RESOLUTION NO. 2024-257

RESOLUTION OF THE TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING CHARGES FOR THE 110 NATIONAL UNION DEMOLITION \mathbf{OF} BOULEVARD, PURSUANT TO CHAPTER 148 AND AUTHORIZING SAID CHARGE TO BECOME A LIEN AND TO BE ADDED TO AND BECOME A PART OF THE TAXES TO BE ASSESSED AND LEVIED ON SAID PROPERTY

WHEREAS, Chapter 148 of the Little Egg Harbor Township Code provides for the repair, closing and demolition of structures within the Township which are unsafe and unfit for human habitation; and

WHEREAS, in accordance with the terms of N.J.S.A. 40:48-2.4 et seq. and Chapter 148 of the Township Code, the Township provided notice and opportunity to the property owner of a hearing regarding the condition of the building and premise at 110 National Union Boulevard, determined said building was unfit for human habitation, occupancy or use and issued an order setting forth the reasons for the decision and requiring the repair, alteration or improvement of said building or ordering its demolition if left in a state of disrepair; and

WHEREAS, said owner failed to comply with the order to repair or demolish;

WHEREAS, the Township filed a Verified Complaint in Superior Court of New Jersey, Chancery Division, Ocean County, Docket No. OCN-C-194-23 and the Honorable Mark A. Troncone, P.J.Ch. executed an Order that the Township should act to abate the nuisance and that any and all funds expended to abate the nuisance shall become a Municipal Lien against the Defendant's real property; and

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Rothstein, Mandell, Strohm, Halm & Cipriani, P.A.

and

98 East Water Street Toms River, NJ 08753

WHEREAS, the building was demolished by the Township pursuant to said Court Order, hereto attached as Schedule A; and

WHEREAS, it is the desire of the Township to place liens against the property, to provide reimbursement to the Township for the costs of demolition as set forth herein.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Township of Little Egg Harbor, County of Ocean, State of New Jersey as follows:

 That the following charge has been found to be correct and the cost as shown shall be charged against such property:

Block 325.26, Lot 30 110 National Union Blvd. \$21,523.00

The amount so charged shall forthwith become a lien upon such land and shall be added to and become a part of the taxes next to be assessed and levied upon such lands, the same to bear interest at the same rate as taxes and shall be collected and enforced by the Township of Little Egg Harbor Tax Collector.

- 2. That the Township Clerk is hereby authorized and directed to file a statement of the amount due the Township for the cost of demolition, along with a copy of this Resolution, with the Tax Collector of the Township of Little Egg Harbor.
- That the Tax Collector shall file, by registered mail, with the owners of said property and parties in interest a copy of the municipal lien certificate.

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> o: 732,363,0777 f: 732,905,6555

CERTIFICATION

I, KELLY LETTERA, CMC, RMC, Municipal Clerk of the Township of Little Egg Harbor do hereby certify that the foregoing resolution was duly adopted by the Township of Little Egg Harbor Township Committee at a meeting held on this 10th day of October, 2024.

KELLY LETTERA, CMC, RMC

Township Clerk

Little Egg Harbor Township

rmshc

Rothstein, Mandell, Strohm, Halm & Cipriani, P.A ATTORNEYS AT LAW

98 East Water Street Toms River, NJ 08753

ROTHSTEIN, MANDELL, STROHM, HALM & CIPRIANI, P.A.

Danielle A. Rosiejka, Esq. Attorney ID No.: 022982012

98 East Water Street

Toms River, New Jersey 08753

Attorney for Plaintiff, Township of Little Egg Harbor

TOWNSHIP OF LITTLE EGG HARBOR,

SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, OCEAN

COUNTY

Plaintiff,

DOCKET NO. OCN-C-CIVIL ACTION

ARTURO CAMPOS A/K/A ARTURO CAMPOS DIAZ; RICHARD LEONARDIS;

JOHN AND JANE DOES 1-10; ABC LLC's

1-10; and ZYZ CORPS 1-10.

VERIFIED COMPLAINT

Defendant.

The Township of Little Egg Harbor, a municipal corporation of the State of New Jersey, with its principal place of business located at 665 Radio Road, Little Egg Harbor, New Jersey, by way of Verified Complaint against Defendants says:

COUNT I

- The Plaintiff, Township of Little Egg Harbor, (the "Township") is a municipal 1. corporation of the State of New Jersey.
- 2. Defendant Arturo Campos ("Defendant" or "Campus") is the record owner of real property located within the Township and commonly known as 110 National Blvd., Little Egg Harbor, New Jersey, designated as Block 325.26, Lot 30, on the Tax Map of the Township of Little Egg Harbor (the "Property").
- Defendant Richard Leonardis, ("Defendant Leonardis" or "tax sale certificate 3. holder" has been added to the Complaint for convenience purpose. Defendant Leonardis is the

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holder of Tax Sale Certificate number 17-00224 affecting the Property, which certificate is dated December 20, 2017, and was recorded in the offices of the Ocean County Clerk/Register on August 1, 2018 in mortgage book 17195 at page 274.

- 4. On or about June 6, 2022; July 11, 2022; September 6, 2022; November 04, 2022; December 16, 2022; January 30, 2023; March 28, 2023; April 27, 2023; June 6, 2023; August 14, 2023; September 20, 2023; October 31, 2023; and November 17, 2023, code enforcement for the Borough, inspected the Property and determined the Property was structurally unsound. See Certification of Michael Fromosky at ¶ 3-4 and Exhibit B.
- 5. In addition to being structurally unsound, the building is dilapidated and in disrepair. The structure suffers from severe storm and water damage. There are multiple issues with the foundation, roofing, and the exterior walls. Parts of the roof of have completely collapsed leaving the interior of the property open to the elements. The interior of the Property continues to deteriorate and is collapsing upon itself due to exposure to the elements. The property is unsecure. Windows on the property are broken and allow access to the inside of the property. The walls inside the property are covered by black mold. The Property is ripe for vagrants, suffers from unsanitary conditions, and is an attractive nuisance for children. This Property lays vacant, suffers from significant mold, and continuous flooding issues. See Certification of Michael Fromosky at ¶ 3-6, See also Exhibit A-B.
- 6. The Township of Little Egg Harbor put Defendants on notice of an administrative hearing that was to take place on October 17, 2023. See Certification of Michael Fromosky at ¶ 7; See also Exhibit C.
- Notice of the October 17, 2023 administrative hearing was sent by certified and regular mail to the Property address, Defendant's last known address; posted on the property

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address; and published in the Asbury Park Press on September 30, 2023. See Certification of Michael Fromosky at ¶ 7; See also Exhibit C.

