



Property Information		Request Information		Update Information
File#:	BS-X01693-9251411097	Requested Date:	07/17/2024	Update Requested:
Owner:	SCHMELZLE, JR ROBERT A & DONNA M	Branch:		Requested By:
Address 1:	28 HIGHLAND AVENUE	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	HAZLET, NJ	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	Per Hazlet Township Department of Zoning there are no Code Violation cases on this property. Collector: Hazlet Township Department of Zoning Payable: 1766 Union Avenue Hazlet, N.J. 07730 Business# 732-217-8686
PERMITS	Per Hazlet Township Building Department there are no Open/Pending/Expired Permits on this property. Collector: Hazlet Township Building Department Payable: 1766 Union Avenue Hazlet, N.J. 07730 Business# 732-217-8686
SPECIAL ASSESSMENTS	Per Hazlet Township Tax Collector there are no Special Assessments/liens on the property. Collector: Hazlet Township Olive Tax Collector Payable: 1766 Union Avenue Hazlet, N.J. 07730 Business# 732-217-8686
DEMOLITION	NO



UTILITIES

WATER

Account #: NA
Payment Status: NA
Status: Pvt & Lienable.
Amount: NA
Good Thru: NA
Account Active: NA
Collector: New Jersey American Water
Payable Address: 1709 Union Ave, Hazlet, NJ 07730
Business # (800) 272-1325

UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED.

SEWER

Account #:3485-0
Payment Status: DELINQUENT
Status: Pvt & Lienable
Amount: \$99.97
Good Thru: 08/15/2024
Account Active: YES
Collector: Township of Hazlet Sewer Department
Payable Address: 1766 Union Ave., Hazlet, NJ 07730
Business # 732-264-1700

GARBAGE

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

Tax Board ▶

Mod IV

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

Block:	53	Prop Loc:	28 HIGHLAND AVENUE	Owner:	SCHMELZLE, JR ROBERT A & DONNA M	Square Ft:	1526
Lot:	5	District:	1318 HAZLET	Street:	28 HIGHLAND AVENUE	Year Built:	1953
Qual:		Class:	2	City State:	HAZLET, NJ 07730	Style:	1
Additional Information							
Prior Block:		Acct Num:	007625	Addl Lots:		EPL Code:	0 0 0
Prior Lot:		Mtg Acct:		Land Desc:	75X100 .1722 ACRE	Statute:	
Prior Qual:		Bank Code:	3130	Bldg Desc:	1S-W-R	Initial:	000000 Further: 000000
Updated:	10/30/18	Tax Codes:	F01	Class4Cd:	0	Desc:	
Zone:	R70	Map Page:	50	Acreage:	0.1722	Taxes:	7293.61 / 7455.39
Sale Information							
Sale Date:	00/00/00	Book:		Page:		Price:	0 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
TAX-LIST-HISTORY							
Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class		
<u>2024</u>	28 HIGHLAND AVENUE	210500	0	366400	2		
		155900					
		366400					
<u>2023</u>	28 HIGHLAND AVENUE	198500	0	353000	2		
		154500					
		353000					
<u>2022</u>	28 HIGHLAND AVENUE	151500	0	287600	2		
		136100					
		287600					
<u>2021</u>	28 HIGHLAND AVENUE	156500	0	277500	2		
		121000					



WELCOME TO THE
Township of Hazlet
1766 Union Avenue · Hazlet, NJ 07730 · (732) 264-1700

Utility Account:	3485-0
Block/Lot/Qual:	53. 5.
Property Location:	28 HIGHLAND AVENUE
Service Location:	28 Highland Avenue
Owner Name/Address:	SCHMELZLE, JR ROBERT A & DONNA M 28 HIGHLAND AVENUE HAZLET, NJ 07730

Projected Interest Thru 08/15/2024

Interest Due: \$0.97
Principal Due: \$99.00
Total Due: \$99.97

Sewer

[Make a Payment](#)
[View Current Bill](#)
[Project Interest](#)

Last Payment: 03/25/24

[Close](#)

Delinquent Charges:

Service	Due Date	Billed	Balance	Interest	Total Due	Status
Sewer	07/01/2024	99.00	99.00	0.68	99.68	OPEN
Total		99.00	99.00	0.68	99.68	

Prior Paid Charges:

Service	Due Date	Billed	Balance	Interest	Total Due	Status
Sewer	04/01/2024	99.00	0.00	0.00	0.00	PAID
Sewer	01/01/2024	99.00	0.00	0.00	0.00	PAID
Sewer	10/01/2023	99.00	0.00	0.00	0.00	PAID
Total		297.00	0.00	0.00	0.00	

[Return to Home](#)

: OPRA Request- 28 Highland Dr- Hazlet NJ

From: Hazlet Clerk <hazletclerk@hazletnj.org>

Sent: Monday, July 29, 2024 10:48 PM

To:

Subject: OPRA Request- 28 Highland Dr- Hazlet NJ

Good afternoon,

This email is responding to your OPRA request that was received on July 22, 2024.

