

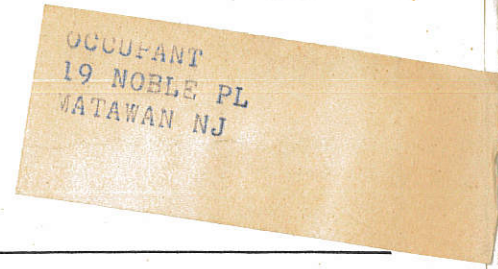
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Strathmore

OBSERVER



Vol. I No. 3

A PUBLICATION OF THE STRATHMORE CIVIC ASSOCIATION

JANUARY, 1964

THIS IS THE MOMENT OF TRUTH

Landslide Vote Supports LEGAL ACTION VS. LEVITT

An overwhelming majority voted yes to the following resolution presented at the emergency meeting of the Association Tuesday night, January 14.

Whereas the General Assembly at its meeting December 19, 1963 authorized the Executive Committee to investigate legal steps in the 15% dispute, and
Whereas the General Assembly at the same time authorized an expenditure for legal advice on the 15% dispute and/or survey stake question, of us to three hundred dollars, and
Whereas the Executive Committee has, pursuant to the above, consulted with two highly recommended experts on municipal law, Mr. Lawrence Carton and Mr. Robert Wood and Whereas both recommended that immediate action be taken in the 15% dispute and
Whereas the Executive Committee, after careful consideration of the legal advice, voted unanimously in favor of taking the recommended action and
Whereas we are advised that the action should be taken in the name of several individual homeowners and taxpayers instead of in the name of the association and
Whereas legal papers had to be filed in Trenton before January 16, 1964, and
Whereas the following individuals have undertaken this action, subject to the approval of the Association, and have agreed to act in this matter only as requested by the Association. Herbert Parker, William Lynch, David Schwartz, Denne Goldstein and Mark Beck, and
Whereas Mr. Robert Wood has agreed to serve as their legal counsel in this matter for a maximum fee of Twenty Five Hundred Dollars plus costs which will be an approximate maximum of Seven Hundred and Fifty Dollars, exclusive of having to defend an appeal.

Be it therefore resolved, and it is hereby resolved that the Strathmore-At-Matawan Civic Association

(1) Request the above named individuals to continue suit or suits or actions as recommended by Counsel, and that

(2) The entire costs of such suit or suits and any other direct expenses for which the above named individuals become liable because of their participation in this matter be borne by the Association and that

(3) If at any time the Association decides to cease action on this matter, it will pay all costs incurred to that time, and any additional costs to which the above named individuals become liable as a result of their action on behalf of the Association, and that

(4) A special fund shall be established through general subscription and other means subject to the approval of the General Assembly, the proceeds of which shall be used to defray the expenses of this action; excess money, if any, shall be used exclusively for the community betterment and that

(5) Between General Assembly meetings, the Executive Committee shall be authorized to take such emergency action as is required and which may not be delayed until the General Assembly can meet, any action taken in this matter shall be reported in full at the following General Assembly and in the Observer, and that

(6) The ultimate decisions on any solution or disposition of this matter shall be at the sole prerogative of the General Assembly and commitments, by any other party, not approved by the Assembly shall not be binding on the General Assembly.

Unfortunately we were about 20 members short of a quorum of 100 and this vote must therefore be approved at the next general meeting on Wednesday, January 29, at the High School.

Vote YES For School Budget

We've talked better education for Matawan for months—now are we ready to back up this talk with our votes?

On December 16, the Education Committee presented to the Regional Board of Education, six recommendations to be considered and if possible, included in the budget.

Most of these requests have been fulfilled in the proposed 1964-65 budget. It is now up to us as individuals and as a group, to give unanimous, enthusiastic support to this budget in the forthcoming school budget election.

The Board has taken a definite stand on an improved educational program. If this courageous step forward by the Board is not matched by a successful vote on February 4, it will be an educational setback that will effect the quality of our educational system for many years to come.

The budget **MUST BE PASSED BY A SUBSTANTIAL NUMBER OF VOTES.** Any signs of lethargy or disinterest in this community will surely delay the presentation of the referendum to get the announced building program, which is so desperately needed, underway.

