

# Telsey Law<sup>PC</sup>

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(856) 385-7132 (Fax)  
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Adam I. Telsey, Esquire  
[atelsey@telseylegal.com](mailto:atelsey@telseylegal.com)

August 8, 2025

Elmer Borough Land Use Board  
120 South Main Street  
Elmer, New Jersey 08318

**RE: Block 30, Lot 23.01  
Borough of Elmer  
Applicant: Highlands Development Goup LLC**

Dear Sir/Madam:

With regard to the above-referenced matter, enclosed herewith, please find the following:

1. Application Cover Sheet (16 copies);
2. Schedule "A" – General Requirements (16 copies);
3. Schedule "I" - "Bulk" Variance (N.J.S.A. 40:55D-70(c)) Plan Details and Information Requirements (16 copies);
4. Wetlands Statement (16 copies);
5. Contract For Sale of Real Estate (16 copies);
6. Proposed Use of Property – Schedule 1 Item 3 (16 copies);
7. Witness List (16 copies);
8. Highland Development Group LLC Disclosure (16 copies);
9. Photographs (16 copies)
10. Reduced Plan Sets (15 copies);
11. Full size Plans (3 copies)
12. Check #2563 in the amount of \$200.00 representing Application Fee and Check # 2564 in the amount of \$1,000.00 representing Escrow Fees.

Thank you for your consideration in this matter, and should you require any additional materials, please feel free to contact me.

Very truly yours,  
**TELSEY LAW, LLC**  
*/s/ Adam I. Telsey*  
Adam I. Telsey

AIT:mcc  
Enclosure



**ELMER BOROUGH LAND USE BOARD**  
**C H E C K L I S T**  
**SCHEDULE "A" — GENERAL REQUIREMENTS**

Applicants must file all information and materials specified in this checklist unless inapplicable. Applicants must indicate that all required information and materials have been included in the application by marking an "X" in the left column space that corresponds to each required item. "N/A" indicates inapplicability. If a submission waiver is requested, applicants must indicate "W" and include the checklist item requested to be waived in the list referred to in item A-9, below, with an explanation of why the waiver should be granted.

Applicant Please Check	This application includes the following:	Verification (Official Use Only)
X	1. Copies of all plans, documents, and other materials comprising the application including the following: 3 full size plan sets (24" x 36"), 15 reduced plan sets (11" X 17"), and 1 digital copy (PDF). Sixteen (16) copies of all accompanying documents should be included. Digital copies are preferred.	
X	2. A completed Application Cover Sheet confirming payment of all required fees and escrow deposits, signed by all applicants (and also signed by all owners if the property is not owned by the applicant). The applicant's attorney may sign the application on behalf of the applicant, and the owner's attorney may sign the application on behalf of the owner, but no other person may sign on behalf of either.	
X	3. All checklists, materials, and information required as part of the application.	
to be supplied	4. A certification or receipt from the Tax Collector confirming that all real estate taxes and water bills have been paid in full through the quarter in which the application is filed.	
X	5. If the applicant is <u>not</u> the owner of the property, a complete copy of the document creating the applicant's interest in the property (such as a contract for purchase or lease). Prices may be deleted. If the applicant owns the property, indicate "N/A."	
X	6. If the applicant is a corporation or limited liability company, or if the applicant is an individual or partnership represented by an attorney, the application includes correspondence from the applicant's attorney confirming the attorney's representation of the applicant and the attorney's name, address and telephone number. If the applicant is not a corporation or limited liability company, or if the applicant is not represented by an attorney, indicate "N/A."	
X	7. If the applicant is a corporation, partnership or limited liability company, and if the application is one for which disclosure is required pursuant to <i>N.J.S.A. 40:55D-48.1, et seq.</i> , all such disclosures are included in the application. If the applicant is not a corporation, partnership or limited liability company, or if the application does not require such disclosure, indicate "N/A."	
X	8. The names and addresses of all witnesses and their expertise. If no witnesses are proposed, indicate "N/A."	
N/A	9. A list of all checklist items for which submission waivers are being requested, with an explanation of why each waiver should be granted. If no submission waivers are requested, indicate "N/A."	

