

DAVISON • EASTMAN • MUÑOZ • PAONE, P.A.

DUANE O. DAVISON
EDWARD C. EASTMAN, JR.
ROBERT F. MUÑOZ (1988-2021)
JAMES A. PAONE, II¹
JAMES M. McGOVERN, JR. ▼▲
ANNE MARIE MAZZU •
CHRISTINA D. HARDMAN O'NEAL ▼
BLAKE R. LAURENCE • ♦
MATTHEW K. BLAINE ♦
CHRISTOPHER D. OLSZAK ►
BRIAN J. CHABAREK ▼
DOUGLAS J. WIDMAN □ ▼

COUNSEL
NICOLE SOROKOLIT CRODDICK ▼
MICHAEL J. CONNOLLY
ELIZABETH M. TROTTIER

OF COUNSEL
DANIEL D. OLSZAK ►
HON. JAMIE S. PERRI, J.S.C. (Ret.)

ZACHARY J. STYCZYNSKI

Attorney at Law

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ZACHARY J. STYCZYNSKI
BRIAN W. KEATTS ▼♦
RAJEEV VENKAT
JENNA E. NUDO

CERTIFIED BY THE SUPREME COURT
OF NEW JERSEY AS A:
¹ CIVIL TRIAL ATTORNEY

• LL.M. IN TAXATION
□ R. 1:40 QUALIFIED MEDIATOR

OTHER STATE ADMISSIONS:
▼ NEW YORK
♦ PENNSYLVANIA
▲ ILLINOIS

► CERTIFIED AS AN ELDER LAW ATTORNEY
BY THE ABA APPROVED NATIONAL ELDER
LAW FOUNDATION

WWW.RESPONDLAW.COM

June 22, 2026

VIA FEDERAL EXPRESS

Borough of Surf City
Planning and Zoning
Land Use Board
813 Long Beach Boulevard
Surf City, New Jersey 08008
Attn: Cathy Richtor, Land Use Board Clerk

Re: North Beach Acquisitions LLC
Block 42, Lots 21, 22, 23, 24

Dear Ms. Richtor:

This office represents North Beach Acquisitions LLC who is submitting an Application for Use Variance approval. In connection with the Application, enclosed please find the following documents which have been collated into twelve (12) sets:

1. Application with Preliminary, Final and Variance Checklists;
2. Variance Plan Map, dated May 29, 2025, prepared by Kevin E. Shelly, P.E., of Shore Point Engineering;
3. Tax Map sheet with Block and Lot highlighted; and
4. Color photos of property.

Also enclosed are the following:

1. W-9 Form;

June 22, 2026

Page 2

2. Affidavit of Ownership, Consent, Authorization and Non-Collusion;
3. Signed Checklist.
4. Check made payable to Borough of Surf City in the amount of \$200.00 representing the application fees.
5. Check made payable to Borough of Surf City in the amount of \$3,500.00 representing the escrow fees.

Kindly advise if anything else is needed and also advise of a hearing date.

Thank you.

Very truly yours,



ZACHARY J. STYCZYNSKI
Attorney at Law

ZJS:mlg

Encls.

cc: Kevin S. Quinlan, Esq.
Frank Little, P.E. P.P.
Surf City Fire Company

SURF CITY LAND USE BOARD CHECKLIST FOR INITIAL SUBMISSION

PLEASE NOTE: A signed, completed checklist must be received by the Land Use Board Clerk and attorney prior to deeming your application complete.

All applications and all required documents shall be submitted at least forty five (45) days prior to the regularly scheduled meeting of the Land Use Board at which consideration is sought.

NUMBER OF COPIES REQUIRED - ALL DOCUMENTS MUST BE SUBMITTED AT THE SAME TIME.

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED!!!!

- ☒ 15 Copies of Application
- ☒ 15 Copies of Variance Map, Site Plan, or Subdivision and all supporting documents
- ☒ 15 Copies of Tax Map sheet with Block and Lot highlighted
- ☒ 15 Copies of the Permit Refusal from the Zoning Officer
- ☒ 15 Color Copies of Property Photos (min. 4 color photos taken within past 30 days.)
- ☒ **1 copy of W-9 Form
- ☒ **1 copy of Affidavit of Ownership, Consent, Authorization and Non-Collision
- ☒ **1 copy of Signed Checklist (must be submitted with initial documentation. Application will not be accepted without signed Checklist.)

****These items are to be included in initial package to board secretary only.**

DISTRIBUTION

Please note it is the Applicant's responsibility to distribute completed applications

Kevin S. Quinlan, Esq., 207 W Main Street, Tuckerton, NJ 08087

- ☒ 1 Copy of complete Application
- ☒ 1 Copy of Variance Map, Site Plan or Sub-division map
- ☒ 1 Copy of Color Photos
- ☒ 1 Copy of Tax Map with property Lot and Block highlighted
- ☒ 1 Copy of Checklist

Frank Little, P.E. P.P., Owen Little and Associates, Inc 443 Atlantic City Blvd. Beachwood, NJ 08722

- ☒ 1 Copy of complete Application
- ☒ 1 Copy of Variance Map, Site Plan or Sub-division map
- ☒ 1 Copy of Color Photos
- ☒ 1 Copy of Tax Map with property Lot and Block highlighted

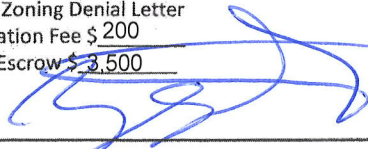
Surf City Fire Company 713 Long Beach Blvd, Surf City, NJ 08008

- ☒ 1 Copy of complete Application
- ☒ 1 Copy of Variance Map, Site Plan or Sub-division map
- ☒ 1 Copy of Color Photos

Board Clerk 813 Long Beach Blvd, Surf City, NJ 08008

- ☒ 1 Original of each ☒ Application ☒ Variance Plat, Site Plan or Sub-division Plat ☒ Tax Map ☐ Zoning Denial
- ☒ Color Photos ☐ items marked with ** (Check all that apply)
- ☒ 12 Copies of Application
- ☒ 12 Copies of Variance Map, Site Plan or Sub-division map
- ☒ 12 Copies of Color Photos
- ☒ 12 Copies of Tax Map with property Lot and Block highlighted
- ☒ 12 Copies of the Zoning Denial Letter
- ☒ Check for Application Fee \$ 200
- ☒ Check for Initial Escrow \$ 3,500

Sign Name



Date: 06/22/2026

Print Name Zachary J. Styczynski

APPLICATION TO THE SURF CITY LAND USE BOARD

Name: North Beach Acquisitions LLC
Block: 42 Lot(s): 21, 22, 23, 24
Street Address: 1500 Long Beach Boulevard

Do not write below- for official use only	
Date Received:	
Application Fee:	\$
Escrow Fee:	\$
Collected By:	
Application #:	

CHECK AS MANY AS APPLY:

- | | |
|--|--|
| ☐ Bulk Variance | ☐ Minor Subdivision (Exempt) |
| ☒ Use Variance | ☐ Major Subdivision/Preliminary |
| ☐ Interpretation | ☐ Major Subdivision/Final |
| ☐ Informal | ☐ Major Site Plan/Preliminary |
| ☐ Conditional Use | ☐ Major Site Plan/Final |
| ☐ Other _____ | |

1. Applicant's Name: North Beach Acquisitions LLC
Applicant's Address: 1500 Long Beach Boulevard, Surf City, NJ 08008
Phone: (201) 232-1381 Fax: () e-mail: matthewnichols7@gmail.com

Applicant is the ☒ Owner ☐ Agent
Applicant is ☐ Individual(s) ☐ Corporation ☒ Partnership/LLC

If applicant and/or owner is a corporation, LLC or Partnership, set forth the names and addresses of all stockholders or partners having 10% interest or more on a separate paper. Corporations must be represented by a New Jersey Licensed Attorney and provide a Resolution Authorizing the Application.