The Education Committee feels that the proposed budget represents a careful, well-planned analysis of future community growth and the initial step toward a realistic educational program geared to meet the needs of a new expanding community.

There will be votes in opposition to the budget in many sections of the Regional system. The "no" votes, generally, will be cast because of state apportionment of school costs in a Regional school system and not because of a recognized need for improved education.

However, cases appear again and again in which an aroused minority has been able to overcome numerically superior forces by the sheer weight of their drive. We must, therefore, unite our efforts and exert the leadership necessary to overcome this obstacle.

Vote for better education!

DATE: February 4, 1964

TIME: 1:00 p.m. to 9:00 p.m.

WHERE: Districts 4 & 5—Regional High
Districts 4 & 5—Regional High School
District 6—Strathmore Elementary School

We've talked about it, worked for it, are paying for it, now let's VOTE for it! Vote YES on February 4, for an improved educational program in the Matawan Regional School system.

Meeting News

Wednesday... January 29
8:00 PM Matawan Regional
High School

\$3,250 Lawsuit against Levitt

\$2,500,000 School Budget

ATTENDANCE IS A MUST

THE STRATHMORE OBSERVER

Published monthly by the
**Strathmore-At-Matawan
 Civic Association, Inc.,
 Matawan, New Jersey**

Robert J. Chesterman, President

Editorial Staff
 (Public Relations Committee)

S. Roger Dixon, Chairman

Norman Brenner	Eleanor Schafer
Martin T. Cox	Joseph P. Smith
Robert C. Laurence	John McTaggart
Wallace H. Steinberg	Phyllis Sunshine

Parliamentarian's Corner

On the first ballot in the election of Trustees for the Strathmore Bath and Tennis Club, none of the candidates received a majority vote - a requirement necessary for election as set forth in the Club's by-laws. At that point the following motion was made: "That the Secretary cast a unanimous ballot for the nine candidates with the highest number of votes." Fortunately, the motion was defeated. Had it been passed, the election would not have been legal. The Club would have been susceptible to the same type of chaos presently being experienced by the governing body of a neighboring township.

The chairman of the meeting should have ruled the motion out of order for two reasons. First, once it had been decided to vote by secret ballot, any motion is out of order which members cannot oppose without exposing their views. Thus, when the ballot is not unanimous, it is out of order to move to make the ballot unanimous, unless this motion is voted on by ballot so as to allow members to vote against it in secrecy. (Robert's Rules of Order, Revised page 194)

Second, and more importantly, no motion is in order that conflicts with the constitution, by-laws, or standing rules, or resolutions of the organization. If such a motion is adopted it is null and void. (Robert's Rules, page 54)

Therefore, the election would have been illegal and could have been challenged at any time had this motion passed. It is my personal belief that an organization should never leave itself open to future attack. It is a great temptation to take short cuts when handling the business of an organization. However, with just a little more effort, proper procedures can be followed and the organization can rest assured that any action it has taken cannot be countermanded because of a technicality.

For information on procedural matters, contact the Parliamentarian Frank Clement at 566-7867.

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566-7847	Eleanor Schafer

Strathmore - at - Stony Brook Opens

Seven model houses were unveiled recently at Levitt's newest 1,300 house development, Strathmore-at-Stony Brook on the north shore of Suffolk County, Long Island, about 55 road miles from Manhattan.

The houses are priced from \$19,000 to \$27,000 with five of the seven almost identical to the houses here. The two new models are expanded variations of the four bedroom colonial and the rancher.

Some of the major differences in this new development are : 15,000 square foot minimum lots; oil heat; septic tanks instead of sewers; air conditioning as an optional extra; and 2 car garages for \$500 extra on the lower priced ranch and colonials - on any lot. On corner sites, a 2 car side entry garage costs \$1,000 extra on the new, more expensive ranch, and \$750 extra on the new colonial and country clubber.

Following are brief descriptions of the new models in order of price:

FRAMINGHAM (Country Clubber) \$27,000 - There are now three bedrooms upstairs of the two in Matawan. Otherwise the house is identical.

ETON (new model) \$25,000 - This is a four bedroom colonial with a field-stone and shingle front, 2½ baths, fireplace, and the same appliances furnished with the Framingham. The 2 car garage is attached to the house by what looks like a breezeway but is actually a laundry room facing front and a large family room facing to the rear. The master bedroom includes a walk-in closet, dressing room, and bath with separege tub and shower.

DEVON (new model) \$22,000 - This is an L-shaped ranch with a brick and shingle front, a 24 foot front porch, 3 bedrooms, 2 baths, a 14 foot wide garage and a 14 by 18 foot family room between the garage and the kitchen/breakfast room. The glass doors have been switched to the new family room and the kitchen has a wall oven and counter top range. The front hall colsets are smaller which permits a larger entry foyer.

GLADSTONE & CAMBRIDGE (4 and 3 bedroom colonials) \$21,000 - These two houses are identical to the Matawan models, but there is no difference in price between them as there was here.

BUCKINGHAM (rancher) \$20,000 - The door in the kitchen/family room now opens into the laundry room instead of the garage. No other differences.

ARDSLEY (cape cod) \$19,000 - Here the front of the garage has been extended so that it lines up with the front porch overhang as in the 3 bedroom colonial. This permits a 12 x 23 foot garage and an 8 x 12 foot laundry/storage room with a door into the kitchen, which has swapped places with the dining room. The entry into the bedroom hallway from the kitchen no longer exists.

Register Now For Adult Education Courses

The adult evening classes at the Matawan Regional High School will start on Monday, February 3, and we look for a big turn-out from the Strathmore residents. Registration will be January 20, 21, 23, 24 and 27, from 7 to 8:30 P.M. Each course will be \$10 and registration \$1. As in the fall semester each class will meet for 10 weeks and the following courses will be offered:

MONDAY: Modern dance, interior decorating, dressmaking for beginners, bridge, beginning typing, conversational French, conversational Spanish II, wood finishing, advanced art, tailoring, ballroom dancing, bookkeeping, needlecraft, radio and television repair, dramatic workshop, golf.

THURSDAY: Elementary art, dressmaking for beginners, conversational Spanish I, gymnastics for men, world issues -current events, ceramics for beginners, tailoring, intermediate typing, ballroom dancing, gymnastics for women, cabinet making, securities and investing, public speaking for self assurance, stenography II, rug hooking.

Boys and Men Basketball Leagues Formed

Thanks to the efforts of Ed Flynn, Bob Feldman and Marty Paris 60 boys between the ages of 13 and 17 years signed up for the newly-formed League. The following six teams were formed and the season began: The Rockets, coached by Jerry Tantleff; The Globetrotters, coached by Bob Riley; The Hawks, coached by Art Percy; The Road Runners, coached by Frank Dilotti; Moe's Five, coached by Howard Winters and Stan Wasserman; The Dukes, coached by Marty Paris. Games are scheduled on Thursday and Friday evenings between 8 and 11 at the new Regional High School gym. More players are welcome, as well as adults to coach and referee the games.

Men's Basketball League formed, Wednesday nights from Eight P.M. to Eleven P.M. at the New Regional H.S. Gym.

Township Committee Investigating Survey Action

Prompted by a letter from two Strathmore residents, the Township Committee has decided to investigate the Planning Board's split decision to release Levitt & Sons from any obligation to survey and stake the lots in Strathmore. The Planning Board, at its last meeting in 1963, voted four to two that Levitt did not have to provide the survey stakes which are required by the subdivision ordinance

The letter which asked the Township Committee to revoke the Planning Board's action was signed by Robert Chesterman, Civic Association president, and Herbert J. Parker, Zoning and Planning Committee chairman. They cited the New Jersey enabling act and the local subdivision ordinance, both of which call for the Township Committee, upon receipt of an appeal from grieved parties, to hold a public hearing and to either affirm or reverse the Planning Board's action.

It is interesting to note that the Planning Board, in part, voted against the opinion of its legal counsel. Also noteworthy is that the four members who voted against the survey requirements, former Mayor Marz, Committeeman Downy, Tax Assessor Kenna and Salvitor Vena (Campaign Manager for Marz-Burlew in the recent election) were not members of the Planning Board in 1962 when most of the Levitt Sections were approved, while the two members who voted to require the surveys, Swan and Dolan, were on the Planning Board at that time.

Township Approves Garden Apartments

In spite of strenuous objections by the Civic Association and local residents, the outgoing Township Committee, at its final meeting, voted three to two to rezone an area in Strathmore for garden apartments. The tract is located on South Atlantic Avenue and Route 34, and borders Cambridge and Brookview Parks.