**ELMER BOROUGH LAND USE BOARD**  
**C H E C K   L I S T**  
**SCHEDULE "I" – "BULK" VARIANCE (N.J.S.A. 40:55D-70(c))**  
**PLAN DETAILS AND INFORMATION REQUIREMENTS**

Applicant Please Check	All applications for "bulk" variance relief pursuant to N.J.S.A. 40:55D-70(c) must meet all requirements of, and provide all of the materials and information required by this checklist:	Verification (Official Use Only)
X	1. Unless the variance application includes a site plan, the applicant must provide a survey prepared and certified by a New Jersey licensed professional surveyor, originally dated, or updated and re-certified, within three months prior to the date the application is filed, depicting the property in question and clearly showing the location of (a) all existing buildings, structures, improvements at and within twenty-five feet from the property in question; (b) all trees of greater than six-inches caliper; (c) all rights-of-way and other easements of record; and (d) all areas where new or expanded buildings, structures and improvements are being proposed. Accurate dimensions must be shown for all existing and proposed buildings, structures and improvements from all lot lines. The plan must also include tax map sheet, block and lot numbers, and the zoning district designation(s), a table of all zoning requirements. The survey must be clearly and legibly drawn or reproduced at a scale of not less than one-inch equals fifty feet. The survey must also confirm compliance with all applicable requirements of the Residential Site Improvement Standards (N.J.A.C. 5:21-1.1, <i>et seq.</i> ) If a site plan has been provided, indicate "N/A."	
X	2. At least one recent photograph of the property.	
X	3. A written description of the proposed use and development of the property, as well as past and current development and uses.	
N/A	4. Copies of all Land Use Board (or former Planning Board or Zoning Board of Adjustment) resolutions approving or denying prior site plan, subdivision, variance, or other development applications for the property. If none, indicate "N/A".	

# Ewing Associates

Engineers & Surveyors

900B N. Delsea Drive

P.O. Box 145

Clayton, NJ 08312

Ph: 856.881.4931

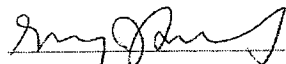
Elmer Borough

July 10, 2025

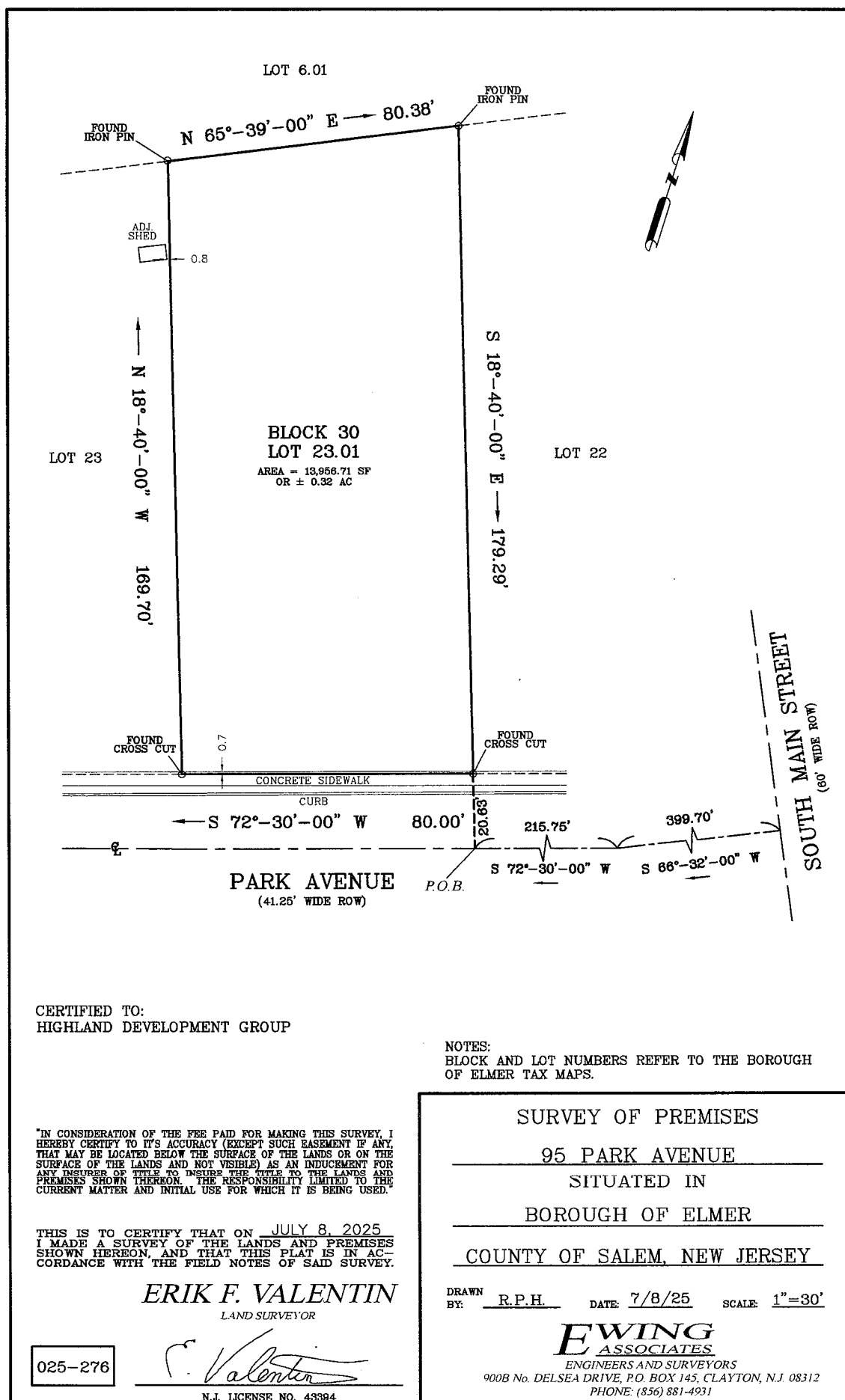
**Reference: Wetlands Statement**  
**95 Park Avenue**  
**Block 103, Lot 4**  
**Pittsgrove Township, Salem County, NJ**

