

CHARLES A. LICATA
ATTORNEY AT LAW
917 NEWTON AVE.
OAKLYN, NJ 08107
856.296.9343
Charleslicata1@gmail.com

November 16 , 2023

Haddon Heights Zoning Board
514 W. Atlantic Ave.
Haddon Heights, NJ 08035

Re: Leenman property
712 Station Ave.

Dear Members of the Zoning Board:

Please be advised that I represent Gabriel and Elise Leenman, the current owners of the above property. They obtained ownership of the property as a result of an inheritance from the previous owner, John Keeley (attachment 1). The property was transferred from the Keeley estate on August 16, 2023 (see attachment 2).

The property has been utilized as a two-unit residence for quite some time, at least as far back as 1950, as shown on the attached census records (attachment 3). The first page of leases from 1971 for both units are enclosed as attachment 4, full copies of the leases are available if needed. In addition, a letter was received by Mr. Keeley from Haddon Heights dated 2/6/2020 regarding the need to register the unit as a rental property. An additional letter regarding this matter was received by Mr. Keeley dated 1/6/2021. (both are attachment 5). Records from the tax assessor records show that it was known to be a two-unit rental in the 1990's and 2000's (attachment 6). There are two electric meters for the property (attachment 7) and the CCMUA shows it to be two units (attachment 8). The property history as rental units is outlined in attachment 9, a statement from long time neighbor Henry Bruce. Prior to their passing Mr. Keeley was occupying one of the units and his mother lived in the other. A floor plan, prepared by the owner, showing that there are separate entrances from the street is enclosed as attachment 10.

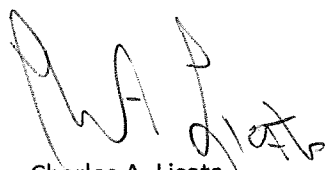
The property is in need of updating before being rented. My clients are in the process of obtaining contractors to do the necessary work to have the units meet current code requirements. While they

recognize that all of those approvals cannot be finalized until the work is completed and approved by the municipality, they want to make certain that the units can be rented before investing in the renovations.

Despite a diligent search we are unable to find a certificate of nonconforming use indicating that it was registered with the municipality, however given the above submissions it would appear that the property was known by the town to be utilized as a two-unit residential property. Numerous other buildings in the Oaklyn PO zone are utilized as rental units. In an effort to clarify this matter I have attached a Planning/Zoning Board application to formalize this matter.

Please let me know what additional information you may need to process this matter.

Respectfully,



Charles A. Licata

CC: Mr & Mrs. Leenman

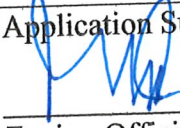
Borough of Haddon Heights

Case No. CS# 23-122P

514 W. Atlantic Avenue
Haddon Heights, NJ 08035
(856) 546-2580

PLANNING BOARD APPLICATION

File: _____ Date Application Received: 11/16/23
Applicants Name _____

Application Submitted: 	
Zoning Official Signature	Date <u>11/16/23</u>

Disposition:

- { } Approved
- { } Approved with Conditions
- { } Disapproved

Date of Public Hearing: _____
Time Required for Action: _____
Extension of Time Granted: _____
Fee Collected: _____ Date Collected: _____
Date Decision Published: _____

(DO NOT WRITE ABOVE THIS LINE)

I. Pursuant to the Borough of Haddon Heights Municipal Code & applicable New Jersey State Law, application is made to the Borough of Haddon Heights for the following:

<u>Check Application(s) Requested</u>	<u>Type of Application</u>	<u>Fee \$</u>	<u>Check Application(s) Requested</u>	<u>Type of Application</u>	<u>Fee \$</u>
<input type="checkbox"/>	Appeal of Admin. Decision	_____	<input type="checkbox"/>	Preliminary/Major Subdivision	_____
<input type="checkbox"/>	Interpretation	_____	<input type="checkbox"/>	Final Major Subdivision	_____
<input type="checkbox"/>	Bulk Variance	_____	<input type="checkbox"/>	Preliminary Site Plan	_____
<input checked="" type="checkbox"/>	Use Variance	<u>\$150</u> <u>\$375 Escrow</u>	<input type="checkbox"/>	Final Site Plan	_____
<input type="checkbox"/>	Conditional Use	_____	<input type="checkbox"/>	Minor Site Plan	_____
<input type="checkbox"/>	Minor Subdivision	_____	<input type="checkbox"/>	Concept Plan	_____
				Total Fee	_____

- II. Application Form No. 1 was filled out on _____, 20____ by _____
 (Applicants Signature)
- III. Check Forms No. 3 through 19 for your appropriate application forms.
- IV. A "complete application" requires the following submissions; please check items submitted with this form:

- Copies of this application
- Plot Plans
- Copies of 200 foot radius map
- Copy of "authorized" application form if applicant is not the property owner
- List of property owners within 200 feet of the property
- List of owner's notice and newspaper notice
- List other required submissions, e.g. payment of taxes, payment of fees, etc.

V. Full legal name of Applicant: Gabriel & Elizabeth Leenman

Mailing Address: 710 Station Ave

Town: Haddon Heights State: NJ Zip: 08 Phone: 856.745.1989

Applicant interest in property (owner, tenant, lessee, purchaser under contract, other: _____
owner

Applicant is a: Corporation ; Partnership ; Individual(s) ; Other (specify) _____

If the applicant is a corporation or a partnership, please attach a list of the names and addresses of persons have a 10% interest or more in the corporation or partnership (Form No. 11).

If the applicant is not the owner of the property in question, the applicant must obtain and submit a copy of this application signed by the owner.

The applicant must also submit a list of witnesses and others working on behalf of the applicant to include the attorney, engineer, architect, planner, and others, identifying their mailing address, City, State, zip code, and telephone number.

Street Address of Property: 712 Station Ave Tax Map Sheet: _____

Block: 51 Lot(s): 11 Date filed with County Recorder: _____

Situated on the side of _____ Street/Avenue distant _____ feet in
 a _____ direction from the corner of the _____ side of
 _____ Street/Avenue.

Is the property served by public sewer system? Yes No; Public Water System Yes No

Is the applicant willing to dedicate land for the widening of roads in compliance with the Borough or County Master Plan? Yes No

Is the proposed use located on a Municipal County or State road?

Area of property: .08 acres or _____ square feet. Frontage on an improved

Street _____ feet. The dimensions of the property are: _____.

Number of Proposed lots: no change Present Zoning of Property: PO.

Present Use of Property: residential 2 units - vacant since death of owners

Proposed Use of Property: rental 2 unit

Describe proposed machinery, operation and products, if applicable: NA

Description of all present structures: Half of Twin Property

Name, Profession, and License No. of Person Preparing Plat: NA

Does this constitute a: New Application Expansion Alteration

Size of proposed buildings: NA height in feet, _____ height in stories

Number of proposed buildings NA Floor area of all structures: _____ square feet

Use of existing buildings and premises: residential - 2 units

Percentage of coverage by all buildings: _____ By total impervious coverage: _____

Estimated costs: Proposed Buildings \$ _____ Proposed Site Work \$ _____

Has a building permit been refused? Yes No Date: _____

Has a subdivision previously been granted? Yes No Date: _____

Has a use variance previously been granted? Yes No Date: _____

Has a bulk variance previously been granted? Yes No Date: _____

Has a site plan previously been granted? Yes No Date: _____

Parking spaces required: _____ and provided: _____

Are there any existing or proposed covenants or deed restrictions on the property? Yes No

If yes, please explain: _____

Is a variance requested? Yes No If yes, describe in detail the section of the Land Development

Ordinance from which the applicant seeks relief: See attached letter.

Owner seeks to have property certified as a duplex, consistent with
prior use.

If this application has arisen as the result of a denial of a zoning permit, please secure from the Zoning Enforcement Officer a letter giving reasons for denying the zoning permit and submit it with this application.

Have there been any previous Planning Board hearings involving this property? { } Yes { } No
If the answer is yes, please attach a copy of the written decision(s) adopted by the applicable board.

Attach a brief statement entitled "Proposal" setting forth the particulars of the proposed use of the property (if other than single family residential) and a description of the proposed physical changes to the property. (Include all physical improvements, such as structures, additions, landscaping, etc.)