2. Owner's Name(s): Matthew Nichols 100% Ownership
1500 Long Beach Boulevard
Address: Surf City, NJ 08008
Phone: (201) 232-1381 Fax: () e-mail: matthewnichols7@gmail.com
All owners of the property must be identified and sign application. Use additional pages if necessary

3. Applicant's Attorney/Firm: Davison Eastman Munoz Paone, P.A.
Address: 3 Paragon Way, Suite 100, Freehold, NJ 07728
Phone: (732) 462-7170 Fax: () e-mail: zstyczynski@respondlaw.com

4. Applicant's Planner/Surveyor: Confone Consulting Group, LLC
Firm Name and Address: 125 Half Mile Road, Suite 200, Red Bank, NJ 07701
Phone: (732) 933-2715 Fax: () e-mail: ccofone@cofoneconsulting.com

Applicant's Architect/Engineer: Shore Point Engineering
Firm Name and Address: 1985 Highway 34, Suite A7, Wall, NJ 07719
Phone: (732) 924-8100 Fax: () e-mail: kshelly@shorepointengineering.com

Attach additional sheet sheets if necessary.

5. Location of Property: Tax Map Block 42 Lot(s) 21, 22, 23, & 24
Street Address: 1500 Long Beach Boulevard
- Zone: B Tract Area: 17,000 SF Lot Dimensions: 85' x 200'
6. Current Use: Business (restaurant) Number of Dwelling Units: N/A
Proposed Use: Business (restaurant) Number of Proposed Lots: N/A
7. Existing Restrictions:
(A) Deed Restrictions: _____ (attach copy) ☒ None
(B) Easements: _____ (attach copy) ☒ None
(C) Condominium or Cooperative: _____ (attach copy) ☒ None
8. Proposed Restrictions: _____ ☒ None
9. Variance(s)/Waiver(s) Sought:
(A) List required variances: See attached. ☐ None
- Provide on separate paper the ordinance number(s) for which a variance(s) is/are being requested and the legal theory supporting the relief sought.
- (B) List Waiver(s) requested: _____ ☐ None
If waivers requested provide on a separate paper the basis for the request.
10. Briefly describe any prior or currently pending proceedings before this Land Use Board or any other Federal, State, County or local board or Agency involving this property which is the subject of this application and attach copies of any applications, supporting documentation and decisions of the relevant body including any denials. (Attach additional sheets if necessary).
See attached. ☐ None
11. List all material submitted with this application i.e. plans, drawings, photos, calculations, reports etc.
Application with Preliminary, Final and Variance Checklists, Variance Plan Map dated May 29, 2025, Tax Map with Block and Lot highlighted, color photos of property, W-9, Affidavit of Ownership, Consent, Authorization and Non-Collusion, signed Checklist, check to Borough of Surf City \$200; check to Borough of Surf City \$3,500.

All owners of record must sign Application.

Dated: 06/22/2026

Matthew Nichols
Matthew Nichols, Owner
(Print name under signature)

Dated: 06/22/2026

Fatima Basit
Fatima Basit, Owner
(Print name under signature)

9. Variance(s)/Waiver(s) Sought:

The applicant is requesting a variance from the Borough of Surf City Ordinance 30-5.2(f). The Borough restricts outdoor seating to the following:

- (a) Two tables or a counter with no more than eight seats or stools located on the inside or the outside of the business.
- (b) Outdoor tables and chairs shall not exceed 15% of the previously approved indoor seating and a minimum of two tables with no more than eight chairs.

- 1. The following conditions shall apply to the permitted outdoor seating:
 - i. All use of outdoor seating shall cease by 10:00 p.m. unless otherwise fixed by resolution.
 - ii. Outdoor seating shall only be permitted in the Business Zone.
 - iii. Outdoor seating shall be located entirely within the property boundary lines and shall not impede ingress, egress or parking. Tables and chairs shall be secured while the business is closed or during times of inclement weather.

In light of the COVID-19 pandemic, the State of New Jersey issued Executive Order 150, permitting outdoor dining during the state of emergency. Thereafter, the State passed P.L. 2024, C. 095. This legislation went into effect in November of 2024 and permits the same expansion of outdoor seating as was permitted during the COVID-19 pandemic. A copy of P.L. 2024, c. 095 is attached for the Board's convenience. For the Board's consideration, the State has provided the Division of Alcoholic Beverage Control is now the entity which provides licensure for outdoor seating, which has been permitted pursuant to the law.