I have personally visited the above referenced property and conducted a site investigation to determine that there are no freshwater wetlands or transition areas on the subject property. I have examined the subject property on a national wetlands inventory map. I have reviewed the soils on the subject property as set forth in the Salem County Soil Survey Map as issued by the United States Department of Agriculture. I certify that there are no freshwater wetlands or wetland transition areas within 150 feet of the area of disturbance on the subject property.

Sincerely,



Gregory J. Simonds, P.E.  
Ewing Associates



CONTRACT FOR SALE OF REAL ESTATE

**Tina M. Anderson-Fithian to Highland Development Group, LLC**

This contract for Sale is made on April 11, 2025

**BETWEEN Tina M. Anderson-Fithian** whose address is 409 North Main Street, Elmer, NJ 08318 referred to as the Seller

**AND Highland Development Group, LLC**, or their assigns, whose address is 105 N. High Street, Millville, NJ 08332, referred to as the Buyers.

The words "Buyers" and "Sellers" include all Buyers and all Sellers listed above.

1. **Purchase Agreement.** The Seller agrees to sell and the Buyer agrees to buy the property described in this contract.

2. **Purchase Price.** The purchase price is \$ [REDACTED] Dollars.

3. **Property.** The property to be sold consists of the land and other improvements and fixtures on the land. The real property to be sold is Block 30, Lot 23.01 in the Borough of Elmer, County of Salem and State of New Jersey and known as 95 Park Ave, Elmer, NJ and being approximately 80x169 IRR. feet more or less.

4. **Payment of Purchase Price.** The Buyer will pay the purchase price as follows:

Upon signing of this contract

\$ [REDACTED]

Payment of Balance at closing

\$ [REDACTED]

**TOTAL PURCHASE PRICE**

\$ [REDACTED]

Buyer represents that he has sufficient cash available to complete this transaction

5. **Deposit Moneys.** All deposit moneys will be held in trust by Surety Title Company, 105 N. High Street, Millville, NJ (856) 857-6750 until time of closing.

6. **Time and Place of Closing.** The Buyer and Seller agree to make July 11, 2025 the date for the closing. Both parties will fully cooperate so the closing can take place on or before this date. The closing will be held at a time and place mutually agreed upon by both Buyer and Seller.

7. **Conditions Precedent to Closing.** The contract is contingent on the following:

- a. Buyer, at his sole cost, shall make application to all governmental agencies having jurisdiction over this property, to obtain all necessary approvals to construct a single-family home on the subject property.

