

Timeline for 44A/44B Miller Street Highlands NJ 07732

1. On 12/31/2020 I Purchased Existing 2 Family House located at 44A/44B Miller street Highlands ,NJ 07732
2. On 3/16/2021 Submitted permit application to Middletown NJ to elevate and re build house.
3. On 3/31/2021 Permit application was approved
4. On 4/1/2021 upon in in-depth inspection which involved removing multiple layers of sheetrock Architect James Daley determined that the house was not a good candidate for elevating due to extreme dry rot and lack of structural compliant framing.
5. On 4/3/2021 I informed Middletown Building department that we were not going to move forward with the permit to elevate and re build house and permit was abandoned .
6. On 6/8/2021 A new permit application and new stamped drawings was submitted to Middletown Building department to build a new ICF concrete two family house on the existing foundation footprint.
7. On 7/14/2021 the new permit application was approved for the construction of a new ICF concrete two family on the existing footprint. Permit was picked up with approved plans signed any the zoning officer Maryann Dunn and construction official Paul Durnien that match which is currently built.(This approved permit could not exist without existing zoning approval) (Exhibits 1&2 Permit and signed plans)
8. On 7/22/2021 A time stamped photo shows original two family house still standing after approved permit issued to build a new

ICF concrete two family house on existing footprint .(This proves that the claim that the house collapsed upon an effort to elevate is completely False) Exhibit 3

9.On 8/10/2021 house was demolished with full preservation of complete foundation. Exhibit 4

10.Existing foundation enhanced with extensive concrete and underpinning to maintain the complete existing foundation as approved plans show. Exhibit 5&6

11.Construction continues with 6 passed building inspections. Exhibit 7

12.03/04/2024 Work stop ordered by Highlands



Borough of Highlands
 151 Navesink Ave
 Highlands, NJ 07732
 Phone: (732) 872-1224
 Fax: (732) 872-0670

Permit Number: **2100117**
 Update Number:
 Control Number: **2021-0070**
 Application Date: **7/8/2021**
 Permit Date: **7/14/2021**

CONSTRUCTION PERMIT

IDENTIFICATION

OWNER/ PROPERTY DETAILS

Block: **58** Lot: **7.01** Qualifier:

Work Site Location **44 MILLER STREET**
HIGHLANDS NJ 07732

Owner in Fee **MARK LANDGREBE**
 Telephone

Address **27 MILLER STREET**
HIGHLANDS NJ 07732

Use Group(s): **R-5**

Contractor **MARK LANDGREBE**

Telephone

Address **27 MILLER STREET**
HIGHLANDS NJ 07732

Lic. No. / Bldrs. Reg. No

Federal Emp. No.

is hereby granted permission to perform the following work:

Building

DESCRIPTION OF WORK:

REBUILD HOUSE ON EXISTING FOUNDATION

ESTIMATED COST OF WORK:

Cost of Construction: **\$250,000.00**

Cost of Alteration: **\$0.00**

Cost of Demolition: **\$0.00**

Total Cost: \$250,000.00

If construction does not commence within one year of date of issuance,
 or if construction ceases for a period of six months, this permit is void

Date: **2/8/2024**

Steven Winters
 Construction Official

- :: Failure to obtain all required inspections may result in administrative action
- :: Final inspections are required before final payment is to be made to contractor
- :: An approved set of plans must be kept at the worksite at all times

Notes:

PAYMENTS (Office Use Only)

Building	\$970.00
Electrical	
Plumbing	
Fire Protection	
Elevator Devices	
Mechanical	
VolFee (DCA)	\$90.00
AltFee (DCA)	
DCA Minimum Fee	
Other Fees	
CO Fee	\$150.00
CCO Fee	
Minimum Fee	
Total	\$1,210.00
No Fees Waived	

Amount to be Paid: \$0.00

Check Amount: \$1,210.00
 Payment Date: 7/14/2021
 Collected By: Patti Merse
 Reference No: 1143

Total Check Amount \$1,210.00

Grand Total: \$1,210.00

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MIDDLETOWN TOWNSHIP
BUILDING DEPARTMENT

PLANS RELEASED

Building 7/13/21 PA
 Plumbing _____
 Electrical _____
 Fire Protection _____

*6/29/21
O.K.
M.D.*

GENERAL CONSTRUCTION NOTES:

- VERIFY ALL CONSTRUCTION DIMENSIONS ON FLOOR PLANS, COORDINATE AS REQUIRED.
- INSTALL NEW ASPHALT ROOF (50 YEAR) WITH UNDERLAYMENTS AND GUTTERS THROUGHOUT.
- CONNECT ALL UTILITIES AND VERIFY RE-INSTALLATION/HOOK-UP REQUIREMENTS. CONTACT ARCHITECT FOR CONFIRMATION PRIOR TO LIFTING.
- INSTALL ELECTRICAL IN RAISED PORTION OF HOUSE TO REMAIN. PROTECT.

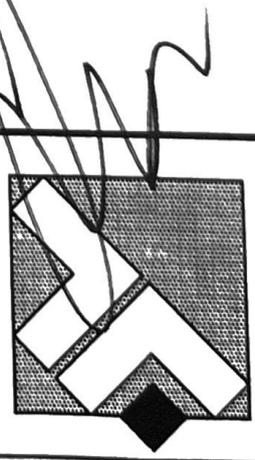
NOTE: NO EXTERIOR PLATFORM REQUIRED FOR A/C.

ISSUE DATE	COMMENTS	SEAL
APRIL 13, 2021	PRELIMINARY - FOR REVIEW ONLY	NJ LIC #11519
APRIL 30, 2021	FOR BUILDING PERMITS	
MAY 21, 2021	REVISED - FOR BUILDING PERMITS	

Landgrebe- Highlands, NJ

JAMES T. DALEY
ARCHITECT
+ ASSOCIATES
 273 FIRST STREET, KEYPORT, NJ 07735
 Phone: 732-739-2684 fax: 732-739-0637

NJ LIC: #11519
 DRAWN BY
A-1



From: Mark Landgrebe marklandgrebe@aol.com
Subject:
Date: November 5, 2025 at 11:36 AM
To: marklcp@icloud.com

ML

11:35



July 22, 2021
7:58 PM



LIVE



3

From: Mark Landgrebe marklandgrebe@aol.com
Subject:
Date: November 5, 2025 at 11:36 AM
To: marklcsp@icloud.com



11:35

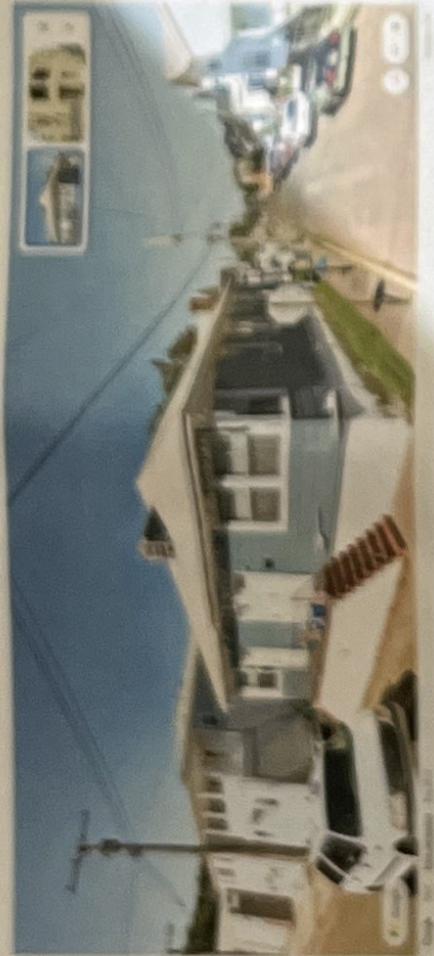


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**Existing and Prior Conditions and
Surrounding Neighborhood Characteristics
44 Miller Street, Highlands, NJ**

November 2025

