

# ANSELL.LAW

## ANSELL GRIMM & AARON, PC

1500 LAWRENCE AVENUE  
CN7807  
OCEAN, NEW JERSEY 07712  
732-922-1000  
732-922-6161 (FAX)

365 RIFLE CAMP ROAD  
WOODLAND PARK, NEW JERSEY 07424  
973-247-9000  
973-247-9199 (FAX)

214 CARNEGIE CENTER  
SUITE 112  
PRINCETON, NEW JERSEY 08540  
609-751-5551

1177 AVENUE OF THE AMERICAS  
5TH FLOOR  
NEW YORK, NY 10036  
800-569-3886

41 UNIVERSITY DRIVE  
SUITE 400  
NEWTOWN, PENNSYLVANIA 18940  
267-757-8792

website: [ansell.law](http://ansell.law)

JAMES G. AARON  
ALLISON ANSELL ♦ †  
BRIAN E. ANSELL ‡  
MITCHELL J. ANSELL  
MICHAEL V. BENEDETTO  
RICK BRODSKY ♦  
DAVID J. BYRNE □  
PETER S. FALVO, JR.  
PETER B. GRIMM  
ROBERT A. HONECKER, JR. □ §  
JASON S. KLEIN ♦  
JENNIFER S. KRIMKO  
DONNA L. MAUL ♦  
MELANIE J. SCROBLE  
LAWRENCE H. SHAPIRO ♦ □  
DAVID B. ZOLOTOROF

EDWARD J. AHEARN  
BRIAN J. ASHNAULT  
KELSEY M. BARBER  
NICOLE A. BENIS  
ELYSA D. BERGENFELD  
KRISTINE M. BERGMAN □  
GABRIEL R. BLUM ♦  
HILLARY H. BRYCE □  
BARRY M. CAPP ♦ Δ  
ALFRED M. CASO  
KEVIN M. CLARK  
ANTHONY J. D'ARTIGLIO ♦  
LAYNE A. FELDMAN ♦  
CRAIG D. GOTTILLA ♦ □  
RICHARD A. L'ALTRELLI ♦  
NICOLE D. MILLER □ ♦  
LEIGH T. OLIVER  
SETH M. ROSENSTEIN ♦ □  
ANTHONY SANGO

COURTNEY R. SAUER  
JONATHAN D. SHERMAN  
CAROL J. TRUSS  
TARA K. WALSH ♦  
ANDREA B. WHITE ♦ ♦

### COUNSEL

HON. ANTHONY J. MELLACI, JR., J.S.C. (RET)  
STACEY R. PATTERSON ♦  
ROY W. HIBBERD Δ ∇  
HON. RAYMONDA HAYSER, J.T.C. (RET)

### IN MEMORIAM

LEON ANSCHELEWITZ (1929-1996)  
MAX M. BARR (1929-1993)  
MILTON M. ABRAMOFF (1935-2004)  
DAVID K. ANSELL † (1962-2019)  
ROBERT I. ANSELL (1965-2022)  
RICHARD B. ANSELL ‡ (1968-2021)

### LICENSED ALSO IN:

Δ D.C. ♦ MASS. ♦ N.Y.  
□ PENN. ∇ CALIF.

† FELLOW, AMERICAN  
ACADEMY OF MATRIMONIAL  
LAWYERS

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

§ CERTIFIED BY THE SUPREME  
COURT OF NEW JERSEY AS A  
CRIMINAL TRIAL ATTORNEY

♦ CERTIFIED BY THE SUPREME  
COURT OF NEW JERSEY AS A  
MATRIMONIAL LAW ATTORNEY

February 27, 2024

Nancy Tran, Planning Board Secretary  
Borough of Atlantic Highlands  
100 First Avenue  
Atlantic Highlands, NJ 07716

*Via e-mail and hand delivery*

Re: Major Subdivision/Variance Application of  
of Kalian Management, LLC  
Premises: 14 East Garfield Avenue  
Block 101, Lot 3  
Our File No. 097031-3

Dear Ms. Tran:

This office represents Kalian Management, LLC in connection with the enclosed application pertaining to the above-referenced property.

In this regard, enclosed are the following:

1. Eighteen (18) copies of a completed Application for Variance/Application for Approval of Subdivision Plat;
2. Eighteen (18) full-sized sets of Preliminary and Final Major Subdivision Plans prepared by InSite Engineering, LLC and dated December 18, 2023, consisting of ten (10) sheets;
3. Eighteen (18) sealed copies of a Boundary & Topographic Survey prepared by InSite Surveying, LLC and dated July 19, 2023;

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A commitment to excellence. A commitment to people. Since 1929.


4. Eighteen (18) copies of the Zoning Officer's Denial Letter dated January 24, 2024;
5. Completed and signed Contribution Disclosure Statement for Applicant, Kalian Management, LLC;
6. Disclosure of Ownership for Applicant, Kalian Management, LLC;
7. Fully executed Verification of Payment of Taxes, Water & Sewer;
8. Affidavit of Ownership signed by the property owner, Navesink Lodge No. 9 F. & A.M.;
9. Five (5) Will Serve Letters ;
10. Two (2) copies of the Development Plan Checklist;

Checks for initial application and escrow fees will be delivered to your office under separate cover.

Upon your review of the enclosed, please advise as to whether you require any additional information and/or documentation and as to when this matter can be listed on the Planning Board's agenda.

Your attention to this matter is greatly appreciated. I look forward to hearing back from you.

Very truly yours,

  
RICK BRODSKY  
A Member of the Firm  
Direct e-mail: [rbrodsky@ansell.law](mailto:rbrodsky@ansell.law)  
Direct Dial: 732-643-5296

RB/ahn  
Encs.

Nancy Tran, Planning Board Secretary  
Borough of Atlantic Highlands  
February 27, 2024  
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cc w/encs. via e-mail only:

Mazin Kalia, Kalia Management, LLC  
Tyler Kalia, Kalia Management, LLC  
Debbie Gregg, Esq., Kalia Management, LLC  
Marie Lyden, Kalia Management, LLC  
Stephen Musto, PE, InSite Engineering, LLC

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