

October 1st, 2020

Via Email

Attention: Crystal Lawton, Planning Board Secretary

Re: 12-14 Coryell Street Minor Site Plan Application

Dear Crystal:

In connection with the above matter, I am enclosing the following:

- 1) Affidavit of service with 200' list attached and certified mailing receipts.
- 2) Copy of Newspaper Notice for Hunterdon Democrat and affidavit of publication
- 3) Copy of Public Notice mailed.

Thank you.

Kelly Sullivan

27 York Street

Lambertville, NJ 08530

732-233-5614

AFFIDAVT OF SERVICE

I hereby certify that the attached is a list of property owners served with Notice of Hearing on application of 12-14 Coryell Street, Lambertville, NJ to be held on October 21, 2020, and service was perfected by certified mail, return receipt requested.



Kelly Sullivan

Sworn to and subscribed to before me
October 1st, 2020



Richard Mongelli, ESQ



City of Lambertville
18 York Street
Lambertville, NJ 08530
609-397-0110

Office of the Clerk

CERTIFIED LIST OF PROPERTY OWNERS

This list is being prepared in accordance with N.J.S.A. 40:55D-12C and shall be obtained from the City Clerk. The fee is \$10.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Planning Board | <input type="checkbox"/> Public Hearing List |
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Date Requested <i>Sept 14, 2020</i> |
| <input type="checkbox"/> Driveway Opening | <input type="checkbox"/> Other |

List of Property owners served within 200' of Block: *1030* Lot: *11*, Address

Owner: *RJF HOLDINGS LLC*

Applicant: *KELLY SULLIVAN*

Address: *12-14 CORYELL ST*

Address: *KELLY@KELLYSULLIVANFINEART.COM*

IN ADDITION TO THE NAMES ON THE ATTACHED LIST, THOSE CHECKED OFF BELOW MUST BE SERVICED NOTICE.

- ☒ Property owners within 200' of the municipality of City of Lambertville must be notified.
- ☐ Property is on a county road. Hunterdon County Planning Board is to be notified at the following address:
Hunterdon County Planning Board, Route 12 County Complex, Building #1, PO Box 2900, Flemington New Jersey 08822-2900
- ☐ Property is on a state road. NJ Department of Transportation is to be notified at the following address: NJ Department of Transportation, 1035 Parkway Ave., PO Box 600, Trenton, New Jersey 08625-0600
- ☒ P.L. 1991, C. 245 states that the public utilities of a municipality should be notified. The public utilities in the City of Lambertville are:
 1. JCP&L, a First Energy Company, 300 Madison Avenue, Morristown, NJ 07962-1911
 2. Elizabethtown Gas Company, 148 Edison Road, Stewartsville, New Jersey, 08886
 3. United Water Company, 756 Brunswick Pike (518), P.O. Box 126, Lambertville, New Jersey, 08530
 4. Comcast Cable Company, 30 Coryell Street, Lambertville, New Jersey, 08530
 5. Lambertville Municipal Utilities Authority, Lambert Lane Extended, P.O. Box 300, Lambertville, New Jersey 08530

TYPE OF SERVICE: Notice to property owners and public utilities must be provided in accordance with N.J.S.A. 40:55D-12.c-j: notice shall be provided by certified mail or personal service.

Certified by: _____
Cynthia Ege, CMR, RMC, City Clerk

Date: *9-15-2020*

Kristine Majestic, CMR, Deputy Clerk

LEGAL NOTICE

PLEASE TAKE NOTICE, that on **October 21st at 7pm**, a hearing will be held before the City of Lambertville Planning Board on the application of Kelly Sullivan for approval to convert **12-14 Coryell Street, Lambertville, NJ, formerly known as the strand theater and currently used as storage for Finkle's Hardware, into an art studio and assembly space for small performances, corporate meetings and events, as well as a 2 bedroom apartment. This application is seeking final site plan approval. This application requires approval for the following variances:**

- A) The application requires a Bulk variance for 4 parking spaces
- B) The application requires approval from a Change of use from Warehouse to Assembly use, and gallery/studio use for the front of the building.
- C) The application requires a Conditional Use Permit for a conforming 2-bedroom apartment in the rear of building.
- D) The applicant will also seek such additional variances, permits, approvals, and waivers the Board deems necessary or expedient for the above application and approvals.

