



Borough Clerk <boroughclerk@islandheightsborough.gov>

OPRA request - Morgan Engineering/Arya Properties--130 Central Ave

1 message

Joseph Jonas <opra+request-82555-8279845e@requests.opramachine.com>

Wed, Oct 22, 2025 at 4:22 PM

To: OPRA requests at Island Heights Borough <boroughclerk@islandheightsborough.gov>

Dear Island Heights Borough,

Please accept this electronic request for public records made under OPRA and the common law right of access. I am not required to fill out an official form or use a particular software platform to submit my request per NJSA 47:1A-6(f), which states that an email from a requestor including all of the information required on the adopted form shall suffice in place of a completed form as a valid government record request.

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Records requested:

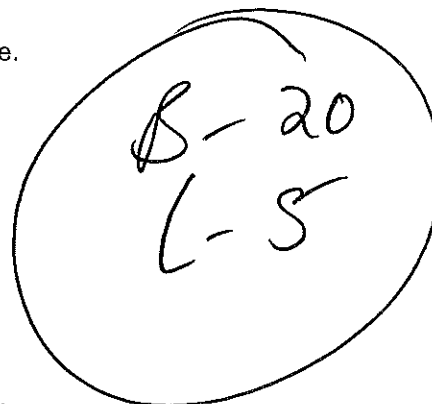
Resolutions and approved variances for the property located at 130 Central Avenue.

Permits (granted and denied) for the property located at 130 Central Avenue.

My preferred delivery method for response(s) to this request is by E-mail as attachments. Please confirm you have received this request. If you are not the custodian of records, please forward my request to that person and provide their email address to me for future reference.

Yours faithfully,

Citizen





Code Enforcement

[Portal](#) | [Refresh](#) | [Open All](#) | [Close All](#)

Property Summary

Owner:	130 CENTRAL AVENUE LLC
Location:	130 CENTRAL AVE
Block:	20
Lot:	5
Lead Parcel:	Yes
Qualifier:	

▲ About the Owner...

General...

Owner:	130 CENTRAL AVENUE LLC
Social Security Number:	000000000
Spouse Social Security Number:	000000000
Owner Street Address:	PO BOX 5232
Owner City, State:	TOMS RIVER NJ
Owner Zip Code:	08754 - 5232
County Number:	15
District Number:	11
Number of Owners:	

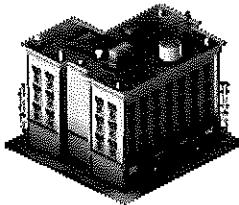
Financials...

Mortgage Account Number:	15865
Deed Book Number:	910
Deed Book Page:	7/1/2014
Deed Date:	
Bank Code:	
Sales Price:	\$995,000.00
Deed Date:	7/1/2014
Sales Price Code:	Z
SR1A Non-Usable Code:	26

COPY

▲ About the Property...

Physical...

[View](#)
[In](#)
[Google](#)
[Maps](#)


Commercial

Location:	130 CENTRAL AVE
Property Class Code:	4A
Building Class Code:	
Number of Commercial Dwellings:	
Number of Dwellings:	1
Additional Lots 1:	
Additional Lots 2:	
Zoning:	M-R
Building Description:	1SF 12565
Land Description:	.870AC
Acreage:	0.87
Construction Year:	

Rebate...

Rebate Code:	
Tenant Rebate Response Flag:	
Tenant Rebate Base Code:	2025
Tenant Rebate Base Year Taxes:	3127153

Other...

Assessment:	
Assessment Code:	
Multiple Occupancy Code:	
Percent Owned Code:	
Property Use Code:	959
Property Characteristics Flags:	
Date of Last Transaction:	12/3/2017
District Update Number of Last Transaction:	2631
Census Tract:	
Census Block:	
UserField1:	
UserField2:	FOTO
Reserved1:	001399800
Reserved2:	001399800000000000
Veteran Count:	0
Widow Count:	0
VCS Type:	

