of Hazlet and any amendments thereto for the following described work.

Property Owner: Donna M. Schmelzle
(If Commercial or Industrial Property give name of store or company)

WORK ADDRESS: 28 Highland Ave
BLOCK: 53 LOT: 5 ZONE: R70

The above named applicant hereby applies for a Zoning Permit to erect: (state, height, location & type of fence)

6' stockade - min. 10 feet from edge of pavement required.

The following regulations shall govern the issuance of this permit:

- 1. Fence may not exceed the height applied for.
 - 2. Supporting members of the fence must face the property upon which it is situated.
 - 3. All fences shall be constructed so that the finished side faces the abutting property
 - 4. Fences must be totally erected inside the property line of this lot. min 10ft from edge of pavement Oak Str
 - 5. All existing fence shall be removed before erecting a new fence in that location.
(Applicable only of initialed by the Zoning Officer)
 - 6. Fence must remain open (minimum of 50% of the fence must not contain any material)
(Applicable only of initialed by the Zoning Officer)
 - 7. Chain link fence permitted, however no screening may be installed.
(Applicable only of initialed by the Zoning Officer)
 - 8. Erection of fencing through and/or on any easement is at the homeowner's risk. The homeowner has been made aware that access to the particular easement is reserved by the owner of the easement and removal and replacement of the fence at the property owner's expense may be required.
- Submitted herewith is a property survey of the lot showing the proposed location of work and existing structure(s).

Owner Donna M Schmelzle Address 28 Highland Ave Phone [REDACTED]

Contractor _____ Address _____ Phone _____

Estimated Cost of work \$ 4337. - Zoning Permit Fee \$45.00

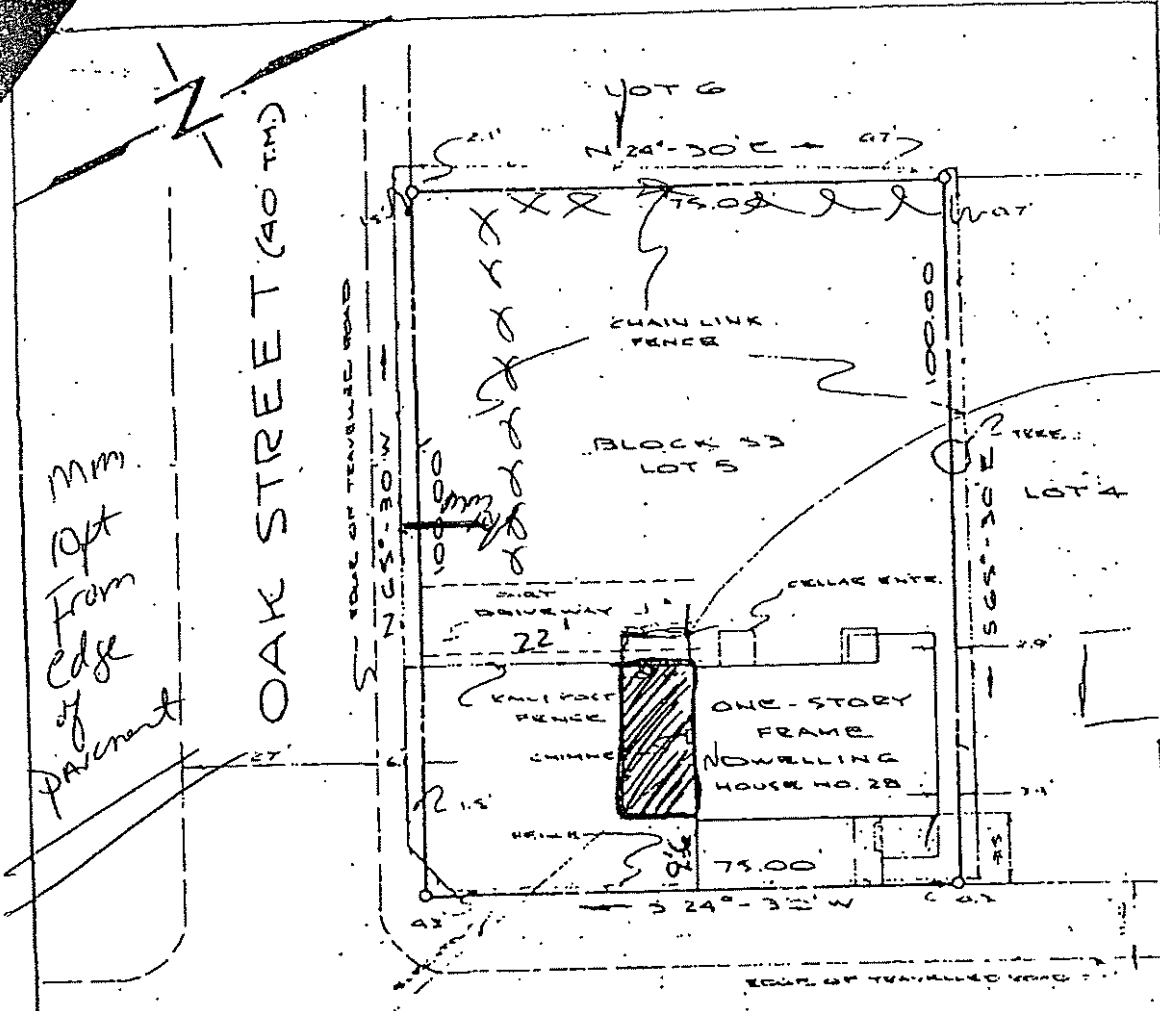
APPROVED BY HAZLET TOWNSHIP ZONING OFFICER