PLEASE TAKE FURTHER NOTICE, that the subject site is located at 12-14 Coryell Street, Lambertville, NJ 08530, and designated as Block 1030, Lot 11 on the City Tax Map. This application is on the Board's calendar and a public hearing has been ordered for October 21st at 7:00pm. Due to COVID-19, the meeting will be held virtually ON ZOOM OR VIA CALL IN, at which time you may appear either in person or by attorney and present any objection which you may have to the granting of this application. Instructions for the public on how to access the virtual meeting will be posted on the Lambertville website, www.Lambertvillenj.org, by the day of the meeting.

Documents and plans filed by the applicant will be available for inspection electronically on the Lambertville website in advance of the meeting.

Any member of the public wishing to participate in the public hearing is encouraged to inform the Board Chairman in advance, through the Board Secretary, via e-mail (construction@lambertvillenj.org) or phone 609-397-0803 of their intention to undertake cross-examination, so as to ensure technological needs are accommodated and documents or other visual aids, if any, that will be referenced are available for review by all meeting participants. Such requests for technological accommodations must be provided by 3pm on October 16th, 2020.

Thank you
Kelly Sullivan
kelly@kellysullivanfineart.com
27 York Street, Lambertville, NJ
732-233-5614

Warning

The parcel boundary data used for this list *has not been verified to be an accurate and true representation of the tax map* by this county's Geographic Information Services (GIS) department. The results identifying nearby properties from this search *can only be advisory and must be checked against a tax map* to be used.

Properties Near Mun 1017 Block 1030 Lot 11 In LAMBERTVILLE CITY

Property	Location	Class	Owner
01022 00002	RAILROAD	5A	BLACK RIVER & WESTERN CORPORATION P.O. BOX 200 RINGOES, N.J. 08551
01022 00008	80 LAMBERT LANE COMMON AREA	4B	RIVERWORKS PARTNERS LLC C 80 LAMBERT LANE LAMBERTVILLE NJ 08530
01022 00010	4 CORYELL STREET -REAR 11	4A	RJF HOLDINGS LLC 7 CORYELL STREET LAMBERTVILLE NJ 08530
01022 00011	4 CORYELL STREET - REAR ASSD WITH 1022/10	1	RJF HOLDINGS LLC 7 CORYELL STREET LAMBERTVILLE NJ 08530
01022 00012	2 CORYELL STREET	15C	LAMBERTVILLE MUA PO BOX 300 LAMBERTVILLE NJ 08530
01022 00021	DELAWARE RARITAN CANAL	15C	STATE OF NEW JERSEY DEP 401 E STATE STREET CN 229 TRENTON NJ 08625
01028 00011	75 N UNION STREET L 10	2	GIAMBALVO, EDWARD & CATHERINE 75 NORTH UNION STREET LAMBERTVILLE NJ 08530
01028 00012	73 N UNION ST	2	JSK PROPERTY HOLDINGS LLC PO BOX 405 MILLINGTON NJ 07946
01028 00013	71 N UNION STREET	2	WOODROSE PROPERTIES LLC P O BOX 216 ROSEMONT NJ 08556
01028 00014	10 YORK STREET	4A	DESAPIO PROPERTIES #ELEVEN LLC 92 E AS MAIN ST SUITE 403 SOMERVILLE NJ 08876
01029 00003	9 CLINTON STREET	2	DEBLASIS, CHERI 9 CLINTON ST LAMBERTVILLE NJ 08530