▲ About the Taxes...**General...**

Tax Account Number	
Old Block Number:	00020
Old Lot Number:	00004
Old Qualification Code:	
Tax Delinquent Code:	
Land Taxable Value:	\$230,800.00
Improvement Taxable Value:	\$1,169,000.00
Net Taxable Value:	\$1,399,800.00
Current Year Total Taxes	
Last Year Total Taxes:	
Non-Municipal 1st Half Taxes:	
Non-Municipal 2nd Half Taxes:	
Non-Municipal 3rd Half Taxes:	
Municipal 1st Half Taxes:	
Municipal 2nd Half Taxes:	
Municipal 3rd Half Taxes:	
Special Tax Code 1:	
Special Tax Code 2:	
Special Tax Code 3:	
Special Tax Code 4:	
Tax Map Page:	2

Exemptions...

Initial Filing Date:	
Further Filing Date:	
Exempt Statute Number:	
Exempt Facility Name:	
Exempt Property List Code:	
Exemption Code:	Exemption Amount:
1.	
2.	

3.
4.

▲ Construction...

Applications...

<u>Permit Issue Date</u>	<u>Control Number</u>	<u>Permit Number</u>	<u>Work Type</u>	<u>Subcodes</u>	<u>Status</u>	<u>Close Date</u>	<u>Certificates</u>	<u>Total Cost</u>	<u>Agent</u>
	0003817	615435	Alteration	B P E M	Plan Review Pending			\$15,000	Arya Properties LLC
ELECTRICAL ALTERATIONS INTERIOR ALTERATION(S) OFFICE ALTERATIONS PLUMBING ALTERATIONS Alterations to warehouse to convert into office space. New HVAC and electrical upgrades for 6 office units inside the warehouse.									
	0004519	677328	Alteration	B P E	Closed with Date	11/20/2023		\$6,800	Arya Properties
ALTERATIONS TO MEZZANINE									
5/17/2019	0003419	1900040	Alteration	B E	CA and Close Date Issued	12/10/2019	CA	\$6,500	Arya Properties
ALTERATIONS TO MEZZANINE, DUCTWORK.									
11/13/2018	0009018	1800085	Alteration	E	CA and Close Date Issued	12/10/2019	CA	\$1,500	LIGHTHOUSE LIGHTING AND ELECTRIC LLC
PANEL CHANGE.									
9/13/2018	0007018	1800075	Alteration	P	CA and Close Date Issued	10/1/2020	CA	\$500	ROBERT KOWALSKI
NEW WATER SUPPLY LINE.									
4/10/2017	0003517	1700033	Alteration	B F	CA and Close Date Issued	11/11/2017	CA	\$22,000	Arya Properties
Create mezzanine for offices, equipment platform.									

Inspections...

<u>Date</u>	<u>Control Number</u>	<u>Permit Number</u>	<u>Subcode</u>	<u>Type</u>	<u>Inspector</u>	<u>Result</u>	<u>Comment</u>	<u>Result Comment</u>
12/7/2018	0009018	1800085	Electrical	SERVICE		Pass		JAMES KUIPERS
10/2/2018	0007018	1800075	Plumbing	Final	Michael Winch	Pass		MARK HIBBARD Ispected but was never issued into the system. Ca issued and closed this date.
11/10/2017	0003517	1700033	Building	Final		Pass		Ken Anderson
6/2/2017	0003517	1700033	Fire	Final	William Richert	Pass		Bill Richert
5/9/2017	0003517	1700033	Building	INSULATION		Pass		Ken Anderson
5/3/2017	0003517	1700033	Building	INSULATION		Fail		Ken Anderson
4/26/2017	0003517	1700033	Building			Pass		Ken Anderson

Violations...

There is no violation data for the selected parcel.

Ongoing Applications...

There is no application data for the selected parcel.

▲ Pet...

Active Pets...

There is no pet data for the selected parcel.

▲ Complaints...

Complaints... [Expand](#)

There is no complaint data for the selected parcel.

Would you like to add a complaint? [Yes](#)

▲ Land Use...

Zoning Applications...

There is no application data for the selected parcel.

Open Space

There is no application data for the selected parcel.

Zoning Board Applications...

There is no application data for the selected parcel.

Planning Board Applications...