As per the Hazlet Township Construction Department, No records found for this location.

As per the Hazlet Township Tax & Sewer Department, Tax is paid to current, Sewer is delinquent, no liens.

Have a good day.

Hazlet Township Municipal Clerk's office

Mary L. Lynch, Municipal Clerk

1766 Union Avenue

Hazlet, N.J. 07730

732-217-8686



FW: OPRA Request- 28 Highland Dr-Follow up

📎 1 attachments (492 KB)

28 Highland Zoning_Redacted.pdf;

From: Hazlet Clerk <hazletclerk@hazletnj.org>

Sent: Thursday, August 1, 2024 6:33 PM

To:

Subject: OPRA Request- 28 Highland Dr-Follow up

Good morning,

This email is a follow up to your OPRA request that was responded to on 7/29/2024.

The Hazlet Township Zoning Department has sent over permits and documents that are on file.

Have a good day.

Hazlet Township Municipal Clerk's office

Mary L. Lynch, Municipal Clerk

1766 Union Avenue

Hazlet, N.J. 07730

732-217-8686





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 [2023 OPRA Request Form-fillable_1 \(22\).pdf](#)

Name Danni Christopher

Email MLS@stellaripl.com

Address 2605 Maitland Center Parkway, Suite C

City Maitland

State Florida

Zip Code 32751

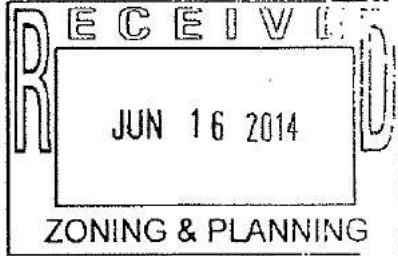
Phone Number 03022619069

*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:

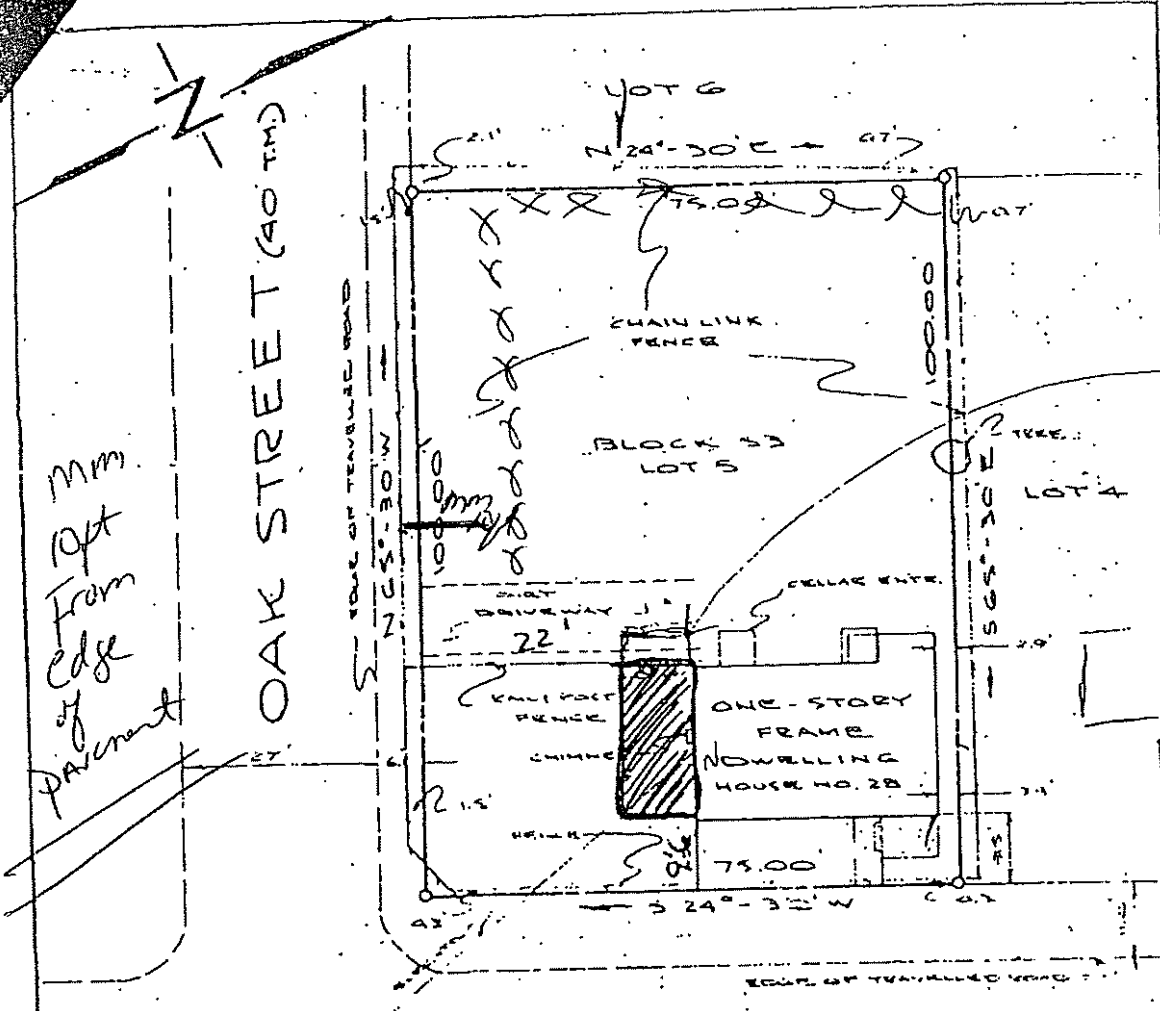
- 1 Fence may not exceed the height applied for.
 - 2 Supporting members of the fence must face the property upon which it is situated.
 - 3 All fences shall be constructed so that the finished side faces the abutting property
 - 4 Fences must be totally erected inside the property line of this lot. 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.

