

Robert Malestein, P.J.Ch.
NOV 12 2024
FILED

HILL WALLACK LLP
Cherry Hill Plaza
1415 Route 70 E., Suite 309
Cherry Hill, New Jersey 08034
(856) 616-8080
Gregg A. Shivers, Esq.
Attorneys for Plaintiff
Attorney ID: 025041983

Friends of Victory Lakes Association, Inc.,

Plaintiff

vs.

William Blaney, et al (see Exhibit A –
spreadsheet listing the 527 Defendants),

Defendants

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION –
GENERAL EQUITY

GLOUCESTER COUNTY

DOCKET NO. GLO- C-59-22

ORDER

This matter having been brought before the Court by Gregg A. Shivers, Esq. of Hill Wallack, LLP on behalf of Plaintiff and Defendant Speyerer being represented by Thomas Dyer, Esq. and the remaining answering Defendants appearing pro se and the Court having considered the papers submitted and the arguments made and for good cause shown;

It is on this 12th day of November, 2024 Ordered as follows:

1. The owners of all properties identified in the attached list shall be personally required to contribute to the cost of the maintenance of the Victory Lakes and dams along with the repayment of the State and Township guaranteed loan from the DEP effective January 1, 2021.

2. The amount of the contributions shall be dependent on the classification as follows:

Tier 1 – Lake front properties
Tier 2 – Lake view properties

Tier 3 – Other properties with lake rights and structures
Tier 4 – Vacant properties with lake rights

3. The Court approves the following yearly contributions for 2022-2024:

Tier 1- Lake front – \$380/year
Tier 2 – Lake view - \$285/year
Tier 3 – In community - \$195/year
Tier 4 – Vacant lot - \$50/year

Any “double lots” sharing one residential structure shall only pay 1 yearly assessment.

4. The Association shall publish by email and on a community website a proposed budget to all property owners identified in this Order each year no later than November 1 for the following year. The property owners shall have 30 days to contest or comment on the proposed budget and proposed annual payment and the Court shall retain jurisdiction over any disputes regarding same. All budgeted items shall be directly related to the maintenance and upkeep of the lakes, lake properties and dams as well as the repayment of the DEP loan.
5. Any property owner subject to this Order shall be entitled to review the records of receipts and expenditures under this Order upon 30 days’ written notice to the Association. The Court will retain jurisdiction to resolve any disputes over the proper expenditure of funds collected pursuant to this Order.
6. The Association is entitled to add the costs of this legal action to the 2025 budget so that the fees are recovered by the Association in twelve equal installments from the property owners subject to this order. The Association may add any future legal fees to future budgets if they are directly related to this action or the maintenance and upkeep of the lakes, lake property and dams.
7. The past and future yearly contributions determined under this Order shall constitute a lien

against the properties named herein. The Association shall have the right to take any legal or equitable action available to collect these contributions including filing a lien with the County Clerk, foreclosing on any such lien and/or filing a money judgment complaint against the owner(s) of the property. The debtor-property owner shall be responsible to pay all collection costs including reasonable attorney fees. Such costs shall be considered part of the required contribution hereunder and may be included in the lien amount.

8. Property owners subject to this Order shall NOT be *required* to join the Association and the Association shall not hold itself out as a homeowners association.
9. This Order shall be filed with the Gloucester County Clerk as against each property named herein. The cost of such filing may be added to the 2025 budget.
10. The provisions of this Order shall run with the land of each property identified in this Order.

Robert J. Malestein, P.J.Ch.

Honorable Robert J. Malestein, P.J.Ch.

A		B		C		D		E	
Block/Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Property Location	Block/Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Property Location
1	ROUNDS, EDWARD	3512 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3512 SUNSET AVE	2	Jones, Recarro	3536 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3536 SUNSET AVE
2	ROUNDS, EDWARD	3512 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3512 SUNSET AVE	3	MASSARO, MICHAEL R & JOANNE	1801 WOODHOLLOW DR	MARLTON, NJ 08053	SUNSET AVE
3	Jones, Recarro	3536 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3536 SUNSET AVE	4	OPDYKE, KATLYNN & SAPIENZA, GREG T	3626 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3626 SUNSET AVE
4	MASSARO, MICHAEL R & JOANNE	1801 WOODHOLLOW DR	MARLTON, NJ 08053	SUNSET AVE	5	JACUK, PETER & MARCHAND, DAWN	3640 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3640 SUNSET AVE
5	OPDYKE, KATLYNN & SAPIENZA, GREG T	3626 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3626 SUNSET AVE	6	MACNICHOL, BERTHA	3654 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3654 SUNSET AVE
6	JACUK, PETER & MARCHAND, DAWN	3640 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3640 SUNSET AVE	7	GAZDA, CHRISTOPHER & MARIA C	3666 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3666 SUNSET AVE
7	MACNICHOL, BERTHA	3654 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3654 SUNSET AVE	8	MG Signature Homes LLC	34 Huntington Road	Edison, NJ 08820	3310 Sunset Ave
8	GAZDA, CHRISTOPHER & MARIA C	3666 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3666 SUNSET AVE	9	JEZAK, BENJAMIN & STANLEY T	3318 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3318 SUNSET AVE
8	MG Signature Homes LLC	34 Huntington Road	Edison, NJ 08820	3310 Sunset Ave	10	JEZAK, STANLEY T & KIMBERLY A	3414 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3414 SUNSET AVE
9	JEZAK, BENJAMIN & STANLEY T	3318 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3318 SUNSET AVE	11	ANDREWS, MATTHEW & KAVALKOVICH, CAT	3710 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3710 SUNSET AVE
10	JEZAK, STANLEY T & KIMBERLY A	3414 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3414 SUNSET AVE	12	CONFORME, JACQUELINE M & ROQUE	3610 LAKE AVE	WILLIAMSTOWN, NJ 08094	3610 LAKE AVE
11	ANDREWS, MATTHEW & KAVALKOVICH, CAT	3710 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3710 SUNSET AVE	13	ZURYBIDA, VLADYMYR C/O C GARAGLIANO	22 WOOD RD	MIDDELTON, RI 02842	SUNSET AVE
12	CONFORME, JACQUELINE M & ROQUE	3610 LAKE AVE	WILLIAMSTOWN, NJ 08094	3610 LAKE AVE	14	Bonadies, Jodi Anne and Walker, Deborah	117 Maple Leaf Circle	SEWELL, NJ 08080	SUNSET AVE
13	ZURYBIDA, VLADYMYR C/O C GARAGLIANO	22 WOOD RD	MIDDELTON, RI 02842	SUNSET AVE	15	THOMPSON, JANE GAIL & JOHN BRUCE	123 KELLER WAY	MAVS LANDING, NJ 08330	3667 SUNSET AVE
14	Bonadies, Jodi Anne and Walker, Deborah	117 Maple Leaf Circle	SEWELL, NJ 08080	SUNSET AVE	16	KRUSZEWSKI, RICHARD H	3677 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3677 SUNSET AVE
15	THOMPSON, JANE GAIL & JOHN BRUCE	123 KELLER WAY	MAVS LANDING, NJ 08330	3667 SUNSET AVE	17	LEHMAN, TERESA	3705 SUNSET AVE	WILLIAMSTOWN, NJ 08094	SUNSET AVE
16	KRUSZEWSKI, RICHARD H	3677 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3677 SUNSET AVE	18	SPEYERER, THERESA LEHMAN	3705 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3705 SUNSET AVE
17	LEHMAN, TERESA	3705 SUNSET AVE	WILLIAMSTOWN, NJ 08094	SUNSET AVE	19	GABBIANELLI, MICHAEL & JANET M	1521 LARCH AVE	WILLIAMSTOWN, NJ 08094	3711 SUNSET AVE
18	SPEYERER, THERESA LEHMAN	3705 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3705 SUNSET AVE	20	MCCRACKEN, CHRISTOPHER W JR & JENNI	3717 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3717 SUNSET AVE
19	GABBIANELLI, MICHAEL & JANET M	1521 LARCH AVE	WILLIAMSTOWN, NJ 08094	3711 SUNSET AVE	21	BARNESKI, KRISTIN & CHRISTINA	3737 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3737 SUNSET AVE
20	MCCRACKEN, CHRISTOPHER W JR & JENNI	3717 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3717 SUNSET AVE	22	NIC MARIE REALTY LLC	254 W TRENTON AVE #209B	MORRISVILLE, PA 19067	3624 LAKE AVE
21	BARNESKI, KRISTIN & CHRISTINA	3737 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3737 SUNSET AVE	23	BERARDI, JASON	3519 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3519 SUNSET AVE
22	NIC MARIE REALTY LLC	254 W TRENTON AVE #209B	MORRISVILLE, PA 19067	3624 LAKE AVE	24	POSEY, DAVID & KATHRYN	3644 LAKE AVE	WILLIAMSTOWN, NJ 08094	3644 LAKE AVE
23	BERARDI, JASON	3519 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3519 SUNSET AVE	25	TOSTO, NICOLA L & KIMBERLY L	3652 LAKE AVE	WILLIAMSTOWN, NJ 08094	3652 LAKE AVE
24	POSEY, DAVID & KATHRYN	3644 LAKE AVE	WILLIAMSTOWN, NJ 08094	3644 LAKE AVE	26	PERRONE, ROBERT E & MARTINEZ-PERRON	3692 LAKE AVE	WILLIAMSTOWN, NJ 08094	3692 LAKE AVE
25	TOSTO, NICOLA L & KIMBERLY L	3652 LAKE AVE	WILLIAMSTOWN, NJ 08094	3652 LAKE AVE	27	RUPPERT, EMILY A & MICHAEL D JR	602 CENTERTON RD	ELMER, NJ 08318	LAKE AVE
26	PERRONE, ROBERT E & MARTINEZ-PERRON	3692 LAKE AVE	WILLIAMSTOWN, NJ 08094	3692 LAKE AVE	28	BULSKIS, TRACY A	3724 LAKE AVE	WILLIAMSTOWN, NJ 08094	3724 LAKE AVE
27	RUPPERT, EMILY A & MICHAEL D JR	602 CENTERTON RD	ELMER, NJ 08318	LAKE AVE	29	Negron, Abigail and Smith, Robert	4 BARBAGALLO CT	335 Hidden Drive, Blackwood, NJ	LAKE AVE
28	BULSKIS, TRACY A	3724 LAKE AVE	WILLIAMSTOWN, NJ 08094	3724 LAKE AVE	30	Negron, Abigail and Smith, Robert	9709 BIRWOOD ST	335 Hidden Drive, Blackwood, NJ	LAKE AVE
29	Negron, Abigail and Smith, Robert	4 BARBAGALLO CT	335 Hidden Drive, Blackwood, NJ	LAKE AVE	31	HAMAKER, JOSEPH & SOBIESKI, ERYNN N	3760 LAKE AVE	WILLIAMSTOWN, NJ 08094	3760 LAKE AVE
30	Negron, Abigail and Smith, Robert	9709 BIRWOOD ST	335 Hidden Drive, Blackwood, NJ	LAKE AVE	32	CAMPANELLA, MICHAEL & FAHY, DENISE	3770 LAKE AVE	WILLIAMSTOWN, NJ 08094	3770 LAKE AVE
31	HAMAKER, JOSEPH & SOBIESKI, ERYNN N	3760 LAKE AVE	WILLIAMSTOWN, NJ 08094	3760 LAKE AVE	33	CARUSO, BRANDON C	3786 LAKE AVE	WILLIAMSTOWN, NJ 08094	3786 LAKE AVE
32	CAMPANELLA, MICHAEL & FAHY, DENISE	3770 LAKE AVE	WILLIAMSTOWN, NJ 08094	3770 LAKE AVE	34	SCHWAB, MARIE A (Kapudinski)	3537 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3537 SUNSET AVE
33	CARUSO, BRANDON C	3786 LAKE AVE	WILLIAMSTOWN, NJ 08094	3786 LAKE AVE	35	MILLER, DORIS	3311 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3311 SUNSET AVE
34	SCHWAB, MARIE A (Kapudinski)	3537 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3537 SUNSET AVE	36	TILEY, PRESTON P	1139 OAK AVE	WILLIAMSTOWN, NJ 08094	1139 OAK AVE
35	MILLER, DORIS	3311 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3311 SUNSET AVE	37	STEWART, MICHELE A	1118 PINE AVE	WILLIAMSTOWN, NJ 08094	1118 PINE AVE
36	TILEY, PRESTON P	1139 OAK AVE	WILLIAMSTOWN, NJ 08094	1139 OAK AVE	38	PALADINO, JOHN & KAREN	1130 PINE AVE	WILLIAMSTOWN, NJ 08094	1130 PINE AVE
37	STEWART, MICHELE A	1118 PINE AVE	WILLIAMSTOWN, NJ 08094	1118 PINE AVE	39	Tiley, Preston	1741 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	PINE AVE
38	PALADINO, JOHN & KAREN	1130 PINE AVE	WILLIAMSTOWN, NJ 08094	1130 PINE AVE	40	ELENBARK, ROBERT L & DEBORAH A	3323 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3323 SUNSET AVE
39	Tiley, Preston	1741 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	PINE AVE	41	WOODBRIDGE, NJ 07095	3729 LAKESIDE DR	WOODBRIDGE, NJ 07095	3729 LAKESIDE DR
40	ELENBARK, ROBERT L & DEBORAH A	3323 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3323 SUNSET AVE	42	Cullen, Caroline and Graham, III, Joseph	3707 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	3707 LAKESIDE DR
41	WOODBRIDGE, NJ 07095	3729 LAKESIDE DR	WOODBRIDGE, NJ 07095	3729 LAKESIDE DR	43	SNYDER, DENNIS L & YVONNE M	3609 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	3609 LAKESIDE DR
42	Cullen, Caroline and Graham, III, Joseph	3707 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	3707 LAKESIDE DR	44	HOGAN, JOHN M & MARIE	1427 FIRST AVE	WILLIAMSTOWN, NJ 08094	1427 FIRST AVE
43	SNYDER, DENNIS L & YVONNE M	3609 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	3609 LAKESIDE DR	45	ATKINSON, CHRISTOPHER J	3621 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	3621 LAKESIDE DR
44	HOGAN, JOHN M & MARIE	1427 FIRST AVE	WILLIAMSTOWN, NJ 08094	1427 FIRST AVE	46	SANDERS, DANIEL J & CHRISTINA M	1424 THIRD AVE	WILLIAMSTOWN, NJ 08094	1424 THIRD AVE
45	ATKINSON, CHRISTOPHER J	3621 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	3621 LAKESIDE DR	47	PEZZANO, FRANCIS P JR	1402 THIRD AVE	WILLIAMSTOWN, NJ 08094	1402 THIRD AVE
46	SANDERS, DANIEL J & CHRISTINA M	1424 THIRD AVE	WILLIAMSTOWN, NJ 08094	1424 THIRD AVE	48	DELLAVECCHIA, TANIA M	3521 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	3521 LAKESIDE DR
47	PEZZANO, FRANCIS P JR	1402 THIRD AVE	WILLIAMSTOWN, NJ 08094	1402 THIRD AVE	49	HADLEY, RICHARD G	1424 FOURTH AVE	WILLIAMSTOWN, NJ 08094	1424 FOURTH AVE
48	DELLAVECCHIA, TANIA M	3521 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	3521 LAKESIDE DR	50				
49	HADLEY, RICHARD G	1424 FOURTH AVE	WILLIAMSTOWN, NJ 08094	1424 FOURTH AVE					
50									