There is no application data for the selected parcel.

Historic Board Applications...

There is no application data for the selected parcel.

Zoning Inspections...

There is no zoning inspections data for the selected parcel.

Zoning Violations...

There is no zoning violation data for the selected parcel.

COAH...

There is no COAH data for the selected parcel.

▲ Engineering...

Engineering Open Complaints

Tracking #	Date Added	Complaint Type	Address	Action	Summary
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Engineering Projects

There is no Engineering Project data for the selected parcel.

Engineering Review

There is no Generic Review data for the selected parcel.

Inspection

There is no inspection data for the selected parcel.

Clearing...

There is no application data for the selected parcel.

Grading...

There is no application data for the selected parcel.

Service Requests

There is no Service Request data for the selected parcel.

Road Openings

There is no Road Opening data for the selected parcel.

Elevation Certificate

There is no application data for the selected parcel.

Pool Inspection Requests

There is no Pool Request data for the selected parcel.

Grading and Clearing...

There is no application data for the selected parcel.

Plan Attachments

There is no Attachment Group data for the selected parcel.

Code Enforcement...

Property Registration...

No Property Registries

Property Information...

Would you like to edit this properties information? [Yes](#)

Unit Information...[Expand](#)

Would you like to edit this properties information? [Yes](#)

Rent Controlled Unit Information...[Expand](#)

Would you like to edit this properties information? [Yes](#)

Certificate Information...[Expand](#)

There is no Certificate data for the currently selected parcel.

License Information...[Expand](#)

There is no License data for the currently selected parcel.

Units with Expire Lead Certificates...[Expand](#)

There is no Lead Certification Requirements for the currently selected parcel.

Violations...[Expand](#)

There is no violation data for the currently selected parcel.

Would you like to issue a violation? [Yes](#)

Certificate or License or Registry Inspections...[Expand](#)

There is no Inspection data for the currently selected parcel.

Would you like to schedule an inspection? [Yes](#)

Stand Alone Inspections...[Expand](#)

There is no inspection data for the currently selected parcel.

Would you like to schedule an inspection? [Yes](#)

Health Pro...

Food

Establishments

Name	Type	Address	Owner	Manager	License	Last Inspection	Risk Type	Seat	Sq Ft	Vending
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Create the associated application to issue a license or certificate.

General

Establishments

Name	Type	Address	Owner	Manager	License	Last Inspection
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Create the associated application to issue a license or certificate.

Bathing

Establishments

Name	Type	Address	Owner	Manager	License	Last	Hours of	Is Public	Is	Is
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[Inspection](#) [Operation](#)[Private](#) [Seasonal](#)

Create the associated application to issue a license or certificate.

Well Applications

[Type](#) [Address](#) [Owner](#) [Contractor](#) [License](#) [Last Inspection](#) [New](#) [Alteration](#) [Repair](#) [Deepening](#) [Abandonment](#) [Emergency](#) [Initial](#) [Renewal](#)

Create the associated application to issue a license or certificate.

Sewer Applications

[Type](#) [Address](#) [Owner](#) [Contractor](#) [Engineer](#) [License](#) [Last Inspection](#) [Last Pumping](#) [New](#) [Alteration](#) [Repair](#) [Abandonment](#) [Initial](#) [Renewal](#)

Create the associated application to issue a license or certificate.

Inspections...

[Inspection Date](#) [Location](#) [Address](#) [Inspector](#) [Process](#) [Type](#) [Result](#) [Notes](#) [Completed Notes](#)

Would you like to schedule an inspection for this property? [Yes](#)**Infractions...**

[Issue Date](#) [Location](#) [Address](#) [Inspector](#) [Infraction](#) [Compliance Date](#) [Abated](#)

Would you like to create a violation for this property? [Yes](#)**▲ Fire Prevention...****Property Units**

There are no Units Associated with this Property.

Non Periodic Permits - Festivals, Malls, etc

There are no Festivals Associated with this Property.

Property Smoke Detector Inspection Request

There are no Smoke Detector Inspection Requests Associated with this Property.

Stand Alone Inspections

There are no Stand Alone Inspections Associated with this Property.