Properties Near Mun 1017 Block 1030 Lot 11 In LAMBERTVILLE CITY

01029 00004 01	4 YORK STREET	2	BROWER, STEPHEN & EDITH 4 YORK STREET LAMBERTVILLE NJ 08530
01029 00004 02	2 YORK STREET	2	LINDERMAN, WILLIAM H & ELEONORINA P 2 YORK STREET LAMBERTVILLE NJ 08530
01030 00001	65 N UNION STREET	2	.TINESVILLE LLC 20 GROVE AVE MORRIS PLAINS NJ 07950
01030 00002	15 YORK ST	2	STINESVILLE LLC 20 GROVE AVE MORRIS PLAINS NJ 07950
01030 00003	59 N UNION ST	2	TEAM JSK LLC 162 OAKS RD MILLINGTON NJ 07946
01030 00004	57 N UNION ST	15F	KENNEDY, MELINDA & JAMES RITZ 57 NORTH UNION ST LAMBERTVILLE NJ 08530
01030 00012	10 CORYELL STREET	4A	RJF HOLDINGS LLC 7 CORYELL STREET LAMBERTVILLE NJ 08530
01030 00013	6 CORYELL STREET	4A	HAMILTON, JAMES H P & TODD 8 CORYELL STREET LAMBERTVILLE NJ 08530
01030 00014	8 CORYELL STREET	4A	PORKYARD INC., THE PO BOX 84 LAMBERTVILLE, NJ 08530
01030 00014 01	8 CORYELL STREET	1	HAMILTON VENTURE GROUP LLC 6 CORYELL STREET LAMBERTVILLE NJ 08530
01030 00015	5 YORK STREET	2	GENNA, RUSSELL 5 YORK STREET LAMBERTVILLE NJ 08530
01030 00015 01	3-1/2 YORK STREET	2	LOVE, JEFFERY W & JANICE M 3-1/2 YORK STREET LAMBERTVILLE NJ 08530
01030 00015 02	3 YORK ST	2	DUNN, HAROLD H & KATHLEEN G 3 YORK ST. LAMBERTVILLE, N.J. 08530
01030 00015 03	25YORK STREET	2	GAGLIO, KIM F 1 YORK STREET LAMBERTVILLE NJ 08530
01030 00016	7 YORK ST	2	BURROUGHS, JANE E 7 YORK STREET LAMBERTVILLE NJ 08530

Properties Near Mun 1017 Block 1030 Lot 11 In LAMBERTVILLE CITY

01030 00017	9 YORK STREET	2	FORTUNATO, FRANCIS & DEANNE MCBEATH 9 YORK STREET LAMBERTVILLE NJ 08530
01030 00018	11 YORK STREET	2	KOMINSKY, KAREN J 11 YORK ST LAMBERTVILLE NJ 08530
01030 00019	13 YORK STREET	4C	13 YORK STREET LLC C/O M SCHEIBLE 7 SANFORD ROAD STOCKTON NJ 08559
01031 00017	21 YORK STREET LOT 16	4A	MCDONOUGH, RICHARD T JR 21 YORK STREET LAMBERTVILLE NJ 08530
01031 00018	23 YORK STREET LOT 15 15	2	MCWATER, DAVID & LAURA 23 YORK ST LAMBERTVILLE NJ 08530
01034 00005	14 LAMBERT LANE	1	RJF HOLDINGS LLC 7 CORYELL ST LAMBERTVILLE NJ 08530
01034 00009	5 CORYELL STREET	2	MARRO, MARIE 5 CORYELL STREET LAMBERTVILLE NJ 08530
01034 00010	DELAWARE RARITAN CANAL	15C	STATE OF NEW JERSEY DEP 401 E STATE STREET CN 229 TRENTON NJ 08625
01034 00011	RAILROAD	5A	BLACK RIVER & WESTERN CORPORATION PO BOX 200 RINGOES NJ 08551
01035 00001	41 N UNION STREET	4A	CORYELL PROPERTIES LLC 2482 PENNINGTON ROAD PENNINGTON NJ 08534
01035 00002	39 N UNION ST	4A	VECHERE DELORES & DELYN MCCOSH 14 CHESTNUT STREET PRINCETON NJ 08542
01035 00003	37 N UNION STREET	4A	WOODROSE PROPERTIES LLC PO BOX 216 ROSEMONT NJ 08556
01035 00004	35 N UNION STREET	4A	35 NORHT UNION STREET LLC 28 SPRING STREET FLEMINGTON NJ 08822
01035 00005	31 N UNION STREET 6	15D	FIRST PRESBYTERIAN CHURCH 31 N UNION STREET LAMBERTVILLE NJ 08530
01035 00006	27 N UNION STREET ASSD WITH 1035/5	15D	FIRST PRESBYTERIAN CHURCH 31 N UNION STREET LAMBERTVILLE NJ 08530