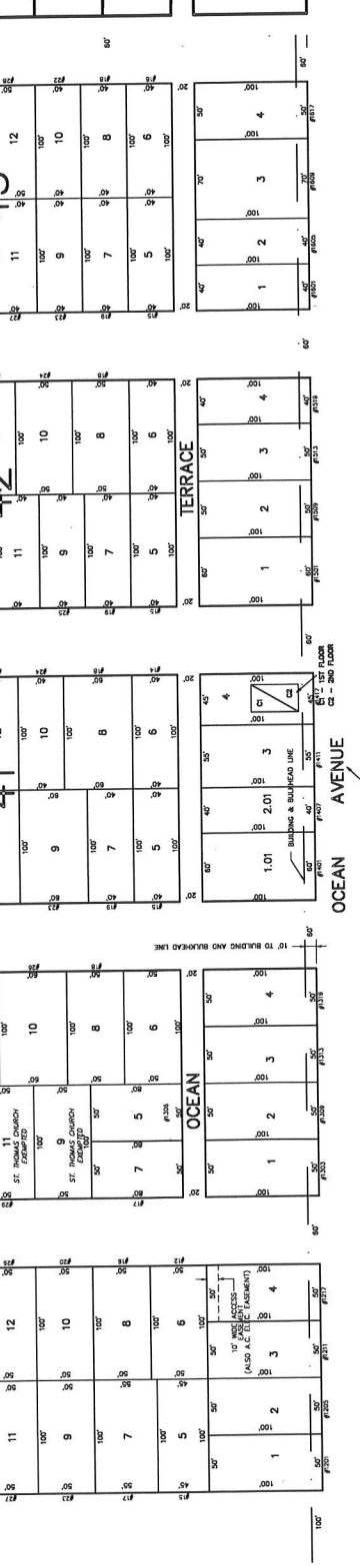
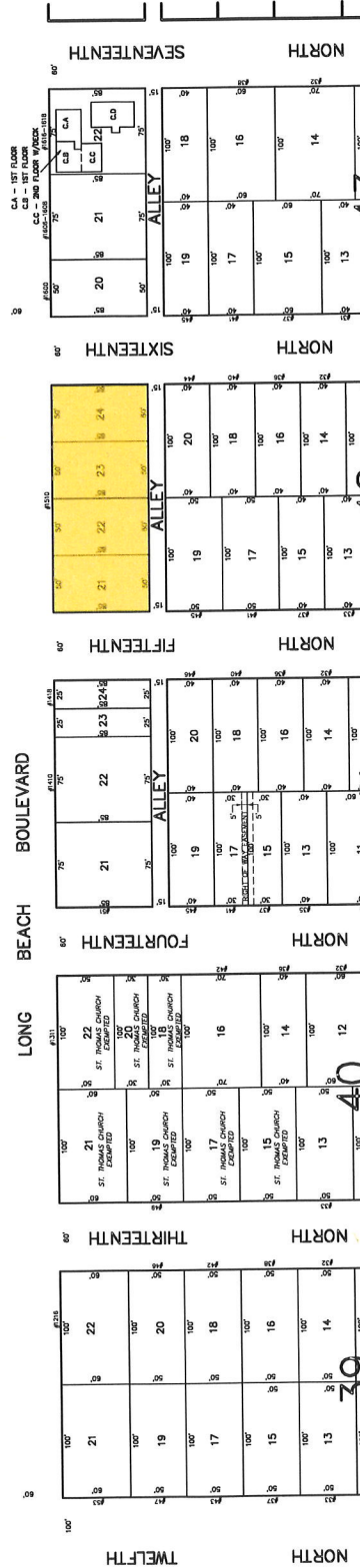
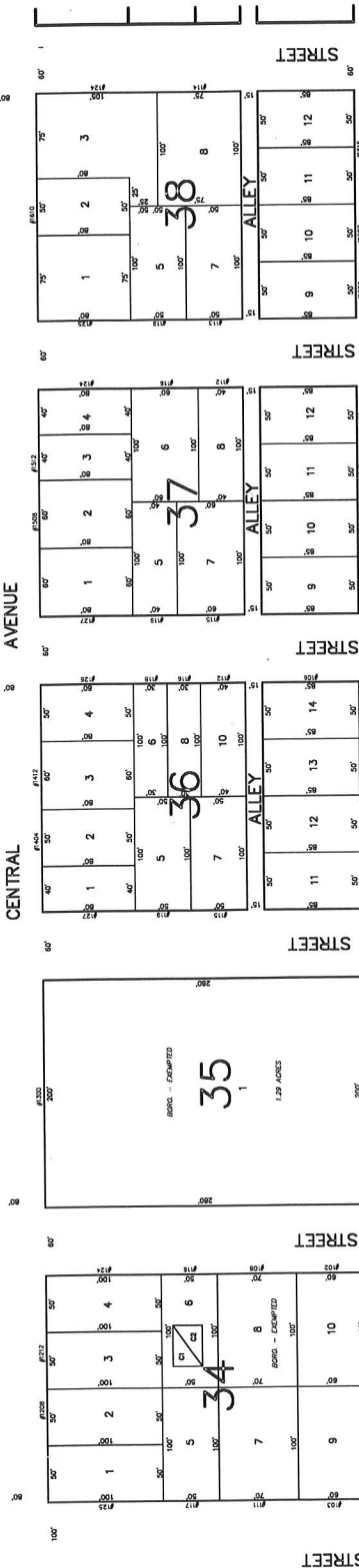
This variance seeks relief from the limitations imposed by the above-referenced Ordinance and that the business is entitled to the outdoor seating set forth in the Variance Plan dated April 25, 2025, notwithstanding any other requirement of the State or and instrumentality thereof. These consist of 78 outdoor seats where one part of the pre-existing parking lot currently exists, along with new minor changes to the parking lot to allow for a paver walkway, and an outdoor waiting area with artificial turf, a game area, and screening around the dining area. In sum, the applicant is seeking a ruling that this variance plan is permitted pursuant to the Borough's land use ordinances, notwithstanding any additional licensure or permission which may be necessary to receive from other State agencies or pursuant to the Borough under P.L. 2024, c. 095.

- 10. Briefly describe any prior or currently pending proceedings before this Land Use Board or any other Federal, State, County or local board or Agency involving this property which is the subject of this application and attach copies of any applications, supporting documentation and decisions of the relevant body including any denials. (Attach additional sheets if necessary).**

There was a previous application filed by the owners which was held on or about May 22, 2024 requesting an exemption to the outdoor dining limitations set forth by O 30-5.2(f). This application was denied. However, this was prior to the passing of P.L. 2024, C. 095, which overrides the

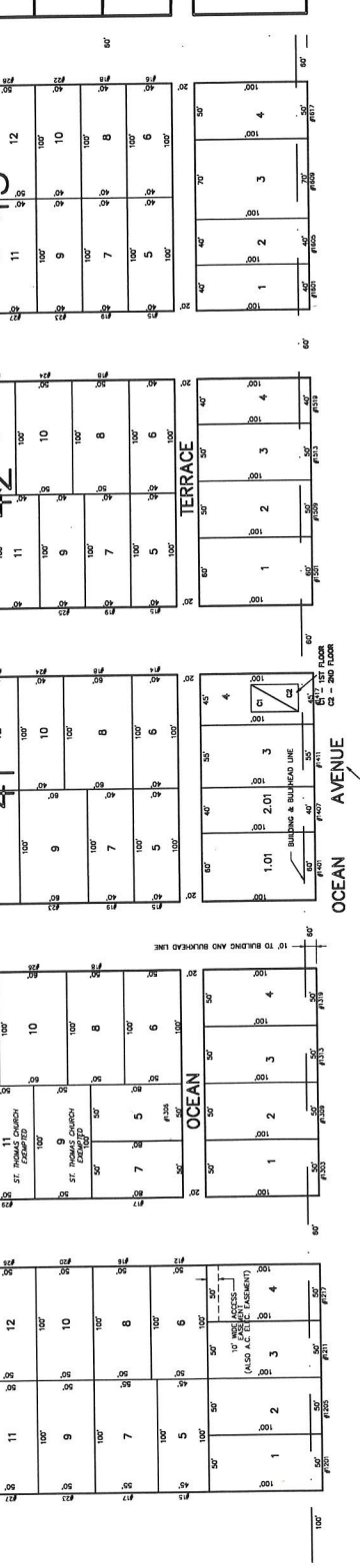
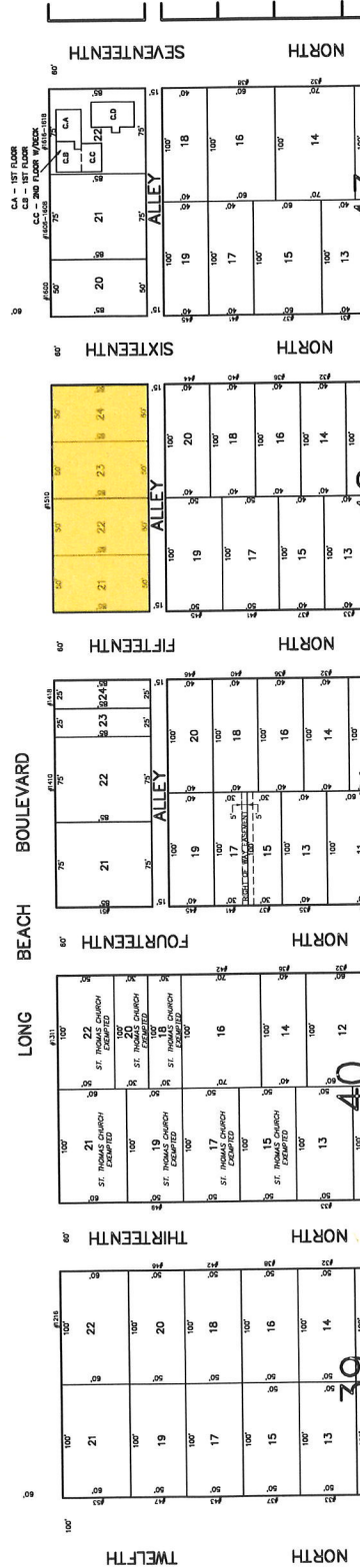
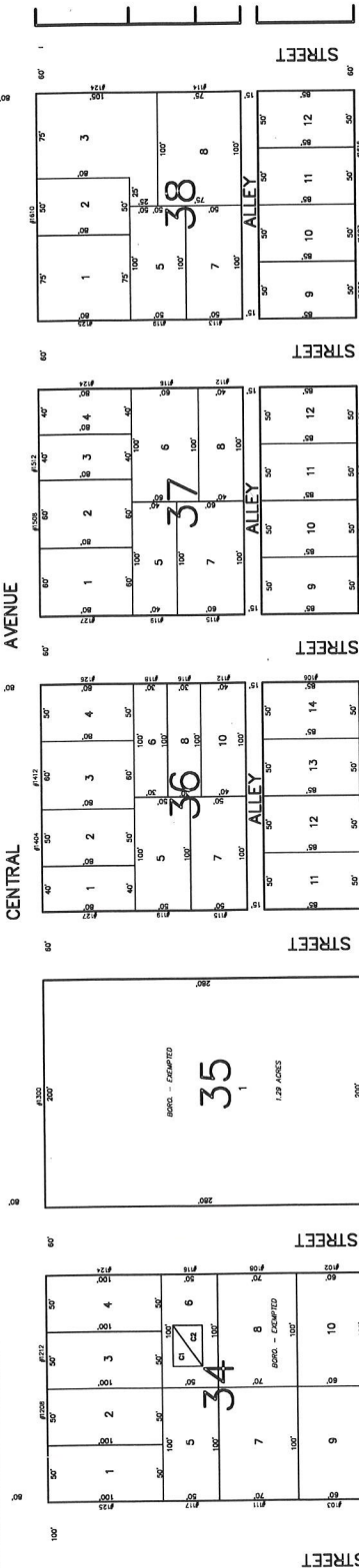
restrictions set forth in the ordinance. This new variance application comes after the State of New Jersey has superseded municipal land use control regarding outdoor dining pursuant to P.L. 2024, c. 095. In addition, the new plan accounts for the potential loss of parking through the changes made to the parking lot by adding parking spaces on the outside of the lot of along North 16th Street.