Applicant is responsible to publish and serve notice of this application in accordance with the Borough's Land Development Ordinance; however, notice may not be affected until this application is certified by a notary.

VI. Attach a list of all plans, calculations, data and other exhibits submitted, by title and date, indicating names, addresses, license number, and phone number(s) of preparer.

VII. I - hereby certify that the above statements, information, and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization. I further authorize Borough officials to inspect the site noted above.

[Signature]
(Signature of Owner)

11/15/2023
(Date)

[Signature]
(Signature of Applicant) own.

11/15/2023
(Title)

Sworn to & subscribed before me this 15 day
of November, 2023.

[Signature]
(NOTARY)
Attorney At Law
State of NJ, Camden County

Person to be contacted regarding matters
Pertaining to this application, if other
than myself:

Name: _____

Phone Number: _____

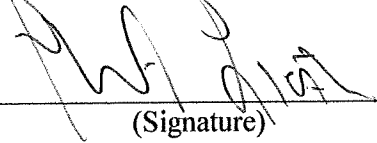
AGREEMENT TO PAY FOR PROFESSIONAL REVIEW

Date: 11/21/23

Applicants Address: 712 Station Ave Block: 51 Lot: 11.

_____, agrees to pay for any professional review necessary for
(Name of Developer)

the above construction.



(Signature)

11/21/23

(Title)

Borough of Haddon Heights

514 W. Atlantic Avenue
Haddon Heights, NJ 08035
(856) 546-2580

Case No. _____

NOTICE OF HEARING TO PROPERTY OWNERS
(Cross out inapplicable sections)

TO WHOM IT MAY CONCERN:

In compliance with Section 450-149 of the Land Development Ordinance of the Borough of Haddon Heights, NJ, notice is hereby served upon you to the effect that (I) (We) Gabriel and Elizabeth Leenman

Do hereby propose to (give detailed information) _____
Owners have recently inherited the property and seek approval to continue
_____ using the property as a two unit rental property.

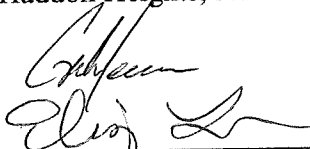
Location 712 Station Ave

~~The Zoning Enforcement Officer of the Borough of Haddon Heights, New Jersey refused this request by Reason of its being in violation of Section _____ of the Land Development Ordinance, from which decision (I) (We) hereby appeal.~~ (I) (We) have applied to the Planning Board for a: { } Hardship,

Use Variance, { } Subdivision, { } Site Plan, { } Conditional Use Approval. Any person or persons

Affected by this (appeal) (application) may have an opportunity to be heard at the meeting to be held on December 21, 2023, at 7 P.M. in the Municipal Building, 625 Station Ave,

Haddon Heights, New Jersey 08035.



Signature of Applicant

11/26/2023
11/26/2023
Date

NOTE: This notice must be personally served or sent by certified or registered mail at least ten (10) days before the day of the hearing, and proof of service to the Secretary of the Haddon heights Planning Board at least two (2) days before the day of the hearing.

Borough of Haddon Heights

514 W. Atlantic Avenue
Haddon Heights, NJ 08035
(856) 546-2580

Case No. _____

**PUBLIC NOTICE
(Newspaper)**

Take notice that Gabriel & Elizabeth Leenman
Name of Applicant has applied to the Planning Board of the Borough of Haddon

Heights for approval of a use variance for _____
Type of Application Briefly Describe Application

owners have recently inerated the subject property and are seeking an approval to continue
utilizing property as a two unit rental property.

at premises located on Block 51 Lot 11, at 712 Station Ave
Address

A hearing on said application will be held by the Planning Board on December 21,
2023, at the regularly scheduled meeting place of the Planning Board, at which time any interested person
may be heard concerning said application, or you may appear either in person or by attorney to present any
comments or objections concerning the application.

All documents relating to this application may be inspected by the public and are on file in the Service
Operations Facility in the office of the Secretary of the Planning Board located at 514 W. Atlantic Avenue
Haddon Heights, NJ 08035. The documents may be inspected between the hours of 8:00am and 12:00pm
Monday – Friday, at least ten (10) days before the date of the hearing.

Borough of Haddon Heights

514 W. Atlantic Avenue
Haddon Heights, NJ 08035
(856) 546-2580

Case No. _____

NOTICE OF HEARING TO COUNTY PLANNING BOARD

To: County Planning Board, Lindenwold, New Jersey 08021

PLEASE TAKE NOTICE:

That Gabriel & Elizabeth Leenman, the undersigned, has applied to the Haddon Heights Planning Board for a use variance

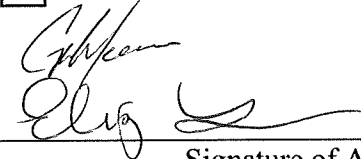
_____ owners, who have recently inherited the subject property, are seeking an approval to continue to permit _____ utilizing the property as a two unit rental property.

at _____
Block 51, Lot 11, 712 Station Ave, Haddon Heights

of _____ which property front upon a county road, or adjoins county-owned property, or is within two hundred (200) feet of a municipal boundary. A hearing in the matter will be held on December 21, 2023 at the Municipal Building at 625 Station Avenue, Haddon Heights, NJ

08035. The applicant is seeking a Hardship, Use Variance, Subdivision, Site Plan,

Conditional Use Approval. This notice is given pursuant to the provisions of N.J.S.A. 40:55D-12e.



Signature of Applicant

11/26/2023
11/26/2023

Date

NOTE: This notice must be personally served or sent by certified mail at least ten (10) days before the day of the hearing, and proof of service given to the Secretary of the Haddon Heights Planning Board at least two (2) days before the day of the hearing.

ATTACHMENT

1

**LAST WILL AND TESTAMENT
OF
JOHN KEELEY**

I, JOHN KEELEY, of HADDON HEIGHTS, New Jersey, revoke my former Wills and Codicils and declare this to be my Last Will and Testament.

**ARTICLE I
IDENTIFICATION OF FAMILY**

I am not currently married to anyone.

I do not have any children at the time of the signing of this Will.

**ARTICLE II
PAYMENT OF DEBTS AND EXPENSES**

I direct that my just debts, funeral expenses and expenses of last illness be first paid from my estate.

**ARTICLE III
DISPOSITION OF PROPERTY**

A. Specific Bequests. I direct that the following specific bequests be made from my estate.

I wish to leave my home, located at 712 Station Ave., Haddon Heights, NJ to Gabriel and Elizabeth Leenman, my next door neighbors in recognition of their help and friendship. If this beneficiary does not survive me, this bequest shall be distributed with my residuary estate.

B. Remaining Tangible Personal Property. My remaining tangible personal property shall be distributed to The Animal Welfare Association of New Jersey, located in Voorhees, NJ. If this beneficiary does not survive me, this property shall be distributed to any similar non profit association. If this beneficiary does not survive me, this property shall be distributed to any similar non profit organization identified by my Personal Representative.

C. Residuary Estate. I direct that my residuary estate be distributed to Animal Welfare Association of New Jersey, Voorhees, New Jersey. If such beneficiary does not survive me, my residuary estate shall be distributed to any similar non profit organization identified by my Personal

Representative

**ARTICLE IV
NOMINATION OF INDEPENDENT PERSONAL REPRESENTATIVE**

I nominate Carol Rendfrey, of Haddon Heights, New Jersey, as my Independent Personal Representative, to serve without bond, surety, or other security.

**ARTICLE V
PERSONAL REPRESENTATIVE POWERS**

A. Power to Administer Estate. My Independent Personal Representative, with respect to my estate, in addition to other powers and authority granted by law or necessary or appropriate for proper administration, shall have the following rights, powers, and authority without order of court and without notice to anyone: to identify, gather, value, secure, manage and distribute assets, to maintain records, to settle and wind up business affairs, to pay just debts, to file necessary tax returns, to redirect mail, to cancel services, to establish trusts, and to carry out my wishes as set forth in this Will.

B. Independent Administration. My Independent Personal Representative shall have the right to administer my estate using "informal", "unsupervised", or "independent" probate or equivalent legislation designed to operate without unnecessary intervention by the probate court.