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**Tina M. Fithian Anderson to Highland Development Group, LLC**

- b. Buyer shall have the right to determine if there is public water and public sewer or if applicable, adequate soils for septic system, availability to drill a well, natural gas (if applicable), and other utilities servicing this property.
- c. Approvals of said property should not have conditions placed upon it by the approving jurisdictions that the Buyer, at his sole opinion, determines to be excessive so as to increase the cost of development of this project to a level that Buyer feels to be uneconomical.
- d. Seller agrees to cooperate with Buyer and hereby agrees to sign any and all documents that may be required by any approving jurisdictions authorizing Buyer to make application for any approvals that may be required.
- e. Buyer shall have the right to obtain a zoning permit to construct a single family home on said lot prior to closing.
- f. Purchase of this lot is subject to obtaining a variance at buyers expense.
- g. Buyer shall have the right to obtain a building permit to construct a single-family home on said lot prior to closing.

Buyer shall have his deposit moneys returned in the event any of these conditions are not met and this contract of sale shall become null and void.

**8. Inspection of Property Feasibility Period.** The Seller agrees to permit the Buyer to inspect the property at any reasonable time before the closing and conduct any testing Buyer feels necessary. The Seller will permit access for all inspections provided for in this contract. Buyer will leave property in the same condition as found. Buyer will be responsible for all cost and will hold Seller harmless in regard to any liability he or his agents may cause.

Seller agrees to give Buyer copy of all pertinent engineering, surveys, soil logs, Phase I Environmental Studies, copies of Title Policy, Septic Design, etc. in his possession at time of signing of Contract of sale.

**9. Building and Zoning Laws.** The Buyer intends to use the property as an approved building lot to construct a single-family home in accordance with the existing zoning. This Contract of Sale is subject to Buyer being able to obtain said approvals in accordance with Paragraph 7 of this Contract of Sale.

**10. Transfer of Ownership.** At the closing, the Seller will transfer ownership of the property to the Buyer. The Seller will give the Buyer a properly executed deed and an adequate affidavit of title.

**11. Type of Deed.** A deed is written document used to transfer ownership of property. In this sale, the Seller agrees to provide and the Buyer agrees to accept a deed known as Bargain and Sale with Covenants against Grantor.



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**Tina M. Fithian Anderson to Highland Development Group, LLC**

12. **Ownership.** The Seller agrees to transfer and the Buyer agrees to accept ownership of the property free of all claims and rights of others, except for:

(a) the rights of utility companies to maintain pipes, poles, cables and wires over, on and under the street, the part of the property next to the street or running to any house or other improvement on the property;

(b) recorded agreements which limit the use of the property, unless the agreements;

(1) are presently violated;

(2) provide that the property would be forfeited if they were violated; or

(3) unreasonably limit the normal use of the property; and

In addition to the above, the ownership of the Buyer must be insurable at regular rates by any title insurance company authorized to do business in New Jersey subject only to the above exceptions. Buyer agrees to apply to its Title Company within five days of receipt of executed contract of sale.

13. **Correcting Defects.** If the property does not comply with Paragraph 12 of this contract, the Seller will be notified and given 30 days to make it comply. If the property still does not comply after that date, the Buyer or Seller may cancel this contract and the parties will be free of liability to each other.

14. **Cancellation of Contract.** If this contract is cancelled for any reason specifically mentioned in this contract of sale, the Buyer can get back the deposit and the parties will be free of liability to each other.

15. **Assessments for Municipal Improvements.** Certain municipal improvements such as sidewalks and sewers may result in the municipality charging property owners to pay for the improvements. All unpaid charges (assessments) against the property for work completed before the closing will be paid by the Seller at or before the closing. If the improvement is not completed before the closing, then only the Buyer will be responsible. If the improvement is completed, but the amount of the charge (assessment) is not determined, the Seller will pay an estimated amount at the closing. When the amount of the charge is finally determined, the Seller will pay any deficiency to the Buyer (if the estimate proves to have been too low), or the Buyer will return any excess to the Seller (if the estimate proves to have been too high).

16. **Adjustments At Closing.** The Buyer and Seller agree to adjust the following expenses as of the closing date: Taxes and all public utilities. Seller will pay all transfer taxes.

Seller is responsible for any and all Roll Back taxes.

17. **Possession.** At the closing the Buyer will be given possession of the property.

18. **Complete Agreement.** This contract is the entire and only agreement between the Buyer and the Seller. This contract replaces and cancels any previous agreements between the Buyer and the Seller. This contract can only be changed by an agreement in writing signed by both Buyer and Seller. The Seller states that the Seller has not made any other contract to sell the property to anyone else.

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19. **Parties Liable.** This contract is binding upon all parties who sign it and all who succeed to their rights and responsibilities.

20. **Notices.** All notices under this contract must be in writing. The notices must be delivered personally or mailed by certified mail, return receipt requested, to the other party at the address written above. The facsimile transmission (FAX) of a signed copy of this Contract of Sale, any counter offer, addendum, amendment, or inspection reports to the Buyer or Seller followed by a fax acknowledgement of receipt, shall constitute delivery of the signed document. The Buyer and Seller agree to confirm the faxed transmission by mailing or personally delivering a signed original copy to the other party or their attorney.

21. **Seller's Default.** In the event of Seller's willful default hereunder, Buyer shall be entitled to seek any and all legal and/or equitable relief to which it may be entitled including, without limitation, an action for damages and/or specific performance. It is expressly understood agreed that Buyer shall not have the right to declare Seller in default until Seller has received a written notice of default and been given thirty (30) days to cure such default.

21. **Buyer's Default.** In the event of default by Buyer the sole remedy of Seller shall be to retain the deposit paid hereunder. It is expressly understood and agreed that Seller will not have the right to declare Buyer in default until Buyer has received a written notice of default and been given thirty (30) days to cure such default.

22. **Realtor's Commission.** Buyer and seller recognize Gruber Real Estate Agency, Inc. Veronica (Ronny) Merriel (Seller's Agent), and New Home Realty Group, LLC- Tiffany Swift (Buyer's Agent) as the realtors that brought about this transactions, and all commissions owed as per previously executed Listing Agreement shall be the responsibility of Seller. 2.5% plus \$100 to Gruber Real Estate Agency, Inc. and 2.5% minus \$100.00 to New Home Realty Group, LLC.

23. **Attorney Review.** The Buyer and/or Seller may choose to have an attorney study this contract. If an attorney is consulted, the attorney must complete his or her review of the contract within a three-(3) day period. This contract will be legally binding at the end of the three-day period unless an attorney for the Buyer or Seller reviews and disapproves of this contract. You count the three days from the date of delivery of the signed contract to the Buyer. You do not count Saturdays, Sundays or legal holidays. The three-day period may be extended by agreement in writing of both the Buyer and the Seller. If an attorney for the Buyer or Seller reviews and disapproves this contract, the attorney must notify the Other Party, or the Other Party's Attorney by certified mail, by telegram, or by delivering it personally. The telegram or certified letter will be effective upon sending. The personal delivery will be effective upon delivery to the Other Party, or the Other Party's Attorney. The attorney may also, but need not, inform the Other Party, or the Other Party's Attorney of any suggested revisions in the contract that would make it satisfactory. The three-day attorney review period shall be concurrent with the three day right to rescission provided in paragraph 24.

24. **Notice to the Buyer and Seller.** You have the right to cancel this contract by sending or delivering written notice of cancellation to the Other Party by midnight on the third business

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**Tina M. Fithian Anderson to Highland Development Group, LLC**

day following the day on which it was executed. Such cancellation is without penalty, and all monies paid on deposit shall be promptly refunded in their entirety.

25. **Notification Regarding Off-Site Conditions.** Pursuant to the "New Residential Construction Off-Site Conditions Disclosure Act," P.L. 1995, c. 253, (C. 46:3C01 et seq.), sellers or newly constructed residential real estate are required to notify purchasers of the availability of lists disclosing the existence and location of off-site conditions which may affect the value of the residential real estate being sold. The lists are to be made available by the municipal clerk of the municipality within which the residential real estate is located and in other municipalities which are within one-half mile of the residential real estate. The address(es) and telephone number(s) of the municipalities relevant to this project and the appropriate municipal offices where the lists are made available are listed below. Purchasers are encouraged to exercise all due diligence in order to obtain any additional or more recent information that they believe may be relevant to their decision to purchase the residential real estate. Purchasers are also encouraged to undertake an independent examination of the general area within which the residential real estate is located in order to become familiar with any and all conditions which may affect the value of the residential real estate. The purchaser has five (5) business days from the date the contract is executed by the purchaser and the seller to send notice of cancellation of the contract to the seller. The notice of cancellation shall be sent by certified mail. The cancellation will be effective upon the notice of cancellation being mailed. If the purchaser does not send a notice of cancellation to the seller in the time or manner described above, the purchaser will lose the right to cancel the contract as provided in this notice.