Properties Near Mun 1017 Block 1030 Lot 11 In LAMBERTVILLE CITY

01035 00027	7 CORYELL STREET	4A	RJF HOLDINGS LLC 7 CORYELL STREET LAMBERTVILLE NJ 08530
01035 00028	13 CORYELL ST	2	HERNCANE, CHRISTOPHER & JAMES BRANT 13 CORYELL ST LAMBERTVILLE NJ 08530
01035 00029	15 CORYELL ST	2	HUANG HOLDINGS LLC 233 MONTGOMERY STREET HIGHLAND PARK NJ 08904
01035 00030	17 CORYELL STREET	2	HAMMERSTEIN, WILLIAM & MANDEE 17 CORYELL ST LAMBERTVILLE NJ 08530
01035 00031	19 CORYELL ST	2	MCENTEE, MATTHEW J & KATHLEEN B 19 CORYELL ST LAMBERTVILLE NJ 08530
01035 00032	21 CORYELL STREET	2	HAMILTON, JOHN B & PATRICIA ANN 21 CORYELL STREET LAMBERTVILLE NJ 08530
01036 00006	32 N UNION STREET 2 COMM & 2 APT	4A	GRAND DEPOT PARTNERS LLC 441 MAIN ST METUCHEN NJ 08840
01036 00007	36 N UNION ST	4A	LEYLAND, MARTIN W & ANA M 11 OLD WINDY BUSH ROAD NEW HOPE PA 18938
01036 00008	38 N UNION STREET	4A	LEYLAND, MARTIN W & ANA M 11 OLD WINDY BUSH ROAD NEW HOPE PA 18938
01036 00010	29 CORYELL STREET	2	TIBBERINO, RICHARD & VICTORIA 29 CORYELL ST LAMBERTVILLE NJ 08530
01030 00005	55 N UNION ST	2	FIALA WENDY KLINE & STEPHEN ETALS 216 RIVERWOODS DRIVE NEW HOPE PA 18938.2246
01030 00006	53 N UNION ST	4A	HAVENS, HOLLY 53B NORTH UNION LAMBERTVILLE NJ 08530
01030 00007	51 N UNION STREET	4C	SELLEN, WARREN J & BETH ANN FARREN P O BOX 25 WYCKOFF NJ 07481
01030 00008	45 N UNION STREET	4A	BUCHANAN, WILLIAM C 45 N UNION STREET LAMBERTVILLE NJ 08530
01030 00010	16 CORYELL STREET	2	BROWER, KENNETH L & ESTRELLITA SANDS 16 CORYELL STREET LAMBERTVILLE NJ 08530.1701

Properties Near Mun 1017 Block 1030 Lot 11 In LAMBERTVILLE CITY

01030 00011	12-14 CORYELL ST	4A	RJF HOLDINGS LLC 7 CORYELL STREET LAMBERTVILLE NJ 08560
01030 00014 01	8 CORYELL STREET	1	HAMILTON VENTURE GROUP LLC 6 CORYELL STREET LAMBERTVILLE NJ 08530
01031 00011	30 CORYELL STREET	4A	COMCAST CORP 1500 MARKET ST 36 FLOOR PHILADELPHIA PA 19102
01031 00012	48 N UNION STREET	4A	48 NORTH UNION LLC PO BOX 123 NEW HOPE PA 18938
01031 00013	52 N UNION STREET	4A	CBKB LLC 1 ROCK CREEK WOODS RD LAMBERTVILLE NJ 08530
01031 00014	54 N UNION STREET	4A	WILSON, DAVID A & NELLE C ADAS 54 NORTH UNION STREET LAMBERTVILLE NJ 08530
01036 00009	40-42 N UNION STREET	4A	LEYLAND, MARTIN W & ANA M 11 OLD WINDY BUSH ROAD NEW HOPE PA 18938

PL 1991, Chapter 245:

To comply with PL 1991, Chapter 245, the following is a presumed list of ALL Public Utilities serving this Municipality. Each must be notified.

