

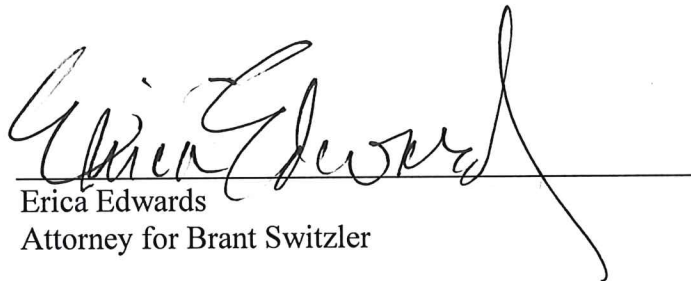
CERTIFICATION OF SERVICE

Notice dated 01/16/2021  
Newspaper 01/14/2021  
List verified - ~~Feb~~  
01-28-2021

I, Erica Edwards, Esq., counsel for the applicant, Brant Switzler, do hereby certify that on Saturday, January 16, 2021 I caused to be mailed by certified mail to all property owners within two hundred feet of the subject premises, and to Comcast, Public Service Electric and Gas Co., Comcast – Mercer County, Verizon, the Municipal Clerk of the Township of Delaware, and the Hunterdon County Planning Board, as shown on the Delaware Township Tax Assessor's certified list of such property owners dated January 13, 2021 attached hereto as Exhibit A, the Notice of Hearing attached hereto as Exhibit B.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Dated: January 27, 2021

  
Erica Edwards  
Attorney for Brant Switzler

## LEGAL NOTICE

### Township of Delaware Zoning Board of Adjustment

NOTICE IS HEREBY GIVEN that on the 28th day of January 2021 at 7:30 o'clock p.m. in the Main Meeting Room of the Delaware Township Municipal Building (Delaware Township Hall) located at 570 Rosemont Ringoes Road, Sergeantsville, New Jersey 08557, and virtually via Zoom (Zoom meeting details provided at the bottom of this notice), a hearing will be held on the application of Brant Switzler to the Delaware Township Zoning Board of Adjustment, for use variance relief/approval pursuant to N.J.S.A. 40:55D-70d(1) from the requirements of Delaware Township Code Section 230-16B.(1) which provides a list of the uses permitted in the A-1 zoning district which list does not include a tennis training facility, and for the approval of any other variances and/or waivers determined by the Board and/or its professionals to be required, to permit a tennis training facility to be located at the premises known as 28 Sandy Ridge Road, Township of Delaware, in the A-1 zone and designated as Block 55, Lot 2 on the Delaware Township Tax Map.

The applicant's application for use variance approval, the applicable checklist and the proposed, preliminary site plan and minor subdivision plan are on file and available for inspection in the office of the Delaware Township Zoning Board of Adjustment, in the Delaware Township Municipal Building (Delaware Township Hall) located at 570 Rosemont Ringoes Road, Sergeantsville, New Jersey 08557, by contacting Kathy Klink, Zoning Board of Adjustment Administrative Officer, at (609) 397-3240 Extension 208, to make an appointment to view the documents on a Tuesday between 9:00 AM and 3:00 PM, a Wednesday between 9:00 AM and 6:30 PM, or on a Thursday between 9:00 AM and 3:00 PM.

Any interested party may appear at and participate in said hearing, or appear/participate virtually via Zoom using the following information to access the meeting:

<https://zoom.us/j/99925643092?pwd=Rkd4VEl5dlhLNkJOdVdxQXJKWTVaUT09>

Meeting ID: 999 2564 3092

Passcode: 444017

One tap mobile

+19292056099,,99925643092#,,, \*444017# US (New York)

+13017158592,,99925643092#,,, \*444017# US (Washington D.C)

Dial by your location

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+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 999 2564 3092

Passcode: 444017

Find your local number: <https://zoom.us/j/araqlYc8f>

Brant Switzler, 34 Sandy Ridge Road, Stockton, New Jersey 08559. By and through his attorney: Erica Edwards, Esq., Erica Edwards, Esq. Law Offices LLC, 47 East Main Street, Bldg. 2, Flemington, New Jersey 08822 (908) 782-2700.