Fire Investigations

There are no investigations Associated with this Property.

▲ Public Works...**Public Works Open Complaints**

[Tracking #](#) [Date Added](#) [Complaint Type](#) [Address](#) [Action](#) [Status](#) [Summary](#)

PublicWorks Projects

There is no Public Works Project data for the selected parcel.

PublicWorks Review

There is no Generic Review data for the selected parcel.

Inspection

There is no inspection data for the selected parcel.

Service Requests

There is no Service Request data for the selected parcel.

Road Openings

There is no Road Opening data for the selected parcel.

Building Maintenance

There is no Building Maintenance data for the selected parcel.

Parks**Municipal Trees****Plan Attachments**

There is no Attachment Group data for the selected parcel.

▲ Attachments...**Property Attachments... [Expand List...](#) [Manage](#)**

There is no attachment data for the selected parcel.

Would you like to add an attachment to this parcel? [Yes](#)

Form Attachments... [Expand List](#)

There is no attachment data for the selected parcel.

Would you like to add an attachment to this parcel? [Yes](#)

▲ Comments...

There are no General Comments.

Would you like to add a comment? [Yes](#)

There are no comments.

Would you like to add a comment? [Yes](#)

**RESOLUTION OF THE ISLAND HEIGHTS PLANNING BOARD
APPROVING THE APPLICATION FOR SUBDIVISION AND BULK VARIANCE**

**LPS REALTY, APPLICANT
BLOCK 20, LOT 4
130 CENTRAL AVENUE
MEDIUM DENSITY RESIDENTIAL ZONE**

WHEREAS, the Planning Board/Board of Adjustment of the Borough of Island Heights is a duly constituted body as authorized by statute with the responsibility to supervise and to be concerned with the planning and zoning as authorized by the statutes and ordinances made and provided; and

WHEREAS, LPS Realty, LLC, hereafter referred to as "Applicant" has applied to the Planning Board/Board of Adjustment of the Borough of Island Heights for a minor subdivision, on the property commonly known as Block 20, Lot 4, 130 Central Avenue, Island Heights, New Jersey; and

WHEREAS, The Planning Board/Board of Adjustment of the Borough of Island Heights approved the Resolution May 13th, 2015; and

WHEREAS, The Planning Board/Board of Adjustment of the Borough of Island Heights, has made the following findings of fact:

1. The Applicant is the owner of 130 Central Avenue, Island Heights, New Jersey.
2. The Applicant proposes to subdivide the property.
3. The applicant is requesting relief from the Zoning Ordinance of the Borough of Island Heights for the purpose of subdividing one lot into two lots. The Applicant is seeking the following variances:
 - a. Minimum Lot Frontage: 75 feet required, 50 feet proposed;
 - b. Minimum Lot Depth: 100 feet required, 97.5 feet proposed; and
 - c. Minimum Lot Area: 7,500 square feet required, 4,875 square feet proposed;
4. The following exhibits were presented to the Board:
 - a. Minor Subdivision, Lot 4, Block 20, Tax Map Sheet No. 95, Borough of Island Heights, Ocean County, New Jersey, prepared by Morgan Engineering & Surveying, signed and sealed by F. Frank Sadeghi, PE and Adam K. Bendinski, PLS, dated 12/23/14.

- b. Color Render for Minor Subdivision of Lot 4 Block 20.
 - c. Color Overall Aerial for Minor Subdivision Lot 4 Block 20.
 - d. Pictures taken by the Objectors of the property in its current state.
- 5. There were multiple objectors at the public hearing.
 - 6. The Applicant was represented by Stephen B. Kotzas, Esq. at the public hearing.
 - 7. Stephen B. Kotzas, Esq. testified on behalf of the Applicant.
 - 8. On behalf of LPS Realty, LLC, the principal, Frank Sadeghi, P.E. provided supportive testimony;

WHEREAS, the Planning Board/Board of Adjustment of the Borough of Island Heights, has made the following findings of fact:

