

12/11

LANDLORD IDENTITY REGISTRATION STATEMENT
ONE AND TWO-UNIT DWELLING REGISTRATION FORM

The form of the certificate of Registration to be filed with the municipal clerk and distributed to tenants by owners or non-owner occupied one and two unit dwellings shall be substantially as follows:

(1) Property Address:

11 Hluchy Road, Robbinsville NJ 08691

(2) The names and addresses of all record owners of the building or the rental business (including all general partners in the case of a partnership) are as follows:

Astride 22, LLC

55 Oakland Mills Road Monmouth NJ 07726

(3) If the record owner is a corporation, the names and addresses of the registered agent and of the corporate officers are as follows:

Lawrence Weiner 55 Oakland Mills Road, Monmouth 07726

Wilhelmina Horzempa 35 Foran Road, Millstone 08535

☐ Record owner is not a corporation.

(4) If the address of any record owner is not located in the county in which the dwelling is located, the name and address of a person who resides in the county and is authorized to accept notices from a tenant, to issue receipts for those notices and to accept service of process on behalf of the out-of-county record owner(s) is as follows:

☐ The addresses of all record owners in the county in which the dwelling is located:

(5) The name and address of the managing agent is as follows:

Lawrence Weiner 55 Oakland Mills Road, 07726

☐ There is no managing agent.

(6) The name and address (including dwelling unit, apartment or room number) of the superintendent, janitor, custodian or other person employed to provide regular maintenance service is as follows:

☒ There is no superintendent, janitor, custodian or other person employed to provide regular maintenance service.

- (7) The name, address and telephone number of an individual representative of the record owner or managing agent who may be reached or contacted at any time in the event of an emergency affecting the dwelling or any dwelling unit, including such emergencies as the failure of any essential service or system, and who has authority to make emergency decisions concerning the building, including the making of repairs and expenditures, is as follows:

Lawrence Welner 732-580-5437
Wilhelm Horzempa 908-692 9817

- (8) The names and addresses of all holders of recorded mortgages on the property are as follows:

☒ There is no recorded mortgage on the property.

- (9) If fuel oil is used to heat the building and the landlord furnishes the heat, the name and address of the fuel oil dealer servicing the building and the grade of fuel oil used are as follows:

- ☒ The building is not heated by fuel oil
☐ The building is heated by fuel oil, but the landlord does not furnish heat.

Date

Law Welner
Landlord or Authorized Representative

SEND COMPLETED FORMS TO TENANTS AND MUNICIPAL CLERKS ONLY

UPPER FREEHOLD TOWNSHIP & ALLENTOWN BOROUGH
APPLICATION FOR RE-SALE OR RENTAL OF PROPERTY

A \$100.00 fee is required when applying for the re-sale or rental of a residential house / apartment; or commercial building. At this time, a virtual Facetime appointment is scheduled with the Housing Inspector. All applicants that have well water must have the water tested and the results must be sent to the Monmouth County Health Department, (our contracted health department 732 431-7456). Once the well water requirements have been approved MONMOUTH COUNTY HEALTH DEPARTMENT WILL ISSUE A CERTIFICATE OF COMPLIANCE. Once the housing violations, if any, have been completed and corrected, and the certificate of compliance has been issued by our health department, the Housing Inspector will issue the CERTIFICATE OF OCCUPANCY for your property.

BLOCK: 12 LOT: 11 CLOSING DATE: _____
Property Location: 11 Htuchy Rd.
Owner's name: Astride 22 LLC
Address: 55 Oaklane Mills Rd. Monclair
Phone: 732-580-5437 Email: Parma vet @ MSN . com
Type of inspection requested: () Resale (☒) Rental
Signature of Owner/Agent: [Signature]
Name of Purchaser/Tenant: Mr. Agiv

Contact Person: Larry Werner Phone: 732 580-5437

****FOR OFFICE USE ONLY****

Open Permits: (YES) ☒ (NO) ☐ Permit #: _____
Amount Paid: \$100 1/10/15 Received By: HO Date: 12/18/25
Inspection Date: 1/6/26 Inspection Time: 1-2pm

*Effective January 1, 2019: Smoke detectors are required for the resale, rental, or change of occupancy to single family houses, condos, townhouses, and mobile homes. One smoke detector is required on each floor level including the basement. Smoke detectors are also required outside of bedroom doors. All smoke detectors, other than A/C powered interconnected, must be installed with a ten-year sealed battery. Please note any smoke detector that exist at the time of inspection that has a removable battery will fail inspection and no certificate of occupancy will be issued.

* During the virtual inspection you will be asked to hit the test button on the smoke detectors. *

** Effective April, 2003: Carbon monoxide detectors must be installed in the vicinity of all bedrooms.

***Effective July 1, 2005: Residential ABC type fire extinguishers, no larger than 10 Lb. rated, must be located within 10' of the kitchen area.