- 8. On October 17, 2023, Michael Fromosky, Code Enforcement Officer for the Township of Little Egg Harbor and Danielle A. Rosiejka, Esq., Municipal Attorney for Little Egg Harbor Township conducted an administrative hearing pursuant to N.J.S.A. 40:48-2.5(b). Defendants did not attend the hearing. See Certification of Michael Fromosky at ¶ 8-9.
- 9. An opinion was crafted from the hearing that took place. On November 6, 2023, the Township mailed the administrative opinion by certified and regular mail to the Property address, Defendant's last known address; posted on the property address; and published the opinion in the Asbury Park Press on November 11, 2023. See Certification of Michael Fromosky at ¶ 9; See also Exhibit D.
- 10. To the Township's knowledge, no work has been performed on the Property other than minor debris remediation and grass cutting since becoming substantially damaged.
 - 11. The structure is and at all times described herein vacant and unoccupied.
- 12. As a result of the Defendant's failure to correct or demolish the unsafe condition, the structure constitutes an imminent hazard to the safety and welfare of the surrounding neighborhood. The Township is concerned that this home could be used by vagrants and is an attractive nuisance for children.
- 9. Pursuant to N.J.S.A. 40:48-2.3, whenever a municipality finds that there exists any building which is unfit for habitation or occupancy due to conditions rendering such building dangerous or inimical to the welfare of the residents of the municipality, the municipality has the power to demolish, or to cause the demolition of the building. There is no exception to this statute for a property owned by a government agency.

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- 10. Pursuant to N.J.S.A. 40:48-2.5, the defendants are liable to the Township of Little Egg Harbor for the costs relating to the demolition of the unsafe structure including the cost of filing legal papers and the cost of the demolition. There is no exception to this statute for a property owned by a government agency.
- 11. Pursuant to N.J.S.A. 40:48-2.5, the municipality may seek a judgment in summary proceedings for the demolition of a structure if it poses an actual and immediate danger to life by the threatened collapse of any structurally unsafe building. There is no exception to this statute for a property owned by a government agency.

WHEREFORE, Plaintiff, Township of Little Egg Harbor, demands judgment against the Defendant:

- A. Authorizing the demolition of the structure located at 110 National Blvd., Little Egg Harbor, New Jersey, designated as Block 325.26, Lot 30, on the Tax Map of the Township of Little Egg Harbor.
- B. Ordering that the cost of the filing of legal papers, search fees, and advertising charges incurred during the course of this proceeding and the demolition, including man-hours, equipment, and disposal fees, be assessed against the property as a Municipal Lien.
 - Seeking Attorney's Fees and costs of this suit.
 - D. Other and further relief as the Court may deem just and equitable.

DESIGNATION OF TRIAL COUNSEL

Pursuant to N.J. Ct. R. 4:25-4, Danielle A. Rosiejka, Esq., has been designated as trial counsel in connection with the above referenced matter.

CERTIFICATION OF COMPLIANCE WITH RULE 1:38-71

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I certify that confidential personal identifiers have been redacted from documents now submitted to the Court and will be redacted from all documents submitted in the future in accordance with Rule 1:38-7(b).

CERTIFICATION

Pursuant to Rule 4:5-1, upon belief and based on information known to the undersigned at the time of the filing of this pleading, there are no other actions or arbitrations related to this suit which are pending or presently contemplated other than a Tax Sale Foreclosure initiated by Defendant Leonardis under docket number F-13488-22.

ROTHSTEIN, MANDELL, STROHM, HALM & CIPRIANI

Attorneys for Plaintiff, Township of Little Egg Harbor

Date: 12/14/2023

Danielle A. Rosiejka

DANIELLE A. ROSIEJKA

For the Firm

rmshc

Rothstein, Mandell, Strohm, Halm & Cipriani, P.A

98 East Water Street Toms River, NJ 08753

VERIFICATION

MICHAEL FROMOSKY, of full age, verifies and says:

I am the Code Enforcement Official for Little Egg Harbor Township, the Plaintiff

on this application.

I have reviewed the annexed Verified Complaint and hereby verify that all of the

factual statements contained in the Verified Complaint are true except as to any matters set forth

on information and belief; as to any matters set forth on information and belief, I believe such

matters to be true.

3. I certify that all the statements by me set forth in the Verification are true. I am

aware that if any of the statements made by me in this Verification are willfully false, I am subject

to punishment.

Dated: 12/14/23

MIKE FROMOSKY

CODE ENFORCEMENT OFFICIAL FOR LITTLE EGG HARBOR

TOWNSHIP

ROTHSTEIN, MANDELL, STROHM, HALM & CIPRIANI, P.A.

Danielle A. Rosiejka, Esq. Attorney ID No.: 022982012

98 East Water Street

Toms River, New Jersey 08753

Attorney for Plaintiff, Township of Little Egg Harbor

TOWNSHIP OF LITTLE EGG HARBOR,

SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, OCEAN

COUNTY

Plaintiff,

v.

DOCKET NO. OCN-C-CIVIL ACTION

ARTURO CAMPOS A/K/A ARTURO CAMPOS DIAZ; RICHARD LEONARDIS; JOHN AND JANE DOES 1-10; ABC LLC's 1-10; and ZYZ CORPS 1-10.

CERTIFICATION OF MICHAEL FROMOSKY

Defendants.

I, MIKE FROMOSKY, of full age hereby certifies as follows:

- I am the Code Enforcement Official for Little Egg Harbor Township and I am familiar with the matters contained in this certification.
- I became aware of the illegal conditions at 110 National Blvd., Little Egg Harbor,
 New Jersey, designated as Block 325.26, Lot 30, (hereinafter the "Property") and inspected the
 Property on several occasions.
- 3. I inspected the Property on or about on or about June 6, 2022; July 11, 2022; September 6, 2022; November 04, 2022; December 16, 2022; January 30, 2023; March 28, 2023; April 27, 2023; June 6, 2023; August 14, 2023; September 20, 2023; October 31, 2023; and November 17, 2023. Attached hereto as Exhibit A are true and accurate copies of inspection violation notices from September 6, 2022; November 04, 2022; January 30, 2023; March 28,

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2023; April 27, 2023; June 6, 2023; September 20, 2023; October 31, 2023; and November 17, 2023.