A	B	C	D	E
Block/Lot	Owner's Name	Owner's Mailing Address	City/State/zip	Property Location
51	8907-3	IACOVONE, NICHOLAS H	1421 THIRD AVE WILLIAMSTOWN, NJ 08094	1421 THIRD AVE WILLIAMSTOWN, NJ 08094
52	8907-6	SHERIDAN, ELIZABETH	3405 LAKESIDE DR WILLIAMSTOWN, NJ 08094	3405 LAKESIDE DR WILLIAMSTOWN, NJ 08094
53	8907-7	ACOSTA, DIANE	3413 LAKESIDE DR WILLIAMSTOWN, NJ 08094	3413 LAKESIDE DR WILLIAMSTOWN, NJ 08094
54	8908-3	STUHL, STEVEN & SHERRY A	1419 4TH AVE WILLIAMSTOWN, NJ 08094	1419 FOURTH AVE WILLIAMSTOWN, NJ 08094
55	8908-6	CARL, JASON & JULIE & DODD, JENNIFER	3307 LAKESIDE DR WILLIAMSTOWN, NJ 08094	3307 LAKESIDE DR WILLIAMSTOWN, NJ 08094
56	8909-1	FORT, ANDREW D	1434 SIXTH AVE WILLIAMSTOWN, NJ 08094	1434 SIXTH AVE WILLIAMSTOWN, NJ 08094
57	8909-10	Clark, Jr., Charles and Weaver, Vanessa	3211 LAKESIDE DR WILLIAMSTOWN, NJ 08094	3211 LAKESIDE DR WILLIAMSTOWN, NJ 08094
58	8909-4	O'DONNELL, BRIAN	1428 6TH AVE WILLIAMSTOWN, NJ 08094	1428 SIXTH AVE WILLIAMSTOWN, NJ 08094
59	8909-6	VANACKER, ERIC	1416 SIXTH AVE WILLIAMSTOWN, NJ 08094	1416 SIXTH AVE WILLIAMSTOWN, NJ 08094
60	8909-7	MEINHART, JOEL ANDREW	3225 LAKESIDE DR WILLIAMSTOWN, NJ 08094	3225 LAKESIDE DR WILLIAMSTOWN, NJ 08094
61	8909-9	Clark, Renee J. and Lange, Ella	3205 LAKESIDE DR WILLIAMSTOWN, NJ 08094	3205 LAKESIDE DR WILLIAMSTOWN, NJ 08094
62	8910-10	RUDOLPH, CHARLES & JANICE	3103 LAKESIDE DR WILLIAMSTOWN NJ 08094	3103 LAKESIDE DR WILLIAMSTOWN NJ 08094
63	8910-2	GALLUCCI, DANIEL H	1426 SEVENTH AVE WILLIAMSTOWN, NJ 08094	1426 SEVENTH AVE WILLIAMSTOWN, NJ 08094
64	8910-3	ROWLAND, RAYMOND M & DEBRA J	1418 SEVENTH AVE WILLIAMSTOWN, NJ 08094	1418 SEVENTH AVE WILLIAMSTOWN, NJ 08094
65	8910-5	COWART, DONALD & LYNN	1439 SIXTH AVE WILLIAMSTOWN, NJ 08094	1439 SIXTH AVE WILLIAMSTOWN, NJ 08094
66	8910-9	MARQUETTE, JON	3129 LAKESIDE DR WILLIAMSTOWN, NJ 08094	3129 LAKESIDE DR WILLIAMSTOWN, NJ 08094
67	8911-4	DIAMOND, STEPHEN H	1423 SEVENTH AVE WILLIAMSTOWN, NJ 08094	1423 SEVENTH AVE WILLIAMSTOWN, NJ 08094
68	8911-6	Golden Arrow, LLC	1429 Coles Mill Road WILLIAMSTOWN, NJ 08094	1404 EIGHTH AVE WILLIAMSTOWN, NJ 08094
69	8911-7	HOWLEY, SABRINA E	3011 LAKESIDE DR WILLIAMSTOWN, NJ 08094	3011 LAKESIDE DR WILLIAMSTOWN, NJ 08094
70	8911-9	MATESE, ANGELINA M	266 A SOUTH MAIN ST WILLIAMSTOWN, NJ 08094	SEVENTH AVE WILLIAMSTOWN, NJ 08094
71	8912-1	WESCOTT, HARLEY E	3407 SUNSET AVE WILLIAMSTOWN, NJ 08094	3407 SUNSET AVE WILLIAMSTOWN, NJ 08094
72	8912-12	BULGER, ROBERT M	3621 LAKE AVE WILLIAMSTOWN, NJ 08094	3621 LAKE AVE WILLIAMSTOWN, NJ 08094
73	8912-4	TILEY, PATTIE P	1136 OAK AVE WILLIAMSTOWN, NJ 08094	1136 OAK AVE WILLIAMSTOWN, NJ 08094
74	8913-62	Clark, Jr., Charles and Weaver, Vanessa	3211 LAKESIDE DR WILLIAMSTOWN, NJ 08094	LAKESIDE DR WILLIAMSTOWN, NJ 08094
75	9001-10	GRIECO, STANLEY C & ANITA	3223 SUNSET AVE WILLIAMSTOWN, NJ 08094	3223 SUNSET AVE WILLIAMSTOWN, NJ 08094
76	9001-11	MLOSEK, ANTHONY & HELENE D	1116 BIRCH AVE WILLIAMSTOWN, NJ 08094	1116 BIRCH AVE WILLIAMSTOWN, NJ 08094
77	9001-14	FIOT, JOHN C & ROBERT L	1132 BIRCH AVE WILLIAMSTOWN, NJ 08094	1132 BIRCH AVE WILLIAMSTOWN, NJ 08094
78	9001-15	REMENTER, CATHERINE M	26 BAY AVE. WEST WILDWOOD, NJ 08260	BIRCH AVE WILLIAMSTOWN, NJ 08094
79	9001-17	BURKE, BARBARA E	2512 LAKESIDE DR WILLIAMSTOWN, NJ 08094	2512 LAKESIDE DR WILLIAMSTOWN, NJ 08094
80	9001-19	DAVENPORT, HALIMA	2508 LAKESIDE DR WILLIAMSTOWN, NJ 08094	2508 LAKESIDE DR WILLIAMSTOWN, NJ 08094
81	9001-20	Jones, Jr., James Milton and Micha, Lindsey Nicole	2516 LAKESIDE DR WILLIAMSTOWN, NJ 08094	2516 LAKESIDE DR WILLIAMSTOWN, NJ 08094
82	9001-21	PETERSON, DENISE E & MICHELLE L	722 WOOD LANE HADDONFIELD, NJ 08033	2524 LAKESIDE DR HADDONFIELD, NJ 08033
83	9001-22	CANNON, SANDY J	3215 MAIN RD FRANKLINVILLE, NJ 08322	2536 LAKESIDE DR FRANKLINVILLE, NJ 08322
84	9001-26	VAN ACKER, MAUREEN AND CONSTANTINE	2600 LAKESIDE DR WILLIAMSTOWN, NJ 08094	2600 LAKESIDE DR WILLIAMSTOWN, NJ 08094
85	9001-27	SCAVELLI, JOHANNA	2606 LAKESIDE DR WILLIAMSTOWN, NJ 08094	2606 LAKESIDE DR WILLIAMSTOWN, NJ 08094
86	9001-28	VIZZI, NATHANIEL	2612 LAKESIDE DR WILLIAMSTOWN, NJ 08094	2612 LAKESIDE DR WILLIAMSTOWN, NJ 08094
87	9001-32	DEGEUS, RICHARD	2702 LAKESIDE DR WILLIAMSTOWN, NJ 08094	2702 LAKESIDE DR WILLIAMSTOWN, NJ 08094
88	9001-33	DELLA, JOSEPH & PATRICIA L	2714 LAKESIDE DR WILLIAMSTOWN, NJ 08094	2714 LAKESIDE DR WILLIAMSTOWN, NJ 08094
89	9001-35	JHHR Homes, LLC	338 Roosevelt Drive Cherry Hill, NJ 08002	2728 LAKESIDE DR Cherry Hill, NJ 08002
90	9001-37	LOPEZ, NANCY J	2804 LAKESIDE DR WILLIAMSTOWN, NJ 08094	2804 LAKESIDE DR WILLIAMSTOWN, NJ 08094
91	9001-38	BARBARICS, RICHARD & TANYA	PO BOX 1245 WILLIAMSTOWN, NJ 08094	2820 LAKESIDE DR WILLIAMSTOWN, NJ 08094
92	9001-43	BRADDOCK, JEANNINE N	2912 LAKESIDE DR WILLIAMSTOWN, NJ 08094	2912 LAKESIDE DR WILLIAMSTOWN, NJ 08094
93	9001-44	MEANS, LESLEE	2920 LAKESIDE DR WILLIAMSTOWN, NJ 08094	2920 LAKESIDE DR WILLIAMSTOWN, NJ 08094
94	9001-5	ATKINSON, JOHN W	PO BOX 1881-8025 BHP ATLANTIC CITY, NJ 08404	PINE AVE ATLANTIC CITY, NJ 08404
95	9001-6	ATKINSON, EDWARD	3836 PEARSON AVE PHILADELPHIA, PA 19114	PINE AVE PHILADELPHIA, PA 19114
96	9001-7	ATKINSON, JOHN & EDWARD	26 BAY AVE WILPDWOOD, NJ 08260	PINE AVE WILPDWOOD, NJ 08260
97	9002-1	LaMaestra, Lauren and Sivel, Joshua	1105 BIRCH AVE WILLIAMSTOWN, NJ 08094	1105 BIRCH AVE WILLIAMSTOWN, NJ 08094
98	9002-11	Primus, Anthony	1128 POPLAR AVE WILLIAMSTOWN, NJ 08094	1128 POPLAR AVE WILLIAMSTOWN, NJ 08094
99	9002-13	MYLES, JUDILYNNIE & BRENNAN, CAROLANNE	1138 POPLAR AVE WILLIAMSTOWN, NJ 08094	1138 POPLAR AVE WILLIAMSTOWN, NJ 08094