The Township Committee majority based its vote on a letter received from E. Eugene Oross, the Planning consultant selected by the Township to prepare a Master Plan.

Residents of the area and the Civic Association, backed by the incoming Township Committeeman Jay Krivitsky and the new Township Attorney Richard Schwartz, claimed that the letter did not clearly approve garden apartments for the site. They requested that the decision be postponed until Mr. Oross could come to a meeting in order to advise the Township as to what the best zoning for the area would be. The Civic Association representatives argued that the area north of the Strathmore shopping center should be rezoned for residential use only.

The Zoning and Planning Committee will press the new Township Committee and Planning Board to re-examine this question.

Help Wanted

Immediate openings are available for actors, singers, dancers, musicians, writers, designers, painters, and stagehands - no experience necessary - and no pay but the satisfaction and fun in participating and helping to make the Recreation Committee's new production a smash hit.

The production is scheduled for a Spring opening.

Meetings of the Show Group are held every Tuesday evening at 8:00 PM at the Strathmore Grammar School, in the Music and/or All Purpose rooms.

All interested Strathmoreans are urged to come to the next meeting, or to contact Marty Bluementhal, 566-8462, or Maur- een Secor, 566-7234. "Come on down".



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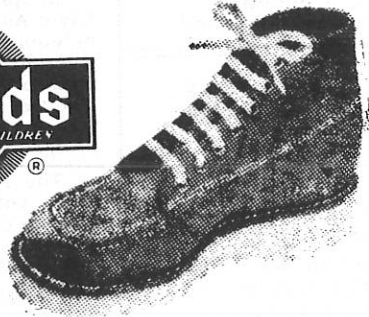
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MEMBERSHIP TOPS 1400

Membership in the Civic Association has topped 1400 was announced by Committee Chairman Hans F. Froehlich. Residents of Strathmore and Storyland may join the Association either at the monthly General Membership meeting held at the Strathmore Regional High School or by contacting the Membership Committee's Section Chief in their section. They are:

- for Andover Park - Ken Collins, 109 Andover Lane, 566-7157
- Cambridge Park - David Sutliff, 31 Cypress Lane, 566-8367
- Deerfield Park - Joan Mitchell, 32 Dresel Lane, 566-3214
- Ivy Hill I - Mary Boe, 74 Idlewild Lane, 566-7447
- Ivy Hill II - Bob Davitt, 6 Incline Place, 566-5315
- Juniper Park - Kathleen Bradshaw, 44 Juniper Pl., 566-2925
- Northland Park - Jim Ducatelli, 25 Noble Place, 566-6481
- Oxford Park - Ken Schaefer, 51 Overlea Lane, 566-7713

Residents of Fordham Park and Storyland should contact Mr. Froehlich at 39 Ayrmont Lane, 566-7770.

The following personnel changes have taken place:

Ken Collins was transferred from Section Chief, Northland Park to Section Chief, Andover Park, succeeding Connie Blatterer. Jim Ducatelli was promoted from Block Captain to Section Chief, Northland Park. Joan Mitchell was promoted from Block Captain to Section Chief, Deerfield Park, succeeding Henry Wollenberg. Ken Schaefer was appointed Section Chief, Oxford Park.

Nominating Committee To Be Formed

As provided in the by-laws of the Civic Association, each of the eight standing committees shall elect their representative to the Nominating Committee this month. The chairmen of the standing committees are not eligible to be members of the Nominating Committee. The committee shall recommend candidates for the offices of president, vice-president, secretary, and treasurer at the regular membership meeting in March. Nominations may be made from the floor at this time. The election will be held in April at which time further nominations may be made from the floor. The new officers will take office at the first meeting in May and will serve for one year.

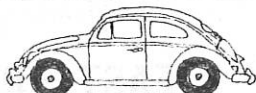
Standing Committees will elect their new chairman no later than two weeks after the election of officers. The officers, chairmen and the immediate past president form the Executive Committee. Chairmen are not permitted to vote on the Executive Committee until their election has been approved by the general membership.

For further information, contact Frank Clement at 566-7867.

Womens Bowling League

- Vi Harmon, high game, 212
- Leda Grubow, 2nd high game, 204
- Eleanor Schafer, 3rd high game, 196
- High average to date was bowled by Mildred Rigby (140).
- The Hustlers, The Lams, The Duos are in 1st, 2nd, and 3rd place.

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Strathmore Vs. Levitt

(Continued from Page 1)

In the meantime, the Executive Committee and the five signers of the suit have stuck their necks out to do what they honestly believe is not only right but their duty as citizens of Matawan Township. The vote of confidence was lopsided despite Herb Parker's appeal that, "If anybody here tonight is not willing to take \$5 from his pocket to fight this thing out with Levitt, then please vote against the resolution."

The Strathmore-at-Matawan development was built under the first Planned Community Ordinance in New Jersey which included a provision that 15% of all the land area of the development (a total of 786 acres) that falls within the R-150 zone (residential) be set aside for non-residential uses such as religious, recreation, community service and general open areas. Other sections of this ordinance provided for a school site of 11.5 acres, and also provided for necessary drainage areas.

Although it is said that the Levitt Company played a large part in writing this ordinance, it seems they violated its provisions by including in this 15% figure the 11.5 acre school site, 11.5 acres of which are covered by a separate provision, an 18 acre shopping center site which is not even in the residential R-150 zone, the Bath and Tennis Club which is private and restricted to less than half of the families in Strathmore, and which cannot be considered as a community service, and many acres of drainage areas which, like the school site, are required by another section of this ordinance.

This Planned Community Ordinance was supposed to have been an improvement over the old Subdivision Ordinance which required that a minimum of 5% of a development's area be set aside for recreation only. We have been claiming that 88 acres of the approximate 118 acres should not be included in the 15% total. The remaining 30 acres are less than 4% of the total. Of this it has been estimated that the actual usable space for recreation areas is only 1.85% - a far cry from even the 5% of the old ordinance.

The Civic Association and its Zoning Committee has fought bitterly with Levitt and with the old Township Committee, the Planning Board, and the Building Inspector, attempting to rectify this situation but to no avail. At the last general meeting, the Executive Committee was voted power and funds to seek outside legal counsel. Two experts in municipal law stated that we should file suit and that we had an excellent chance of winning.

Mr. Wood was retained, partly because his fee was closer to our means, and on Monday, January 13, because of the emergency situation, he filed suit against Levitt and the Township. The suit was named above. Action had to be taken within a specified time after our last rejection by the Township, and this was the deadline. Final approval for the action was expected at the emergency meeting but not enough of us showed up.

Your Civic Duty- Join Volunteer Fire Company

Levitt and Sons have set aside land for the construction of a Firehouse in the Strathmore development. The Streets and Safety Committee of the Strathmore Civic Association is now seeking persons interested in joining this volunteer fire company. At the present time acceptable volunteers will probably serve with the present Matawan Township fire company until a Strathmore Firehouse is constructed and equipped. Interested persons and those desiring additional information should contact Sheldon Pivnik 566-8319.

This therefore is the situation. Whatever remedy there is will have to be decided by the Court. Whether it will be in the form of additional lands in the area that Levitt may or may not already own, or whether it will be monetary to buy additional lands cannot be said at this point. It remains that we believe, and our lawyer believes that Levitt cheated us and that we cannot stand idly by and see us and our children deprived of play space which is rightfully ours.

This is the moment of truth . . . Now is the time to fight . . . Come to the January 29 meeting and pledge your support.

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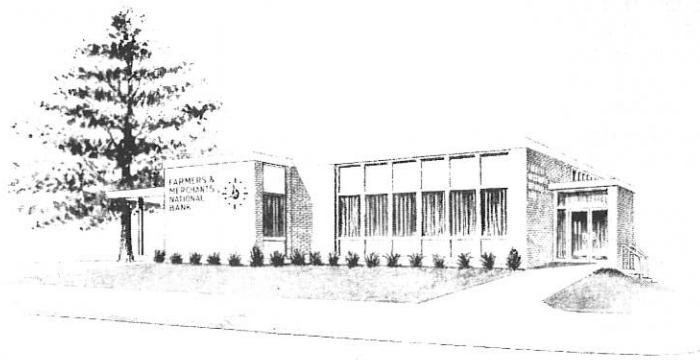
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