A certificate of occupancy, once issued, is valid for 60 days

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**County of Monmouth
Department of Health and Human Services**

Monmouth County Board of County Commissioners

Thomas A. Arnoue, *Director*
Susan M. Kiley, *Deputy Director*
Dominick "Nick" DiRocco
Ross F. Licitra
Erik Anderson



Peter-Donnell Boynton
Director
Dept. of Health and Human Services

Christopher P. Merkel
Public Health Officer
Dept. of Health and Human Services

50 East Main Street
Freehold, NJ 07728
Telephone 732-431-7456
Fax 732-409-7579

Township of Upper Freehold
314 Route 539
Cream Ridge, NJ 08514

January 20, 2026

CERTIFICATE OF COMPLIANCE

Date of Review: January 20, 2026

By: Christopher R Luberto
Principal, REHS

Name of Owner: Larry Weiner

Location of Property: 11 Hluchy Road

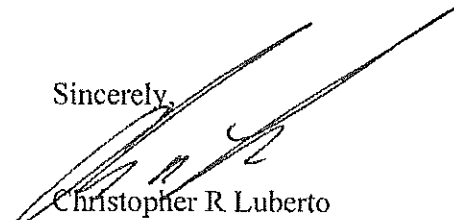
Block: 12 **Lot:** 11

Municipality: Upper Freehold

This is to certify that the analytical results submitted to this department meet primary and secondary contaminant standards for drinking water and is in compliance with the New Jersey Safe Drinking Water Act (N.J.A.C. 7:9D-et seq.) and the Monmouth County Health Department potable water ordinance #6-82 (as amended 2002).

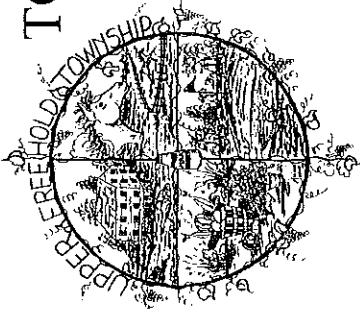
The issuance of the certificate shall not be construed as a guarantee that the water supply and system will function satisfactorily, nor shall it in any way restrict the powers or responsibilities of the Health Department in the enforcement of any law or ordinance relating to public health.

Sincerely,



Christopher R Luberto
Principal, REHS

CC: Weiner



TOWNSHIP OF UPPER FREEHOLD, COUNTY OF
MONMOUTH

HOUSING CODE CERTIFICATE

January 21, 2026

This Certifies, that a **VIRTUAL INSPECTION** was made this date, at

Block: 12 **Lot:** 11 **Address:** 11 HLUCHY RD

and that the building complies with the current smoke detector and carbon monoxide alarm and portable fire extinguisher requirements adopted by the State of New Jersey. During COVID-19 Upper Freehold Township has suspended its Housing Inspection program indefinitely. All homes sold or rented during this period will not have to comply with the housing code standards, other than providing approved well water results.

Owner: ASTRIDE22, LLC

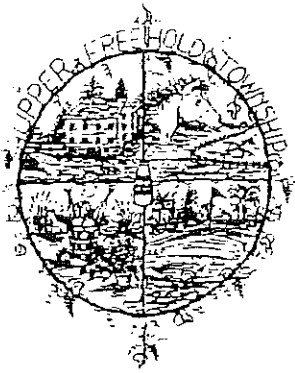
Tenant: Mr. Agiv

HOUSING INSPECTOR

TYPE OF CERTIFICATION

- ☒ Standard
☐ Temporary
☐ Transfer of Title

Owner [X] Purchaser [] is responsible for compliance with provisions of housing code.



Upper Freehold Township

MONMOUTH COUNTY

314 Route 539

CREAM RIDGE, NEW JERSEY 08514

Tel: 609-758-7738

Fax: 609-758-1183

December 3, 2025

ASTRIDE22, LLC
11 Hluchy Road
Robbinsville, NJ 08691

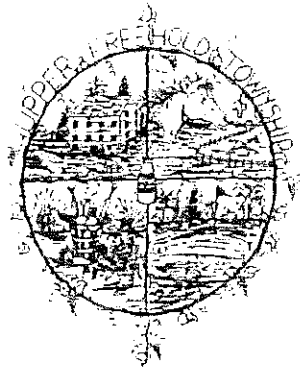
RE: Rental
Block #12 Lot #11

To Whom It May Concern:

Please be advised that Upper Freehold Township requires a Certificate of Occupancy to be issued prior to a change in ownership and a change in tenancy. Our records indicate that the last Certificate of Occupancy was issued on May 12, 2022, a sale transaction between Cynthia G. Reese and Astride22 LLC. It has recently come to my attention that you have allowed a tenant to occupy the single-family house without first obtaining a new Certificate. Please fill out the attached housing rental application and submit it as soon as possible. Once the application is submitted, we will schedule the inspection. You will also have to have your well water tested and approved.

Sincerely,

Ronald A Gafgen
Housing Official



Upper Freehold Township

MONMOUTH COUNTY

314 Route 539

CREAM RIDGE, NEW JERSEY 08514

Tel: 609-758-7738

Fax: 609-758-1183

November 3, 2025

Rony and Yuliya Agiv
11 Hluchy Road
Robbinsville, NJ 08691

tenants

RE: Rental
Block #12 Lot #11

Mr. and Mrs. Agiv:

Please be advised that Upper Freehold Township requires a Certificate of Occupancy to be issued prior to a change in ownership and a change in tenancy. Our records indicate that the last Certificate of Occupancy was issued on May 12, 2022, a sale transaction between Cynthia G. Reese and Astride22 LLC. If you have become a tenant at the premises since that date you have done so prior to a new Certificate of Occupancy being issued.

Sincerely,

Ronald A Gafgen
Housing Official