A	B	C	D	E
Block/Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Property Location
100 9002-5	HAWK, AMBER D	1127 BIRCH AVE	WILLIAMSTOWN, NJ 08094	1127 BIRCH AVE
101 9002-6	Cama Sdtra LLC fbo Stephen Laczcyk IRA	122 E Butler Ave	Ambler, PA 19002	1133 BIRCH AVE
102 9002-7	MYLES, JUDY C/O CAROLANNE BRENNAN	22 SHEFFIELD LN	TURNERSVILLE, NJ 08012	BIRCH AVE
103 9003-1	CORNNEW, SCOTT R & ANNE M	3019 SUNSET AVENUE	WILLIAMSTOWN, NJ 08094	3019 SUNSET AVE
104 9003-10	PATTERSON, EDWARD J JR & CAROL	3007 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3007 SUNSET AVE
105 9003-14	PETERMANN, CHRISTIAN E & JULIA	1132 HOLLY AVE	WILLIAMSTOWN, NJ 08094	1132 HOLLY AVE
106 9003-16	MAIER, CAROL M	1135 POPLAR AVE	WILLIAMSTOWN, NJ 08094	1135 POPLAR AVE
107 9003-4	GASSLER, DAVID & SHAWN	1125 POPLAR AVE	WILLIAMSTOWN, NJ 08094	1125 POPLAR AVE
108 9003-6	COOK, CRAIG & SHERRI	1139 POPLAR AVE	WILLIAMSTOWN, NJ 08094	1139 POPLAR AVE
109 9003-9	GILLIAM, JAMES	1137 POPLAR AVE	WILLIAMSTOWN, NJ 08094	1137 POPLAR AVE
110 9004-1	KERRIGAN, LEONORA	2907 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2907 SUNSET AVE
111 9004-10	Delellis, Daniel and Elizabeth	2901 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2901 SUNSET AVE
112 9004-12	TRUJLAND, ROBERT K SR & MALINDA	1130 LAUREL AVE	WILLIAMSTOWN, NJ 08094	1130 LAUREL AVE
113 9004-16	LAUGHLIN, MICHAEL W III & HUDSON L	1146 LAUREL AVE	WILLIAMSTOWN, NJ 08094	1146 LAUREL AVE
114 9004-7	MANOUKIAN, DAVID	1147 HOLLY AVE	WILLIAMSTOWN, NJ 08094	1147 HOLLY AVE
115 9005-1	PETROSH, ADAM R	2825 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2825 SUNSET AVE
116 9005-10	Girard, Nicolette and Welsh, Joshua	2805 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2805 SUNSET AVE
117 9005-12	HYDER, WILLIAM J	2717 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2717 SUNSET AVE
118 9005-13	WRIGHT, PAUL E	1122 CEDAR AVE	WILLIAMSTOWN, NJ 08094	1122 CEDAR AVE
119 9005-6	BUSCHER, ALLYSON & FRANZEN, SHEILA	1143 LAUREL AVE	WILLIAMSTOWN, NJ 08094	1143 LAUREL AVE
120 9005-9	WITTE, IAN	2811 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2811 SUNSET AVE
121 9006-1	Amato, Austin and Byers, Kirsten	3042 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08094	1405 EIGHTH AVE
122 9006-13	BOWERS, KYLE A & JACQUELINE C	1460 NINTH AVE	WILLIAMSTOWN, NJ 08094	1460 NINTH AVE
123 9006-15	EVERNHAM, JEFFREY & TRACEY	1468 9TH AVE	WILLIAMSTOWN, NJ 08094	1468 NINTH AVE
124 9006-16	SCANLON, SHANNON	1459 NINTH AVE	WILLIAMSTOWN, NJ 08094	1459 NINTH AVE
125 9006-18	HAMPTON ENTERPRISE LLC	558 BARBADOS DR.	WILLIAMSTOWN, NJ 08094	1437 NINTH AVE
126 9006-2	AMATO, AUSTIN & BYERS, KIRSTEN	1405 Eighth Ave	WILLIAMSTOWN, NJ 08094	Lakeside Drive
127 9006-21	Johnson, William and Staton, Jennifer	1419 9TH AVE	WILLIAMSTOWN, NJ 08094	1419 NINTH AVE
128 9006-23	DENNIS, TERRENCE G & DONNA L	2817 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	2817 LAKESIDE DR
129 9006-26	DEJESUS, LUIS	2805 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	2805 LAKESIDE DR
130 9006-29	MARTELL, CHARLES DJR	1428 SUNNY HILL AVE	WILLIAMSTOWN, NJ 08094	1428 SUNNYHILL AVE
131 9006-3	Amato, Austin and Byers, Kirsten	3042 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08094	EIGHTH AVE
132 9006-31	STEINAWAY, JULIA	1440 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	1440 SUNNYHILL AVE
133 9006-33	FLORDIMONDO, LYNN M BAKER	1456 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	1456 SUNNYHILL AVE
134 9006-34	KACY, JOHN J & IRENE	1506 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	1506 SUNNYHILL AVE
135 9006-36	LAROSA JR, WILLIAM J & RUTH	1526 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	1526 SUNNYHILL AVE
136 9006-37	SUAREZ, WILLIAM & KIMBERLY	1532 SUNNYHILL AVE	WILLIAMSTOWN NJ 08094	1532 SUNNYHILL AVE
137 9006-38	ESPOSITO, SALVATORE JR	1540 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	1540 SUNNYHILL AVE
138 9006-39	MAYER, FRANCIS & MICHELE R	1564 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	1564 SUNNYHILL AVE
139 9006-39.01	PRZYBYSZEWski, STANLEY	1576 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	1576 SUNNYHILL AVE
140 9006-39.02	WAGNER, ROY J & DEBORAH A	1586 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	SUNNYHILL AVE
141 9006-39.03	RICHENDOLLAR, TIMOTHY & VERRELLE, C	1596 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	1596 SUNNYHILL AVE
142 9006-4	FAULKNER, MARGARET I	2917 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	2917 LAKESIDE DR
143 9006-6	SEYMOUR, JANE E	2907 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	2907 LAKESIDE DR
144 9006-7	MYERS, DONNA & RANDY	1416 NINTH AVE	WILLIAMSTOWN, NJ 08094	1416 NINTH AVE
145 9006-9	SHAY, KEVIN W	1420 9TH AVE	WILLIAMSTOWN, NJ 08094	1420 NINTH AVE
146 9007-10	WEIST, EDWARD L III & MCGEE, LAURIE	1431 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	1431 SUNNYHILL AVE
147 9007-14	CELONA, FRANCES ELIZABETH	1415 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	1415 SUNNYHILL AVE
148 9007-15	Kistellus, Sarah	2705 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	2705 LAKESIDE DR

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Block/Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Property Location
149 9007-16	CURTISS, MICHAEL	2717 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	2717 LAKESIDE DR
150 9007-2	HOGAN, JOHN M & MARIE	1427 FIRST AVE	WILLIAMSTOWN, NJ 08094	TENTH AVE
151 9007-3	Pierpoint, Samuel and Bender, Marissa	1434 TENTH AVE	WILLIAMSTOWN, NJ 08094	1434 TENTH AVE
152 9007-5	GOSS, SHYRL A & STEVEN	1416 10TH ST	WILLIAMSTOWN, NJ 08094	1416 TENTH AVE
153 9008-1	Charles Street Developers, LLC	1451 TENTH AVE	WILLIAMSTOWN, NJ 08094	ELEVENTH AVE
154 9008-10	Charles Street Developers	10017 Sunset Drive	Stone Harbor, NJ 08012	ELEVENTH AVE
155 9008-11	NEVICO, SHANNON R	1439 TENTH AVE	WILLIAMSTOWN, NJ 08094	1439 TENTH AVE
156 9008-13	ROSSI, JANEEN	1427 10TH AVE	WILLIAMSTOWN, NJ 08094	1427 TENTH AVE
157 9008-16	KAUFMANN, KEVIN	1415 10TH AVE	WILLIAMSTOWN, NJ 08094	1415 TENTH AVE
158 9008-17	LOSASSO, JAMES J & KIMBERLY	2605 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	2605 LAKESIDE DR
159 9008-19	HOGBIN, FRANK O & KATHRYN	4536 SOUTH BLACK HORSE PK	WILLIAMSTOWN, NJ 08094	2620 HIGHLAND RD
160 9008-2	Charles Street Developers	10017 Sunset Drive	Stone Harbor, NJ 08012	ELEVENTH AVE
161 9008-20	HOGBIN, FRANK O	4536 SOUTH BLACK HORE PK	WILLIAMSTOWN, NJ 08094	LAKESIDE DR
162 9008-3	VANLEER, JOHN & LINDA	1438 ELEVENTH AVE	WILLIAMSTOWN, NJ 08094	1438 ELEVENTH AVE
163 9008-6	SHUBERT, JOHN W & KIMBERLY A	1428 ELEVENTH AVE	WILLIAMSTOWN, NJ 08094	1428 ELEVENTH AVE
164 9008-8	SOBAN, Richard, Deangelis, Bernice and Malloy, Jane	8554 GLEN CAMPBELL DR	PHILADELPHIA, PA 19128	ELEVENTH AVE
165 9008-9	CYFA CORP	69-27 JUNO ST	FOREST HILLS, NY 11375	1451 TENTH AVE
166 9008-9	Charles Street Developers	10017 Sunset Drive	Stone Harbor, NJ 08012	ELEVENTH AVE
167 9009-1	MCGARVEY, WILLIAM PATRICK	1472 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1472 VICTORY AVE
168 9009-10	HOGBIN, FRANK O	4536 SOUTH BLACK HORSE PK	WILLIAMSTOWN, NJ 08094	HIGHLAND RD
169 9009-11	TRAINOR, ROBERT E	1455 ELEVENTH AVE	WILLIAMSTOWN, NJ 08094	1455 ELEVENTH AVE
170 9009-13	HOLLINGSHEAD, CNTHIA J & RAYMOND M	1443 ELEVENTH AVE	WILLIAMSTOWN, NJ 08094	1443 ELEVENTH AVE
171 9009-15	Jim Modular Homes, Corp.	1974 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08094	1431 ELEVENTH AVE
172 9009-17	PANELLI, JOSEPH M	1425 11TH AVE	WILLIAMSTOWN, NJ 08094	1425 ELEVENTH AVE
173 9009-2	DOUGHERTY, BRIAN & SHERRI	1462 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1462 VICTORY AVE
174 9009-20	KINSLEY, RONALD S	2547 LAKESIDE DR	WILLIAMSTOWN NJ 08094	2547 LAKESIDE DR
175 9009-21	PENSCO TRUST COMPANY LLC/FITZSIMMON	750 RT 73 S, STE 206	MARLTON, NJ 08053	1406 VICTORY AVE
176 9009-22	SHARKEY, MARK S & PATRICIA A	2511 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	2511 LAKESIDE DR
177 9009-24	VILLA, MARIO L & SHERRY N	2531 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	2531 LAKESIDE DR
178 9009-26	CRAIN, ROBERT S & ELLEN L	2535 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	2535 LAKESIDE DR
179 9009-3	MCCARTER, RIANNE M	1454 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1454 VICTORY AVE
180 9009-4	VECCHIO, ANTHONY	1446 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1446 VICTORY AVE
181 9009-6	VECCHIO, ELEEN	1438 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1438 VICTORY AVE
182 9009-7	MURASHIMA, KUMIKO	1430 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1430 VICTORY AVE
183 9009-9	PAULSON, DAVID B	671 CLARKE AVE	FRANKLINVILLE, NJ 08322	VICTORY AVE
184 9010-1	FRYE, RICHARD T III	1515 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	1515 SUNNYHILL AVE
185 9010-10	MCGRATH, GREGORY F & ELEEN	2518 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	2518 SUNNYHILL AVE
186 9010-11	HUBBARD, SAKENA Y & HUBBARD-JARRET	1566 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1566 VICTORY AVE
187 9010-12	H2HHG GH2444 LLC	576 CENTRAL AVE STE 301	EAST ORANGE, NJ 07018	1544 VICTORY AVE
188 9010-13	Prom, Caleb and Tiffany	1520 Victory Avenue	WILLIAMSTOWN, NJ 08094	VICTORY AVE
189 9010-14	CRILLY, DANIEL J	1510 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1510 VICTORY AVE
190 9010-15	LUEDER, CATHERINE	2515 HIGHLAND RD	WILLIAMSTOWN, NJ 08094	2515 HIGHLAND RD
191 9010-16	Snyder, Adam and Jennifer	6378 LEWISVILLE AVENUE	BENSALEM, PA 19020	2535 HIGHLAND RD
192 9010-18	ESTERLY, MARK F & NORMA P	2605 HIGHLAND RD	WILLIAMSTOWN, NJ 08094	2605 HIGHLAND RD
193 9010-19	ARROYO, ANGEL L & JESSICA H	2617 HIGHLAND RD	WILLIAMSTOWN, NJ 08094	2617 HIGHLAND RD
194 9010-3	GOLLEY, DALE A & MICHAELNE	1535 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	1535 SUNNYHILL AVE
195 9010-4	HECKLER III, MAURICE & KAREN	1543 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	1543 SUNNYHILL AVE
196 9010-5	Charles Street Developers, LLC	2651 S C ST STE 104	OXNARD, CA 93033	1581 SUNNYHILL AVE
197 9010-5-02	CRILLY, PATRICK R	1563 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	1563 SUNNYHILL AVE