- 4. The Property was found to be structurally unsound, dilapidated and in disrepair. The structure suffers from severe storm and water damage. There are multiple issues with the foundation, roofing, and the exterior walls. Parts of the roof of have completely collapsed leaving the interior of the property open to the elements. The interior of the Property continues to deteriorate and is collapsing upon itself due to exposure to the elements. The property is unsecure. Windows on the property are broken and allow access to the inside of the property. The walls inside the property are covered by black mold. The Property is ripe for vagrants, suffers from unsanitary conditions, and is an attractive nuisance for children. This Property lays vacant, suffers from significant mold, and continuous flooding issues.
 - At no point did the Property Owner try to remediate the damages on the Property.
- 6. This Property lays vacant, suffers from significant mold, and continuous flooding issues due to the multiple issues with the foundation, roofing and exterior walls. Attached hereto as Exhibit B are true and accurate copies of photos taken of the property on December 16, 2022 and October 31, 2023.
- 7. On or about September 13, 2023, the Township of Little Egg Harbor put all current rights holders on notice that an administrative hearing was to take place on October 17, 2023. Notice of the hearing was sent by regular and certified mail to Defendants' new address as well as the property address. Notice of the hearing was posted on the property address and was published in the Asbury Park Press on September 30, 2023. Attached hereto as Exhibit C are true and accurate copies of correspondence from Danielle A. Rosiejka, Esq., to Defendants notifying them of the hearing and the affidavit of publication.

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Rothstein, Mandell, Strohm Halm & Cipriani, P.A.

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> o: 732,363,0777 f: 732,905,6555

On October 17, 2023, Danielle A. Rosiejka, Esq., Municipal Attorney for Little
 Egg Harbor Township and I conducted an administrative hearing pursuant to N.J.S.A. 40:48 2.5(b). The Defendants did not attend the hearing.

9. On November 6, 2023, the Township mailed the administrative opinion by certified and regular mail to the Property address, Defendant's last known address; posted on the property address; and published the opinion in the Asbury Park Press on November 11, 2023. Attached hereto as Exhibit D are true and accurate copies of correspondences from Danielle A. Rosiejka, Esq., to Defendants notifying him of the administrative opinion and the affidavit of publication.

10. The Property has been vacant and in disrepair for over five years. In 2018 I inspected the property on several occasions and prepared a certification following an administrative hearing that took place on August 31, 2018. Attached hereto as Exhibit E is a true and accurate copy of my certification and photos taken of the property in 2018. As evidenced from the photos, the property has continued to deteriorate over the years without any remediation.

11. The dangerous condition persists on the Property. The structure is an imminent hazard to the safety and welfare of the surrounding neighborhood. The Township needs to demolish this structure as unsafe in order to protect the health, safety and welfare of the residents of the Township.

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98 East Water Street Toms River, NJ 08753

CERTIFICATION

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

Dated: 12/14/23

MIKE FROMOSKY

CODE ENFORCEMENT OFFICIAL

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Rothstein, Mandell, Strohm, Halm & Cipriani, P.A

98 East Water Street Toms River, NJ 08753

EXHIBIT A



9/6/2022

Inspected: Tenant 🗹 Owner

CAMPOS, ARTURO 499 MAIN ROAD VINELAND, NJ 08360

VIOLATION NOTICE

Block 325	.26	Lot	30	Qualifier	110 NATIO	NAL UNION BLVD.		
Insp	ector Mike	From	osky					
Inspection N	lotes							
Follow up of property has	f previous v s been on th	olatio le Tov	ns on abar vnship der	ndoned properties r no list for a few yea	evealed that this prouse now and must be	perty still has violati completed.	ons pend	ling. This
06/06/22 No	improveme	ent no	ted. Work	order issued.				
07/11/22 No this problem	improvement properly.	ent no	ted, other	than the results of t	he work order. The	demo process has to	continue	e to remediate
09/06/22 No	improveme	ent no	ted. The d	emo process will co	ontinue, but the lien	nolder is trying to for	eclose.	
violation of the Failure to of	the municipa	al cod er of ti	e. The viol he code of	ation listed below n	nust be completed p the issuance of a su	emises and determi rior to the violation a mmons resulting in a	batemen	t date indicated.
Tracking	j #			Violations F	Resulting From This	nspection		
CVIO-22-16	53400541			Date 5/24/2022	Compliance Date	11/4/2022	Status	OPEN
∫ Location	Structure							
Statute	: § 303.7 F						an American Control	PERSONAL DESIGNATION OF THE STATE OF THE STA
Summary	Roofs and downpours	flashii shall	ng shall be be in good	maintained sound d repair and not dis	and tight having no charge in a manner	defects to admit rain that creates a public	nuisanc	gutters, and e.
CVIO-22-16	53400551			Date 5/24/2022	Compliance Date	11/4/2022	Status	OPEN
∫ Location	Yard							
Statute	: § 302.4.1	Gras	s & Weed	s.				
Summary	Grass and	weed	s must be	maintained below 1	10 inches on the ent	re property.		
CVIO-22-16	53400556			Date 5/24/2022	Compliance Date	11/4/2022	Status	OPEN
Location	Structure							
Statute	: § 303.6 E	Exterio	or walls					
Summary	Exterior wa	lls sh	all be free	from holes, breaks	, loose or rotting ma	terials and maintaine	ed weath	erproof.
CVIO-22-16	53400546			Date 5/24/2022	Compliance Date	11/4/2022	Status	OPEN
Location	Yard				(5)			
Statute	: § 301.3 \	/acan	t structure	s and land.				
					ined clean, safe, ar	d sanitary.		
Summary	vacant str	cure	and prope	sity must be mainta	illied cleart, sale, at	a January.		

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CVIO-22-16	553400536	Date 5/24/2022	Compliance Date	11/4/2022	Status	OPEN
Location	Structure					
Statute	Unfit Housing: § 1	108.1.3 Unfit Housing				
Summary	House is in comple	ete disrepair. It has substant	ial water damage a	nd is uninhabitable.		
If you have (609) 296-7		g the status or nature of a vic	plation please conta	ct the department a	t	
Mike Fromosk	v - 609-296-7241 Ext. (617				



11/4/2022

Inspected: Tenant 🗹 Owner

CAMPOS, ARTURO 499 MAIN ROAD VINELAND, NJ 08360

VIOLATION NOTICE

Block 325.	Section 1 in a confidence of the confidence of t	Qualifier		NAL UNION BLV	<u>.</u>	
Inspe	ector Mike Fromosky	<u> </u>				
Inspection N	otes					
Follow up of	previous violations on abar been on the Township der	ndoned properties r no list for a few yea	evealed that this pro	operty still has vio	lations pend	ing. This
06/06/22 No	improvement noted. Work	order issued.				
07/11/22 No this problem	improvement noted, other properly.	than the results of t	he work order. The	demo process ha	s to continue	to remediate
09/06/22 No	improvement noted. The d	emo process will co	ontinue, but the lien	holder is trying to	foreclose.	
11/04/22 No	improvement noted. We w	ill continue to work	towards a court orde	ered demolition.		
violation of the	reby notified that a code of ne municipal code. The viol ey this order of the code of	ation listed below n	nust be completed p	rior to the violation	n abatemen	t date indicated
appearance	and possible penalty asses	ssment in compliant	ce with this code.	mmons resulting	in a mandae	ory court
appearance Tracking	and possible penalty asses	ssment in compliand	ce with this code.		m a manda	ory court
Tracking CVIO-22-16: Location	and possible penalty asses # 53400541 Structure	Violations F Date 5/24/2022	ce with this code.	Inspection	Status	
Tracking CVIO-22-16: Location Statute Summary	# 53400541 Structure : § 303.7 Roofs and drains	Violations F Date 5/24/2022 age	Resulting From This Compliance Date and tight having no	Inspection 12/16/2022 defects to admit	Status rain. Drains,	OPEN gutters, and
Tracking CVIO-22-16: Location Statute Summary CVIO-22-16: Location Statute	# 53400541 Structure : § 303.7 Roofs and draina Roofs and flashing shall be downpours shall be in good 53400551 Yard : § 302.4.1 Grass & Weed	Violations F Date 5/24/2022 age maintained sound d repair and not dis Date 5/24/2022 s.	Resulting From This Compliance Date and tight having no charge in a manner Compliance Date	Inspection 12/16/2022 defects to admit that creates a pu 12/16/2022	Status rain. Drains,	OPEN gutters, and
Tracking CVIO-22-16: Location Statute Summary CVIO-22-16: Location Statute Summary CVIO-22-16: Location Statute Summary CVIO-22-16: Location Statute	# 53400541 Structure : § 303.7 Roofs and draina Roofs and flashing shall be downpours shall be in good 53400551 Yard : § 302.4.1 Grass & Weed Grass and weeds must be	Violations F Date 5/24/2022 age maintained sound drepair and not distribute 5/24/2022 s. maintained below 1 Date 5/24/2022	Resulting From This Compliance Date and tight having no charge in a manner Compliance Date	Inspection 12/16/2022 defects to admit that creates a pu 12/16/2022 ire property. 12/16/2022	Status rain. Drains, blic nuisance Status Status	OPEN gutters, and oPEN

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7	301.3 Vacant structure cant structure		ined clean, safe, ar	nd sanitary.	2000 9 700 750	
		(2) 20 M H10 10 M H10 H10 M H10			Status	OPEN
If you have que (609) 296-7241	stions regarding the sta	tus or nature of a vi	olation please conta	ct the department at		
Mika Eromoeky - 6/	00.298.7241 Evt 617					



Inspected: Tenant 🗹 Owner

CAMPOS, ARTURO 499 MAIN ROAD VINELAND, NJ 08360

VIOLATION NOTICE

Block 325.	26	Lot	30	Qualifier	110 NATIO	NAL UNION BI	LVD.	
Inspe		 Mike From		- The state of the				
Inspection N	otes							
Follow up of property has	previo been	us violatio on the Tov	ns o wnsh	n abandoned properties r ip demo list for a few yea	evealed that this pro rs now and must be	perty still has completed.	violations pend	ing, This
06/06/22 No	improv	ement no	ted.	Work order issued.				
07/11/22 No this problem			ited,	other than the results of t	he work order. The	demo process	has to continue	to remediate
09/06/22 No	improv	vement no	ted.	The demo process will co	ontinue, but the lien	holder is trying	to foreclose.	
11/04/22 No	improv	ement no	ted.	We will continue to work	towards a court orde	ered demolition	1.	
12/16/22 No	improv	vement no	ted.	Continue with the demo p	process.			
01/30/23 No	improv	vement no	ted.	Continue with the demo p	process despite the	latest claim fro	m Mr. Leonardi	S.
violation of the Failure to ob	he mur	nicipal cod order of t	le. Th	ode official inspected the a ne violation listed below n ode official shall result in t assessment in compliance	nust be completed p the issuance of a su	rior to the viola	ition abatement	date indicated
Tracking	#			Violations R	tesulting From This	Inspection		
CVIO-22-16				Date 5/24/2022	Compliance Date	3/28/2023	Status	OPEN
Statute		3.7 Roofs						
Summary	Roofs	and flashi	ng si be i	hall be maintained sound n good repair and not disc	and tight having no	defects to adn that creates a	nit rain. Drains, public nuisance	gutters, and
CVIO-22-16		ACTUAL SERVICE CO. C.	N-211-(T)	Date 5/24/2022	Compliance Date		Status	
Location	Yard							
Statute	: § 30	2.4.1 Gras	ss &	Weeds.				
Summary	Grass	and weed	is mu	ust be maintained below 1	0 inches on the ent	ire property.		
CVIQ-22-16	534008	556	Erosenia en en en en	Date 5/24/2022	Compliance Date	3/28/2023	Status	OPEN
Location								