**ARTICLE VI
MISCELLANEOUS PROVISIONS**

A. Paragraph Titles and Gender. The titles given to the paragraphs of this Will are inserted for reference purposes only and are not to be considered as forming a part of this Will in interpreting its provisions. All words used in this Will in any gender shall extend to and include all genders, and any singular words shall include the plural expression, and vice versa, specifically including "child" and "children", when the context or facts so require, and any pronouns shall be taken to refer to the person or persons intended regardless of gender or number.

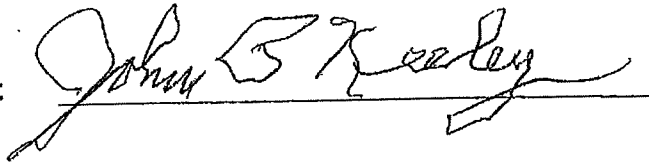
B. Liability of Fiduciary. No fiduciary who is a natural person shall, in the absence of fraudulent conduct or bad faith, be liable individually to any beneficiary of my estate, and my estate shall indemnify such natural person from any and all claims or expenses in connection with or arising out of that fiduciary's good faith actions or nonactions of the fiduciary, except for such actions or nonactions which constitute fraudulent conduct or bad faith. No successor trustee shall be obliged to inquire into or be in any way accountable for the previous administration of the trust property.

C. Compensation. The Personal Representative is entitled to receive reasonable compensation for their services under this Will and be exonerated from and to pay all reasonable expenses and charges of the estate and trust.

D. Intentional Exclusion. The failure of this Will to provide for any distribution to the following person(s) or organization(s) is intentional: any and all of my living relatives.

IN WITNESS WHEREOF, I have subscribed my name below, this 21st day of
June, 2022.

Testator Signature:

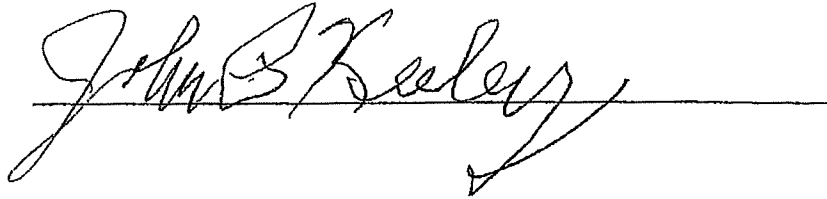
A handwritten signature in cursive script, appearing to read "John B. Keeley", written over a horizontal line.

JOHN KEELEY

AFFIDAVIT

I, JOHN KEELEY, the Testator, sign my name to this Will this 29th day of June, 2022, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my Will and that I sign it willingly, in the presence of the undersigned witnesses, that I execute it as my free and voluntary act for the purposes expressed in the Will, and that I am eighteen years of age or older, of sound mind, and under no constraint or undue influence.

Testator Signature:

A handwritten signature in cursive script, reading "John B. Keeley", is written over a horizontal line.

JOHN KEELEY

We, Dennis Rendray and Bonita Janebian the witnesses, sign our names to this Will, being first duly sworn, and do hereby declare to the undersigned authority that the Testator signs and executes this instrument as the Testator's will and that the Testator signs it willingly in our presence, and that the Testator executes it as the Testator's free and voluntary act for the purposes expressed in the Will, and that each of us, in the presence and hearing of the Testator, at the Testator's request, and in the presence of each other, hereby signs this Will, on the date of the instrument, as witness to the Testator's signing, and that to the best of our knowledge the Testator is eighteen years of age or older, of sound mind and memory, and under no constraint or undue influence, and that we the witnesses are of adult age and otherwise competent to be witnesses.

Witness Signature:

DRB

Name:

Dennis Rendfrey

Address:

22A Newton Ave

City:

Oaklyn

State:

N J

Phone Number:

8-56-904-2061

Email:

Witness Signature:

Bonita M. Panebianco

Name:

Bonita M. Panebianco

Address:

218 First Avenue

City:

Haddon Heights, NJ

State:

New Jersey 08035

Phone Number:

856-547-3091

Email:

Katkuip@verizon.net

STATE OF NEW JERSEY
COUNTY OF CAMDEN COUNTY

Subscribed, sworn to and acknowledged before me by JOHN KEELEY, the Testator; and
subscribed and sworn to before me by Bonita M. Panebianco and Dennis Rendfrey,
witnesses, this 21 day of June, 2022.

Sara Archut
Notary public, or other officer
authorized to take and certify
acknowledgments and administer oaths

SARA ARCHUT
Notary Public, State of New Jersey
Comm. # 50196378
My Commission Expires 06/01/2027

ATTACHMENT

2

Prepared by:
 MARC A. LARIO & ASSOCIATES



 MARC A. LARIO, ESQUIRE

EXECUTOR'S DEED

This Deed is made on the 7th day of July, 2023 between,

CAROL RENDFREY, Executor of the Estate of John P. Keeley, deceased, late of 712 Station Avenue, Haddon Heights, New Jersey 08035, referred to as the Grantor, and

GABRIEL LEENMAN and ELIZABETH LEENMAN, whose address is 710 Station Avenue, Haddon Heights, New Jersey 08035, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantor and Grantees listed above.

Grantor. The Grantor makes this Deed as the Executor of the Last Will and Testament of John P. Keeley.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE (\$1.00) DOLLAR and in accordance with the Last Will and Testament of decedent. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Haddon Heights, Block No. 51, Lot No. 11.

Property. The property consists of the land and all the buildings and structures on the land in the Borough of Haddon Heights, County of Camden and State of New Jersey. The legal description is:

BEGINNING at a point in the Southerly line of Station Avenue (75 feet wide), said point being distant 100.00 feet Eastwardly from the Easterly line of 8th Avenue (70 feet wide); thence (1) Eastwardly along the Southerly line of Station Avenue, a distance of 25.00 feet in width and frontage; thence (2) Southwardly between parallel lines of that width and frontage and at right angles with Station Avenue, a distance of 150.00 feet in length and depth.

BEING known as #712 Station Avenue, Haddon Heights, New Jersey.

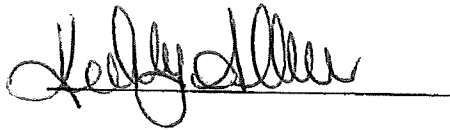
BEING the same lands and premises which became vested in John P. Keeley, a single man, by Deed from Francis A. Keeley and Mildred Keeley, his wife, dated January 10, 1974, recorded January 28, 1974 in the Office of the Register of Deeds of Camden County in Deed Book 3316, Page 252.

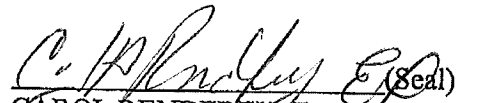
John P. Keeley died on July 26, 2022, leaving a Will dated June 21, 2022 duly probated on August 25, 2022 in the Office of the Surrogate of Camden County, whereby, he specifically devised the above described real estate to the above-named Grantees; and on August 25, 2022, the Office of the Surrogate of Camden County issued Letters Testamentary to Carol Rendfrey, the Grantor, which Letters have never been revoked and still remain in full force and effect.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:



 (Seal)
CAROL RENDFREY, Executor of the
Estate of John P. Keeley

STATE OF NEW JERSEY, COUNTY OF Camden SS:

I certify that on July 7, 2023, CAROL RENDFREY, Executor of the Estate of John P. Keeley, personally came before me and acknowledged under oath, to my satisfaction, that this person:

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$1.00 as full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)



SHERYL J. HAND
ID #2048803
My Commission Expires
May 3, 2024



CAMDEN COUNTY, NJ
 CAMDEN COUNTY CLERK'S OFFICE
 DEED-OR BOOK 12411/1158
 RECORDED 08/16/2023 11:22:22
 FILE NUMBER 2023051557
 RCPT #: 2650428; RECD BY: DBS17
 RECORDING FEES \$83.00
 MARGINAL NOTATION \$0.00
 TOTAL TAX \$0.00



Camden County Document Summary Sheet

CAMDEN COUNTY CLERK
 520 MARKET ST
 CAMDEN NJ 08102

Return Name and Address
 Marc A. Lario, Esquire
 89 N. Haddon Avenue
 Haddonfield, NJ 08033

Official Use Only

Submitting Company		Marc A. Lario, Esquire			
Document Date (mm/dd/yyyy)		07/07/2023			
Document Type		Deed			
No. of Pages of the Original Signed Document (Including the cover sheet)		5			
Consideration Amount (If applicable)		\$1.00			
First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s)	<i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i>		Address (Optional)	
	Carol Rendfrey, Executor of the Estate of John P. Keeley, deceased				
Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s)	<i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i>		Address (Optional)	
	Gabriel Leenman and Elizabeth Leenman				
Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	Haddon Heights	51	11		712 Station Avenue, Haddon Heights, NJ 08035
Reference Information <i>(Enter up to three entries)</i>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

*DO NOT REMOVE THIS PAGE.