REVISIONS	
DATE	BY
12/25/07	WILLIAM J. BROS.



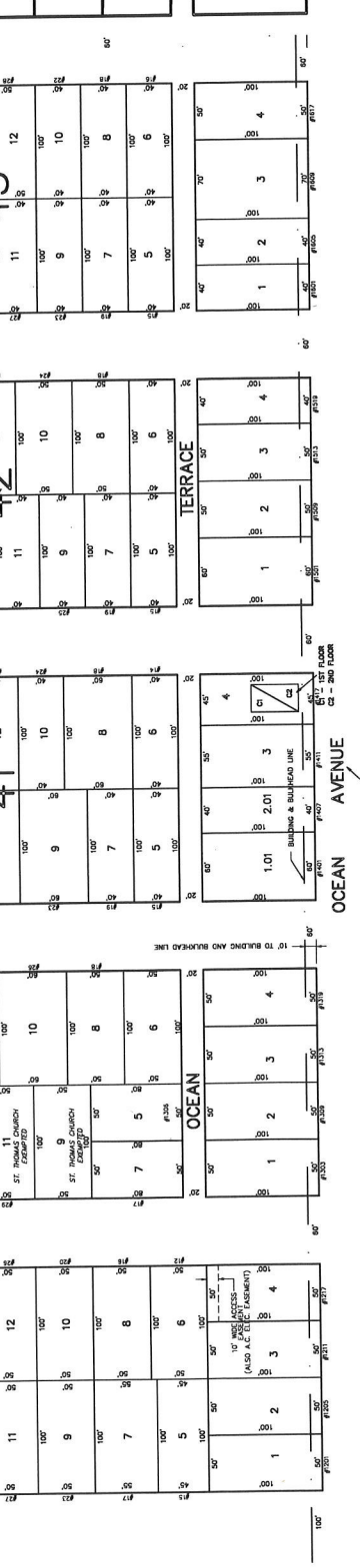
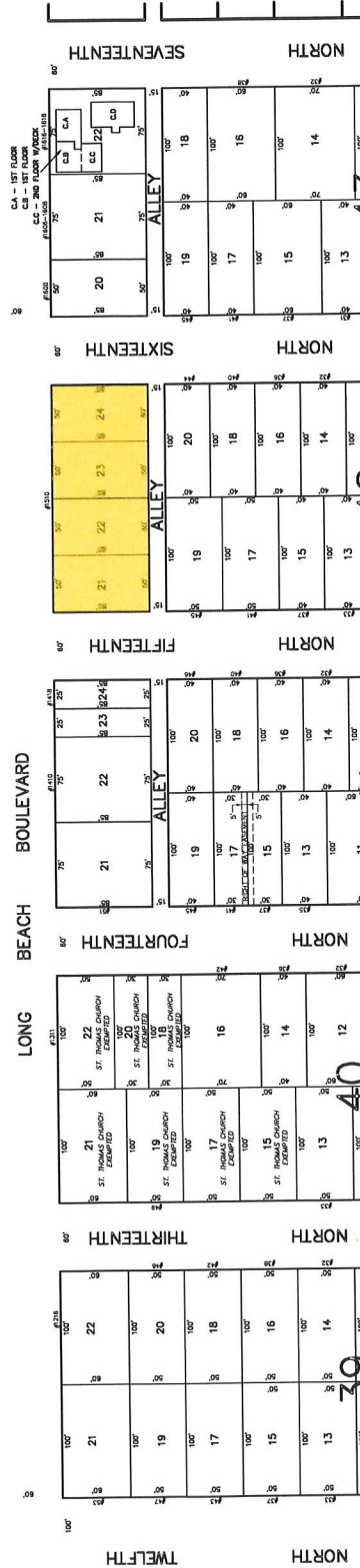
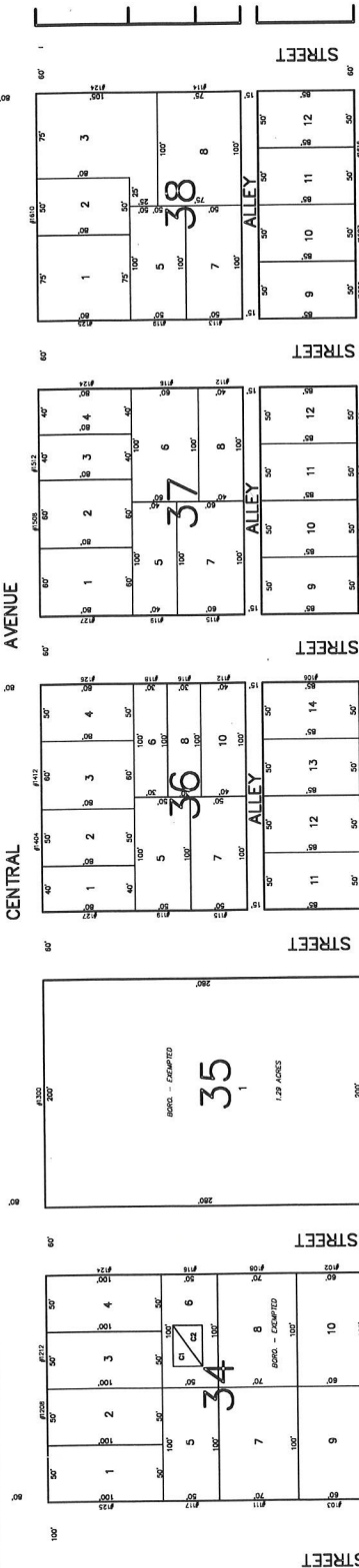
REVISIONS	
DATE	BY
12/25/07	WILLIAM J. BROS.