MUNICIPALITY	<u><b>Borough of Elmer</b></u>
ADDRESS	120 S. Main Street Elmer, NJ 08318
TELEPHONE NUMBER	(856) 358-4010

The municipality noted above may not have a complete list of Off-Site Conditions. If that is the case when you call, we suggest that you also call the following numbers:

NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION: (609) 530-8000 OR (609) 292-9120.

26. **Airport Safety Zone.** Seller represents the property identified in Paragraph 3 of this Contract of Sale is not located in an airport safety zone as defined by the New Jersey Air Safety and Zoning Act of 1983, amended by L 1991 C445.

27. **Megan's Law Statement.** Under New Jersey Law, the county prosecutor determines whether and how to provide notice of the presence of convicted sex offenders in an area. In their professional capacity, real estate licensees are not entitled to notification by the county prosecutor under Megan's Law and are unable to obtain such information for you. Upon closing, the county prosecutor may be contacted for such further information as may be disclosable to you.

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**Tina M. Fithian Anderson to Highland Development Group, LLC**

28. **Assignment.** This Contract of Sale shall be binding upon the parties, their respective heirs, personal representatives, guardians, and successors and assigns. Buyer may assign this Contract of Sale to an entity of its choice with approval of Seller, which approval shall not be unreasonably withheld.

29. **Partial Invalidity.** If any provision of this Contract of Sale or application thereof to any person or circumstances shall to any extent be invalid, the remainder of this Contract of Sale or the application of such provision to persons or circumstances other than those as to which it is held invalid shall not be affected thereby and each provision of this Contract of Sale shall be valid and enforced to the fullest extent permitted by law.

30. **Jurisdiction.** This Contract of Sale shall be interpreted in accordance with the laws of the State of New Jersey.

31. **Representations, Warranties, and Covenants.**

- a. Seller represents to Buyer that the following are true and correct to the best of its actual knowledge without independent investigation on the date hereof, which representations and warranties where the context so indicates, shall also be true on the date of each closing of title hereunder.
  1. There are not now outstanding with respect to the Premises, any notice of any uncorrected violations of any laws, statutes, ordinances, rules or regulations and any such notices hereafter issued prior to closing will be satisfied by Seller.
  2. There are no agreements, written or oral, with the municipality, the county, or any other governmental agencies, which would materially adversely affect or impair the development of the Premises as contemplated hereunder or the construction of a residential development or other improvements thereon except for the current zoning.
  3. The Property is free of: (A) any waste or debris either on the surface or in the subsurface; (b) any more than trace amounts (as defined by applicable federal, state, or local environmental or health law or regulation) of: (1) "petroleum" including oil, petroleum products, petroleum by-products, and crude oil or any fraction thereof; (2) "hazardous waste" as defined by the Resource Conservation and Recovery Act of 1976 and as amended by the Solid Waste Disposal Act of 1980, or as otherwise amended from time to time, and regulations promulgated thereunder; (3) "hazardous substance" as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 and as amended by the Superfund Amendments and Reauthorization Act of 1986, or as otherwise amended from time to time, and regulations promulgated thereunder; (C) "asbestos", without limitation as defined by the Toxic Substances Control Act of 1976, or as otherwise amended from time to time, and regulations promulgated thereunder; and (D) "underground storage tanks", as defined by the Storage Tank and Spill Prevention Act of 1989, or as otherwise amended

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**Tina M. Fithian Anderson to Highland Development Group, LLC**