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF CAMDEN COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

ATTACHMENT

3

Notes:
 1) INCORRECT ENTRIES ON LINES 27 & 28, also SK 28.
 2) ENUMERATOR OMITTED LINES 27-30. No space for DWELLING UNITS REMAINING ON P1 HOUSING SIDE.

FOR HEAD OF HOUSEHOLD										FOR PERSONS 14 YEARS OF AGE AND OVER									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
700	2-20	53	no	no						55	Business	Business	Business	Business	Business	Business	Business	Business	Business
701	2-20	64	no	no						110	Dry Cleaner	Dry Cleaning	Dry Cleaning	Dry Cleaning	Dry Cleaning	Dry Cleaning	Dry Cleaning	Dry Cleaning	Dry Cleaning
702	2-20	44	no	no						40	Plasterer	Plastering	Plastering	Plastering	Plastering	Plastering	Plastering	Plastering	Plastering
703	2-20	50	no	no						48	Retail Store	Retail Store	Retail Store	Retail Store	Retail Store	Retail Store	Retail Store	Retail Store	Retail Store
704	2-20	59	no	no						30	General Teacher	Public School System	Public School System	Public School System	Public School System	Public School System	Public School System	Public School System	Public School System
705	2-20	79	no	no						30	Sign School Teacher	Public School System	Public School System	Public School System	Public School System	Public School System	Public School System	Public School System	Public School System
706	2-20	62	no	no						38	Teller	Bank	Bank	Bank	Bank	Bank	Bank	Bank	Bank
707	2-20	62	no	no						48	Sign Painter	Sign Painter	Sign Painter	Sign Painter	Sign Painter	Sign Painter	Sign Painter	Sign Painter	Sign Painter
708	2-20	63	no	no						40	Insurance Agent	Insurance Company	Insurance Company	Insurance Company	Insurance Company	Insurance Company	Insurance Company	Insurance Company	Insurance Company
709	2-20	67	no	no						44	Insurance Agent	Insurance Company	Insurance Company	Insurance Company	Insurance Company	Insurance Company	Insurance Company	Insurance Company	Insurance Company
710	2-20	70	no	no						40	Salesman	General	General	General	General	General	General	General	General

HOUSEHOLD CONTINUED ON NEXT SHEET

THE QUESTIONS BELOW ARE FOR PERSONS LISTED ON SAMPLE LINES

FOR ALL AGES										FOR PERSONS 14 YEARS OF AGE AND OVER									
21	22	23	24	25	26	27	28	29	30	31a	31b	31c	31d	31e	31f	31g	31h	31i	31j
<p>21. Was he living in this home 1 year ago?</p> <p>22. Was he living in this home 5 years ago?</p> <p>23. Was he living in this home 10 years ago?</p> <p>24. What country and State was he living in 1 year ago?</p> <p>25. What country and State was he living in 5 years ago?</p> <p>26. What country and State was he living in 10 years ago?</p>										<p>31a. How many years did he attend school beyond high school?</p> <p>31b. How many years did he attend school beyond high school?</p> <p>31c. How many years did he attend school beyond high school?</p> <p>31d. How many years did he attend school beyond high school?</p> <p>31e. How many years did he attend school beyond high school?</p> <p>31f. How many years did he attend school beyond high school?</p> <p>31g. How many years did he attend school beyond high school?</p> <p>31h. How many years did he attend school beyond high school?</p> <p>31i. How many years did he attend school beyond high school?</p> <p>31j. How many years did he attend school beyond high school?</p>									
<p>27. What country were his father and mother born in?</p> <p>28. What country were his father and mother born in?</p> <p>29. What country were his father and mother born in?</p> <p>30. What country were his father and mother born in?</p>										<p>32. How many years did he work for an employer?</p> <p>33. How many years did he work for an employer?</p> <p>34. How many years did he work for an employer?</p> <p>35. How many years did he work for an employer?</p> <p>36. How many years did he work for an employer?</p> <p>37. How many years did he work for an employer?</p> <p>38. How many years did he work for an employer?</p> <p>39. How many years did he work for an employer?</p> <p>40. How many years did he work for an employer?</p>									

Header section containing household information, names of head and spouse, and official stamps including 'CONFIDENTIAL', 'FORM P1', and 'U.S. DEPARTMENT OF COMMERCE BUREAU OF THE CENSUS 1950 CENSUS OF POPULATION AND HOUSING'. Includes a signature for Margaret N. Lewis.

Main census table with columns for household information (1-6), person characteristics (7-12), and work details (13-28). Rows list household members with their names, relationships, birth dates, birthplaces, and occupations. Includes handwritten notes and a yellow highlight on rows 43-44.

Section titled 'THE QUESTIONS BELOW ARE FOR PERSONS LISTED ON SAMPLE LINES'. Contains detailed questions for 'FOR ALL AGES' (21-31) and 'FOR PERSONS 14 YEARS OF AGE AND OVER' (32-35), including migration history, education, and income data.

ATT 1

ATTACHMENT

4

This Indenture, MADE THIS

day of **January** **A. D. Nineteen Hundred and Seventy-one.**

Between FRANCIS A. KEEBLEY and MILDRED KEEBLEY, his wife, of 901 Mt. Vernon Avenue, Haddonfield, New Jersey,
hereinafter called Lessor, of the one part, and
Mrs. Elisabeth B. Mills, Widow,

hereinafter called Lessee, of the other part,

Witnesseth, that the Lessor hath let and by these presents doth grant, demise and to farm let unto the said Lessee all that CERTAIN first floor apartment, consisting of four rooms and bath, at premises situate in the Borough of Haddon Heights, County of Camden, State of New Jersey, and being known as:

**712 Station Avenue
Haddon Heights, N.J.**

with the appurtenances, for the term of - One Year -

from the **first** day of **February** **A. D. Nineteen Hundred**

and **Seventyeone,** for the **annual** *rent or sum of*

- - - - ONE THOUSAND SIX HUNDRED TWENTY (\$1,620.00) DOLLARS - - - -
payable in equal monthly payments of \$135.00 each, due and payable in advance on the first day of each and every month

during the said term, or any renewal thereof, which the Lessee hereby covenants to pay without demand

at : 901 Mt. Vernon Avenue, Haddonfield, New Jersey 08033

or at such other place as Lessor may from time to time direct. Rent to begin from the first day of February, 1971 and first payment thereof to be made upon the execution of this lease.

It is hereby expressly covenanted and agreed between Lessor and Lessee as follows:

FIRST. That Lessee will not assign this lease nor sub-let the said premises or any part thereof, and will use and occupy the same as **a private single family apartment**

and for no other purpose without the written consent of Lessor first had and obtained. It being agreed that any levy or sale or execution or other legal process against Lessee or any assignment or sale in bankruptcy, or appointment of a receiver or insolvency of Lessee, may at the option of the Lessor, be deemed and taken to be an assignment within the meaning of this lease.

SECOND. Lessee shall pay the rent hereby reserved on the days and times and at the place heretofore mentioned, and shall keep, and at the expiration or prior termination of this lease, peaceably deliver up the premises, free from any and all rubbish, ashes, dirt and other refuse matter, in the like good order and condition as they now are, ordinary wear and tear and casualties by accidental fire alone excepted.