NJ Legal Liner

# Hunterdon Co Democrat

## LEGAL AFFIDAVIT

AD#: 0009852574

Total

\$51.69

State of New Jersey,) ss

County of Hunterdon)

Loretta Doran being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that Hunterdon Co Democrat is a public newspaper, with general circulation in Hunterdon, Mercer, Somerset, and Warren Counties, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Hunterdon Co Democrat 01/14/2021

**JEANETTE KRZYMALSKI**  
**NOTARY PUBLIC OF NEW JERSEY**  
**ID # 50033947**  
**My Commission Expires 3/8/2021**

Principal Clerk of the Publisher

Sworn to and subscribed before me this 14th day of January 2021

Notary Public

### LEGAL NOTICE

Township of Delaware  
Zoning Board of Adjustment

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One tap mobile

+19292056099,,99925643092#,,,,\*444017# US (New York)

+13017158592,,99925643092#,,,,\*444017# US (Washington D.C)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 999 2564 3092

Passcode: 444017

Find your local number: <https://zoom.us/j/99925643092>

Brant Switzler, 34 Sandy Ridge Road, Stockton, New Jersey 08559. By and through his attorney: Erica Edwards, Esq., Erica Edwards, Esq. Law Offices LLC, 47 East Main Street, Bldg. 2, Flemington, New Jersey 08822 (908) 782-2700.

(Pr's fee \$51.69)

1/14/2021



**Green Sergeant's Bridge**  
New Jersey's Only Remaining Covered Bridge

# Delaware Township

Hunterdon County, New Jersey

Michelle Trivigno, CTA  
OFFICE OF THE ASSESSOR

570 Rosemont-Flingoes Road  
P.O. BOX 500

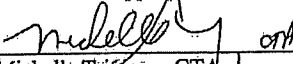
TOWNSHIP HALL  
SERGEANTSVILLE, NJ 08557-0500  
(609) 397-3240 • FAX (609) 397-4893

Erica Edwards, Esq.  
47 East Main Street, Bldg. 2  
PO Box 252  
Flemington, NJ 08822

For: Block 55 Lot 2

I HEREBY CERTIFY that the following is a certified listing of property owners within 200 feet of the subject property, shown above, in the Township of Delaware as shown on the current tax list. Said property owners must be given proper notification as per state regulations as applied to the Board before whom an application is being made.

Dated: 1/13/21

  
Michelle Trivigno, CTA  
Certification Officer for Delaware Twp.

TO BE NOTIFIED, in addition to the attached listing of property owners within Delaware Township:

Comcast  
100 Randolph Road  
Somerset, NJ 08873 ✓

Comcast – Mercer County  
Sheryl Miranda  
90 Lake Drive  
East Windsor, NJ 08520 ✓

Public Service Electric and Gas Co.  
Manager – Corporate Properties  
80 Park Plaza, T6B  
Newark, NJ 07102 ✓

Verizon  
PO Box 4835  
Trenton, NJ 08650-4835 ✓

Updated 12/17/14

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Flemington, NJ 08822

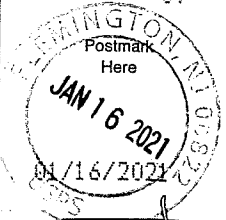
Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$7.95
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$8.95

Sent To: Hunterdon County Planning Board  
Street an: Route 12 County Complex  
City, State: 314 State Route 12, Building #1  
PO Box 2900  
Flemington, NJ 08822

0467  
09



PS Form 3800, April 2010 Edition Reverse for Instructions

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
54 5.02	25 SANDY RIDGE ROAD	2	HOFFMAN, FRANCIS III & DALIA E 25 SANDY RIDGE RD STOCKTON NJ 08559 ✓
54 5.03	35 SANDY RIDGE ROAD	2	MARTIN, TIMOTHY & JANIS BURENGA 35 SANDY RIDGE RD STOCKTON NJ 08559 ✓
54 5.04	31 SANDY RIDGE ROAD	2	WALKER, STEVEN G & CYNTHIA 31 SANDY RIDGE ROAD STOCKTON NJ 08559 ✓
54 5.05	29 SANDY RIDGE ROAD	2	MIRONOV, MICHAEL J & AGNES 29 SANDY RIDGE ROAD STOCKTON NJ 08559 ✓
54 10	21 SANDY RIDGE ROAD	2	TUCCI, VALERIE A 21 SANDY RIDGE RD STOCKTON NJ 08559 ✓
55 2.02	122 SANDY RIDGE MT AIRY	3A	ANDERSON, ELEANORA & TULLIS ONSTOTT PO BOX 663 NEW HOPE PA 18938 ✓
55 2.03	34 SANDY RIDGE ROAD	3A	SWITZLER, EMMA ANGELE MACY P O BOX 32 STOCKTON NJ 08559 ✓
55 2.04	104 SANDY RIDGE MT AIRY	2	PEACOCK, DANIEL & ERIN 104 SANDY RIDGE MT AIRY STOCKTON NJ 08559 ✓
55 2.05	110 SANDY RIDGE MT AIRY	3A	LULLMAN, ALAN C & BETH I 110 SANDY RIDGE MT AIRY STOCKTON NJ 08559 ✓
55 2.06	112 SANDY RIDGE MT AIRY	2	DESCH, SCOTT R & SANDRA M 112 SANDY RIDGE-MT AIRY STOCKTON NJ 08559 ✓
55 2.08	36 SANDY RIDGE RD	2	BOTERO, FELIPE & JULIE G 36 SANDY RIDGE RD STOCKTON NJ 08559 ✓
55 3	65 BROOKVILLE HOLLOW ROAD	3A	DIBIANCA, VINCENT F 65 BROOKVILLE HOLLOW RD STOCKTON NJ 08559 ✓
55 8	20 SANDY RIDGE ROAD	3A	FEARY, VAUGHAN M PO BOX N STOCKTON NJ 08559 ✓