REVISIONS	
DATE	BY
12/25/07	WILLIAM J. BROS.

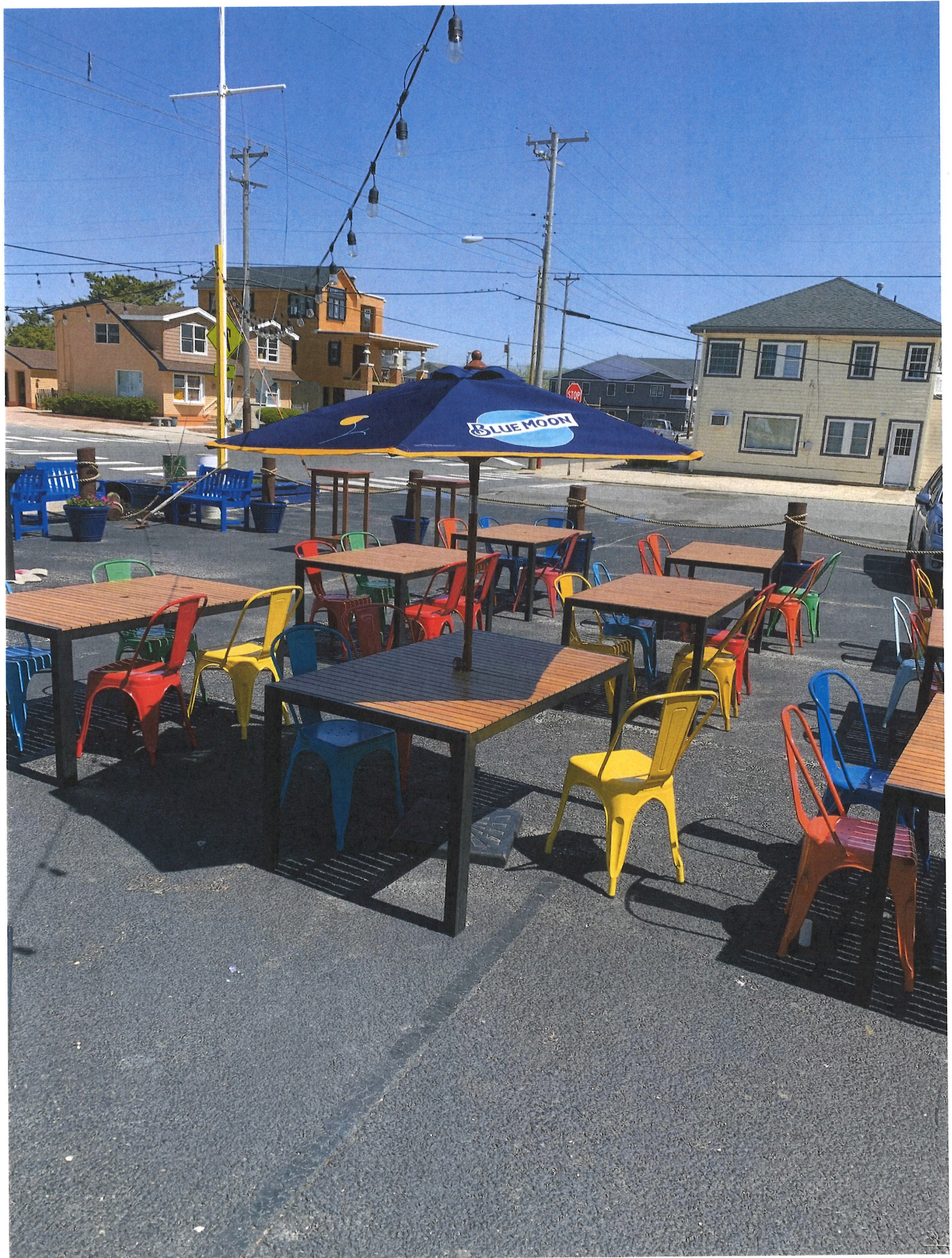


REVISIONS	
DATE	BY
12/25/07	WILLIAM J. BROS.

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12/25/07	WILLIAM J. BROS.