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Block/Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Property Location
198 9010-6	JULIANO, CHARLES & MORALES, ZIOMARA	1 OAKS DR - APT C104	SWEDESBORO, NJ 08085	2558 SUNNYHILL AVE
199 9010-7	PRICE, TARA J	2548 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	2548 SUNNYHILL AVE
200 9010-8	Dewar, Jacquelin	2538 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	2538 SUNNYHILL AVE
201 9010-9	IANNACONE, DOROTHY	2528 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	2528 SUNNYHILL AVE
202 9101-1	Syres-Jiminez, Jahn Carl and Britney	2329 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	2329 SUNNYHILL AVE
203 9101-10	Ogonowski, Kyle and Linares Fragier, Andrea	3804 GLENCORRA DR	FAYETTEVILLE, NC 28314	1619 VICTORY AVE
204 9101-11	DOBBS JOHN J REVOCABLE LIVING TRU	3042 S BLACK HORSE PK	WILLIAMSTOWN, NJ 08094	1629 VICTORY AVE
205 9101-12	DUFFY, THOMAS P C/O KELLER WILLIAMS	381 EGG HARBOR RD STE 2	SEWELL, NJ 08080	VICTORY AVE
206 9101-15	RYAN, TERRI	1671 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1671 VICTORY AVE
207 9101-16	Adams, Matthew C. and Doer, Desiree	1681 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1681 VICTORY AVE
208 9101-17	JILLARD, CHRISTOPHER LEE	1689 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1689 VICTORY AVE
209 9101-2	GIESEN, MICHAEL HENRY JR	2341 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	2341 SUNNYHILL AVE
210 9101-3	BEATTIE, MICHELLE	2353 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	2353 SUNNYHILL AVE
211 9101-4.01	TOMCHICK, JOHN & PAMELA	2389 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	2389 SUNNYHILL AVE
212 9101-4.02	ATOKI, CHRISTOPHER	2363 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	2363 SUNNYHILL AVE
213 9101-4.03	MCDOWELL, RICHARD J & KATHERINE	2385 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	2385 SUNNYHILL AVE
214 9101-5	WATTS, ROBERT B & VIRGINIA L	2407 SUNNYHILL AVE	WILLIAMSTOWN NJ 08094	2407 SUNNYHILL AVE
215 9101-6	HUFF, JOHN E & BARBARA A	2415 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	2415 SUNNYHILL AVE
216 9101-7	BURNS, PATRICIA K	PO BOX 1368	WILLIAMSTOWN, NJ 08094	2429 SUNNYHILL AVE
217 9101-8	DUFFY, THOMAS P JR C/O KELLER WILLI	381 EGG HARBOR RD STE 2	SEWELL, NJ 08080	SUNNYHILL AVE
218 9101-9	MINERVA, COURTNEY J & PLUMMER, SCOT	1607 VICTORY AVE.	WILLIAMSTOWN NJ 08094	1607 VICTORY AVE
219 9102-1	Phillips, John and Nancy	11664 STONE CREEK CIR	FORT MYERS, FL 33913	1696 VICTORY AVE
220 9102-10	CORNISH, MICHAEL	442 BEECH AVE	WOODBURY HTS, NJ 08097	1608 VICTORY AVE
221 9102-12	PETERSON, DENISE E & RAROLTA, KENNY	2569 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	2569 SUNNYHILL AVE
222 9102-2	1692 Victory Ave LLC	27 Oak Street	WILLIAMSTOWN, NJ 08094	1692 VICTORY AVE
223 9102-3	MANAYATAY, NORMAN M & BECKY	1682 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1682 VICTORY AVE
224 9102-4	BELL, CAITLIN M	1672 VICTORY AVENUE	WILLIAMSTOWN, NJ 08094	1672 VICTORY AVE
225 9102-5	Freeman, Kaitlyn and Shawna	1662 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1662 VICTORY AVE
226 9102-6	Tweed, Kenneth	1652 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1652 VICTORY AVE
227 9102-7	JBS Leasing Solutions, LLC	100 S BROAD ST	CLAYTON, NJ 08312	1636 VICTORY AVE
228 9102-8	Bevan, Joshua Andrew and Prosser, Sarah	1628 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1628 VICTORY AVE
229 9102-9	BECKER, PAUL & ANGELA	1616 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1616 VICTORY AVE
230 9201-1	DAWSON, CHRISTINE E	1789 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	1789 LAKESIDE DR
231 9201-12	MURPHY, THERESA A	1734 HIGHLAND AVE	WILLIAMSTOWN, NJ 08094	1734 HIGHLAND RD
232 9201-13	ROHE, GLENN C & JAMIE M O'REILLY	1717 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	1717 LAKESIDE DR
233 9201-16	RYAN, PATRICK	1671 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1741 LAKESIDE DR
234 9201-18	ALBERTSON, ANNETTE	1753 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	1753 LAKESIDE DR
235 9201-21	CASELLA, JOSEPH	1771 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	1771 LAKESIDE DR
236 9201-4	KRIPS, JUDITH	1439 EIGHTEENTH AVE	WILLIAMSTOWN, NJ 08094	1439 EIGHTEENTH AVE
237 9201-6	LINDERMAN, MARGARET	1479 18TH AVE	WILLIAMSTOWN, NJ 08094	1479 EIGHTEENTH AVE
238 9202-1	MARTORANO, NICOLE & PATTERSON, FRAN	1819 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	1819 LAKESIDE DR
239 9202-12	BELPERIO, MICHAEL A & JOSEPHINE	1734 S 11TH ST	PHILA, PA 19148	SEVENTEENTH AVE
240 9202-15	MOSS, DAVID & LISA M	1450 18TH AVE	WILLIAMSTOWN, NJ 08094	1450 EIGHTEENTH AVE
241 9202-19	PINKSTON, PAUL B JR & WANDA I	1807 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	1807 LAKESIDE DR
242 9202-5	NOWAKOWSKI, MICHAEL J	1431 17TH AVE	WILLIAMSTOWN, NJ 08094	1431 SEVENTEENTH AVE
243 9202-7	DEBIASE, MARK F & KAREN	1445 SEVENTEENTH AVE	WILLIAMSTOWN, NJ 08094	1445 SEVENTEENTH AVE
244 9203-1	DORTONA, RITA A	1921 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	1921 LAKESIDE DR
245 9203-10	LYDEN, JOHN & DELINDA	1461 SIXTEENTH AVE	WILLIAMSTOWN, NJ 08094	1461 SIXTEENTH AVE of 11
246 9203-13	COLLINS, MICHAEL	1920 HIGHLAND RD	WILLIAMSTOWN, NJ 08094	1920 HIGHLAND RD

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247 9203-14	SCARAK, STEPHEN & MICHELE	3348 EDGE MONT ST	PHILADELPHIA, PA 19134	1474 SEVENTEENTH AVE
248 9203-18	BURKHART, TREVANIAN	1444 SEVENTEENTH AVE	WILLIAMSTOWN, NJ 08094	1444 SEVENTEENTH AVE
249 9203-21	FENTON, GEORGE E	1418 17TH AVE	WILLIAMSTOWN, NJ 08094	1418 SEVENTEENTH AVE
250 9203-25	DOUGHERTY, PATRICK M & PATTY A	1907 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	1907 LAKESIDE DR
251 9203-3	PASQUINO, YVONNE	1415 SIXTEENTH AVE	WILLIAMSTOWN, NJ 08094	1415 SIXTEENTH AVE
252 9203-4	Davis, Grafton and Joan	1425 SIXTEENTH AVE	WILLIAMSTOWN, NJ 08094	1425 SIXTEENTH AVE
253 9203-6	RUSANOVA, KARAFILA & RUSANOV, SVIL	1439 SIXTEENTH AVE	WILLIAMSTOWN, NJ 08094	1439 SIXTEENTH AVE
254 9204-1	WILL, ANDREW A	2021 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	2021 LAKESIDE DR
255 9204-10	SABER, PETER & SANDRA	1457 15TH AVE	WILLIAMSTOWN, NJ 08094	1457 FIFTEENTH AVE
256 9204-11	WILLIAMS, LINDA	1463 FIFTEENTH AVE	WILLIAMSTOWN, NJ 08094	1463 FIFTEENTH AVE
257 9204-12	SPRAYDE, ROBERT A	1469 FIFTEENTH AVE	WILLIAMSTOWN, NJ 08094	1469 FIFTEENTH AVE
258 9204-13	Pinkney, Shawanda and Pinkney-Washington, Cheryl Ann	1481 FIFTEENTH AVE	WILLIAMSTOWN, NJ 08094	1481 FIFTEENTH AVE
259 9204-15	LEBID, JAROSLAW	1470 SIXTEENTH AVE	WILLIAMSTOWN, NJ 08094	1470 SIXTEENTH AVE
260 9204-16	FALLOU, PATRICIA	11 PALACE AVE	CLAYMONT, DE 19703	SIXTEENTH AVE
261 9204-17	OLESEWICZ, JOSEPH & GEORGIA ANNE	1450 SIXTEENTH AVE	WILLIAMSTOWN, NJ 08094	1450 SIXTEENTH AVE
262 9204-2	HOGBIN, FRANK J & DUTTON, DESIREE	2017 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	2017 LAKESIDE DR
263 9204-21	SPRENGER, ANDREW	1428 SIXTEENTH AVE	WILLIAMSTOWN, NJ 08094	1428 SIXTEENTH AVE
264 9204-4	GERMAN, EDWARD IV & ALICE M	1423 FIFTEENTH AVE	WILLIAMSTOWN NJ 08094	1423 FIFTEENTH AVE
265 9204-6	SOLLA, RONICA C	1437 FIFTEENTH AVE	WILLIAMSTOWN, NJ 08094	1437 FIFTEENTH AVE
266 9204-8	CIOCCA, ALBERINO & PATRICIA	4652 WORTH ST	PHILADELPHIA, PA 19124	FIFTEENTH AVE
267 9205-1	SKIPPEN, MELISSA	2121 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	2121 LAKESIDE DR
268 9205-10	WIELAND, EDWARD F	1459 14TH AVE	WILLIAMSTOWN, NJ 08094	1459 FORTIETH AVE
269 9205-12	TAYLOR, SEAN R	1471 14TH AVE	WILLIAMSTOWN, NJ 08094	1471 FORTIETH AVE
270 9205-13	CRUZ, HUMBERTO JR	2120 HIGHLAND RD	WILLIAMSTOWN, NJ 08094	2120 HIGHLAND RD
271 9205-14	COOK, RICHARD GEORGE	1480 FIFTEENTH AVE	WILLIAMSTOWN, NJ 08094	1480 FIFTEENTH AVE
272 9205-15	HAGERTY, JAMES FRANCIS	1468 FIFTEENTH AVE	WILLIAMSTOWN, NJ 08094	1468 FIFTEENTH AVE
273 9205-17	CRUZ, LEXA Y	1458 15TH AVE	WILLIAMSTOWN, NJ 08094	1458 FIFTEENTH AVE
274 9205-19	Moore, Joseph	87 Briar Patch Lane	SEWELL, NJ 08080	1444 FIFTEENTH AVE
275 9205-2	MOOS, JOHN F	2111 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	2111 LAKESIDE DR
276 9205-22	LUDWICK, CAROLYN E	1428 15TH AVE	WILLIAMSTOWN, NJ 08094	1428 FIFTEENTH AVE
277 9205-24	Jacoby, Andrew and John	2111 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	1416 FIFTEENTH AVE
278 9205-26	HASSAB, JOSEPH	101 WEST CENTENNIAL DR	MEDFORD, NJ 08055	2105 LAKESIDE DR
279 9205-4	SZATKOWSKI, FREDERICK & LONGWITM, M	1421 FORTIETH AVE	WILLIAMSTOWN, NJ 08094	1421 FORTIETH AVE
280 9205-6	MULLIN, SABRINA M & WAGNER, RYAN R	1437 14TH AVE	WILLIAMSTOWN, NJ 08094	1437 FORTIETH AVE
281 9205-8	ZIMMERMAN, CAITLYN M	1445 FORTIETH AVE	WILLIAMSTOWN, NJ 08094	1445 FORTIETH AVE
282 9205-9	MANFREDI, RALPH JR	10 THERESA LN	WILLIAMSTOWN, NJ 08094	1453 FORTIETH AVE
283 9206-1	INAL, MUSTAFA & REGINA	1407 THIRTEENTH AVE	WILLIAMSTOWN, NJ 08094	1407 THIRTEENTH AVE
284 9206-12	DAMICO, DAVID SAMUEL	1479 THIRTEENTH AVE	WILLIAMSTOWN, NJ 08094	1479 THIRTEENTH AVE
285 9206-13	ANDERSON, BRADLEY	188 GOLF CLUB RD	SEWELL, NJ 08080	2218 HIGHLAND RD
286 9206-14	ARNO, THERESA M	1482 FORTIETH AVE	WILLIAMSTOWN, NJ 08094	1482 FORTIETH AVE
287 9206-16	CLARK, CARI	1462 14TH AVE	WILLIAMSTOWN, NJ 08094	1462 FORTIETH AVE
288 9206-18	SIMPSON, LORI ANN	1452 FORTIETH AVE	WILLIAMSTOWN, NJ 08094	1452 FORTIETH AVE
289 9206-19	WATSON, CLARENCE JR	1444 FORTIETH AVE	WILLIAMSTOWN, NJ 08094	1444 FORTIETH AVE
290 9206-2	POLIDANO, CARMEL	2217 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	2217 LAKESIDE DR
291 9206-21	Farren, Paul	1434 FORTIETH AVE	WILLIAMSTOWN, NJ 08094	1434 FORTIETH AVE
292 9206-22	MANFREDI, KATHLEEN	10 THERESA LN	WILLIAMSTOWN, NJ 08094	1426 FORTIETH AVE
293 9206-25	DUDLEY, PATRICIA	2211 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	2211 LAKESIDE DR
294 9206-26	SCHUREMAN, DOUGLASS A & TERESA A	2205 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	2205 LAKESIDE DR
295 9206-4	BROWN, HEATHER A	1423 13TH AVE	WILLIAMSTOWN, NJ 08094	1423 THIRTEENTH AVE