THIRD. Lessee will not do or cause or suffer to be done any act or thing contrary to the conditions or stipulations of the policy or policies of insurance which are now or may hereafter be placed on the demised premises or any part thereof, or on the building or any part thereof of which the said premises may be a part, or whereby said policy or policies shall become void or suspended, or whereby the insurance rate on said premises or any part thereof or on the building or any part thereof of which said premises may be a part, shall be rendered higher than at the date of execution of this lease or the date of the Lessee taking possession hereunder, should that be after the date of execution hereof. In case of the breach of this covenant (in addition to all other remedies given to Lessor in case of a breach of any of the conditions or covenants of this lease), Lessee agrees that Lessee will pay to Lessor as rent any and all increase or increases of premiums on all the insurance which shall be carried by owner for the whole of the premises, whether this lease covers same or only a part thereof caused by breach of such breach as soon as Lessee is given notice thereof by Lessor. In case the nature of Lessee's occupancy of the demised premises or the terms of occupation passed by Lessee in said demised premises as heretofore provided, shall cause an increase or increases in the insurance rate now existing on said demised premises or any part thereof, or on the building or any part thereof of which the said premises may be a part, Lessee agrees that Lessee will pay to Lessor as additional rents all increased premium thereby resulting, immediately upon demand.

This Indenture, MADE THIS

day of **January** A. D. **Nineteen Hundred and Seventy-one.**

Between FRANCIS A. KEELEY and MILDRED KERLEY, his wife, of 901 Mt. Vernon Avenue, Haddonfield, New Jersey,

hereinafter called Lessor, of the one part, and

RICHARD T. FURLANO, NICK PENARA, and MIKE DUNN, Single men,

546 - 8950

hereinafter called Lessee, of the other part,

Witnesseth, that the Lessor hath let and by these presents doth grant, demise and to farm let unto the said Lessee all that CERTAIN ^{and third} second/floor apartment at premises situate in the Borough of Haddon Heights, County of Camden, State of New Jersey, and being known as:

**712 Station Avenue
Haddon Heights, N.J.**

with the appurtenances, for the term of - One Year -

*from the **first** day of **February** A. D. **Nineteen Hundred***

*and **Seventy-one** for the **annual** rent or sum of*

*- - - - - **ONE THOUSAND NINE HUNDRED TWENTY (\$1,920.00) DOLLARS - - -**
payable in equal monthly payments of \$160.00 each, due and payable in
advance on the first day of each and every month*

*during the said term, or any renewal thereof, which the Lessee hereby covenants to pay without demand at **901 Mt. Vernon Avenue, Haddonfield, New Jersey 08033***

*or at such other place as Lessor may from time to time direct. Rent to begin from the **first**
day of **February, 1971** and first payment thereof to be made upon the execution of
this lease.*

It is hereby expressly covenanted and agreed between Lessor and Lessee as follows:

FIRST. That Lessee will not assign this lease nor sub-let the said premises or any part thereof, and will use and occupy the same as

a private single family apartment

and for no other purpose without the written consent of Lessor first had and obtained. It being agreed that any levy or sale or execution or other legal process against Lessee or any assignment or sale in bankruptcy, or appointment of a receiver or insolvency of Lessee, may at the option of the Lessor, be deemed and taken to be an assignment within the meaning of this lease.

SECOND. Lessee shall pay the rent hereby reserved on the days and times and at the place hereinbefore mentioned, and shall keep, and at the expiration or prior termination of this lease, peaceably deliver up the premises, free from any and all rubbish, ashes, dirt and other refuse matter, in the like good order and condition as they now are, ordinary wear and tear and casualties by accidental fire alone excepted.

THIRD. Lessee will not do or cause or suffer to be done any act or thing contrary to the conditions or stipulations of the policy or policies of insurance which are now or may hereafter be placed on the demised premises or any part thereof, or on the building or any part thereof of which the said premises may be a part, or whereby said policy or policies shall become void or suspended, or whereby the insurance rate on said premises or any part thereof or on the building or any part thereof of which said premises may be a part, shall be rendered higher than at the date of execution of this lease or the date of the Lessee taking possession hereunder, should that be after the date of execution hereof. In case of the breach of this covenant (in addition to all other remedies given to Lessor in case of a breach of any of the conditions or covenants of this lease), Lessee agrees that Lessee will pay to Lessor as rent any and all increase or increases of premiums on all the insurance which shall be carried by owner for the whole of the premises, whether this lease covers same or only a part thereof caused by reason of such breach as soon as Lessee is given notice thereof by Lessor. In case the nature of Lessee's occupancy of the demised premises or the trade or occupation pursued by Lessee in said demised premises as herein provided, shall cause an increase or increases in the insurance rate now existing on said demised premises or any part thereof, or on the building or any part thereof of which the said premises may be a part, Lessee agrees that Lessee will pay to Lessor as additional rents all increased premium thereby resulting, immediately upon demand.

ATTACHMENT

5



BOROUGH OF HADDON HEIGHTS
 SERVICE OPERATIONS FACILITY
 514 W. ATLANTIC AVENUE
 HADDON HEIGHTS, NJ 08035
 WWW.HADDONHTS.COM
 PHONE: 856-546-2580 • FAX: 856-546-2584



February 6, 2020

Dear Homeowner, Duplex At: 712 Station Avenue

It has come to my attention that, as of January 31, 2020, you have failed to register your home as a rental property for last year as well as this year.

This is a violation of Borough Code 350-5

350-5. License required by landlord to rent residential property.

No person(s), corporation or business entity shall offer any residential property for rent, or shall rent, lease or let any residential property to any person or persons without first obtaining a license by way of completing a rental property registration and license application. (effective March 1, 2019)

Please register your home with the Borough of Haddon Heights no later than April 1st 2020 to avoid receiving a summons.

The fee is \$50 per dwelling unit per year.

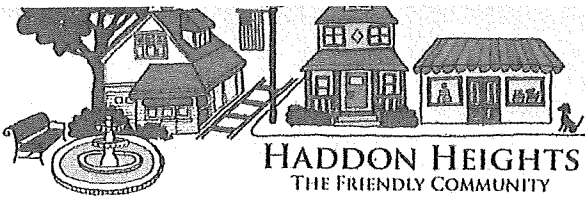
350-25 Violations and Penalties.

Any person who shall violate any of the provisions of this article shall, upon conviction, be punished by a fine of no less than a minimum fine of \$100 nor more than a maximum fine of \$2,000 or by a period of community service not exceeding 90 days or be subject to imprisonment in the county jail for a period of 90 days. The Court may impose all, some or any combination of these sanctions.

You can register at the Service Operations Facility located at:
 514 W. Atlantic Ave
 Haddon Heights, NJ 08035

Thank You.

Ron Newell
 Ron Newell
 Zoning and Code Enforcement Officer
 Borough of Haddon Heights
 (856) 546-2580
zoning@haddonhts.com



514 W. ATLANTIC AVENUE
HADDON HEIGHTS, NJ 08035
WWW.HADDONHTS.COM
PHONE: 856-546-2580 · FAX: 856-546-2584



January 4, 2021

Dear Homeowner:

In accordance with Borough Ordinance 2019:1469, An Ordinance Entitled: "Registration Of Residential Rental Units" Of The Code Of The Borough Of Haddon Heights, In the County of Camden, State of New Jersey, the Borough now requires all residential rental properties be registered on an annual basis. This includes all single-family and multi-family dwelling rentals, as well as owner-occupied multi-family homes. The full Ordinance can be found on the Borough's website at <https://haddonhts.com/zoning/page/rental-property-registration>.

This letter shall serve as the FIRST notice for the year 2021. All 2021 registrations must be received by the Borough no later than **March 31, 2021**. Registrations received after April 30 will have a \$100.00 late fee assessed.

For the year 2022 and each year thereafter, all annual registrations will be due April 1. Registrations received later than April 1st will incur a \$100.00 late fee.

Please be advised that this registration, along with the Certificate of Occupancy from the Fire Department are both required annually for all rental properties.

Upon any change of ownership or tenancy, the property owner/landlord must file for a Certificate of Continued Occupancy with the Zoning Office within 10 days of the change.

Any questions or concerns regarding this registration should be directed to the Zoning Officer at 856-546-2580, ext. 52. Thank you in advance for your anticipated cooperation.

Regards,

Dave Taraschi
Zoning Officer

NOTE: If paying fee in person; visit the office located at 514 W. Atlantic Avenue, Monday through Friday between the hours of 8:30am until 1:00pm.