Signature of Applicant: [Signature]

THIS 17 DAY OF June 2014

[Signature] Sharon A. Keegan, Zoning Officer

HAZLET ZONING OFFICER



HIGHLAND AVENUE

APPROVED BY HAZLET TOWNSHIP ZONING OFFICER
 THIS 9 DAY OF July 1971
[Signature]
 HAZLET ZONING OFFICER

APPROVED BY HAZLET TOWNSHIP ZONING OFFICER
 THIS 9 DAY OF May 1971
[Signature]
 ZONING OFFICER

2/12/74 - RECERTIFIED TO: ROBERT A. SCHMELZLE, JR. AND DONNA SCHMELZLE, H/W; J. I. KISLAK MORTGAGE CORPORATION; VETERAN'S ADMINISTRATION AND SECURITY TITLE AND GUARANTY COMPANY.

loft. fence
min 10ft from edge of pavement on side

RE: V71-913-9

CERTIFIED TO: ROBERT AND MARIE GALLAGHER; MARGARETTEN & COMPANY, INC.; VETERANS ADMINISTRATION AND ALL PARTIES IN INTEREST.

PLAN OF SURVEY
 LOT 5 BLOCK 53
 ON TAX MAP OF
 HAZLET TOWNSHIP
 MONMOUTH COUNTY, N.J.

[Signature]
 GEORGE B. LOVEMAN, L.S. 15105

Peter J Gannon, PE No 117
 Reg. Arch. No. 1776
 George B. Loveman
 L.S. No. 15105
 George F. Keppler
 L.S. No. 9102

GANNON, LOVEMAN and KEPPLER
Engineers - Surveyors - Architects
 230 Main Street
 Toms River, N.J. 08753
 (201) 341-2000

SCALE: 1" = 30'
 DATE: JULY 23, 1971
 DRAWN: G.P.A.
 CHECKED: *[Signature]*
 FIELD BK: L.L.
 FILE: 1276

APPROVED BY HAZLET TOWNSHIP ZONING OFFICER
 THIS 7 DAY OF May 19 89
 ZONING OFFICER

HAZLET TOWNSHIP, NEW JERSEY

APPLICATION FOR ZONING PERMIT

Application No. 3226
 Permit No. 3078

Application is hereby made for a Zoning Permit in conformity with the requirements of the Zoning Ordinance of the Township of Hazlet and any amendments thereto for the following described work:

Name Schmelzle
 (If Commercial or Industrial give name of store, company etc.)
 Address 28 Highland Ave.
 Blk 53 Lot 5 Zone R100

The above named applicant hereby applies for a Zoning Permit to:
Addition to side 30' x 15'
Rear 129.5

Fill in the following items that apply to the property in question.