- 1. The testimony presented also shows the violation of the set-backs as proposed as consistent with the non-conformity in the neighborhood.
- 2. The positive criteria outweigh the negative criteria.
- 3. The granting of the application will not be a substantial detriment to the public good and will not substantially impair the intent and purpose of the zone Plan, Master Plan and Land Use Ordinance of the Borough of Island Heights.
- 4. The property is located between Central Ave and Simpson Avenue.
- 5. The property is located in the medium Density Residential Zone and contains 9,740 square feet.
- 6. The property is currently vacant, undeveloped woods.
- 7. The property is not currently being used a public buffer between the commercial properties and the residential properties.
- 8. Both proposed lots will be limited to single family dwellings.
- 9. The applicant has to satisfy the negative criteria and that is he has to show that either because of exceptional narrowness, shallowness or slope to specific piece of property or by reason of exceptional topographical condition or physical features affecting the piece of property or by reason of an extraordinary exceptional situation uniquely affecting a specific piece of property he cannot comply with the zoning.
- 10. The property is 50' wide and no adjoining property that can be acquired to make it any larger.

11. If lot is left in its current state, the lot is a through lot and it is not consistent with the master plan of the township to have such a narrow through lot.

11. The 50' wide lots would be consistent with the adjoining property on that block and also the lots there on the block are 50' x 75' to 50' x 100' and the lots that are proposed are consistent with the rest of the block.

12. O'Donnell, Stanton & Associates, the Board's engineer, prepared a report to the Board dated December 30, 2014. The Board hereby adopts the findings in the reports of its professionals and incorporates them in this Resolution by reference.

NOW THEREFORE, LET IT BE RESOLVED, this 13th day of May, 2015, that the Resolution be and is hereby granted with the following conditions:

- a. The water main on Simpson Avenue shall be extended to Lake Avenue;
- b. The applicant shall place funds, to be determined by the Board Engineer, in escrow for public improvements and future inspections;
- c. The structures built on the proposed lots shall conform with surrounding neighborhood architecture.
- d. The applicant shall provide confirmation to the Board's Engineer that Public Works can provide water and sewer service to the sites;
- e. Applicant shall revise plans to the satisfaction of the Board's Engineer indicating that the concrete apron would be reinforced with welded wire mesh and shall include a county curb detail and a county pavement restoration detail;
- f. This subdivision is subject to approval from the Ocean County Planning Board.

Moved by:

Seconded by:

In favor of approval:

Opposed to approval:

BE IT FURTHER RESOLVED that a copy of the within Resolution, certified by the Secretary of the Planning Board/Board of Adjustment of the Borough of Island Heights to be a true copy, be forwarded to the Clerk of the Borough of Island Heights and within ten (10) days of today's date to the applicant herein. Notice of this decision shall be published in accordance with the requirements of the Borough of Island Heights Land Use Ordinance.

BE IT FURTHER RESOLVED that the Secretary of the Planning Board/Board of Adjustment of the Borough of Island Heights send certified copies of the within Resolution to each of the following as hereinafter indicated:

Borough Construction Code Official

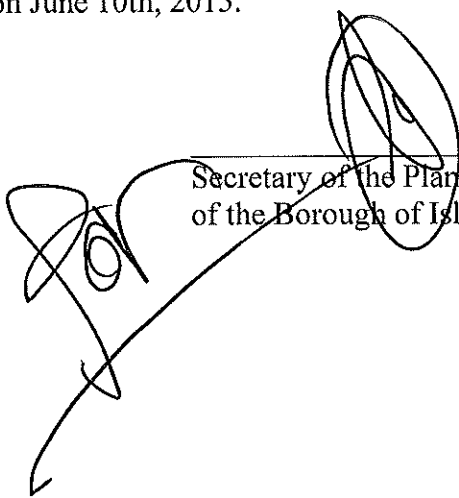
Borough Council

Borough Assessor

Borough Engineer

And other persons as may be required by law.

I certify that the foregoing is a true copy of a Resolution approved by the Planning Board/Board of Adjustment of the Borough of Island Heights on May 13, 2014 and memorialized on June 10th, 2015.



Secretary of the Planning Board/Board of Adjustment
of the Borough of Island Heights