ATTACHMENT

6

Block: 51 Land Desc: 25X150 Owners Name: [REDACTED] Bank: [REDACTED] Land: 75,000 Exemption Code: 0 Net Taxable Value 170,700 Deductions Cd No-Ow

Lot: 11 Bldg Desc: 28R16 City & State: [REDACTED] Impri: 95,700 Value: 170,700 Municipalty: HADDON HEIGHTS

Quat: M (#1 of 1) Acreage: 0.086 Class: 2 Property Loc: 712 STATION AVE Map: 06 Total: 170,700

Grant: M (#1 of 1) SALES HISTORY: 712 STATION AVE ASSESSMENT HISTORY: BUILDING PERMITS/REMARKS

Grantor	Date	Book/Page	Price	No. #	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
	2006				2006	26900		107200				
	2007				2007	75000		170700				

LAND CALCULATIONS				BUILDING INFORMATION				RESIDENTIAL COST APPROACH							
Front Depth	Seabk	Depth Table	Rate	Site	Dr. Trl.	Topo	Value	Class:	Style/Model:	Area	Rate	Const	Q/F	Mult	Value
25	150	R150	2000	0	100	0	50000	27	SEMI-DETACHED	720 x	9,650	2072	x1.00	x1.00=	9005
								No. Units:	Story Height:	720 x	35,600	7952	x1.00	x1.15=	38622
								2	TUD STORY	720 x	24,930	3080	x1.00	x1.15=	24184
								End Unit:	Neigh./Zone:						
								N	6 /R150						
								No. Rooms:	No. Bedrooms:						
								9	2						
								Actual/Eff Age:	Exterior Siding:						
								1909/1980	2						
								Condition:	Foundation:						
								AVG.	CONCRETE						
								Brick Sty Height:	Stone Sty Height:						
								ALL BRICK							
								Roof Type:	Roof Pitch:						
								HIP	NORMAL						
								Roof Material:	Floor Const:						
								SLATE	SUPPORTED WOOD						
								Floor Finish:	Cooling:						
								COMBINATION							
								Heat Source:	Heat System:						
								GAS	HOT WATER OR ST						
								Livable Area:	Id Code:						
								1728 SF							

Heat/AC HOT WATER OR ST 1440 x 3,740 + 1584 x1.00 x1.00= 6970

Plumbing 3 FIXTURE BATH 2- 1 x2595.000 + 0 x1.00 x1.00= 2595

Fireplace

Misc FIN ATTIC 720 x 9,110 + 840 x1.00 x1.00= 7399

UPPER ATTIC 720 x 4,555 + 420 x1.00 x1.00= 3700

OPEN PORCH 128 x 10,760 + 456 x1.00 x1.00= 1833

10/16/09 Met With Owner-Reviewed Desc-Same Assmt-Added Letter For Homestead Relate (2008)/Shared Driveway With Lots 10 & 11.01-Cuts Across Lot 11.01-Has Perm/ 2 Unit Twin Homes 1st Vacant 4/1/1 Apr. 2nd R/H-Auth-Owners Occ 5/1/1 (2nd Run In Attic-Den) 39% Owner

Needs 1.50 Adl For Underlaid Lot For Constancy With Lot 11.01 (Covwe)

Old B: 10/01/07

Old L: 10/16/09

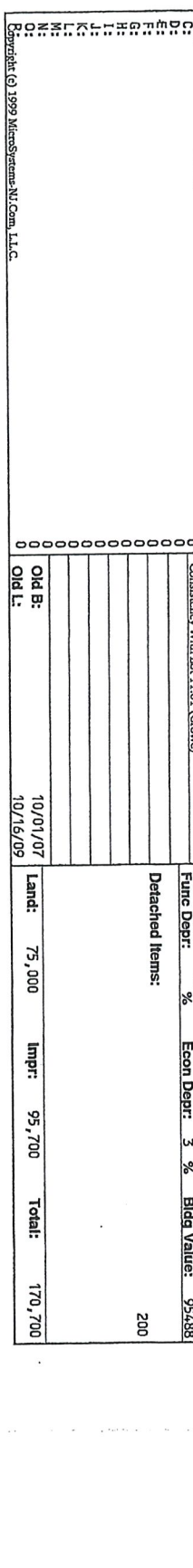
Land: 75,000 Impr: 95,700 Total: 170,700

Base Cost: 94309 CCF: 1.35 Cost Neur: 127317

Age Depr: 22 % Prys Depr: % Net Cont: 75,00

Fine Depr: % Econ Depr: 3 % Bldg Value: 95488

Detached Items: 200



A: 25/B/A 45

B: OP 8

C: 16

D: 8

E: 8

F: 8

G: 8

H: 8

I: 8

J: 8

K: 8

L: 8

M: 8

N: 8

O: 8

Copyright (C) 1999 MicroSystems-NJ, Com, L.L.C.

Block: 51 Land Desc: 25X150 Owners Name: XXXXXXXXXX
 Lot: 11 Bldg Desc: 25B1G Street Address: XXXXXXXXXX
 Parcel: M (#1 of 1) Acreage: 0.086 Class: 2 Chy & State: XXXXXXXXXX
 Add'l Lots: 712 STATION AVE Zip: 06
 Property Loc: XXXXXXXXXX Map: 06
 Land: 12,800 Exemption Code: Net Taxable Value Deductions
 Impr: 54,300 Value: 0 67,100 Cd No-Ow
 Total: 67,100 Municipality: HADDON HEIGHTS

SALES HISTORY				ASSESSMENT HISTORY			
Grantor	Date	Book/Pg#	Price	Year	Land	Impr	Total
				1996	12800	54300	67100
				1997	26900	80300	107200

LAND CALCULATIONS				BUILDING INFORMATION				RESIDENTIAL COST APPROACH								
Front	Depth	Setbk	Rate	Site	D/F	Tft	Topo	Class:	Style/Model:	Basement	Area	Rate	Const	O/F	Mult	Value
25	150				0	90	0	27	SEMI-DETACHED	Basement	544	4,320	0	x1.15	x1.00	2702
								No. Units:	Story Height:	Main Bldg	720	28,590	0	x1.00	x1.15	23672
								End Unit:	Neigh./Zone:	FIRST STORY	720	18,080	0	x1.00	x1.15	14970
								No. Rooms:	No. Bedrooms:	UPPER STORY						
								Actual/Eff Age:	Exterior Siding:							
								Condition:	Foundation:							
								Brick Sty Height:	Brick Sty Height:							
								ALL BRICK	C. BLOCK							
								Roof Type:	Roof Pitch:							
								HIP	NORMAL							
								Roof Material:	Floor Const:							
								SLATE	SUPPORTED WOOD							
								Floor Finish:	Cooling:							
								COMBINATION	NONE							
								Heat Source:	Heat System:							
								OIL	HW OR STEAM							
								Livable Area:	Id Code:							
								1728 SF	L.P.V.							

Total Land Value: 26,900
 Scale: 20

Notes	Area	Rate	Value
1st Flr 4/7' Family Occupied Avr Cond/ Basic Kitchen/			
2nd Flr Owner 3/11.5 W/2 Bk In Attic/ Good Cond/			
Fin Attic Avr Qual Only 1 Radiator For Heat/Eff Avr			
Cond Ofk Windows & Roof/Common Drive W/3 Trusses			
Unfin Bmnt Grv Is Semi-Det 3% Econ Brk 14ft Dormer/			

Age	Depr	Cost New	Net Condi	Bldg Value
Base Cost: 50192	CCF: 2.50	125480		
Age Depr: 25 %	Phys Depr: %	63.00		
Finc Depr: 5 %	Econ Depr: 10 %	79052		
Detached Items:				
DETACHED GA 210 x	8.650 +	0	x0.92	x0.30
			x2.50	= 1253

Area	Rate	Value
2S/B/FA 11		
B 16		
2S/B/FA 34		
A 16		
OP 8		
C 16		
A: 2S/B/FA	544	
B: 2S/FA	176	
C: OP	128	
D: 0	0	
E: 0	0	
F: 0	0	
G: 0	0	
H: 0	0	
I: 0	0	
J: 0	0	
K: 0	0	
L: 0	0	
M: 0	0	
N: 0	0	
O: 0	0	
P: 0	0	

ATTACHMENT

7



Total amount due **\$17.46**
 Please pay by **October 13, 2023**

Your energy bill

Bill date: September 28, 2023
For the period: August 26, 2023 to September 26, 2023

Message Center

This bill reflects a BPU-approved change in the Supply portion of your electric bill, effective on and after September 1, 2023. The increase in the Supply portion of your bill is due to a change in the Transmission rate. As a result of this change, a typical residential customer who receives electric Supply from PSE&G, and uses 740 kilowatt-hours in a summer month and 6,920 kilowatt-hours annually, will see an average monthly increase of \$0.05 or 0.04%. Tariff information may also be found by visiting pseg.com.