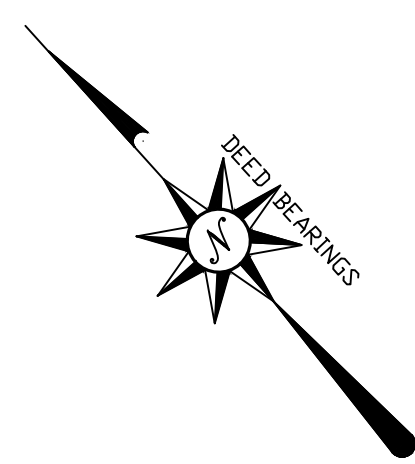






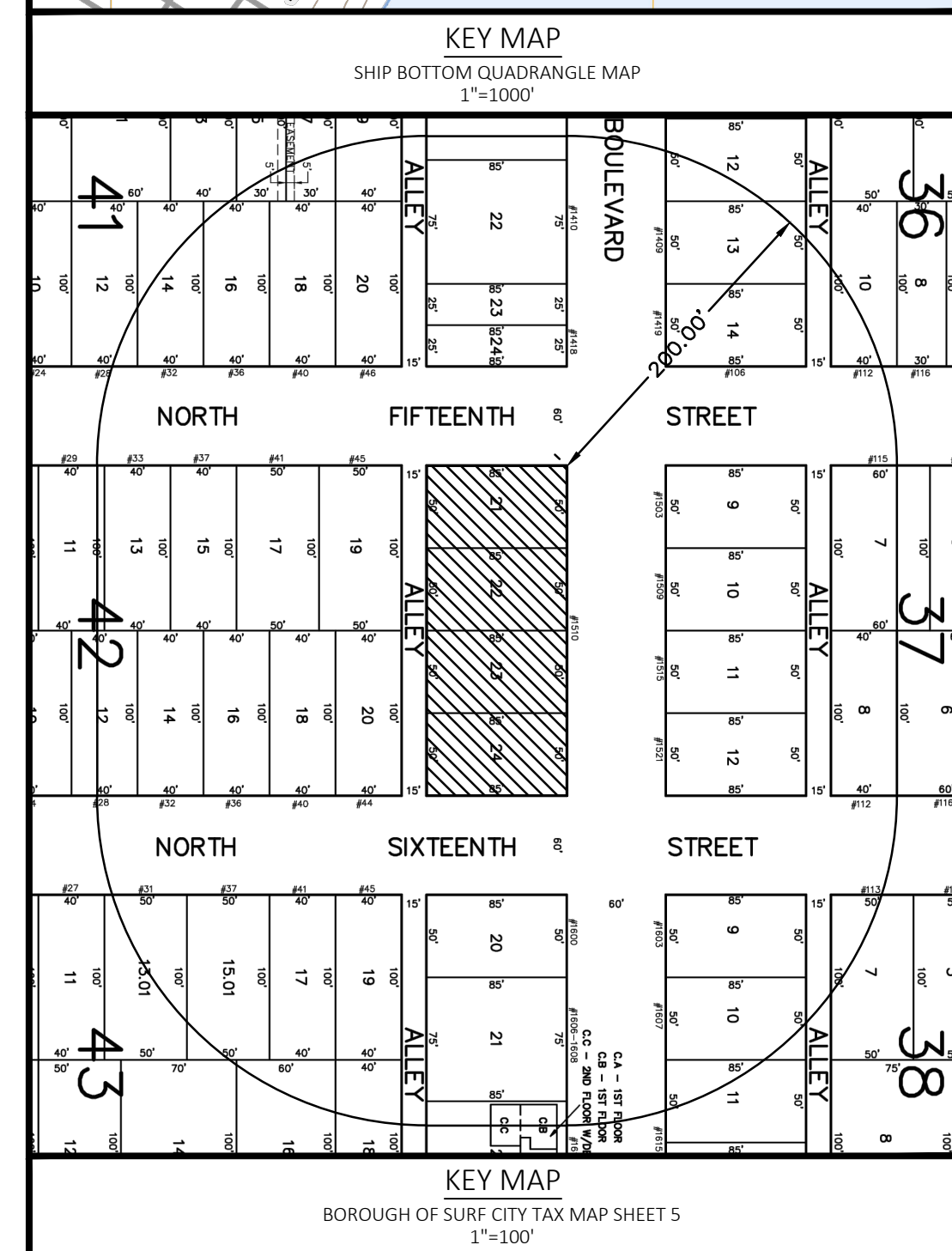