SIZE OF PROPERTY	PRINCIPAL BUILDING	ACCESSORY BUILDING(S)
Area Ft.	Type	Total Area..... Sq.
Frontage Ft.	Gross Flor Area Sq. Ft.	Min. Side Yard Feet
Depth Ft.	Lot Coverage Percent	Min. Rear Yard Feet
	Building Height Feet	

SIGNS: Type Area permitted Area Requested

YARD DIMENSIONS (Not required for signs)

FrontFt. Right SideFt. Left SideFt. RearFt.

Submitted herewith is a dimensioned plan (Certified Survey) of the lot showing proposed work and/or existing structure(s).

Owner Same Address Tel. No.

Lessee Address Tel. No.

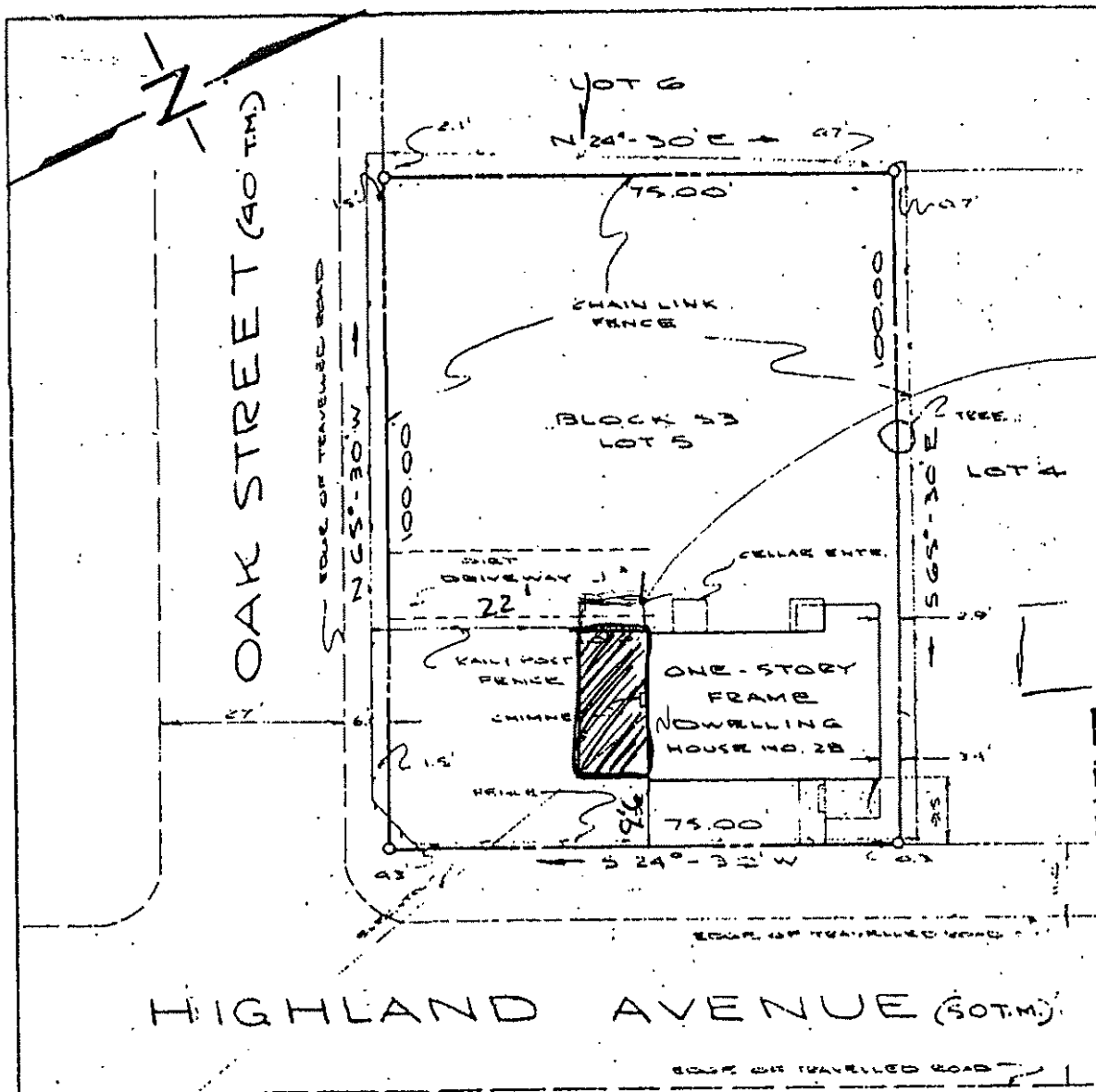
Contractor Ames Eng. Address Tel. No. 238-8959