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.

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

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:

Schmelzle
 (If Commercial or Industrial give name of store, company etc.)
 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'
 Reso 1295

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.

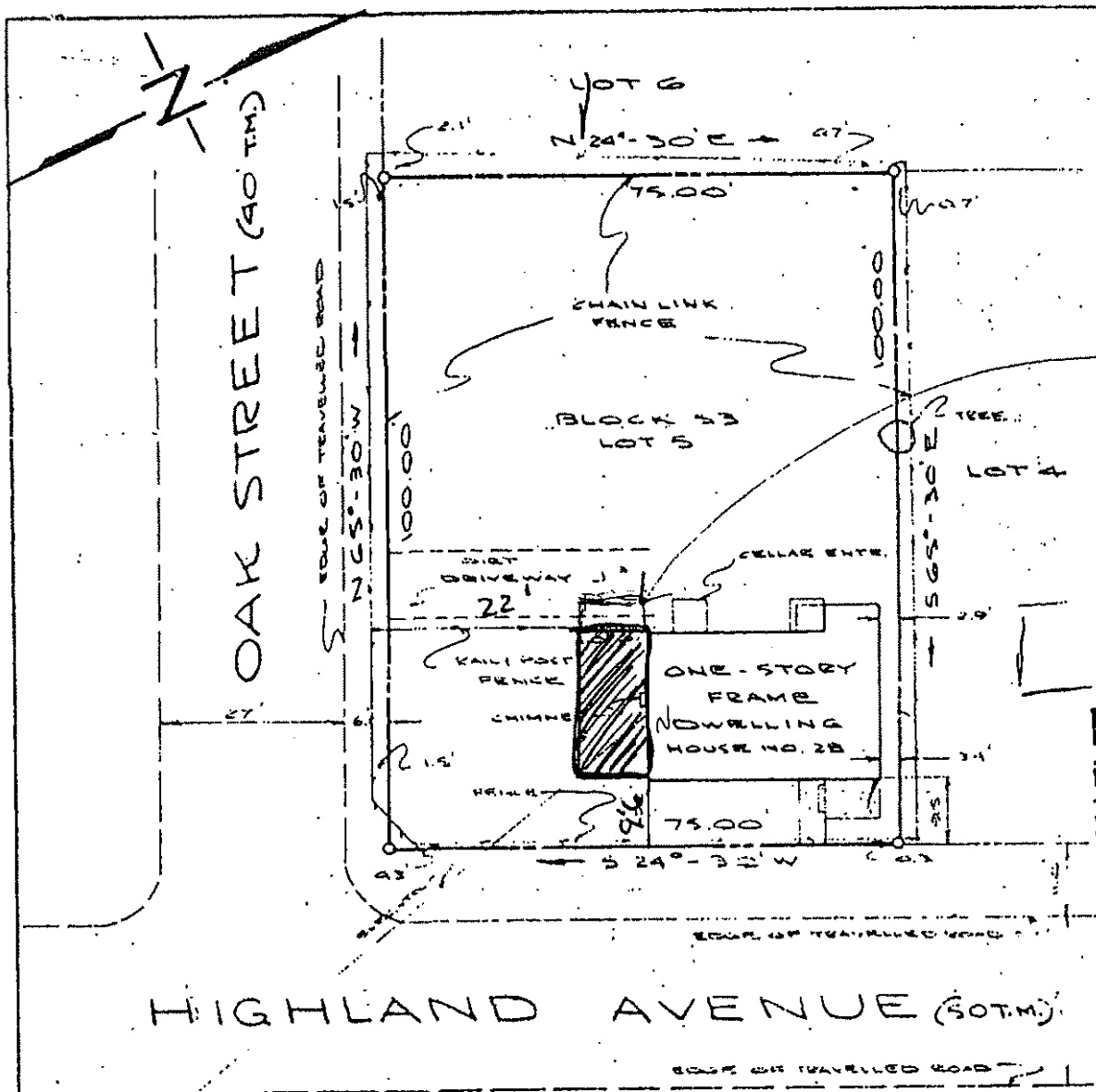
Contractor Amer. Eng. Address Tel. No. 238-8959

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*89*
John ...
 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.

George B. Loveman
 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: *[initials]*
 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