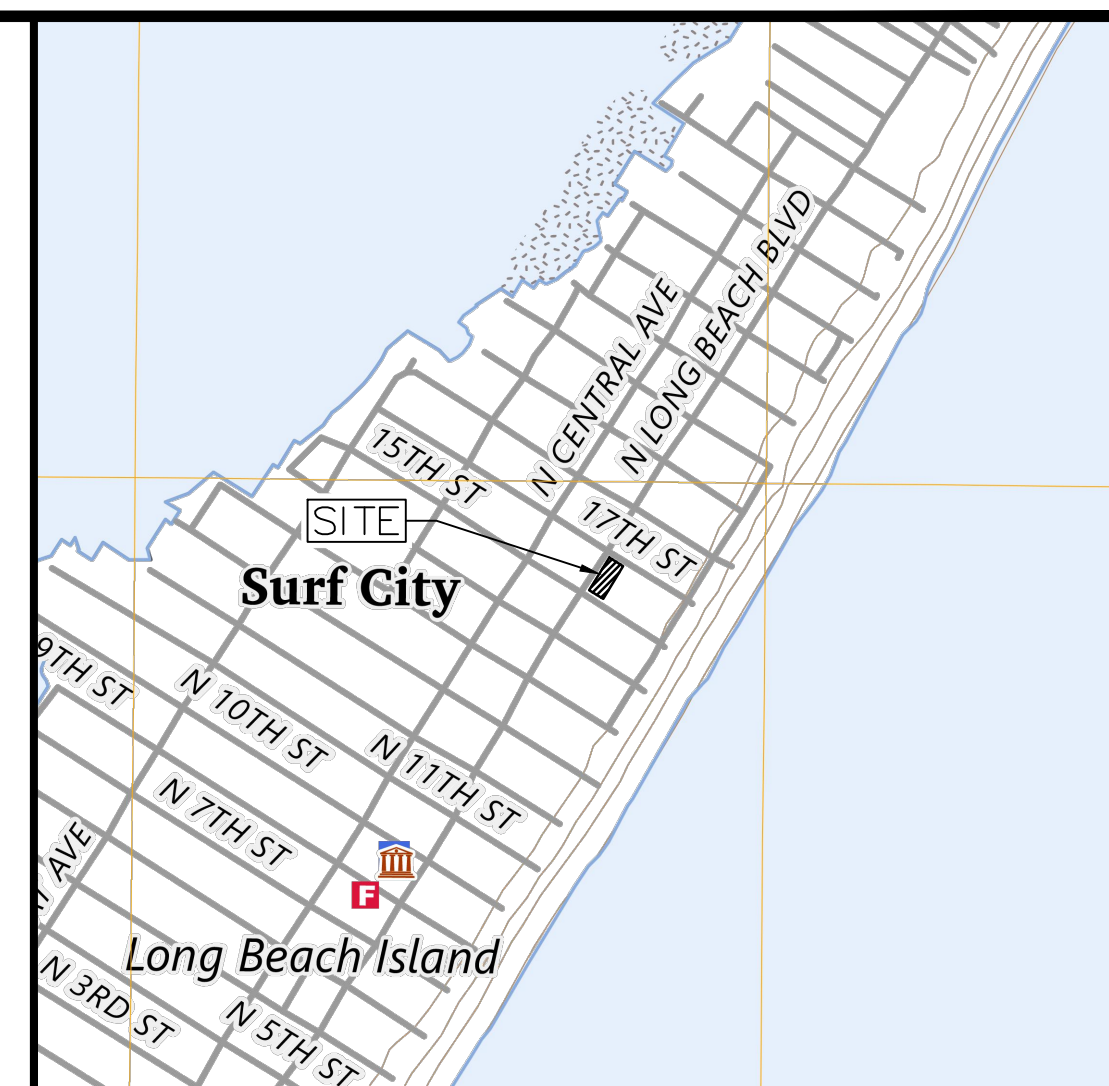
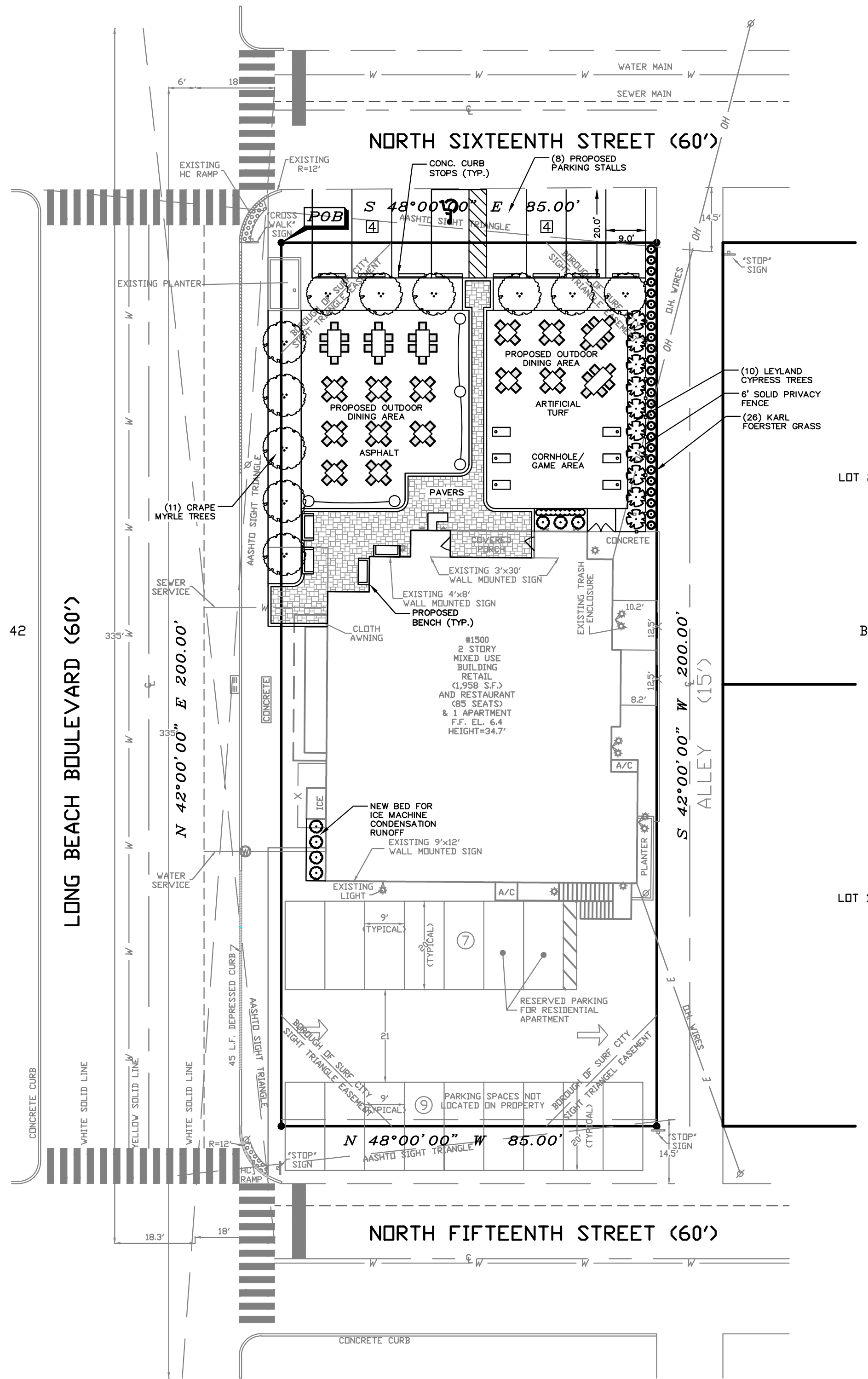
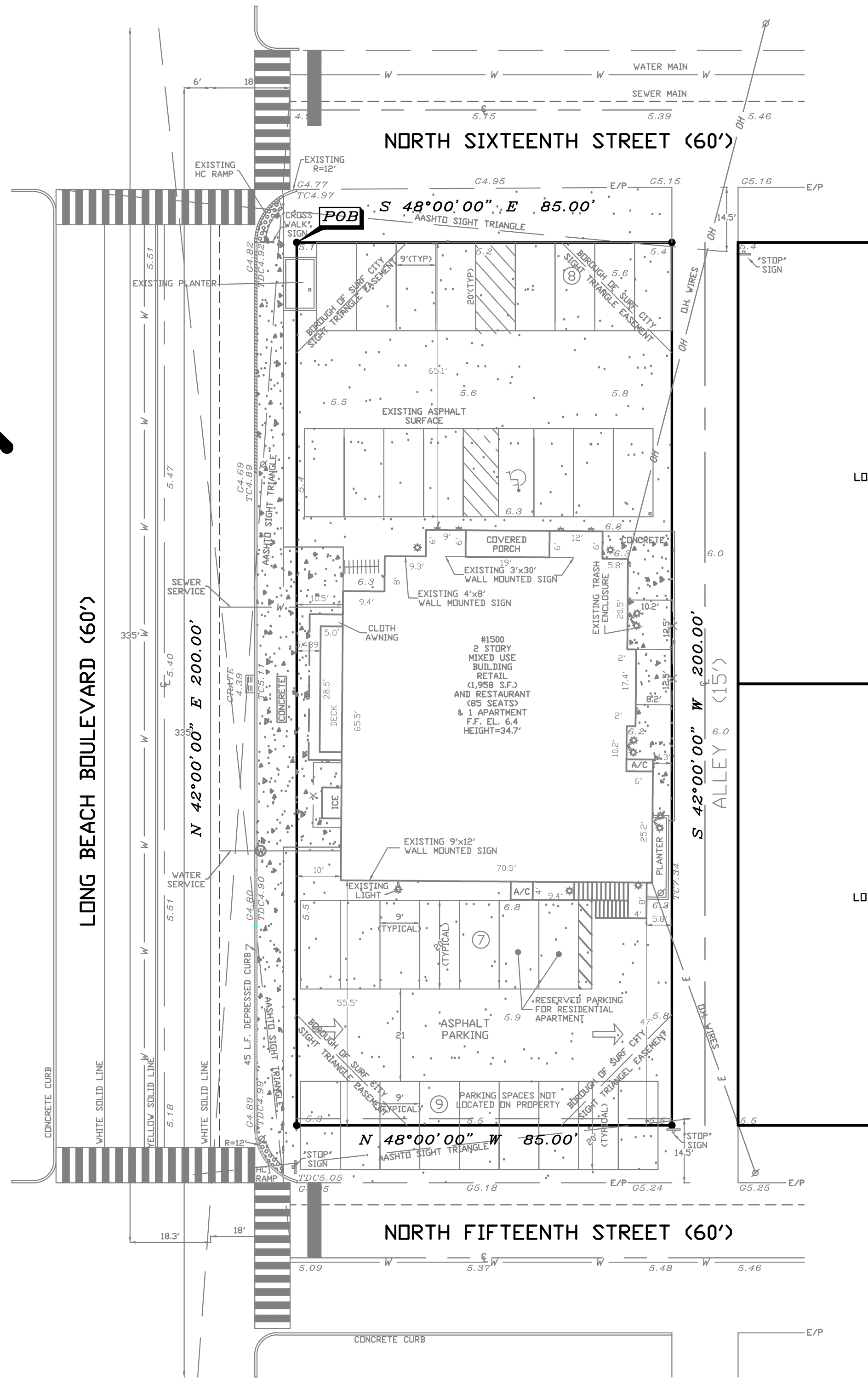