A	B	C	D	E
Block/Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Property Location
1				
296	BRONSKY, JAMES	417 HAV RD	HAMMONTON, NJ 08037	THIRTEENTH AVE
297	WAKELEY ROBEY, CHRISTA R	1441 13TH AVE	WILLIAMSTOWN, NJ 08094	1441 THIRTEENTH AVE
298	KRINER, GORDON J	2323 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	2323 LAKESIDE DR
299	SVOBODA, FERDINAND	1471 TWELFTH AVE	WILLIAMSTOWN, NJ 08094	1471 TWELFTH AVE
300	GIBNEY, ROBERT J JR	2320 HIGHLAND RD	WILLIAMSTOWN, NJ 08094	2320 HIGHLAND RD
301	MCALLISTER, PAUL J & KATHERINE	2308 HIGHLAND RD	WILLIAMSTOWN, NJ 08094	2308 HIGHLAND RD
302	HALLAM, RUTH E	1464 THIRTEENTH AVE	WILLIAMSTOWN, NJ 08094	1464 THIRTEENTH AVE
303	FINNEGAN, TERRI ESTATE OF	1458 THIRTEENTH AVE	WILLIAMSTOWN, NJ 08094	1458 THIRTEENTH AVE
304	DINGLER, ROXANNE & GERARD, THOMAS	1450 THIRTEENTH AVE	WILLIAMSTOWN, NJ 08094	1450 THIRTEENTH AVE
305	KING, SARAH N	2317 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	2317 LAKESIDE DR
306	CLEMENTO, JOHN J & STACEY L	1425 12TH AVE	WILLIAMSTOWN, NJ 08094	THIRTEENTH AVE
307	CLEMENTO, JOHN J & STACEY L	1418 THIRTEENTH AVE	WILLIAMSTOWN, NJ 08094	1418 THIRTEENTH AVE
308	FINNEGAN, CRYSTAL	2305 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	2305 LAKESIDE DR
309	ROSTIEN, KAYLA	1425 TWELFTH AVE	WILLIAMSTOWN, NJ 08094	1425 TWELFTH AVE
310	ROSENBAUM, DAVID	1437 TWELFTH AVE	WILLIAMSTOWN, NJ 08094	1437 TWELFTH AVE
311	PRZYBYSEWSKI, STANELY F & COLLEEN	1451 TWELFTH AVE	WILLIAMSTOWN, NJ 08094	1451 TWELFTH AVE
312	KRUL, DONNA & DISALVO, ANTHONY F	823 S MAIN ST	WILLIAMSTOWN, NJ 08094	2417 LAKESIDE DR
313	BOVE, MICHAELA	1471 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1471 VICTORY AVE
314	GALLAGHER, WILLIAM J IV	2408 HIGHLAND RD	WILLIAMSTOWN, NJ 08094	2408 HIGHLAND RD
315	NIXON, ROBY J & KENYA L	1470 TWELFTH AVE	WILLIAMSTOWN, NJ 08094	1470 TWELFTH AVE
316	WATERS, JOHN R JR	1458 TWELFTH AVE	WILLIAMSTOWN, NJ 08094	1458 TWELFTH AVE
317	CATTELL, ERIC B & JOANNE	1450 TWELFTH AVE	WILLIAMSTOWN, NJ 08094	1450 TWELFTH AVE
318	BUFFINGTON, BRYAN & CHESKO, EMMA	1446 12TH AVE	WILLIAMSTOWN, NJ 08094	1446 TWELFTH AVE
319	CALLA, VINCENT & MARIA	18 RANDY RD	GLENDORA, NJ 08029	VICTORY AVE
320	PRZYBYSEWSKI, EDWARD J	1434 TWELFTH AVE	WILLIAMSTOWN, NJ 08094	1434 TWELFTH AVE
321	DAIDS, JAZMIN	1419 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1419 VICTORY AVE
322	LUONGO, GAETANO JR	3709 LAKE AVE	WILLIAMSTOWN, NJ 08094	VICTORY AVE
323	WEICHMAN, RICHARD II & SHAYNA LAURE	1435 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1435 VICTORY AVE
324	LAUREN, DOUGLAS P & STEPHANIE M SEN	500 CHEWS LANDING RD #112	LINDENWOLD, NJ 08021	1449 VICTORY AVE
325	Campbell, Jeffrey	287 STAAGERBUSH RD	WILLIAMSTOWN, NJ 08094	2426 SUNNYPHILL AVE
326	INSTALLATION NATION EAST LLC	12 SHADOWBROOK RD	SHREWSBURY, NJ 07702	2410 SUNNYPHILL AVE
327	JOHNSON, CHRISTOPHER B	2388 SUNNYPHILL AVE	WILLIAMSTOWN, NJ 08094	2388 SUNNYPHILL AVE
328	MARTORANO, LAURAL & WAGNER, THOMAS	2370 SUNNYPHILL AVE	WILLIAMSTOWN, NJ 08094	2370 SUNNYPHILL AVE
329	FLOWERS, JESSICA LYNN & MOIR, DAVID	2334 SUNNY HILL AVE	WILLIAMSTOWN, NJ 08094	2334 SUNNYPHILL AVE
330	REED, DIANNA	193 SANDRA WAY	FRANKLINVILLE, NJ 08322	SUNNYPHILL AVE
331	MITCHELL, RICHARD JR	2308 SUNNYPHILL AVE	WILLIAMSTOWN, NJ 08094	2308 SUNNYPHILL AVE
332	DEFALCIS, MARIO & DENISE S	1531 VICTORY AVE	CECIL, NJ 08094	1531 VICTORY AVE
333	MARELLA, CHRISTINE & PIAZZA, MICHAEL	2254 SUNNYPHILL AVE	WILLIAMSTOWN, NJ 08094	2254 SUNNYPHILL AVE
334	CLAS, SHERRY A	2246 SUNNYPHILL AVE	WILLIAMSTOWN, NJ 08043	2246 SUNNYPHILL AVE
335	CALANDRA, FREDERICK	2232 SUNNYPHILL AVE	WILLIAMSTOWN, NJ 08094	2232 SUNNYPHILL AVE
336	VIOLA, ANTHONY & THERESA K	1619 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	1619 LAKESIDE DR
337	WEIST, EDWARD JR & KATHLEEN	1653 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	1653 LAKESIDE DR
338	CLARKE, JAMES F IV & MARIANA	1675 LAKESIDE DR	WILLIAMSTOWN, NJ 08094	1675 LAKESIDE DR
339	BAKER, RALPH & MASSEY, CHRISTINE	1723 HIGHLAND RD	WILLIAMSTOWN, NJ 08094	1723 HIGHLAND RD
340	FERGUSON, ROBERT & DIANE	1737 HIGHLAND RD	WILLIAMSTOWN, NJ 08094	1737 HIGHLAND RD
341	VIGNOLA, CAROL LYNN & DANIEL PAUL	181 PARK ST	GRPSUM, CO 81637	1745 HIGHLAND RD
342	NYARS, BARBARA	1755 HIGHLAND RD	WILLIAMSTOWN, NJ 08094	1755 HIGHLAND RD
343	Lindsley, John and Christy	401 Scott Avenue	Cape May, NJ 08204	1801 HIGHLAND RD
344	Brydges, Sarah	1811 HIGHLAND RD	WILLIAMSTOWN, NJ 08094	1811 HIGHLAND RD

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345 9209-32	DEVOUNG, ROBERT & JUDITH M	1821 HIGHLAND RD	WILLIAMSTOWN, NJ 08094	1821 HIGHLAND RD
346 9209-33	FLYNN, DANIEL	1901 HIGHLAND AVE	WILLIAMSTOWN, NJ 08094	1901 HIGHLAND RD
347 9209-34	LIGAMERI, ALBERT M & PHILOMENA	1911 HIGHLAND AVE RD	WILLIAMSTOWN, NJ 08094	1911 HIGHLAND RD
348 9209-35	SELF, JEFFREY K	1921 HIGHLAND RD	WILLIAMSTOWN, NJ 08094	1921 HIGHLAND RD
349 9209-36	BARRACLIFF, ANDREW W & MITCHELL, RI	2007 HIGHLAND RD	WILLIAMSTOWN, NJ 08094	2007 HIGHLAND RD
350 9209-37	TOMARCHIO, SALVATORE & MARIE	2101 HIGHLAND RD	WILLIAMSTOWN, NJ 08094	2101 HIGHLAND RD
351 9209-40	MICALICHI, SCOTT	2213 HIGHLAND RD	WILLIAMSTOWN, NJ 08094	2213 HIGHLAND RD
352 9209-41	GIBNEY, ROBERT JR	2323 HIGHLAND RD	WILLIAMSTOWN, NJ 08094	2323 HIGHLAND RD
353 9209-5,01	Abbamondi, Michael and Pinale, Tom	1563 VICTORY AVE	WILLIAMSTOWN, NJ 08094	1563 VICTORY AVE
354 9209-6	PIOTTI, DANTE	2476 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	2476 SUNNYHILL AVE
355 9209-7	BALLARD, LAURIE	2466 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	2466 SUNNYHILL AVE
356 9209-8	CALANDRA, FREDERICK J	2232 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	2452 SUNNYHILL AVE
357 9209-9	HARVEY, DANIEL L JR & MONTE, VICTORIA	2434 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	2434 SUNNYHILL AVE
358 9301-8	MATTIA, ANTHONY AND MARGARETTA	2247 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	2247 SUNNYHILL AVE
359 9301-9	DOUGHERTY, BERMADETTE F	2233 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	2233 SUNNYHILL AVE
360 9301-9,01	Eusey, Marlon	2307 SUNNYHILL AVE	WILLIAMSTOWN, NJ 08094	2307 SUNNYHILL AVE
361 9403-26	OREY, MICHAEL ANDREW III & TERRANOV	1359 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	1359 MAGNOLIA RD
362 9403-31,01	LONGWITH, SHERRI	1242 IRIS AVE	WILLIAMSTOWN, NJ 08094	1242 IRIS AVE
363 9403-31,02	MITCHELL, JOSEPH & ANNA MAE	1228 IRIS AVE	WILLIAMSTOWN, NJ 08094	1228 IRIS AVE
364 9403-31,03	JORDAN, ROBERT F & MAUREEN M	1224 IRIS AVE	WILLIAMSTOWN, NJ 08094	1224 IRIS AVE
365 9403-31,04	PHILIP, JOHN J & PATRICE	1220 IRIS AVE	WILLIAMSTOWN, NJ 08094	1220 IRIS AVE
366 9403-37	PARSONS, JAMES H & ELIZABETH	1329 SUNSET AVE	WILLIAMSTOWN, NJ 08094	1329 SUNSET AVE
367 9403-38	PETRILLO, DANIEL A AND CHRISTINE	1333 SUNSET AVE	WILLIAMSTOWN, NJ 08094	1333 SUNSET AVE
368 9403-40	GIBBS, MARIA E	1341 SUNSET AVE	WILLIAMSTOWN, NJ 08094	1341 SUNSET AVE
369 9403-41	Millian, Andy	1345 SUNSET AVE	WILLIAMSTOWN, NJ 08094	1345 SUNSET AVE
370 9403-42	DINSHAH, DARREN & MARIE	1349 SUNSET AVE	WILLIAMSTOWN, NJ 08094	1349 SUNSET AVE
371 9403-43	BORNWANN, ALLEN & JUDY	1353 SUNSET AVE	WILLIAMSTOWN, NJ 08094	1353 SUNSET AVE
372 9403-44	THEISEN, TERESA A	1204 IRIS AVE	WILLIAMSTOWN, NJ 08094	1204 IRIS AVE
373 9403-45	BRENNER, MICHELLE S & SCHUREMAN, JE	1208 IRIS AVE	WILLIAMSTOWN, NJ 08094	1208 IRIS AVE
374 9403-46	SMITH, BENJAMIN & KONIECKA-HOLT, A	1212 IRIS AVE	WILLIAMSTOWN, NJ 08094	1212 IRIS AVE
375 9403-47	CLARK, WILLIAM L & TERRIE	1216 IRIS AVE	WILLIAMSTOWN, NJ 08094	1216 IRIS AVE
376 9501-1	MONZO, ROSEMARY	1415 SUNSET AVE	WILLIAMSTOWN, NJ 08094	1415 SUNSET AVE
377 9501-10	PETERSON, BRIAN & LISA	1400 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	1400 MAGNOLIA AVE
378 9501-11	JENKINS, MELANIE M & SEAN G	1221 IRIS AVE	WILLIAMSTOWN, NJ 08094	1221 IRIS AVE
379 9501-9	BODNER, ANTON, SR & ANNA MAY TRUST	1424 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	1424 MAGNOLIA AVE
380 9502-1	BUREK, GAIL	1531 SUNSET AVE	WILLIAMSTOWN, NJ 08094	1531 SUNSET AVE
381 9502-10	BANER, ROBERT & MCCORMICK, ALAINA	1530 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	MAGNOLIA AVE
382 9502-18	VENUTO, CATHERINE J	1201 TULIP AVE	WILLIAMSTOWN, NJ 08094	1201 TULIP AVE
383 9502-19	PULCINELLA, PATRICIA A	1519 SUNSET AVE	WILLIAMSTOWN, NJ 08094	1519 SUNSET AVE
384 9502-8	MCCORMICK, MICHAEL & ELAINE	1530 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	1530 MAGNOLIA AVE
385 9503-1	WEAKLAND, EDGAR II	1629 SUNSET AVE	WILLIAMSTOWN, NJ 08094	1629 SUNSET AVE
386 9503-11	AVRES, FRANCIS E & ALEXANDER-AVRES, J	1610 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	1610 MAGNOLIA AVE
387 9503-17	Ramos, Rafael R. and Sandra L.	1109 ROSE AVE	WILLIAMSTOWN, NJ 08094	1109 ROSE AVE
388 9503-18	BERKOWITZ, GEOFFREY & SHARON	1105 ROSE AVE	WILLIAMSTOWN, NJ 08094	1105 ROSE AVE
389 9503-19	JACKSON, WILLIAM L	1609 SUNSET AVE	WILLIAMSTOWN, NJ 08094	1609 SUNSET AVE
390 9503-20	LORUSSO, RICHARD J & EILEEN	1621 SUNSET AVE	WILLIAMSTOWN, NJ 08094	1621 SUNSET AVE
391 9503-8	Alpha Real Estate Investments, LLC	5914 TIDEWOOD AVE	SARASOTA, FL 34231	MAGNOLIA AVE
392 9503-9	WILSON, HERBERT PAUL C/O SMITH R	1511 GLASSBORO RD	WILLIAMSTOWN, NJ 08094	1624 MAGNOLIA AVE
393 9504-1	LONG, JOHN	1721 SUNSET AVE	WILLIAMSTOWN, NJ 08094	1721 SUNSET AVE