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CVIO-22-1653400546 Date 5/24/2022 Compliance Date 3/28/2023 Status OPEN Location Yard Statute : § 301.3 Vacant structures and land. Summary Vacant structure and property must be maintained clean, safe, and sanitary. CVIO-22-1653400536 Date 5/24/2022 Compliance Date 3/28/2023 Status OPEN Location Structure Statute Unfit Housing : § 108.1.3 Unfit Housing Summary House is in complete disrepair. It has substantial water damage and is uninhabitable. If you have questions regarding the status or nature of a violation please contact the department at 1609) 296-7241				terials and mainta		Annual Control of the
Statute : § 301.3 Vacant structures and land. Summary Vacant structure and property must be maintained clean, safe, and sanitary. CVIO-22-1653400536 Date 5/24/2022 Compliance Date 3/28/2023 Status OPEN Location Structure Statute Unfit Housing : § 108.1.3 Unfit Housing Summary House is in complete disrepair. It has substantial water damage and is uninhabitable. If you have questions regarding the status or nature of a violation please contact the department at	OVIO-22-1653400546	Date 5/24/2022	Compliance Date	3/28/2023	Status	OPEN
Summary Vacant structure and property must be maintained clean, safe, and sanitary. OVIO-22-1653400536 Date 5/24/2022 Compliance Date 3/28/2023 Status OPEN Location Structure Statute Unfit Housing: § 108.1.3 Unfit Housing Summary House is in complete disrepair. It has substantial water damage and is uninhabitable. If you have questions regarding the status or nature of a violation please contact the department at						
CVIO-22-1653400536 Date 5/24/2022 Compliance Date 3/28/2023 Status OPEN Location Structure Statute Unfit Housing : § 108.1.3 Unfit Housing Summary House is in complete disrepair. It has substantial water damage and is uninhabitable. Syou have questions regarding the status or nature of a violation please contact the department at	Statute : § 301.3 Vacant s	tructures and land.				
Location Structure Statute Unfit Housing : § 108.1.3 Unfit Housing Summary House is in complete disrepair. It has substantial water damage and is uninhabitable. If you have questions regarding the status or nature of a violation please contact the department at	Summary Vacant structure ar	nd property must be mainta	ined clean, safe, ar	id sanitary.		
Statute Unfit Housing : § 108.1.3 Unfit Housing Summary House is in complete disrepair. It has substantial water damage and is uninhabitable. f you have questions regarding the status or nature of a violation please contact the department at	OVIO-22-1653400536	Date 5/24/2022	Compliance Date	3/28/2023	Status	OPEN
Summary House is in complete disrepair. It has substantial water damage and is uninhabitable. Summary House is in complete disrepair. It has substantial water damage and is uninhabitable.	Location Structure					
f you have questions regarding the status or nature of a violation please contact the department at	Statute Unfit Housing : § 10	08.1.3 Unfit Housing				
f you have questions regarding the status or nature of a violation please contact the department at	Summary House is in comple	te disrepair. It has substant	tial water damage a	nd is uninhabitable	9.	
	당하면 마다 경에서 작은 집에 가지 않는 학생님이 아니라 하지 않는데 그렇게 되었다면 되지 않는데 없다.	the status or nature of a vi	olation please conta	ct the department	at	
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3/28/20	12	3
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Inspected: Tenant 🗹 Owner

Status OPEN

CAMPOS, ARTURO 499 MAIN ROAD VINELAND, NJ 08360

CVIO-22-1653400551

Statute

Location FINAL NOTICE

: § 302.4.1 Grass & Weeds.

VIOLATION NOTICE
Block 325.26 Lot 30 Qualifier 110 NATIONAL UNION BLVD. Inspector Mike Fromosky
Inspection Notes
Follow up of previous violations on abandoned properties revealed that this property still has violations pending. This property has been on the Township demo list for a few years now and must be completed.
06/06/22 No improvement noted. Work order issued.
07/11/22 No improvement noted, other than the results of the work order. The demo process has to continue to remediate this problem properly.
09/06/22 No improvement noted. The demo process will continue, but the lien holder is trying to foreclose.
11/04/22 No improvement noted. We will continue to work towards a court ordered demolition.
12/16/22 No improvement noted. Continue with the demo process.
01/30/23 No improvement noted. Continue with the demo process despite the latest claim from Mr. Leonardis.
03/28/23 No improvement noted, in fact the property continues to deteriorate. Mr. Leonardis, requested that the town stop pursuing the demo, but he has not done anything to remediate this property. Continue with the demo process and let Mr. Leonardis make his argument in court.
You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed prior to the violation abatement date indicate Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.
Tracking # Violations Resulting From This Inspection
CVIO-22-1653400541 Date 5/24/2022 Compliance Date 4/27/2023 Status OPEN Location FINAL NOTICE Statute : § 303.7 Roofs and drainage Statute : Statute
Summary Roofs and flashing shall be maintained sound and tight having no defects to admit rain. Drains, gutters, and downpours shall be in good repair and not discharge in a manner that creates a public nuisance.

Date 5/24/2022 Compliance Date 4/27/2023

OCN-C-000194-23 12/15/2023 Pg 13 of 66 Trans ID: CHC2023356479

	2400550	Data 5/04/0000	Campliance Date	4/27/2022	Statue	OPEN
Statute	53400556 FINAL NOTICE : § 303.6 Exterior walls Exterior walls shall be free f	Date 5/24/2022	70000000000		Status	350 (F387)
VIO-22-165 Location Statute		Date 5/24/2022 and land.	Compliance Date	4/27/2023		OPEN
Statute	53400536 FINAL NOTICE Unfit Housing : § 108.1.3 L House is in complete disrep	infit Housing	Compliance Date		Status	OPEN
	uestions regarding the state		**************************************			



4/27/2	2023
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Inspected: Tenant 🗹 C	Owner
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Status OPEN