GENERAL NOTES:

1. LOT INFORMATION & TOPOGRAPHY BASED UPON SURVEY ENTITLED "SITE PLAN; LOT 21, 22, 23, & 24, BLOCK 42; TAX MAP SHEET # 5; BOROUGH OF SURF CITY; OCEAN COUNTY, NEW JERSEY," DATED AUGUST 29, 2013, PREPARED BY HORN, TYSON, & YODER, INC.
2. USE VARIANCE. OUTDOOR DINING SEATING AT RESTAURANTS ARE NOT PERMITTED IN RA RESIDENTIAL ZONE. THE APPLICANT IS PROPOSING TO ADD OUTDOOR SEATING TO THE EXISTING PARKING AREA. (SECTION 30-6.2).



DATE	REVISIONS	BY



Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

Date _____

Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

1500 LONG BEACH BLVD
BLOCK 42, LOTS 21, 22, 23, & 24

SITUATED IN
BOROUGH OF SURE CITY OCEAN COUNTY NEW JERSEY

VARIANCE PLAN

SCALE: 1"=20'	PROJECT No.: NBA-241
RELEASED BY: KES	DATE: 04/25/24
CHECKED BY: RZH	Sheet Number 1 OF 1
DRAWN BY: MJW	

200' PROPERTY OWNERS LIST

2017 LONG BEACH ASSOCIATES LLC	656 SHERMAN ST	SCOTTSDALE, AZ	85259	317
BOONCHONGTONG, JIRAPORN	423 GARDEN ST	HERMON, NH	03056	1064
LONG, ROBERTA ESTHER	6096 WATSON AVE	REDFORD, PA	15422	1062
WILKINSON, JENNIFER	1349 WATSON ST	CONTOURCA, AZ	85202	1063
LONGHORN, ISOTTEA	528 LONGHORN DR	GLENN, TX	75040	1064
LONGEST, KATHLEEN ANN	213 MAGNOLIA	PRINCETON, NJ	08540	1065
MONAGHAN, MARIONA	8 KENNEDY VIEW RD	GLADSTONE, NJ	07033	1066
ROBERTSON, JENNIFER	10000 WOODBURN RD	NEW YORK, NY	10025	1067
LONG, GAYL	48 S MAIN ST	SEMI CITY, MO	64155	1068
LONG, GAYL D	36 N 1ST ST	SEMI CITY, MO	64155	1069
LONG, HARMON L	112 DOUGLASS LN	FAIRPORT, NY	11733	1070
NELSON, KENNETH L	22 MOORE LN	PUNTO PRATA, NJ	08053	1071
TRIGER, CAROL A	400 N 1ST ST	SEMI CITY, MO	64155	1072
WILSON, CATHY L	1024 HENRI ST	SEMI CITY, MO	64155	1073
LONG, WILLIAM A	213 HENRI PLACE	SEMI CITY, MO	64155	1074
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1075
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1076
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1077
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1078
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1079
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1080
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1081
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1082
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1083
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1084
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1085
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1086
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1087
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1088
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1089
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1090
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1091
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1092
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1093
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1094
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1095
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1096
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1097
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1098
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1099
LONG, CHARLES E	1010 N 1ST ST	SEMI CITY, MO	64155	1100

Owner Name	Owner Street	Owner City/State	Owner Zip
LEBRON, BOB & SUSAN	176 COUNTY ROAD 59	TECHNOCITY MN	55825
LEONARD, JAMES & ROSA	148 N LINDEN AVE	SUEF CITY MN	56005
CARD, LEO W	146 LONGFORD RD	SUEF CITY MN	56008
F AND L NEWBERRY	40 EASTMAN AVE	MOREHEAD TN	38557
LEE, JAMES	402 NORTH THIRD STREET	SUEF CITY MN	56005
HEDGECOCK, FRANCES B	420 N. 3RD ST	SUEF CITY MN	56005
HEDGECOCK, FRANCES B & CAROL	420 N. 3RD ST	SUEF CITY MN	56005
KEZZAAR, ALAN	121 CHRYSTINE AVE	SPRINGFIELD PA	17176
KESSLER, PETER & LUCY	1004 FOREST AVE	SPRINGFIELD PA	17176
PIGORSKI, BERT & LEO & CHARLENE	400 MONROE AVE	EWING NJ	08618
HEDGECOCK, FRANCES B & SUE	402 NORTH THIRD STREET	SUEF CITY MN	56005

Owner Name	Owner Street	Owner City/State	Owner Zip
CONWAY, JOHN D & ROSEMARY A	44 14TH ST	SOUTH CTY, NJ	08008
SERCO MANAGEMENT LLC	8 EARTH DR	NORTH CALDWELL, NJ	07006
LOFMAN, GEORGE A TRUST	331 DEAN DR	HUTTEN, NJ	08427
SHELIA, DONALD L TR	8625 SW COCOLETTA LANE	HOME SOUND, FL	33455
COLLINS, LISA A	41 LOWELL KINGTON RD	GREEN TOWNSHIP, NJ	08067
GREENBERG, STEPHEN M & DOROTHY W	12 BRIAR CIRCLE	GREEN BROOK, NJ	08012
DAVENPORT, KATHLEEN			

20 40

1 INCH = 20 FEET

APPROVED BY THE
SURF CITY LAND USE BOARD

APPROVED BY THE
BOROUGH OF SURF CITY LAND USE BOARD

CHAIRMAN _____ DATE _____

SECRETARY	DATE
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BOROUGH ENGINEER DATE

PARKING TABLE				
UNIT TYPE	UNITS	SPACES REQUIRED	EXISTING SPACES PROVIDED	PROPOSED SPACES PROVIDED
RETAIL UNITS (SECTION 30-5.6.b)	(2 SPACES / 600 SF) (1 SPACE / EMPLOYEE)	1,958 SF 2 EMPLOYEES	7 SPACES 2 SPACES	NORTH END OF SITE; NORTH END OF SITE;
RESIDENTIAL UNITS (SECTION 30-5.6.a)	(2 SPACES / UNIT)	1 UNIT	2 SPACES	16 SPACES 16 SPACES
RESTAURANT UNITS (SECTION 30-5.6.d)	EXISTING: 85 SEATS PROPOSED: 163 SEATS (1 SPACE / 5 SEATS) (1 SPACE / EMPLOYEE)	13 EMPLOYEES	33 SPACES 13 SPACES	SOUTH END OF SITE; 16 SPACES SOUTH END OF SITE; 16 SPACES
	TOTAL	55 SPACES	32 SPACES	24 SPACES

Residential Zone (RA) Zoning Schedule				
1500 Long Beach Blvd – Block 42, 21, 22, 23, & 24				
	Required	Existing	Proposed	Complies
Min. Lot Area	5,000 SF	17,000 SF	NO CHANGE	Yes
Min. Lot Frontage	50 Ft	200 Ft	NO CHANGE	Yes
Min. Front Yard Setback	10 Ft	5.4 Ft	NO CHANGE	Yes
Min. Rear Yard Setback	5 Ft	4.3 Ft	NO CHANGE	No*
Min. Side Yard Setback				
N. 15 th Street	10 Ft	47.0 Ft	NO CHANGE	Yes
N. 16 th Street	10 Ft	65.1 Ft	NO CHANGE	Yes
Max. Building Height**	33 Ft	34.7 Ft	NO CHANGE	No*
Max. Building Coverage	35 %	32.5 %	NO CHANGE	Yes

*Existing Non-conformity

***Above the elevation of the center line of the street upon which the lot fronts.*

ATLANTIC CITY ELECTRIC REAL ESTATE DEPT
5100 HARDING HWY, MAYS LANDING, NJ 08326

VERIZON
141 OLD SOUTH BRIDGWAY, MANAIAWKN, NJ 08050

OCEAN COUNTY PLANNING BOARD
PO BOX 2191, TOMS RIVER, NJ 08754-2191

COMCAST CABLE
820 ROUTE 57 WEST
TOMS RIVER NJ 08755

NJ NATURAL GAS CO.
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