Estimated cost of work \$ 20,000

Zoning Permit Fee \$ 105.00

Richard May
 Signature of Applicant or Agent
John Conti
 John J. Conti - Zoning Officer

NOTES:



PROPOSED
 APPROX
 30' X 15'
 ADDITION

APPROVED BY HAZLET
 TOWNSHIP ZONING OFFICER
 THIS 9 DAY OF May 19 1971
[Signature]
 ZONING OFFICER

2/12/74. - RECERTIFIED TO: ROBERT A. SCHMELZLE, JR.
 AND DONNA SCHMELZLE, H/W; J. I. KISLAK MORTGAGE
 CORPORATION; VETERAN'S ADMINISTRATION AND SECURITY
 TITLE AND GUARANTY COMPANY.

RE: V71-913-9

CERTIFIED TO: ROBERT AND MARIE
 GALLAGHER; MARGARETTEN & COMPANY,
 INC.; VETERANS ADMINISTRATION AND
 ALL PARTIES IN INTEREST.

[Signature]
 GEORGE B. LOVEMAN, L.S. 15105

PLAN OF SURVEY
 LOT 5 BLOCK 53
 ON TAX MAP OF
 HAZLET TOWNSHIP
 MONMOUTH COUNTY, N.J.

Peter J Gannon, PE No 117
 Reg. Arch. No. 1776
 George B. Loveman
 L. S. No. 15105
 George F. Keppler
 L S No. 9102

GANNON, LOVEMAN and KEPPLER
Engineers - Surveyors - Architects
 230 Main Street
 Toms River, N.J. 08753
 (201) 341-2000

SCALE 1" = 30'
 DATE JULY 23, 1971
 DRAWN: G.P.A.
 CHECKED: *[Signature]*
 FIELD BK: L.L.
 FILE: 1276

ZONING BOARD OF ADJUSTMENT
OF THE TOWNSHIP OF HAZLET

Case No. 1295
Robert Schmelzle
Lot 5 in Block 53

RESOLUTION

WHEREAS, Robert Schmelzle is the owner of certain real property located at 28 Highland Avenue, Hazlet, Monmouth County, New Jersey and shown and designated as Lot 5 in Block 53 on the official Tax Map of the Township of Hazlet; and,

WHEREAS, Mr. Schmelzle has filed an application with the Zoning Board of Adjustment of the Township of Hazlet for permission to construct a one-story addition to the single-family residence upon the said real property as shown on the plot plan prepared by Gannon, Loveman and Keppler entitled "Plan of Survey, Lot 5, Block 53 on the Tax Map of Hazlet Township, Monmouth County, New Jersey," dated July 23, 1971, as revised, and submitted with the application; and,

WHEREAS, on April 7, 1989, the Zoning Board of Adjustment held a public hearing on the said application at which hearing Mr. Schmelzle, all interested parties and the public were afforded an opportunity to appear, speak and present testimony and evidence with respect to the said application;

NOW, THEREFORE, based upon the testimony and evidence presented at the said public hearing, the Zoning Board of Adjustment makes the following findings of fact:

1. Mr. Schmelzle is the owner of the real property and the single-family residence situated thereon located at 28 Highland Avenue, Hazlet, Monmouth County, New Jersey and shown and designated as Lot 5 in Block 53 on the official Tax Map of the Township of Hazlet.