THERE MAY BE OTHER PUBLIC UTILITIES ENTITLED TO NOTICE UNDER THIS STATUTE.

Note:

If an adjacent municipality and/or county is within 200 feet of the subject property, that municipality and/or county and property owners located therein may be entitled to notice.

Map Of Properties Near Mun 1017 Block 1030 Lot 11



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Postage \$0.55
\$
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Sent To Comcast Cable
Street and Apt. No., or PO Box No.
30 Correll St
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Postage \$0.55
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756 Brunswick Pike Po Box 126
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Stewartsville, NJ 08886

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
\$
Total Postage and Fees \$6.95

Sent To Elizabethtown Gas Company
Street and Apt. No., or PO Box No.
148 Edison Rd
City, State, ZIP+4®
Stewartsville NJ 08886
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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
\$
Total Postage and Fees \$6.95

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Street and Apt. No., or PO Box No.
300 Madison Ave
City, State, ZIP+4®
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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
\$
Total Postage and Fees \$6.95

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Street and Apt. No., or PO Box No.
1035 Parkway Ave Pobox 600
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Flemington, NJ 08822

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
\$
Total Postage and Fees \$6.95

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Street and Apt. No., or PO Box No.
12 County Complex Building 9 Pobox 2900
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Flemington NJ 08822-2900
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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

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Street and Apt. No., or PO Box No. 21 York St

City, State, ZIP+4® Lambertville NJ 08530

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

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Street and Apt. No., or PO Box No. 23 York St

City, State, ZIP+4® Lambertville NJ 08530

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☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To Marie Marro

Street and Apt. No., or PO Box No. 3 Corbell St

City, State, ZIP+4® Lambertville NJ 08530

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Pennington, NJ 08534

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To Corbell Properties LLC

Street and Apt. No., or PO Box No. 2402 Pennington Rd

City, State, ZIP+4® Pennington NJ 08534

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Princeton, NJ 08542

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☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To Vechere Delores & Delyn McCosh

Street and Apt. No., or PO Box No. 14 Chestnut Street

City, State, ZIP+4® Princeton NJ 08542

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Rosemont, NJ 08556

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To Woodrose Properties LLC

Street and Apt. No., or PO Box No. PO Box 216

City, State, ZIP+4® Rosemont NJ 08556

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Flamington, NJ 08822

Certified Mail Fee \$3.55
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$6.95

Sent To 35 North Union LLC
Street and Apt. No., or PO Box No.
28 Spring Street
City, State, ZIP+4®
Flamington NJ 08822

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Lambertville, NJ 08530

Certified Mail Fee \$3.55
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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$6.95

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Street and Apt. No., or PO Box No.
31 N Union Street
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☐ Adult Signature Required \$0.00
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Postage \$0.55
Total Postage and Fees \$6.95

Sent To Christopher Herncare & James Brant
Street and Apt. No., or PO Box No.
13 Corseell St
City, State, ZIP+4®
Lambertville NJ 08530

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Highland Park, NJ 08904

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$6.95

Sent To Huang Holdings LLC
Street and Apt. No., or PO Box No.
233 Montgomery St
City, State, ZIP+4®
Highland Park NJ 08904

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Lambertville, NJ 08530

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$6.95

Sent To William & Mardee Hommerston
Street and Apt. No., or PO Box No.
19 Corseell St
City, State, ZIP+4®
Lambertville NJ 08530

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☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$6.95

Sent To Matthew & Kathleen McEntee
Street and Apt. No., or PO Box No.
19 Corseell St
City, State, ZIP+4®
Lambertville NJ 08530

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

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Postmark
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Sent To John & Patricia Hamelton
 Street and Apt. No., or PO Box No.
 21 Corwell St
 City, State, ZIP+4®
 Lambertville NJ 08530

PS Form 3800, April 2015 PSN 7530-02-000-9047

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New Hope, PA 18938

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

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Sent To Martin & Ana Segland
 Street and Apt. No., or PO Box No.
 11 Old Woods Bush Rd
 City, State, ZIP+4®
 New Hope PA 18938

PS Form 3800, April 2015 PSN 7530-02-000-9047

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New Hope, PA 18938

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 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

0826
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Sent To Wendy Kline & Stephen Etals Fiala
 Street and Apt. No., or PO Box No.
 216 Riverwoods Drive
 City, State, ZIP+4®
 New Hope PA 18938-2246

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Metuchen, NJ 08840

Certified Mail Fee \$3.55
 \$2.85
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

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Postmark
Here

Sent To Grand Depot Partners LLC
 Street and Apt. No., or PO Box No.
 441 Main St
 City, State, ZIP+4®
 Metuchen NJ 08840

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Lambertville, NJ 08530

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

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Sent To Richard & Victoria Tiberino
 Street and Apt. No., or PO Box No.
 29 Corwell St
 City, State, ZIP+4®
 Lambertville NJ 08530

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Lambertville, NJ 08530

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☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

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Sent To Holly Havens
 Street and Apt. No., or PO Box No.
 53 B North Union St
 City, State, ZIP+4®
 Lambertville NJ 08530

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Wyckoff, NJ 07481

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

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Sent To *Walter Jeller & Bekann Fares*

Street and Apt. No., or PO Box No.

City, State, ZIP+4®
*PO Box 25
Wyckoff NJ 07481*

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Lambertville, NJ 08530

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

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Sent To *Kenneth Power & Estrellita Sands*

Street and Apt. No., or PO Box No.

City, State, ZIP+4®
*16 Corneil St
Lambertville NJ 08530*

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New Hope, PA 18938

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☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

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Sent To *48 N Union LLC*

Street and Apt. No., or PO Box No.

City, State, ZIP+4®
*PO Box 123
New Hope PA 18938*

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Lambertville, NJ 08530

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

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Sent To *William Buchanan*

Street and Apt. No., or PO Box No.

City, State, ZIP+4®
*45 N Union St
Lambertville NJ 08530*

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☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

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Sent To *CBKB LLC*

Street and Apt. No., or PO Box No.

City, State, ZIP+4®
*1 Rock Creek Woods Rd
Lambertville NJ 08530*

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Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To

Lambertville Municipal Authority

Street and Apt. No., or PO Box No.

Lambertville Extended PO Box 300

City, State, ZIP+4®

Lambertville NJ 08530

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Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To

Riverworks Partners LLC

Street and Apt. No., or PO Box No.

80 Lambert Lane

City, State, ZIP+4®

Lambertville NJ 08530

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Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To

Lambertville MUA

Street and Apt. No., or PO Box No.

PO Box 300

City, State, ZIP+4®

Lambertville NJ 08530

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Ringoes, NJ 08551

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To

Black River Western Corp

Street and Apt. No., or PO Box No.

PO Box 200

City, State, ZIP+4®

Ringoes NJ 08551

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Trenton, NJ 08608

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To

State of NJ Dep

Street and Apt. No., or PO Box No.

401 E State Street CN 229

City, State, ZIP+4®

Trenton NJ 08625

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Lambertville, NJ 08530

Certified Mail Fee \$3.55
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

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Postage \$0.55
\$
Total Postage and Fees \$6.95

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Sent To Edward & Catherine Deambalio
Street and Apt. No., or PO Box No. 15 N Main St
City, State, ZIP+4® Lambertville NJ 08530

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Millington, NJ 07946

Certified Mail Fee \$3.55
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

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Postmark
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Postage \$0.55
\$
Total Postage and Fees \$6.95

09/22/2020

Sent To JSK Properties Holdings LLC
Street and Apt. No., or PO Box No. PO Box 405
City, State, ZIP+4® Millington NJ 07946

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Rosemont, NJ 08556

Certified Mail Fee \$3.55
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

0826
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Postmark
Here

Postage \$0.55
\$
Total Postage and Fees \$6.95

09/22/2020

Sent To Woodrose Properties
Street and Apt. No., or PO Box No. PO Box 216
City, State, ZIP+4® Rosemont NJ 08556

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Somerville, NJ 08876

Certified Mail Fee \$3.55
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

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Postmark
Here

Postage \$0.55
\$
Total Postage and Fees \$6.95

09/22/2020

Sent To Desapio Properties #Eleven LLC
Street and Apt. No., or PO Box No. 92 E AS MAIN ST, SUITE 403
City, State, ZIP+4® Somerville NJ 08876

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☐ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

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Postmark
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Postage \$0.55
\$
Total Postage and Fees \$6.95

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Sent To Cheri Deblasis
Street and Apt. No., or PO Box No. 9 Clinton St
City, State, ZIP+4® Lambertville NJ 08530

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Certified Mail Fee \$3.55
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

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Postmark
Here

Postage \$0.55
\$
Total Postage and Fees \$6.95

09/22/2020

Sent To Stephen & Edith Brower
Street and Apt. No., or PO Box No. 4 York Street
City, State, ZIP+4® Lambertville NJ 08530

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee \$3.55
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 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

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09/22/2020

Sent To: William & Chaurina Jinderman
 Street and Apt. No., or PO Box No.
 2 York St
 City, State, ZIP+4®
 Lambertville NJ 08530

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Millington, NJ 07946

Certified Mail Fee \$3.55
 \$2.85
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

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09/22/2020

Sent To: Team JSK LLC
 Street and Apt. No., or PO Box No.
 162 Oaks Rd
 City, State, ZIP+4®
 Millington NJ 07946

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Lambertville, NJ 08530

Certified Mail Fee \$3.55
 \$2.85
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
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Postage \$0.55

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 4 Corryell St
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PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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Sent To: Melinda Kennedy, James Litz
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 517 North Union St
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 Lambertville NJ 08530

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 Lambertville NJ 08530

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6 Corbett Street

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Lambertville NJ 08530

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☐ Adult Signature Restricted Delivery \$0.00

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 Street and Apt. No., or PO Box No. 11 York Street
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☐ Adult Signature Required \$0.00
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 City, State, ZIP+4® Stockton NJ 08559

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Hunterdon Co Democrat

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Page 1 of 2

Date	Position	Description	P.O. Number	Costs
09/24/2020	Variances NJ	LEGAL NOTICE PLEASE TAKE NOTICE, that on October 21st at 7pm, a	Variance hearing	
			Ad Size	
			2 x 37 L	
			Affidavit Fee - 09/24/2020	\$5.00
			Basic Ad Charge - 09/24/2020	\$34.55
			Total	\$39.55

CLAIMANTS CERTIFICATION AND DECLARATION

I do solemnly declare and certify under the penalties of law that this bill or invoice is correct in all its particulars, that the goods have been furnished or services have been rendered as stated herein, that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim, that the amount herein stated is justly due and owing, and that the amount charged is a reasonable one.

Date: 9/24/2020

Fed ID#: 13-4123607

Signature: Chris Tighe

Official Position: AR Manager

CERTIFICATION BY RECEIVING AGENCY

I, having knowledge of the facts, certify and declare that the goods have been received or the services rendered and are in compliance with the specifications or other requirements, and said certification is based on signed delivery slips or other reasonable procedures or verifiable information.

Signature: _____

Title: _____ Date: _____

CERTIFICATION BY APPROVAL OFFICIAL

I certify and declare that this bill or invoice is correct, and that sufficient funds are available to satisfy this claim. The Payment shall be chargeable to:

Appropriation Account(s) and Amounts Charged: P.O.#: _____

Signature: _____



State of New Jersey,) ss

County of Hunterdon)

Loretta Doran being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that Hunterdon Co Democrat is a public newspaper, with general circulation in Hunterdon, Mercer, Somerset, and Warren Counties, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Hunterdon Co Democrat 09/24/2020

Principal Clerk of the Publisher

Sworn to and subscribed before me this 24th day of September 2020

Notary Public

JEANETTE KRZYMALSKI
NOTARY PUBLIC OF NEW JERSEY
ID # 50033947
My Commission Expires 3/9/2021

LEGAL NOTICE

PLEASE TAKE NOTICE, that on October 21st at 7pm, a hearing will be held before the City of Lambertville Planning Board on the application of Kelly Sullivan for approval to convert 12-14 Coryell Street, Lambertville, NJ, formerly known as the strand theater and currently used as storage for Finkle's Hardware, into an art studio and assembly space for small performances, corporate meetings and events, as well as a 2 bedroom apartment. This application is seeking final site plan approval. This application requires approval for the following variances:

- A) The application requires a Bulk variance for 4 parking spaces
- B) The application requires approval from a Change of use from Warehouse to Assembly use, and gallery/studio use for the front of the building.
- C) The application requires a Conditional Use Permit for a conforming 2-bedroom apartment in the rear of building.
- D) The applicant will also seek such additional variances, permits, approvals, and waivers the Board deems necessary or expedient for the above application and approvals.

PLEASE TAKE FURTHER NOTICE, that the subject site is located at 12-14 Coryell Street, Lambertville, NJ 08530, and designated as Block 1030, Lot 11 on the City Tax Map. This application is on the Board's calendar and a public hearing has been ordered for October 21st at 7:00pm. Due to COVID-19, the meeting will be held virtually ON ZOOM OR VIA CALL IN, at which time you may appear either in person or by attorney and present any objection which you may have to the granting of this application. Instructions for the public on how to access the virtual meeting will be posted on the Lambertville website, www.Lambertvillenj.org, by the day of the meeting.

Documents and plans filed by the applicant will be available for inspection electronically on the Lambertville website in advance of the meeting.

Any member of the public wishing to participate in the public hearing is encouraged to inform the Board Chairman in advance, through the Board Secretary, via e-mail (construction@lambertville.nj.org) or phone 609-397-0803 of their intention to undertake cross-examination, so as to ensure technological needs are accommodated and documents or other visual aids, if any, that will be referenced are available for review by all meeting participants. Such requests for technological accommodations must be provided by 3pm on October 16th, 2020.

Thank you

Kelly Sullivan
kellysullivanfineart.com
27 York Street, Lambertville, NJ

732-233-5614

(Pr's fee \$39.55)

09/24/2020

County of
may be in-

passed the Plan, determined that the Plan should be adopted;
that the Plan should be adopted;

NOW, THEREFORE, BE IT RESOLVED BY THE HOLLAND TOWNSHIP PLANNING BOARD,
Hunterdon County, New Jersey, as follows:

1. That the proposed Municipal Stormwater Management and Mitigation Plan report, which is a sub-element of the Utility Service Plan Element, dated July 2020, is hereby approved and adopted by the Planning Board
2. A copy of the Municipal Stormwater Management and Mitigation Plan report, which is a sub-element of the Utility Service Plan Element, dated July 2020, and this Resolution shall be sent to the Hunterdon County Planning Board, the Office of Planning Advocacy
3. Notice that the Municipal Stormwater Management and Mitigation Plan report, which is a sub-element of the Utility Service Plan Element, dated July 2020, and Resolution have been prepared shall be sent to the Municipal Clerk of each adjoining municipality."

Copies of the adopted Municipal Stormwater Management and Mitigation Plan report, which is a sub-element of the Utility Service Plan Element, dated July 2020, and the Resolution are available at the municipal building.

Maria Elena Jennette Kozak

Land Use Administrator
(Pr's fee \$55.43)

09/24/2020

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Thank you

Kelly Sullivan

kelly@kellysullivanfineart.com

27 York Street, Lambertville, NJ

732-233-5614

(Pr's fee \$39.55)

09/24/2020

DELAWARE TOWNSHIP BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING BRIAN SKEUSE

TO WHOM IT MAY CONCERN:

In compliance with the New Jersey Municipal Land Use Law, the General Ordinances of the Township of Delaware, the Rules and Regulations of the Delaware Township Board of Adjustment, and New Jersey Governor Phil Murphy's Executive Order #173;

PLEASE TAKE NOTICE that on Thursday, October 8, 2020, at 7:30 p.m. at the Delaware Township Municipal Building/Township Hall, Sergeantsville, (Delaware Township), New Jersey, the Delaware Township Board of Adjustment will hold a public hearing **with in-person attendance limited to 25 people per NJ Executive Order #173** on the application of the undersigned, at which time and place all interested persons will be given an opportunity to be heard. The meeting will also be broadcast via Zoom, and anyone who cannot attend in person may attend via Zoom.