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1				
394	BROWN, HEATHER		WILLIAMSTOWN, NJ 08094	1177 Daisy Ave
395	RAROKA, KENNY B SR & MARY A	1710 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	1710 MAGNOLIA AVE
396	WENDT, HERBERT A III	1147 DAISY AVE	WILLIAMSTOWN, NJ 08094	ASTER AVE
397	KOLACZ, GEORGE & SARA	922 ENGLISH TOWN RD	OLD BRIDGE, NJ 08857	1711 SUNSET AVE
398	CLARK, WILLIAM L & TERRIE D	1216 IRIS AVE	WILLIAMSTOWN, NJ 08094	1127 DAISY AVE
399	Brufe F. Wendt and Donna Wendt as co-trustees of the Wendt Family Irrevocable Children's Trust	1147 DAISY AVE	WILLIAMSTOWN, NJ 08094	1147 DAISY AVE
400	NOTHSTEIN, LEWIS R & ANNA M	1821 SUNSET AVE	WILLIAMSTOWN NJ 08094	1821 SUNSET AVE
401	BERLIN, PAUL	1161 LILY AVE	WILLIAMSTOWN, NJ 08094	1161 LILY AVE
402	HILL, ERIC R JR	1816 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	1816 MAGNOLIA AVE
403	RAUH, MICHAEL	5781 BENCEST WAY	HAYMARKET, VA 20169	1154 DAISY AVE
404	FOLEY, JOAN	1138 DAISY AVE	WILLIAMSTOWN, NJ 08094	1138 DAISY AVE
405	JAMERSON, BRIAN & ANGELA	1124 DAISY AVE	WILLIAMSTOWN, NJ 08094	1124 DAISY AVE
406	BLAUS, RICHARD W & NANCY A	1125 LILY AVE	WILLIAMSTOWN, NJ 08094	1125 LILY AVE
407	NOKER, DYLAN J	1139 LILY AVE	WILLIAMSTOWN, NJ 08094	1139 LILY AVE
408	DIPIASE, RYAN	1153 LILY AVE	WILLIAMSTOWN, NJ 08094	1153 LILY AVE
409	MIKSIT, JOANNE L	1105 VIOLET AVE	WILLIAMSTOWN, NJ 08094	1105 VIOLET AVE
410	HYNDMAN, ROBERT F & TAMM M	1154 LILY AVE	WILLIAMSTOWN, NJ 08094	1154 LILY AVE
411	HUNTER, KATEY G & SEAN J	1106 LILY AVE	WILLIAMSTOWN, NJ 08094	1106 LILY AVE
412	CALLAHAN, FRANCES % W CALLAHAN	416 HARTZ RD	FLEETWOOD, PA 19522	VIOLET AVE
413	AUXER, JOHN III	1142 LILLY AVE	WILLIAMSTOWN, NJ 08094	VIOLET AVE
414	Rossi, Christian and Ashley	1159 VIOLET AVE	WILLIAMSTOWN, NJ 08094	1159 VIOLET AVE
415	HEINS, CHRISTOPHER T & KELLY L	1705 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	1705 MAGNOLIA AVE
416	Sarka Hrubcova Kipes, LLC	5203 2nd St., Apt. 819	Philadelphia, PA 19147	1505 MAGNOLIA AVE
417	MELLON, JAMES A SR & EVA D	1421 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	1421 MAGNOLIA AVE
418	PISTOIA, RALPH N	1615 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	1615 MAGNOLIA AVE
419	MCCLINTOCK, BRUCE B & MONICA R	1607 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	1607 MAGNOLIA AVE
420	MAKANOFF, DANIEL T & ANNETTE M	1529 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	1529 MAGNOLIA AVE
421	BLANEY, JENNIFER & WILLIAM	1764 ADAMS CT	TURNERSVILLE, NJ 08012	1519 MAGNOLIA AVE
422	DESANTA, VICTOR JOSEPH III	1509 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	1509 MAGNOLIA AVE
423	AUXER, JOHN O & PATRICIA	2019 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2019 SUNSET AVE
424	BIELSKI, CHRISTOPHER G & BURKE, CAI	2004 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	2004 MAGNOLIA AVE
425	GRAHAM, DAVID & JULIET	1438 BITTERSWEET DR	BLACKWOOD, NJ 08012	1162 VIOLET AVE
426	FISHER, JOHN T JR & RITA	1146 VIOLET AVE	WILLIAMSTOWN, NJ 08094	1146 VIOLET AVE
427	CHANDLER, BRUCE D JR & GAIMARI, STA	1132 VIOLET AVE	WILLIAMSTOWN, NJ 08094	1132 VIOLET AVE
428	MCGRATH, DANIEL M & RACHEL J	2007 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2007 SUNSET AVE
429	Schemella, Matthew	1115 ARBUTUS AVE	WILLIAMSTOWN, NJ 08094	1115 ARBUTUS AVE
430	CAPOTOSTI, JOHN A & EILEEN	1125 ARBUTUS AVE	WILLIAMSTOWN, NJ 08094	1125 ARBUTUS AVE
431	GREEN, KERRYANN T	2020 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	2020 MAGNOLIA AVE
432	LENAHAN, ANNALIEE & RICHMOND, NICHOL	1128 ARBUTUS AVE	WILLIAMSTOWN, NJ 08094	1128 ARBUTUS AVE
433	GRATTON, STEVEN A & MARIE	1116 ARBUTUS AVE	WILLIAMSTOWN, NJ 08094	1116 ARBUTUS AVE
434	DAVIDSON, JOANNE E	2109 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2109 SUNSET AVE
435	MAZZOTTA, JR JOSEPH J & MARLENE	2138 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	2138 MAGNOLIA AVE
436	CANNATA, SHIRLEY P	2126 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	2126 MAGNOLIA AVE
437	FERGUSON, ROBERT	1140 ARBUTUS AVE	WILLIAMSTOWN, NJ 08094	1140 ARBUTUS AVE
438	FOTE, LOGAN A	2236 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	2236 MAGNOLIA AVE
439	PRYCHKA, WENDY L	2221 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2221 SUNSET AVE
440	DWORAK, KAITLYN E.	2228 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	2228 MAGNOLIA AVE
441	PAPPALARDO, SAMUEL P	2212 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	2212 MAGNOLIA AVE
442	Kennedy, James and Susanna	1601 CHEWS LINDG RD #2204	BLACKWOOD, NJ 08012	1126 WILLOW AVE