CAMPOS, ARTURO 499 MAIN ROAD VINELAND, NJ 08360

CVIO-22-1653400551 Location FINAL NOTICE

VIOLATION NOTICE

Block	325.26	Lot	30	Qualifier	V	110 NATION	NAL UNION BL	VD.	
	Inspector	Mike From	nosky						
nspec	tion Notes								
Follow proper	up of prev ty has been	ious violation	ons on aba wnship de	ndoned prope mo list for a fe	erties rev ew years	ealed that this pro now and must be	perty still has v completed.	riolations pend	ing. This
06/06/2	22 No impr	ovement no	oted. Work	order issued					
07/11/2 this pro	22 No impr oblem prop	ovement no erly.	oted, other	than the resu	ilts of the	work order. The	demo process h	nas to continue	to remediate
09/06/2	22 No impr	ovement n	oted. The o	demo process	will cont	inue, but the lien l	nolder is trying	to foreclose.	
11/04/2	22 No impr	ovement n	oted. We w	vill continue to	work tov	vards a court orde	ered demolition.		
12/16/2	22 No impr	ovement n	oted. Conti	nue with the	demo pro	cess.			
01/30/2	23 No impr	ovement n	oted. Conti	nue with the	demo pro	cess despite the I	atest claim fron	n Mr. Leonard	is.
pursuit	ng the dem	ovement no lo, but he h nis argume	as not don	e anything to	continue remediat	es to deteriorate. Ne this property. C	Mr. Leonardis, r ontinue with the	equested that demo proces	the town stop is and let Mr.
04/27/	23 No impr	ovement n	oted. Cont	inued deterior	ation of t	he property. Cont	inue to pursue	the demo proc	ess.
violatio Failure	on of the m	unicipal codis is order of	de. The vic the code o	lation listed b fficial shall re	elow mus	ove referenced pr st be completed p e issuance of a su with this code.	rior to the viola	tion abatemen	t date indicated.
Tra	icking #			Viola	tions Res	sulting From This	Inspection		
CVIO-	22-165340	0541		Date 5/24/	2022	Compliance Date	6/6/2023	Status	OPEN
Loca		L NOTICE							
Statu		03.7 Roofs						te ania Daniera	authors and
` Sum	mary Roof dowl	is and flash npours sha	ing shail b Il be in god	e maintained od repair and i	sound ar not disch	nd tight having no arge in a manner	derects to adm that creates a p	oublic nuisance	guiters, and e.

Date 5/24/2022 Compliance Date 6/6/2023

OCN-C-000194-23 12/15/2023 Pg 15 of 66 Trans ID: CHC2023356479

Statute Summary	: § 302.4.1 Grass & Weeds Grass and weeds must be n		0 inches on the enti	re property.		
Statute	FINAL NOTICE : § 303.6 Exterior walls		Compliance Date		Status	
Summary	Exterior walls shall be free for	rom holes, breaks,	loose or rotting ma	terials and maintaine		
Statute	53400546 FINAL NOTICE : § 301.3 Vacant structures Vacant structure and proper	and land.	Compliance Date		Status	OPEN
Statute	53400536 FINAL NOTICE Unfit Housing : § 108.1.3 U House is in complete disrep	nfit Housing	Compliance Date		Status	OPEN
	questions regarding the statu	SANDAR SALLES OF THE STREET, SALES OF THE SA				
Mike Framosk	7 - 609-296-7241 Ext. 617					



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Inspected: To	enant 🗹	Owner
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CAMPOS, ARTURO 499 MAIN ROAD VINELAND, NJ 08360

Location FINAL NOTICE

Statute

: § 303.7 Roofs and drainage

VIOLATION NOTICE

Block	325.26	Lot	30	Qualifier	110 NATIONAL UNION E	BLVD.
	Inspector	Mike From	nosky		======================================	
Inspec	tion Notes					
Follow proper	up of prev ty has beer	ious violation on the Tov	ns on ab wnship d	andoned properties re emo list for a few year	evealed that this property still has rs now and must be completed.	violations pending. This
06/06/	22 No impr	ovement no	ted. Wor	k order issued.		
	22 No impr oblem prop		ted, othe	r than the results of the	ne work order. The demo process	s has to continue to remediate
09/06/	22 No impr	ovement no	ted. The	demo process will co	ntinue, but the lien holder is tryin	g to foreclose.
11/04/	22 No impr	ovement no	ted. We	will continue to work t	owards a court ordered demolitio	n.
12/16/	22 No impr	ovement no	ted. Con	tinue with the demo p	rocess.	
01/30/	23 No impr	ovement no	ted. Con	tinue with the demo p	rocess despite the latest claim fr	om Mr. Leonardis.
pursui	ng the dem	ovement no lo, but he ha nis argumer	as not do	ne anything to remed	ues to deteriorate. Mr. Leonardis iate this property. Continue with t	, requested that the town stop he demo process and let Mr.
04/27/	23 No impr	ovement no	ted. Con	tinued deterioration o	f the property. Continue to pursu	e the demo process.
06/06/	23 No impr	ovement no	ted. Con	tinue to pursue the de	emolition process.	
violation Failure	on of the me	unicipal cod is order of t	le. The vi he code	olation listed below m	above referenced premises and d nust be completed prior to the vio he issuance of a summons result e with this code.	lation abatement date indicated
Tra	acking #			Violations R	esulting From This Inspection	2
CVIO-	22-165340	0541		Date 5/24/2022	Compliance Date 8/3/2023	Status OPEN

Summary Roofs and flashing shall be maintained sound and tight having no defects to admit rain. Drains, gutters, and downpours shall be in good repair and not discharge in a manner that creates a public nuisance.

OCN-C-000194-23 12/15/2023 Pg 17 of 66 Trans ID: CHC2023356479

CVIO-22-16	553400551	Date 5/24/2022	Compliance Date	8/3/2023	Status	OPEN
Location	FINAL NOTICE					
Statute	: § 302.4.1 Grass & Weeds	i.				
Summary	Grass and weeds must be	maintained below 1	0 inches on the enti	ire property.		
CVIO-22-16	553400556	Date 5/24/2022	Compliance Date	8/3/2023	Status	OPEN
Location	FINAL NOTICE					
Statute	: § 303.6 Exterior walls					
Summary	Exterior walls shall be free	from holes, breaks,	loose or rotting ma	terials and maintaine	d weathe	erproof.
CVIO-22-16	553400546	Date 5/24/2022	Compliance Date	8/3/2023	Status	OPEN
Location	FINAL NOTICE					
Statute	: § 301.3 Vacant structures	and land.				
Summary	Vacant structure and prope	rty must be maintal	ned clean, safe, an	nd sanitary.		
CVIO-22-16	553400536	Date 5/24/2022	Compliance Date	8/3/2023	Status	OPEN
Location	FINAL NOTICE					
Statute	Unfit Housing: § 108.1.3 L	Infit Housing				
Summary	House is in complete disrep	air. It has substant	ial water damage a	nd is uninhabitable.		
A STATE OF THE ROOM MADE AND ADDRESS OF THE ROOM	questions regarding the stat	- (may) 111 (may 4 (m) 111	THE SECOND SECURE AND ADDRESS OF PERSONS ASSESSED.		Meno	
(609) 296-7	97 I 07 I					
Mercen en e						
Mike Fromosk	y - 609-296-7241 Ext. 617					



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Inspected: Tenant 🗹 Ow	ner
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CAMPOS, ARTURO 110 NATIONAL UNION BLVD LITTLE EGG HARBOR, NJ 08087

VIOLATION NOTICE

Block	325.26	Lo	t 30	Qualifier	110 NATIONAL UNION BLVD.
	Inspector	Mike Fro	mosky		
Inspec	tion Notes				
Follow proper	up of prev ty has bee	vious violat en on the To	ions on ab ownship d	andoned properties re emo list for a few year	evealed that this property still has violations pending. This s now and must be completed.
06/06/2	22 No imp	rovement r	oted. Wor	k order issued.	
	22 No imp oblem prop		noted, othe	r than the results of th	ne work order. The demo process has to continue to remediate
09/06/:	22 No imp	rovement r	oted. The	demo process will co	ntinue, but the lien holder is trying to foreclose.
11/04/	22 No imp	rovement r	oted. We	will continue to work t	owards a court ordered demolition.
12/16/	22 No imp	rovement r	noted. Con	tinue with the demo p	rocess.
01/30/	23 No imp	rovement r	noted. Con	tinue with the demo p	rocess despite the latest claim from Mr. Leonardis.
pursuit	ng the den	rovement r no, but he l his argume	nas not do	ne anything to remedi	ues to deteriorate. Mr. Leonardis, requested that the town stop ate this property. Continue with the demo process and let Mr.
04/27/	23 No imp	rovement r	noted. Con	tinued deterioration o	f the property. Continue to pursue the demo process.
06/06/	23 No imp	rovement r	noted. Con	tinue to pursue the de	emolition process.
08/14/2 structu		mproveme	nt noted. C	Grass and weeds have	e been cleaned up, but not much else has been corrected on the

09/20/23 Some improvement to the back yard, but nothing has changed positively on the house. Posted for Administrative

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed prior to the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court

Tracking #

Violations Resulting From This Inspection

appearance and possible penalty assessment in compliance with this code.

Date 5/24/2022 Compliance Date 10/31/2023

Status OPEN

Hearing to proceed with the demolition process.

Location	FINAL NOTICE		ă.			
Statute	: § 303.7 Roofs and drainage	ge				
	Roofs and flashing shall be downpours shall be in good	maintained sound	and tight having no charge in a manner	defects to admit rain that creates a public	. Drains, nuisance	gutters, and
CVIO-22-16		Date 5/24/2022	Compliance Date		Status	
Location	FINAL NOTICE					
Statute	: § 302.4.1 Grass & Weeds	W				
Summary	Grass and weeds must be r	naintained below 1	0 inches on the ent	ire property.		
CVIO-22-16	553400556	Date 5/24/2022	Compliance Date	10/31/2023	Status	OPEN
Location	FINAL NOTICE					
Statute	: § 303.6 Exterior walls					
Summary	Exterior walls shall be free f	rom holes, breaks,	loose or rotting ma	terials and maintaine	d weathe	erproof.
CVIO-22-16	553400546	Date 5/24/2022	Compliance Date	10/31/2023	Status	OPEN
Location	FINAL NOTICE					
Statute	: § 301.3 Vacant structures	and land.				
Summary	Vacant structure and proper	rty must be mainta	ined clean, safe, ar	nd sanitary.		
CVIO-22-16	353400536	Date 5/24/2022	Compliance Date	10/31/2023	Status	OPEN
Location	FINAL NOTICE					
Statute	Unfit Housing: § 108.1.3 U	Infit Housing				
Summary	House is in complete disrep	air. It has substant	ial water damage a	nd is uninhabitable.		
If you have	questions regarding the statu	us or nature of a vic	olation please conta	ct the department at		
(609) 296-7						
2 2						
Mike Fromosk	y - 609-296-7241 Ext. 617					
	A contraction of the same of t					



10/31/202	3
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Inspected: Ter	ant 🗸 Owner
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CAMPOS, ARTURO 110 NATIONAL UNION BLVD LITTLE EGG HARBOR, NJ 08087

Hearing to proceed with the demolition process.

demo process will continue.

VIOLATION NOTICE

Block	325.26	Lot	30	Qualifier	110 NATIONAL UNION BLVD.
	Inspector	Mike From	osky		
		(IIII)			
Inspec	tion Notes				
Follow proper	up of previ ty has beer	ious violatio n on the Tov	ns on aba vnship de	andoned properties rev mo list for a few years	vealed that this property still has violations pending. This now and must be completed.
06/06/	22 No impr	ovement no	ted. Work	corder issued.	
	22 No impr oblem prop		ted, other	than the results of the	e work order. The demo process has to continue to remediate
09/06/	22 No impr	ovement no	ted. The	demo process will con	tinue, but the lien holder is trying to foreclose.
11/04/	22 No impr	ovement no	ted. We v	vill continue to work to	wards a court ordered demolition.
12/16/	22 No impr	ovement no	ted. Cont	inue with the demo pro	ocess.
01/30/	23 No impr	ovement no	ted. Cont	inue with the demo pro	ocess despite the latest claim from Mr. Leonardis.
pursuit	ng the dem	ovement no lo, but he ha nis argumen	is not dor	ne anything to remedia	es to deteriorate. Mr. Leonardis, requested that the town stop tte this property. Continue with the demo process and let Mr.
04/27/	23 No impr	ovement no	ted. Cont	inued deterioration of	the property. Continue to pursue the demo process.
06/06/	23 No impr	ovement no	ted. Cont	inue to pursue the der	nolition process.
08/14/		mprovement	noted. G	rass and weeds have	been cleaned up, but not much else has been corrected on the

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed prior to the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

09/20/23 Some improvement to the back yard, but nothing has changed positively on the house. Posted for Administrative

10/31/23 No further progress noted. Admin hearing was held on 10/17/23 without any interested parties in attendance. The