Help is available to pay your energy bill! The PAGE and NJ SHARES programs provide payment assistance for low to moderate-income households year round. To apply for PAGE, visit njpoweron.org or call 1-855-465-8783. To apply for NJ SHARES, visit njshares.org or call 1-866-657-4273.

▶ ELIZABETH LEENMAN

ACCOUNT NUMBER
76 927 739 04

SERVICE ADDRESS
712 STATION AVE FL 1
HADDON HEIGHTS BORO NJ 08035-1647

Snapshot of what you owe

See page 2 for details

Balance remaining from your last bill	\$0.00
Plus This month's charges and credits	\$17.46
Total amount due by Oct 13, 2023	\$17.46

If you were enrolled in our Equal Payment Plan, your monthly payment would be \$25.00. To automatically enroll in this plan, please pay \$25.00 instead of the amount due on this bill. For more information, visit pseg.com/epp.

NEXT METER READING October 25, 2023

How to contact us

1-800-436-PSEG (7734)
Customer Service: 7am to 8pm Mon-Fri
Emergencies / Outages / WorryFree Services: 24/7
TTY for the hearing impaired: 1-800-225-0072

Visit pseg.com/myaccount to access your account anytime

Text us. Register for MyAlerts by texting **REG** to 4PSEG(47734)
 > Text **OUT** to report an outage.

facebook.com/pseg twitter.com/psegdelivers

Page 1 of 4



PAY YOUR WAY, 24/7

We offer a variety of methods that make it easy to pay your bill. See reverse side for more information.

- By checking this box, I authorize PSE&G to initiate recurring ACH/Electronic Debits using the bank account number on the enclosed check.
- By checking this box, I authorize PSE&G to enroll me in paperless billing at this email address: _____

Account number **7692773904**
 Total amount due by Oct 13, 2023 **\$17.46**

Amount enclosed

ELIZABETH LEENMAN
710 STATION AVE
HADDON HEIGHTS NJ 08035

PSE&G CO
PO BOX 14444
NEW BRUNSWICK NJ 08906-4444

7692773904 0000017469 00000000002



Total amount due **\$19.26**
 Please pay by **October 13, 2023**

Your energy bill

Bill date: September 28, 2023
For the period: August 26, 2023 to September 26, 2023

Message Center

This bill reflects a BPU-approved change in the Supply portion of your electric bill, effective on and after September 1, 2023. The increase in the Supply portion of your bill is due to a change in the Transmission rate. As a result of this change, a typical residential customer who receives electric Supply from PSE&G, and uses 740 kilowatt-hours in a summer month and 6,920 kilowatt-hours annually, will see an average monthly increase of \$0.05 or 0.04%. Tariff information may also be found by visiting pseg.com.

Help is available to pay your energy bill! The PAGE and NJ SHARES programs provide payment assistance for low to moderate-income households year round. To apply for PAGE, visit njpoweron.org or call 1-855-465-8783. To apply for NJ SHARES, visit njshares.org or call 1-866-657-4273.

▶ ELIZABETH LEENMAN

ACCOUNT NUMBER
76 926 783 08

SERVICE ADDRESS
712 STATION AVE FL 2
HADDON HEIGHTS BORO NJ 08035-1647

NEXT METER READING October 25, 2023

How to contact us

1-800-436-PSEG (7734)
Customer Service: 7am to 8pm Mon-Fri
Emergencies / Outages / WorryFree Services: 24/7
TTY for the hearing impaired: 1-800-225-0072

Visit pseg.com/myaccount to access your account anytime

Text us. Register for MyAlerts by texting **REG** to 4PSEG(47734)
 > Text **OUT** to report an outage.

facebook.com/pseg twitter.com/psegdelivers

Snapshot of what you owe

See page 2 for details

Balance remaining from your last bill	\$0.00
Plus This month's charges and credits	\$19.26
Total amount due by Oct 13, 2023	\$19.26

If you were enrolled in our Equal Payment Plan, your monthly payment would be \$21.00. To automatically enroll in this plan, please pay \$21.00 instead of the amount due on this bill. For more information, visit pseg.com/epp.

Page 1 of 4



Account number **7692678308**
 Total amount due by Oct 13, 2023 **\$19.26**

Amount enclosed

PAY YOUR WAY, 24/7

We offer a variety of methods that make it easy to pay your bill. See reverse side for more information.

- By checking this box, I authorize PSE&G to initiate recurring ACH/Electronic Debits using the bank account number on the enclosed check.
- By checking this box, I authorize PSE&G to enroll me in paperless billing at this email address: _____

ELIZABETH LEENMAN
710 STATION AVE
HADDON HEIGHTS NJ 08035

PSE&G CO
PO BOX 14444
NEW BRUNSWICK NJ 08906-4444

7692678308 0000019267 00000000004

ATTACHMENT



**CAMDEN COUNTY
MUNICIPAL UTILITIES AUTHORITY**
PO BOX 1105
BELLMAWR NJ 08099-5105

REGIONAL SEWER INVOICE

MAKE CHECKS PAYABLE TO:
CAMDEN COUNTY MUA

PAY IN PERSON AT:
1645 FERRY AVE CAMDEN
8:00 AM TO 4:00 PM

AUTOSCH 5-DIGIT 08102 C 240 P 6 54825 2 AV 0.495 Seq=54825



 LEENMAN GABRIEL & ELIZABETH
710 STATION AVE
HADDON HEIGHTS NJ 08035-1647

LATE PAYMENTS SUBJECT TO
1.5%, PER MONTH INTEREST

INTEREST HAS BEEN CHARGED ON
THE BILL ONLY TO THE BILLING DATE.
ADDITIONAL INTEREST ACCRUES
UNTIL WE RECEIVE YOUR PAYMENT.

ACCOUNT #	180009813
BILLING DATE	10/01/23
SEWER SERVICE FOR	10/01/23 TO 12/31/23
PAYMENT DUE DATE	11/15/23
PAYMENT POSTED TO	09/30/23
PREVIOUS BALANCE	\$0.00
NEW CHARGES	\$176.00
INTEREST	\$0.00
TOTAL AMOUNT DUE	\$176.00
SERVICE ADDRESS	712 STATION AVE
BLOCK & LOT	00051/00011
CLASSIFICATION/UNIT	RESIDENTIAL/2.00

PAST DUE ACCOUNTS SUBJECT TO
MUNICIPAL LIEN & TAX SALE

CALL CUSTOMER SERVICE AT:
(856) 541-3700 EXT# 1444

OBTAIN YOUR CURRENT
ACCOUNT BALANCE AT:
WWW.CCMUA.ORG, SELECT:
CHECK YOUR ACCOUNT BALANCE

PAY ONLINE AT: WWW.CCMUA.ORG
OR CALL (800) 966-7995
A CONVENIENCE FEE APPLIES.