7020 1290 0002 1199 4724

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Somerset, NJ 08873

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To

Street and Comcast  
100 Randolph Road  
City, State, Somerset, NJ 08873

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Stockton, NJ 08559

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To

Street and Francis & Dalia E. Hoffman III  
25 Sandy Ridge Rd  
City, State, Stockton, NJ 08559

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7020 1290 0002 1199 4731

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Newark, NJ 07102

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To

Street and Public Service Electric and Gas Co.  
Manager – Corporate Properties  
City, State, 80 Park Plaza, T6B  
Newark, NJ 07102

PS Form

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7020 1290 0002 1199 4793

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Stockton, NJ 08559

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To

Street and Timothy Martin & Janis Burenga  
35 Sandy Ridge Rd  
City, State, Stockton, NJ 08559

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Hightstown, NJ 08520

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To

Street and Comcast – Mercer County  
Sheryl Miranda  
City, State, 90 Lake Drive  
East Windsor, NJ 08520

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Stockton, NJ 08559

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☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To

Street and Steven G & Cynthia Walker  
31 Sandy Ridge Road  
City, State, Stockton, NJ 08559

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Trenton, NJ 08650

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0467  
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☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postmark  
Here

Postage \$0.55

Total Postage and Fees \$6.95

Sent To

Verizon  
PO Box 4835  
Trenton, NJ 08650-4835

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Stockton, NJ 08559

Certified Mail Fee \$3.55

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Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postmark  
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Postage \$0.55

Total Postage and Fees \$6.95

Sent To

Michael J & Agnes Mironov  
29 Sandy Ridge Road  
Stockton, NJ 08559

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☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postmark  
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Postage \$0.55

Total Postage and Fees \$6.95

Sent To

Valerie A Tucci  
21 Sandy Ridge Rd  
Stockton, NJ 08559

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Stockton, NJ 08559

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☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postmark  
Here

Postage \$0.55

Total Postage and Fees \$6.95

Sent To

Alan C & Beth I Lullman  
110 Sandy Ridge Mt Airy  
Stockton, NJ 08559

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New Hope, PA 18938

Certified Mail Fee \$3.55

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☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postmark  
Here

Postage \$0.55

Total Postage and Fees \$6.95

Sent To

Eleanora Anderson & Tullis Onstott  
PO Box 663  
New Hope, PA 18938

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☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postmark  
Here

Postage \$0.55

Total Postage and Fees \$6.95

Sent To

Scott R & Sandra M Desch  
112 Sandy Ridge-Mt Airy  
Stockton, NJ 08559

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☐ Return Receipt (hardcopy) \$0.00  
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☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55  
Total Postage and Fees \$6.95

Sent To  
Street and A Emma Angele Macy Switzler  
P O Box 32  
City, State, Zip Stockton, NJ 08559

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Stockton, NJ 08559

Certified Mail Fee \$3.55  
\$2.85  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55  
Total Postage and Fees \$6.95

Sent To  
Street and A Daniel & Erin Peacock  
104 Sandy Ridge Mt Airy  
City, State, Zip Stockton, NJ 08559

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Stockton, NJ 08559

Certified Mail Fee \$3.55  
\$2.85  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55  
Total Postage and Fees \$6.95

Sent To  
Street and Apt Vaughan M Feary  
PO Box N  
City, State, Zip Stockton, NJ 08559

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Stockton, NJ 08559

Certified Mail Fee \$3.55  
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☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55  
Total Postage and Fees \$6.95

Sent To  
Street and Felipe & Julie G Botero  
36 Sandy Ridge Rd  
City, State, Zip Stockton, NJ 08559

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Stockton, NJ 08559

Certified Mail Fee \$3.55  
\$2.85  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55  
Total Postage and Fees \$6.95

Sent To  
Street and Vincent F DiBianca  
65 Brookville Hollow Rd  
City, State, Zip Stockton, NJ 08559

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sergeantsville, NJ 08557

Certified Mail Fee \$3.55  
\$2.85  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55  
Total Postage and Fees \$6.95

Sent To  
Street and Maria Andrews, Registered Municipal Clerk  
Township of Delaware  
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions