

**NOT FOR PUBLICATION WITHOUT THE  
APPROVAL OF THE APPELLATE DIVISION**

This opinion shall not "constitute precedent or be binding upon any court." Although it is posted on the internet, this opinion is binding only on the parties in the case and its use in other cases is limited. R. 1:36-3.

SUPERIOR COURT OF NEW JERSEY  
APPELLATE DIVISION  
DOCKET NO. A-2945-21  
A-3136-21

RIVERVALE HOMES, LLC,

Plaintiff-Respondent,

v.

AIDA SANTA LUCIA, a/k/a  
AIDA ST. LUCIA, and KYLE  
KHOROZIAN, a/k/a K.  
VAROUJAN KHOROZIAN,

Defendant/Third-Party  
Plaintiffs-Appellants,

v.

RE/MAX PROPERTIES, COLIN  
SOMERVILLE, RIVER VALE  
PLANNING BOARD, and  
BERGEN COUNTY CLERK,

Third-Party Defendants-  
Respondents.

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Submitted June 6, 2023 – Decided June 27, 2023

Before Judges Susswein and Berdote Byrne.

On appeal from the Superior Court of New Jersey, Law Division, Bergen County, Docket No. L-5345-18.

Asatrian Law Group, LLC, attorneys for appellants (Martin V. Asatrian, of counsel and on the briefs).

Nirenberg & Varano, LLP, attorneys for respondents RE/MAX Properties and Colin Somerville (Howard M. Nirenberg, of counsel; Sandra N. Varano, on the brief).

Archer & Greiner, PC, attorneys for respondent Rivervale Homes, LLC (Michael J. Forino and Robert J. Faugno, on the brief).

#### PER CURIAM

Appellant, Kyle Khorozian, appeals the denial of a motion to recuse the trial judge and cross-motion to prevent the sale of the property at issue. On April 24, 2023, we considered these arguments fully in Khorozian's appeal of the trial judge's denial of its motion for reconsideration with respect to both issues, which was not consolidated with this appeal. We denied that appeal for the substantive reasons set forth therein. See Rivervale Homes, LLC v. Aida Santa Lucia, No. A-3355-20 (App. Div. Apr. 24, 2023) (slip op. at 9-21). We rely on our unpublished decision to conclude there was no error in the trial judge's refusal to recuse himself, or in allowing the sale of the property to a third party, and affirm the orders.

Affirmed.

I hereby certify that the foregoing  
is a true copy of the original on  
file in my office.

CLERK OF THE APPELLATE DIVISION