- from time to time, and regulations promulgated thereunder, of any capacity, either regulated or exempt from regulation, and currently in use, temporarily out of use, or permanently closed.
  4. Seller represents that for as long as it has owned the Premises, the Premises has been virgin vacant land.
  5. Seller is the owner of the Premises.
  6. Seller has the full right and authority to execute this Agreement and consummate all of the transactions hereby contemplated.
  7. There are no actions, suits or proceedings pending, or to the best of Seller's knowledge and belief, threatened against Seller, adversely affecting any portion of the Premises, at law or in equity, or before or by any federal, state, municipal or other governmental department, commission, board, bureau, agency of instrumentality, domestic or foreign.
  8. There are no attachments, executions, assignments for the benefit of creditors or voluntary or involuntary proceedings in bankruptcy pending, contemplated or threatened against Seller.
  9. Seller is not a foreign person (as the term is defined in Section 1445 of the Internal Revenue Code, as amended by the Foreign Investment in Real Property Tax Act of 1980 [FIRPTA]) and Seller shall provide Buyer with an affidavit to that effect in compliance with FIRPTA at closing.
  10. Seller warrants and represents that the Premises shall be free and clear of all tenancies on or before closing of title.
  11. Seller is responsible for removing any and all trash that may be found on the property prior to closing.
32. **Signs.** For no additional consideration from Buyer to Seller, after the signing of this Contract of Sale, Buyer shall have the right to erect signs on the Property in accordance with any applicable ordinance of Borough of Elmer, New Jersey, advertising Buyer's intention to sell a home to be built on said property. Buyer may also advertise property on Multiple Listing Service.
33. **Modifications.** The terms contained in the document may be modified, amended or otherwise changed only by a further written document containing such modified, amended or changed provisions, with specific reference to this agreement and signed by all parties.
34. **GIT/REP.** At closing Seller will deliver an originally executed and fully completed Seller's Residency Certification Exemption form GIT/REP 3.
35. **Execution.** This Contract of Sale and amendments thereto, may be executed by the parties by way of transmission through email/digital signature, such a copy shall have the same legal enforceability and binding effect upon the parties as though it were signed by all parties in original form.
36. **Permits.** If Seller has received any permits or approvals for subject lot, said permits shall be assigned to Buyer at no additional charge.

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**Tina M. Fithian Anderson to Highland Development Group, LLC**

37. **Entire Agreement.** This document represents the entire Agreement between the parties and contains all of the representations and supersedes all prior negotiations, representations, or Agreements, either written or oral.

38. **Additional Provisions.** It is understood by the seller that Vincent Yanni is a member of Highland Development Group, LLC and is a Licensed NJ Real Estate Broker.

**SIGNED AND AGREED TO BY:**

Witnessed or attested by:

Date Signed:

HIGHLAND DEVELOPMENT GROUP, LLC.

\_\_\_\_\_  
As to Buyer

\_\_\_\_\_  
Authentisign  
**Vince Yanni** 04/12/25  
By: Vincent Yanni, Member

\_\_\_\_\_  
Authentisign  
**V** 04/12/25  
As to Seller

\_\_\_\_\_  
Authentisign  
**Tina M Fithian Anderson** 04/12/25  
By: TINA M. FITHIAN ANDERSON

\_\_\_\_\_  
As to Seller

\_\_\_\_\_  
By:

## **PROPOSED USE OF THE PROPERTY**

### **SCHEDULE I ITEM 3**

The subject property is currently vacant. The Applicant proposes to build a single family residence on the property. In order to do that, the Applicant requires the following variances:

- a. Minimum Lot Size of .32 acres where 1.0 acre is required.
- b. Lot Frontage of 60 feet where 150 feet are required.
- c. Lot Depth of 169 feet where 200 feet are required.

**WITNESSES**

1. Sam Juffe- Member of LLC
2. Vince Yanni- Member of LLC
3. Steve DeVito- Member of LLC
4. Greg Simonds, Professional Engineer
5. Corporate Representative of Applicant



**HIGHLANDS DEVELOPMENT GROUP LLC**

**N.J.S.A. 40:55d-48.1 DISCLOSURE**

1. Sam Juffe, 1213 Laurel Oak Lane, York, Pennsylvania 17403
2. Vince Yanni, 1 Alyse Court, Barrington, New Jersey 08007
3. Steve DeVito, 689 Woodstown Road, Swedesboro, New Jersey 08053





NEWKIRK  
KENNETH  
S

ANDERSON  
TINA M  
FITHIAN

ANDERSON  
ROGER

JLT  
ENTERPRISES  
LLC