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443 9603-9	JARDEL, HELEN	2211 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2211 SUNSET AVE					
444 9604-1	DEWITT, CARRIE L	2619 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2619 SUNSET AVE					
445 9604-10	MACKIE, William S. and Kathryn	2427 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2427 SUNSET AVE					
446 9604-11	SMITH, ROBERT H II	2421 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2421 SUNSET AVE					
447 9604-13	DEANGELIS, MICHAEL J	2405 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2405 SUNSET AVE					
448 9604-15	MCKEE, SUSANNE M	2209 MAGNOLIA DR	WILLIAMSTOWN, NJ 08094	2209 MAGNOLIA DR					
449 9604-18	CHAMBERLIN, BARI TINA	2143 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	2143 MAGNOLIA AVE					
450 9604-20	KRYMIS, FRED J	2121 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	2121 MAGNOLIA AVE					
451 9604-24	DESANTIS, DYLAN R & RICHARD C & DYL	2103 MAGNOLIA AVE	WILLIAMSTOWN, NJ 08094	2103 MAGNOLIA AVE					
452 9604-3	MCGRATH, GREGORY F JR	2611 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2611 SUNSET AVE					
453 9604-4	POKERT, ROBERT J	2605 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2605 SUNSET AVE					
454 9604-5	ANGELOZZI, MARY	2216 MT VERNON ST	PHILADELPHIA, PA 19130	2525 SUNSET AVE					
455 9604-6	HART, DAVID W	2519 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2519 SUNSET AVE					
456 9604-8	MELHADO, MATTHEW	2509 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2509 SUNSET AVE					
457 9604-9	BYRD, JOSEPH EQ, TERESA LYNN	2503 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2503 SUNSET AVE					
458 9605-9	RANGH HOPE INC A NJ NON PROFIT ORG	PO BOX 325	ALLOWAY, NJ 08001	1025 LINDEN AVE					
459 9606-1	SHEPHERD, MARK	2320 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2320 SUNSET AVE					
460 9606-10	CONTRERAS, DAVID & GIPIUTULAN, JOSHU	1032 LINDEN AVE	WILLIAMSTOWN, NJ 08094	1032 LINDEN AVE					
461 9606-13	CASTO, JAMES JR	824 POPLAR TER	WILLIAMSTOWN, NJ 08094	JUNIPER AVE					
462 9606-14	HAMILTON, MICHAEL	1042 LINDEN AVE	WILLIAMSTOWN, NJ 08094	1042 LINDEN AVE					
463 9606-3	CARR, PAUL C & CHARLOTTE	2308 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2308 SUNSET AVE					
464 9606-6	ATOKI, CHRISTOPHER	5981 E SENECA TURNPIKE	JAMESVILLE, NY 13078	LINDEN AVE					
465 9606-7	DOMBCZEWSKY BOHDAN	1110 BENTWOOD LN	MONROE, NC 28110	JUNIPER AVE					
466 9607-13	RIZZI, ERIC & JANENE	1042 SPRUCE AVE	WILLIAMSTOWN, NJ 08094	SPRUCE AVE					
467 9607-16	Speakman, Daniel and Speakman, Jr., Daniel	315 W MALAGA RD	WILLIAMSTOWN, NJ 08094	1046 JUNIPER AVE					
468 9607-2	Freeman, Nancy	417 STOCKTON LOOP	WILLIAMSTOWN, NJ 08094	2420 SUNSET AVE					
469 9607-3	COLELLA, JULIAN A & JOY M	2412 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2412 SUNSET AVE					
470 9607-5	MARTINELLI-TRACHEV YURIY & GINA	1021 SPRUCE AVE	WILLIAMSTOWN, NJ 08094	1021 SPRUCE AVE					
471 9607-7	GETTY, GEORGE D JR	13 INDIAN BIRCH RD	TURNERSVILLE, NJ 08012	SPRUCE AVE					
472 9607-9	DANDO, DANIEL & JOHNSON, KRISTINA	1031 SPRUCE AVE	WILLIAMSTOWN, NJ 08094	1031 SPRUCE AVE					
473 9608-1	ROBIOLIO, MARIE	227 APPLETREE LN	MOUNTAINSIDE, NJ 07092	1005 MAPLE AVE					
474 9608-12	BRAD, JANENE & RIZZI, ERIC	1042 SPRUCE AVE	WILLIAMSTOWN, NJ 08094	1042 SPRUCE AVE					
475 9608-15	SANTORE, FRANK	1045 MAPLE AVE	WILLIAMSTOWN, NJ 08094	1045 MAPLE AVE					
476 9608-2	DEPUTY, MILTON J & ADAMS, TRACYLYNN	2520 MAPLE AVE	WILLIAMTOWN, NJ 08094	2520 SUNSET AVE					
477 9608-5	DEAUGUSTINE, LAURA M & NEIL D	1029 MAPLE AVE	WILLIAMSTOWN, NJ 08094	1029 MAPLE AVE					
478 9608-6,01	Reementer, Donna and Thomas	1022 SPRUCE AVE	WILLIAMSTOWN, NJ 08094	1022 SPRUCE AVE					
479 9609-1	KIDD, KIMBERLY & ROBERT	2618 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2618 SUNSET AVE					
480 9609-10	ADAMS, RICHARD & DIANE	1030 MAPLE AVE	WILLIAMSTOWN, NJ 08094	1030 MAPLE AVE					
481 9609-13	RAGONE, ROSEMARIE	1043 CEDAR AVE	WILLIAMSTOWN, NJ 08094	1043 CEDAR AVE					
482 9609-4	SABO, THOMAS AND JOYCE	2608 SUNSET AVE	WILLIAMSTOWN, NJ 08094	2608 SUNSET AVE					
483 9609-5	VANOYEN, LEIGH & MARK	1596 RIVER ROAD	NEW HOPE, PA 18938	CEDAR AVE					
484 9701-48	STALBA, THOMAS J & MARY L	3200 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3200 SUNSET AVE					
485 9701-49	EBERT, ERIC & RENAE C	3116 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3116 SUNSET AVE					
486 9701-50	MCCABE, THOMAS JR	3104 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3104 SUNSET AVE					
487 9701-51	BRAMBLE, PATRICIA M	3026 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3026 SUNSET AVE					
488 9701-52	ARMSTRONG, JAIME L & KEVIN F	3018 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3018 SUNSET AVE					
489 9701-53	BECKER, STEPHEN R & JOANN	3010 SUNSET AVE	WILLIAMSTOWN, NJ 08094	3010 SUNSET AVE					
490 9701-54	TRIMBACH, ROBERT W & LINDA A	1032 HOLLY AAVE	WILLIAMSTOWN, NJ 08094	1032 HOLLY AVE					
491 9701-55	GOOD, RICHARD BRIAN & KATAY VIOLET	1053 HOLLY AVE	WILLIAMSTOWN, NJ 08094	1053 HOLLY AVE					

A	B	C	D	E
Block/Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Property Location
1				
492	9701-56	POSIK, JOHN H & KATHRYN A	1039 HOLLY AVE WILLIAMSTOWN, NJ 08094	1039 HOLLY AVE
493	9701-57	PRAATT, JOANNA	1023 HOLLY AVE WILLIAMSTOWN, NJ 08094	1023 HOLLY AVE
494	9701-58	CARSON, JAMES JOSEPH & SHARON LYNN	2920 SUNSET AVE WILLIAMSTOWN, NJ 08094	2920 SUNSET AVE
495	9701-59	ZINGLER, HUNTER AUSTIN	2912 SUNSET AVE WILLIAMSTOWN, NJ 08094	2912 SUNSET AVE
496	9701-60	DICIANO, PHILIP J JR & DEBRA L	2900 SUNSET AVE WILLIAMSTOWN, NJ 08094	2900 SUNSET AVE
497	9701-61	BELCHER, DAVID & LINDSEY	2820 SUNSET AVE WILLIAMSTOWN, NJ 08094	2820 SUNSET AVE
498	9701-62	BUKER, FRED M III & DEBORAH	2808 SUNSET AVE WILLIAMSTOWN, NJ 08094	2808 SUNSET AVE
499	9701-66	SILVESTRO, MICHAEL L JR & RACHEL A	1032 MYRTLE AVE. WILLIAMSTOWN, NJ 08094	1032 MYRTLE AVE
500	9701-68	GASSLER, MARY	1044 MYRTLE AVE WILLIAMSTOWN, NJ 08094	1044 MYRTLE AVE
501	9701-72	BRITTIN, PHYLLIS	1027 MYRTLE AVE WILLIAMSTOWN, NJ 08094	1027 MYRTLE AVE
502	9701-76	M WERCBERGER CORP	1333 SUNSET AVE WILLIAMSTOWN, NJ 08094	2722 SUNSET AVE
503	9701-78	MOORE, AVA LIA	2708 SUNSET AVE WILLIAMSTOWN, NJ 08094	2708 SUNSET AVE
504	9701-80	VANOYEN, LEIGH & MARK	1018 CEDAR AVE WILLIAMSTOWN, NJ 08094	1018 CEDAR AVE
505	9701-84	ESKEY, KELLY & MARK	1046 CEDAR AVE WILLIAMSTOWN, NJ 08094	1046 CEDAR AVE
506	9801-10	Larner, Ryan and Chimento, Lisa	1350 SUNSET AVE WILLIAMSTOWN, NJ 08094	1350 SUNSET AVE
507	9801-12	PLYE, THOMAS W & KATHLEEN	1344 SUNSET AVE WILLIAMSTOWN, NJ 08094	1344 SUNSET AVE
508	9801-13	MCDONALD, GEORGE F JR & ELENBARK E	1340 SUNSET AVE WILLIAMSTOWN, NJ 08094	1340 SUNSET AVE
509	9801-14	SIDERIO, FRANK P	1336 SUNSET AVE WILLIAMSTOWN, NJ 08094	1336 SUNSET AVE
510	9801-15	LONK, EDWARD C III	1330 SUNSET AVE WILLIAMSTOWN, NJ 08094	1330 SUNSET AVE
511	9801-7.06	SOWERS, WAYNE & DAWN	40 CORREY LN WILLIAMSTOWN, NJ 08094	SUNSET AVE
512	9801-8	HUNT, JOHN	1400 SUNSET AVE WILLIAMSTOWN, NJ 08094	1400 SUNSET AVE

MOTION FOR SUMMARY JUDGMENT

MEMORANDUM OF DECISION
Friends of Victory Lakes v. William Blaney, et. als. G-C-59-22**I. OVERVIEW**Robert Malestein, P.J.Ch.
NOV 12 2024
FILED

This matter comes before the Court on Plaintiff Friends of Victory Lakes Association's (FVLA) Motion for Summary Judgment. The initial Complaint in this matter was filed on November 2, 2022, seeking a declaratory judgment obligating property owners possessing the right and privilege to use and enjoy the Upper and Lower Victory Lakes in Monroe Township to pay a certain amount each year for the maintenance and upkeep of the lakes, lake properties, and dams, including the repayment of a State loan used to repair the dams. The Complaint named the owners of 527 properties. Six owners have filed Answers, and Default has been entered against 474. This Court entered Defaults against 30 of the Defendant property owners on September 27, 2024, in response to Plaintiff's Motion to Enter Default Out of Time.

Plaintiff now seeks an Order granting the right to assess against property owners a monthly fee to assist with needed repairs. Specifically, FVLA proposes the following fee schedule:

1. \$380.00 per year for lake-front properties
2. \$285.00 per year for lake-view properties
3. \$195.00 per year for other occupied lots
4. \$50.00 per year for vacant lots

This model of differentiating amounts paid by category of property owner is based on Collings Lakes Civic Association, where a similar issue was litigated.

II. FACTS

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The subject land was first purchased by William Irish in 1942 and contained three lakes: Upper Victory Lake, Lower Victory Lake, and Sunset Lake. Sunset Lake is not relevant to this case. The property was subdivided into lots, and FVLA currently owns individual lots surrounding Upper and Lower Lake. FVLA purchased ownership on November 12, 2004, from Victory-Sunset Lake Maintenance Corporation. Allegedly, the prior owners were aware that the lakes' dams needed repair, as ordered by the New Jersey Department of Environmental Protection (DEP) but lacked the funds to complete such repairs. This allegedly motivated a group of concerned owners around the community to join together, form the FVLA, and purchase the lakes. Upon assuming ownership, FVLA became subject to the Order to repair the dams and utilized a state loan program to fund the repairs. The loan's original amount was \$798,823. \$140,000 of payments have been made, but FVLA asserts they are unable to continue to meet the repayment schedule. As such, they assert their right to collect fees from residents in the community to assist in the repayment of the loan.

A. FVLA Arguments

In support of their Motion, FVLA argues primarily that the property owners, as the holders of an easement, have an obligation to share in maintenance costs, and the costs associated with the lake repairs qualify as such maintenance costs. FVLA claims it is undisputed that Defendants hold an irrevocable easement to use and enjoy the lakes because of the deed to their property and, whether through direct enjoyment or through enhanced property values, Defendants have benefited from the lakes. FVLA alleges they encouraged property owners to contribute voluntarily to repair costs, but these efforts have been insufficient, necessitating what they claim are their equitable and legal rights to assess against each easement holder. FVLA further argues that public policy favors

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the cost sharing model sought in this Motion because Defendants would certainly not be better off if the dams were permitted to fail, and property values thereby decreased.

FVLA also asserts a separate argument that because the Township signed onto the loan, the Township has the right to assess all the affected property owners for the loan's repayment if FVLA defaults. Therefore, FVLA argues Defendants will participate in repaying the loan irrespective of FVLA's success in this case.

In sum, FVLA claims Defendants have not disputed the accuracy of the chain of title, that Defendants have a clear right to use and enjoy the lakes, that this use constitutes an easement that runs with the land, and that, as easement holders, Defendants must contribute a fair share to the maintenance of the lakes and dams, including loan repayment. FVLA also asserts their right to repayment of legal fees from the present action.

B. Defendants' arguments

a. Amber Lewis (Hawk)

Amber Lewis (Hawk), one of the individual Defendants, submitted an objection to this Motion, challenging certain factual assertions. Ms. Lewis claims the deed she received for 1127 Birch Ave, Williamstown, Block 9002, Lots 3, 4, and 5, did not contain any language or reference to rights from previous deeds. There are two paragraphs of deed language Ms. Lewis references. First, she does not dispute that when the Victory Lakes lots were initially sold decades prior, they contained the follow two restrictions:

UNDER AND SUBJECT to the following restrictions:

Grantors agree that the grantee shall have the right and privilege of enjoying the use of the water of Victory Lakes for the purpose of boating, fishing and swimming provided that all of these privileges shall be governed by such rules and regulations as may be prescribed from time to time by the Grantor.

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TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges [emphasis supplied] ... thereof; AND ALSO all the estate, right, title, interest, property, possession, claim and demand, both in equity and in law of the said party of the first part, on, in and to said premises.

However, Ms. Lewis claims her deed from August 2019, as well as the prior homeowner's deed from June 2013, did not contain this language or reference these rights.

Ms. Lewis also objects to FVLA's argument that an easement appurtenant arises when one owner grants rights to an adjacent property, because she argues her property is *not* adjacent to the lake, as there are private properties between her and the lake.