2. The taxes on the said real property are paid and current.

3. The said real property is located within the residential R-70 Zone as established by the Development Review Ordinance of the Township of Hazlet.

4. Mr. Schmelzle testified that he resides in the single-family residence located upon the said real property with his family.

5. Mr. Schmelzle further testified that he wishes to construct a one-story fifteen-foot by twenty-eight-foot addition to the west side of the single-family residence consisting of approximately four hundred twenty square feet as shown on the plot plan submitted with the application.

6. Mr. Schmelzle also testified that due to the location of the single-family residence upon the said real property, the proposed addition would be only 9.6 feet from Highland Avenue at one corner and only 22 feet from Oak Street at the other corner.

7. Mr. Schmelzle stated that he intended to use the proposed addition as a kitchen and living room. He further stated that the single-family residence does not have enough space for his family.

8. The proposed addition is consistent with the residential development in the area of the said real property and would not interfere with the use and enjoyment of the neighboring and surrounding properties.

NOW, THEREFORE, based upon the testimony and evidence presented at the said public hearing and the foregoing findings of fact, the Zoning Board of Adjustment makes the following conclusions of law:

1. Mr. Schmelzle has served notice of the said

such notice in accordance with the requirements of N.J.S.A. 40:55D-13 and, therefore, the Zoning Board of Adjustment has the power to hear and render a decision upon the instant application.

2. The proposed addition would violate Sections 904.4-1 and 917.4 of the Development Review Ordinance of the Township of Hazlet requiring twenty-five-foot setback and, therefore, approval of the said application requires the granting of a variance pursuant to N.J.S.A. 40:55D-70c.

3. The said application may be approved due to the unique shape of the said real property, the exceptional situation created by the extraordinary location of the single-family residence thereon and the hardship to Mr. Schmelzle and his family caused by the lack of living space. In addition, the application may be approved in furtherance of the purposes of zoning and the benefits of such approval outweigh the detriment resulting from the grant of a variance.

4. The said application does not require subdivision, site plan or conditional use review.

5. Based on the foregoing, the instant application may be approved without substantial detriment to the public good and such approval will not substantially impair the intent and purpose of the zone plan and the zoning ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Hazlet in the County of Monmouth and State of New Jersey that the application of Mr. Schmelzle for a variance from the provisions of Sections 904.4-1 and 917.4 of the Development Review Ordinance of the Township of Hazlet and permission to construct a one-story addition to the single-family residence located on Lot 5 in Block 53 in accordance with the plot plan submitted with the

application is hereby granted and approved, subject to the following condition:

1. Payment of all professional review fees, including attorney's fees, incurred by the Zoning Board of Adjustment in connection with the application. No further approvals shall be granted by the Zoning Board of Adjustment and no permits, including zoning permits, building permits and certificates of occupancy, shall be issued to the applicant until such payment is made.

ROLL CALL VOTE:

AFFIRMATIVE: Mrs. Fogler, Mrs. Ricci, Mr. Jones, Mr. Dinan, Miss Balestriere, Mrs. O'Connell

NEGATIVE: NONE

ABSTAIN: NONE

ABSENT: Mr. Ruocco, Mr. Smith, Mrs. Paulin

CERTIFICATION

I, Helen M. Christastie, Secretary of the Zoning Board of Adjustment of the Township of Hazlet, hereby certify that the foregoing is a true copy of a resolution duly adopted by the Zoning Board of Adjustment at its meeting held on the 7th day of April, 1989.

Helen M. Christastie
HELEN M. CHRISTASTIE, Secretary
Hazlet Township Zoning Board of
Adjustment