PAY ONLINE AT WWW.CCMUA.ORG OR CALL 1 800 966-7995

detach at this perforation & return with payment ↗



ADDRESS	712 STATION AVE
ACCOUNT #	180009813
BILLING DATE	10/01/23
TOTAL AMOUNT DUE	\$176.00

AMOUNT ENCLOSED \$ _____

****PLEASE DO NOT SEND CASH****

MAILING ADDRESS CHANGES:
PLEASE ATTACH A LETTER INCLUDING
YOUR ACCOUNT NUMBER

CAMDEN COUNTY
MUNICIPAL UTILITIES AUTHORITY
PO BOX 1105
BELLMAWR NJ 08099-5105

1800098132310010000176008

CAND

CAMDEN COUNTY MUA
CUSTOMER

10/26/23
12:56:52

ACCOUNT NUMBER 18 - 000981 - 3
EFFECTIVE DATE 100187

PRO RATA FACTOR 1.0000

BILLING INFORMATION

ACCT #/LIEN DESC /
CUSTOMER NAME LEENMAN GABRIEL & ELIZABETH
ADDRESS LINE 1 710 STATION AVE
ADDRESS LINE 2 _____
CITY/STATE/ZIP HADDON HEIGHTS NJ , 08035 - 0000
PHONE NUMBER (000) 000 - 0000

SERVICE INFORMATION

SERVICE ADDRESS 712 STATION AVE
STATUS CODE A BUILDING DESC. 2SB1G-X
BLOCK NUMBER 00051 LOT NUMBER 00011 QUALIFIER _____
TITLE SRCH INFO 000000 /
CLASSIFICATION CODE A MEMO COMMENT HNM 08-17-23 MD
1) 0000002 / U 2) 0000000 / _ **EDU 2.00**

ENTER OPTION > _ (A-ADD; C-CHG; D-DEL; N-NXT; I-INQ; M-MEMO; X-EXIT)

SUCCESSFUL INQUIRY

ATTACHMENT

9

Henry E. Bruce
708 Station Avenue
Haddon Heights, NJ 08035

October 26, 2023

Re: 712 Station Avenue, Haddon Heights, NJ

To Whom It May Concern:

I have lived at 708 Station Avenue, Haddon Heights, since the early 1960's. I recall Mrs. Keeley rented her property located next to mine at 712 Station Avenue, as apartments in the 1970's. The property was rented as apartments until the early 1990's, when Mrs. Keeley moved into the upstairs apartment and her son, John, moved into the apartment downstairs. They remained living there until Mrs. Keeley passed away, which I believe was in 2001, at which time John moved into the upstairs apartment. He continued to live there until his death in 2022.

Sincerely,



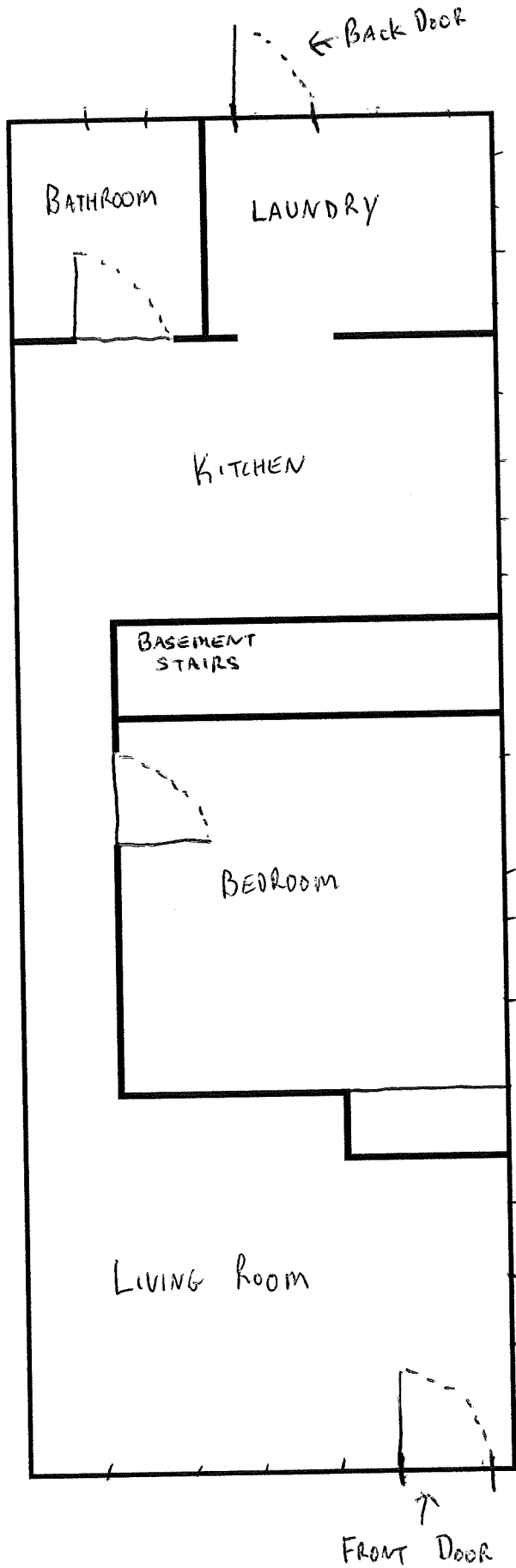
Henry E. Bruce
I, Ruth Grogan swear that
Henry Bruce appeared before
me on 10/26/2023 in the
Borough of Haddon Heights,
County of Camden, State of
New Jersey.

Ruth A Grogan
My Commission expires
10/17/28

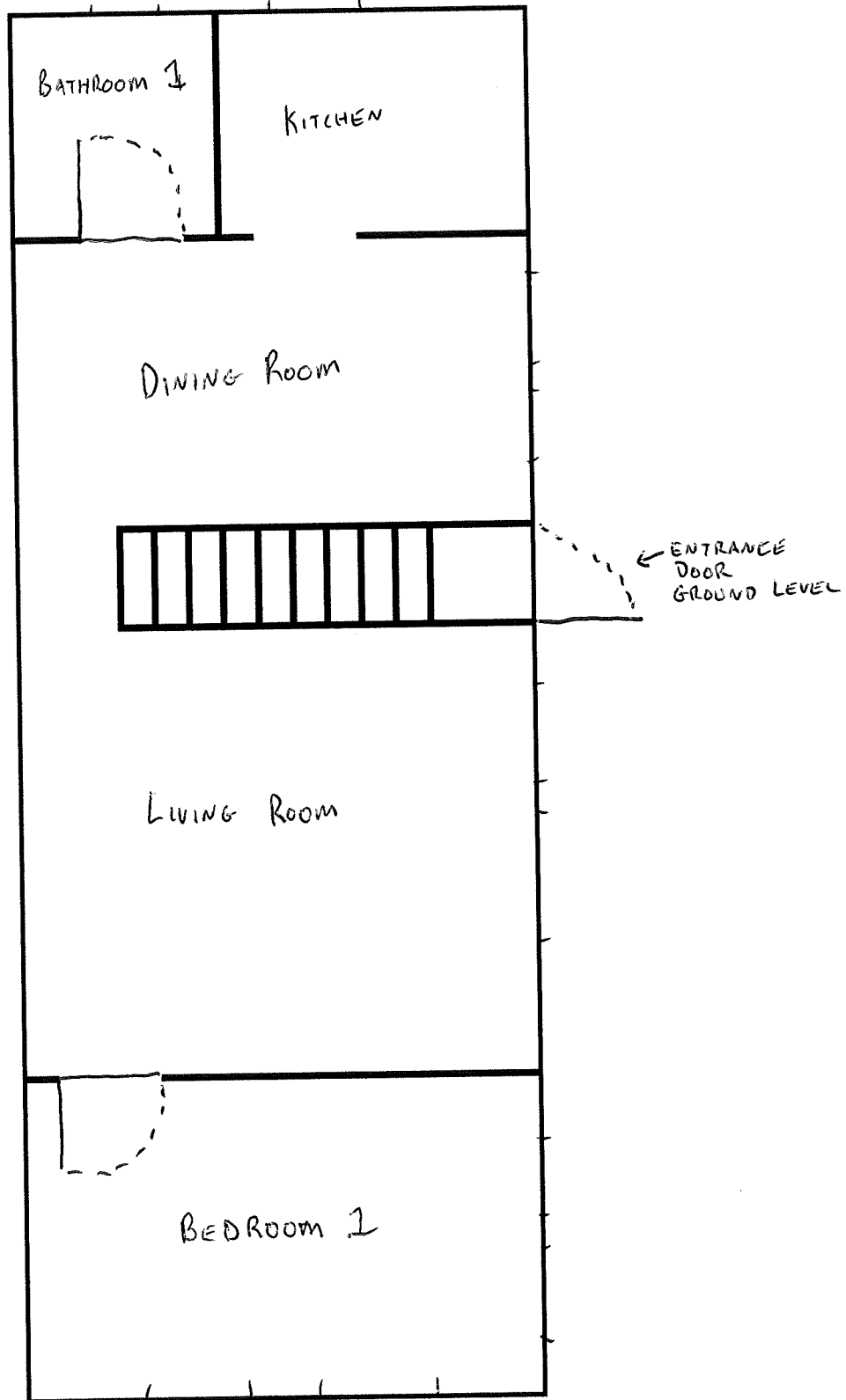
ATTACHMENT

10

1st Floor



2ND FLOOR



3RD FLOOR