Further, in addressing FVLA's claim that property owners can use and enjoy the lake, and thereby justifiably must contribute to the loan's repayment, Ms. Lewis claims FVLA did not in fact honor those rights because they would not allow anyone to use the lake without charging a fee. Finally, Ms. Lewis disputes FVLA's argument that simply being in the lake community increases property value. Because she does not have a view of or access to the lake, Ms. Lewis disputes what she views as an unsupported claim that all property owners benefit from increased property values.

b. Defendant Pratt

Defendant Joanna Pratt also submitted an opposition. First, she argues that most of the residents of Victory Lakes are low-income, and it would be manifestly unjust to expect these residents to pay back a loan that FVLA took out without the residents' consent. Second, Defendant Pratt disputes the claim that all homeowners have access to the lakes. Instead, she asserts that FVLA would take away "lake privileges" unless residents purchased memberships in the Association.

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c. Defendant Theresa Lehman Speyerer

Defendant Speyerer, through Counsel, disputes FVLA's legal bases for summary judgment. She argues that FVLA's case law in support of their Motion is factually distinguishable from the present matter. Specifically, FVLA cited Lake Lookover Prop. Owners Assoc. v. Olson, 348 N.J. Super. 53 (App. Div 2002) for the proposition that owners of a private lake have the right to collect the costs of improvement and repairs from easement holders. Ms. Speyerer, however, argues Lake Lookover is distinguishable because in that case, the Association was an extension of the community and did not act in their own private interests, as she alleges FVLA did here. In Ms. Speyerer's view, FVLA took out a loan they could not afford and are now trying to force the community (who had no say in the loan) to pay for it. In support of this argument, Ms. Speyerer refers the Court to Article III, Section B of FVLA's bylaws, which states, "Dues shall be paid on an annual basis (annual dues payable upon commencement of membership in Association), with dues to be adopted at each annual business meeting." Ms. Speyerer argues that because dues are not payable until becoming a member of the Association, the relief sought here is contrary to FVLA's own bylaws.

Ms. Speyerer also objects to Plaintiff's use of Collings Lake as a model form of order for the present matter. She claims Collings Lake is distinguishable because in that case, there was a covenant that provided for a monthly assessment in exchange for use and enjoyment of the lakes. In contrast, there is no language in the deed here permitting a monthly assessment. Instead, Ms. Speyerer asserts that the property owners here purchased their homes under the belief that no monthly assessment was to be collected.

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Ms. Speyerer also asserts a “coming to the nuisance” argument. While acknowledging that there is no nuisance here per se, she claims that FVLA knew of the lake’s defects at the time of purchase and cannot now seek recovery for those defects. In her view, it would be inequitable to hold Defendants liable for the decisions of unelected board members.

Finally, Ms. Speyerer raises several questions pertaining to what she claims are open questions of fact. Specifically, she questions 1) who FVLA is, and who comprises the board, 2) what authority FVLA has to act on behalf of the community, and 3) what the terms of the purchase agreement and deed are as it pertains to FVLA’s responsibility to maintain the lakes after purchasing the property “as is.”

III. LAW

a. Summary Judgment Standard

Summary judgment must be granted if “the pleadings, depositions, answers to interrogatories and admissions on file, together with affidavits, if any, show that there is no genuine issue as to any material fact challenged and that the moving party is entitled to a judgment or order as a matter of law.” R. 4:46-2(c). The trial court’s “function is not . . . to weigh the evidence and determine the truth . . . but to determine whether there is a genuine issue for trial.” Brill v. Guardian Life Ins. Co. of Am., 142 N.J. 520, 540 (1995) (quoting Anderson v. Liberty Lobby, Inc., 477 U.S. 242, 249 (1986)). The trial judge must consider “whether the competent evidential materials presented, when viewed in the light most favorable to the non-moving party, are sufficient to permit a rational fact finder to resolve the alleged disputed issue in favor of the non-moving party.” Id. When the facts present “a single, unavoidable resolution” and the evidence “is so one-sided

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that one party must prevail as a matter of law,” then a trial court should grant summary judgment.
Id.

b. Easements

“An easement is defined as a nonpossessory incorporeal interest in another's possessory estate in land, entitling the holder to make some use of the other's property. Easements are created (1) by express acts of the parties, (2) by implication, or (3) by prescription. Where the easement comes into being by way of an agreement, the universally accepted principle is that the landowner may not, without the consent of the easement holder, unreasonably interfere with the latter's rights or change the character of the easement so as to make the use thereof significantly more difficult or burdensome.” Kline v. Bernardsville Ass'n, Inc., 267 N.J. Super. 473, 478 (App. Div. 1993).

However, “the intent of the conveyor is normally determined by the language of the conveyance read as an entirety and in the light of the surrounding circumstances.” Khalil v. Motwani, 376 N.J. Super. 496, 503 (App. Div. 2005). “[W]hen there is any ambiguity or uncertainty about an easement grant, the surrounding circumstances, including the physical conditions and character of the servient tenement, and the requirements of the grantee, play a significant role in the determination of the controlling intent.” Id. “The servient tenement will not be burdened to a greater extent than was contemplated or intended at the time of the creation of the easement and the use of the easement must not unreasonably interfere with the use and enjoyment of the servient estate.” Id. at 505; see also Hyland v. Fonda, 44 N.J. Super. 180, 189 (App. Div. 1957) (same); Tide-Water Pipe Co. v. Blair Holding Co., Inc., 42 N.J. 591, 604 (1964) (“arising out of every easement, an implied right to do what is reasonably necessary for its complete enjoyment, that right to be exercised, however, in such reasonable manner as to avoid

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unnecessary increases in the burden upon the landowner.”); Restat 3d of Prop: Servitudes, § 4.10 (“Unless authorized by the terms of the servitude, the holder is not entitled to cause unreasonable damage to the servient estate or interfere unreasonably with its enjoyment.”).

Additionally, “[u]nless expressly denied by the terms of an easement . . . the owner of the servient estate is entitled to make reasonable changes in the location or dimensions of an easement, at the servient owner's expense, to permit normal use or development of the servient estate, but only if the changes do not (a) significantly lessen the utility of the easement, (b) increase the burdens on the owner of the easement in its use and enjoyment, or (c) frustrate the purpose for which the easement was created.” Restat 3d of Prop: Servitudes, § 4.8.

§ 4.13 of the Restatement is also directly applicable here. This section of the Restatement addresses duties to repair and maintain the servient estate. “The beneficiary of an easement or profit has a duty to the holder of the servient estate to repair and maintain the portions of the servient estate and the improvements used in the enjoyment of the servitude that are under the beneficiary's control.” Restat. 3d of Prop: Servitudes, § 4.13 (1). Paragraphs (3) and (4) of this section also state as follows:

(3) Joint use by the servient owner and the servitude beneficiary of improvements used in enjoyment of an easement or profit, or of the servient estate for the purpose authorized by the easement or profit, gives rise to an obligation to contribute jointly to the costs reasonably incurred for repair and maintenance of the portion of the servient estate or improvements used in common.

(4) The holders of separate easements or profits who use the same improvements or portion of the servient estate in the enjoyment of their servitudes have a duty to each other to contribute to the reasonable costs of repair and maintenance of the improvements or portion of the servient estate.

Comment b to § 4.13 (“Servitude holder’s duty to repair and maintain”) also provides:

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Once the easement owner has started making use of the easement, there is a duty to make such repairs or do such maintenance as may be necessary to avoid unreasonable interference with the servient estate . . . If the servient estate is being used by the servitude owner in common either with holders of other similar servitudes or with the owner of the servient estate, the owner of the servitude does not have an affirmative duty to make repairs, but does have a duty to contribute to the reasonable costs of repairs or maintenance undertaken by other.

c. Island Improvements Rule

In 1978, the Appellate Division in Island Improvements Association v. Ford, 155 N.J. Super 571 (App. Div. 1978) announced a guiding rule that still applies in situations where an association of homeowners seeks to charge residents for maintenance costs. In this case, a voluntary association organized to raise funds to maintain and improve the roads in a private residential area of Upper Greenwood Lake sought to compel homeowners to contribute to the road maintenance costs. Id. at 573. Despite recognizing that “none of the deeds to the individual owners impose[d] any contractual obligation on the owners to maintain the roads,” the Court imposed upon “the owner (or owners) of a dominant tenement -- in the case before [the Court] an easement over lands of another -- the duty of maintenance and repair.” Id. at 573, 574. The Appellate Division was “[c]onvinced that with the benefit ought to come the burden, absent agreement to the contrary” and “the *obligation* to maintain devolves upon the dominant tenant.” Id. at 574. However, the Court cautioned that they were not “mandating a joining of the association by those of the individual owners who are not members. We are merely declaring the obligation of all the individual owners to contribute to the repair and maintenance of the easement in question.” Id. at 575.

The Island Improvements rule was further expounded in Lake Lookover Prop. Owners Assoc. v. Olson, 348 N.J. Super. 53 (App. Div 2002). In Lake Lookover, Defendant was the owner

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of property surrounding a lake, and plaintiffs were the owners of the land encompassing the lake, its beaches, and a dam. Id. at 54. Importantly, the chain of deeds from the original owner to the homeowners included an easement to use the lake. Id. Over the eighty years since the easements were granted and the dam created, the dam naturally suffered wear and tear and required rehabilitation. Id. at 66. Because the easement holders or their predecessors in title enjoyed the lake's benefits over many decades, the Court held that a "decision which would permit those who have enjoyed use of that easement to now avoid such payment . . . would make little sense." Id. It was important to the Appellate Division's reasoning that the easement holders seemingly always enjoyed the rights and privileges that came with the easement, and only when the plaintiff Association spent years attempting to protect and preserve the lake did the defendant homeowners claim they possessed the right to avoid repair obligations. Id. at 67.

The Lake Lookover Court also found paragraph 4 and comment b of the Restatement of Property § 4.13, as previously described, directly on point. The defendant property owners held separate easements and therefore had a duty to each other to contribute to repair and maintenance costs necessary for the lake's preservation. Id. at 67.

As a final takeaway from Lake Lookover, the Appellate Division also rejected defendant homeowners' claims that the plaintiff Association adopted an improper role and assumed duties it had no right to assume. Id. at 68. While the defendants tried to argue the Association was essentially a social club, the facts of the case indicated that the plaintiff Association supervised use of the lake and completed repairs, and Defendants themselves stated the Association had control over the lake since 1975. Id. Further, none of the Defendants opposed the Association taking the lead role over years of litigation or in negotiations with DEP. Id. at 69.

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IV. ANALYSIS

In the case at bar, there is no factual dispute that the lots in question, when initially sold decades ago, contained the following restrictions:

UNDER AND SUBJECT to the following restrictions:

Grantors agree that the grantee shall have the right and privilege of enjoying the use of the water of Victory Lakes for the purpose of boating, fishing and swimming provided that all of these privileges shall be governed by such rules and regulations as may be prescribed from time to time by the Grantor.

TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges [emphasis supplied] ... thereof; AND ALSO all the estate, right, title, interest, property, possession, claim and demand, both in equity and in law of the said party of the first part, on, in and to said premises.

While an argument has been advanced that more recent deeds do not contain that language, the easement nevertheless continues to exist, and it is well-established that the restrictions as set forth run with the land. The language in the deed is clear that the lot owners shall have the right and privilege of enjoying the use of the water of Victory Lakes for the purpose of boating, fishing and swimming provided that all of these privileges shall be governed by such rules and regulations as may be prescribed from time to time by the Grantor.

Thus, the deed itself provides for the ability to establish rules and regulations consonant with the privilege of using the water of the lakes. Furthermore, our Courts have clearly held that "With the benefit [of an easement] ought to come the burden, absent agreement to the contrary" See Lake Lookover Property Owner's Ass'n v. Olsen, 348

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N.J. Super. 53, 65. It is likewise clear that "The beneficiary of an easement . . . has a duty to the holder of the servient estate to repair and maintain the portions of the servient estate and the improvements used in the enjoyment of the servitude" See *Lake Lookover Property Owner's Ass'n v. Olsen*, 348 N.J. Super. 53, 67.

The fact that the Friends of Victory Lakes did not seek permission from those that enjoy the benefit of the easement is of no consequence. The facts are undisputed that the repairs were necessary as required by the New Jersey Department of Environmental Protection. The necessary repairs were required when keeping in mind the strong public policy as evidenced through legislation which addresses dams.

Thus, the Court finds that the undisputed facts establish that the repairs were necessary and that the burden of repairs come with the benefits that were bestowed upon the lot owners many years ago. The logic and reasoning of our Court in the Lookover case is equally applicable to the facts in the case at bar, and the Court must apply sound principles of *stare decisis* in order to achieve the same result.

Plaintiffs have submitted a proposed form of order to address the rational argument that there should be different classes of lot owners who contribute differently based upon their proximity to the lakes. It provides for notification to the lot owners of the proposed budget for the succeeding year, an ability to object and the ability to review the records of receipts and expenditures. The Court finds the order to be fair and provides protections to the lot owners and further provides for complete transparency. The Court will execute the order as presented.

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V. CONCLUSION

For those reasons and all reasons placed on the record, the Plaintiffs' Motion for Summary Judgment shall hereby be **GRANTED**.