Tracking	g #		Violations R	esulting From This	Inspection		
CVIO-22-16	553400541 FINAL NOTICE	Date	5/24/2022	Compliance Date	12/5/2023	Status	OPEN
Statute	: § 303.7 Roofs and drainag	ge					
Summary	Roofs and flashing shall be downpours shall be in good	mainta repair	ained sound and not disc	and tight having no harge in a manner	defects to admit rain that creates a public	Drains, nuisance	gutters, and
CVIO-22-16			5/24/2022	Compliance Date			OPEN
Location	FINAL NOTICE						
Statute	: § 302.4.1 Grass & Weeds						
Summary	Grass and weeds must be n	naintai	ined below 1	0 inches on the ent	ire property.		
CVIO-22-16	553400556	Date	5/24/2022	Compliance Date	12/5/2023	Status	OPEN
Location	FINAL NOTICE						
Statute	: § 303.6 Exterior walls						
Summary	Exterior walls shall be free f	rom ho	oles, breaks,	loose or rotting ma	terials and maintaine	d weath	erproof.
CVIO-22-16	553400546	Date	5/24/2022	Compliance Date	12/5/2023	Status	OPEN
Location	FINAL NOTICE						
Statute	: § 301.3 Vacant structures	and la	and.				
Summary	Vacant structure and proper	ty mu:	st be maintai	ned clean, safe, ar	nd sanitary.		
CVIO-22-16	553400536	Date	5/24/2022	Compliance Date	12/5/2023	Status	OPEN
Location	FINAL NOTICE						
Statute	Unfit Housing: § 108.1.3 U	nfit Ho	ousing				
Summary	House is in complete disrep	air. It l	nas substant	ial water damage a	nd is uninhabitable.		
If you have (609) 296-7	questions regarding the statu 241	ıs or n	ature of a vio	plation please conta	ct the department at		
Mike Fromosk	y - 609-296-7241 Ext. 617	-					



11/17/2023

Inspected: Tenant	1	Owner
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CAMPOS, ARTURO 110 NATIONAL UNION BLVD LITTLE EGG HARBOR, NJ 08087

Hearing to proceed with the demolition process.

with the intention to demo by the Township.

demo process will continue.

VIOLATION NOTICE

Block 325.26	Lot 30	Qualifier	110 NATIONAL UNION BLVD.
Inspector N	like Fromosky		
Inspection Notes			
Follow up of previou property has been o	us violations on aba on the Township de	indoned properties re mo list for a few year	evealed that this property still has violations pending. This s now and must be completed.
06/06/22 No improv	ement noted. Work	order issued.	
07/11/22 No improv this problem properi	ement noted, other ly.	than the results of th	ne work order. The demo process has to continue to remediate
09/06/22 No improv	ement noted. The	demo process will co	ntinue, but the lien holder is trying to foreclose.
11/04/22 No improv	rement noted. We w	vill continue to work to	owards a court ordered demolition.
12/16/22 No improv	rement noted. Cont	inue with the demo p	rocess.
01/30/23 No improv	ement noted. Cont	inue with the demo p	rocess despite the latest claim from Mr. Leonardis.
03/28/23 No improv pursuing the demo, Leonardis make his	but he has not don	e anything to remedi	ues to deteriorate. Mr. Leonardis, requested that the town stop ate this property. Continue with the demo process and let Mr.
04/27/23 No improv	rement noted. Cont	inued deterioration of	f the property. Continue to pursue the demo process.
06/06/23 No improv	ement noted. Cont	inue to pursue the de	molition process.
08/14/23 Some imp structure.	rovement noted. G	rass and weeds have	e been cleaned up, but not much else has been corrected on the
09/20/23 Some imp	rovement to the ba	ck yard, but nothing l	has changed positively on the house. Posted for Administrative

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed prior to the violation abatement date indicated.

10/31/23 No further progress noted. Admin hearing was held on 10/17/23 without any interested parties in attendance. The

11/17/23 No further progress noted. R. Leonardis posted the foreclosure notice. Property was posted as Condemned today

OCN-C-000194-23 12/15/2023 Pg 23 of 66 Trans ID: CHC2023356479

Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Tracking #		Violations Resulting From This Inspection			
553400541 FINAL NOTICE	Date 5/24/2022	Compliance Date	12/28/2023	Status	OPEN
Roofs and flashing shall I	e maintained sound	and tight having no charge in a manner	defects to admit that creates a pu	rain. Drains, blic nuisance	gutters, and
[10] - 그리고 얼마면 얼마면 하고 하는데 보면 되었다. 하는 하는데 하다면 다	ds.	BEDOWNERSHERONE BESCHRAUSEN WORK		Status	OPEN
553400556 FINAL NOTICE : § 303.6 Exterior walls / Exterior walls shall be fre	Date 5/24/2022 e from holes, breaks,	**************************************			OPEN erproof.
-			1	Status	OPEN
그래면 하면 하면 하면서 가게 하면 하는 그리고 있었다.		The second secon			OPEN
questions regarding the st 241	atus or nature of a vio	olation please conta	ct the departmen	t at	
	FINAL NOTICE : § 303.7 Roofs and drain Roofs and flashing shall be downpours shall be in goods and state of the state of	FINAL NOTICE : § 303.7 Roofs and drainage Roofs and flashing shall be maintained sound downpours shall be in good repair and not disconsisted by the state of a constant of of	FINAL NOTICE : § 303.7 Roofs and drainage Roofs and flashing shall be maintained sound and tight having no downpours shall be in good repair and not discharge in a manner for sound and tight having no downpours shall be in good repair and not discharge in a manner for sound and tight having no downpours shall be in good repair and not discharge in a manner for sound and tight having no downpours shall be in good repair and not discharge in a manner for sound and tight having no downpours shall be fixed for sound and tight having no downpours shall be fixed for sound and tight having no downpours shall be fixed for sound and tight having no downpours shall be fixed for sound and tight having no downpours shall be fixed for sound and tight having no downpours shall be fixed for sound and tight having no downpours and not discharge in a manner for sound and tight having no downpours shall be maintained below 10 inches on the entities of sound and sound and tight having no downpours and not discharge in a manner for sound and tight having no downpours and not discharge in a manner for sound and tight having no downpours and not discharge in a manner for sound and tight having no downpours and not discharge in a manner for sound and tight having no downpours and not discharge in a manner for sound and tight having no downpours and not discharge in a manner for sound and tight having no downpours and not discharge in a manner for sound and tight having no downpours and not discharge in a manner for sound and tight having no downpours and not discharge in a manner for sound and tight having no downpours and not discharge in a manner for sound and tight having no downpours and not discharge in a manner for sound and tight having no downpours and not discharge in a manner for sound and tight having no downpours and not discharge in a manner for sound and tight having no downpours and not discharge in a manner for sound and tight having no downpours and not discharge in a manner for sound and tight having no down and tig	FINAL NOTICE System of the structure and property must be maintained clean, safe, and sanitary. FINAL NOTICE System of the structure and property must be maintained clean, safe, and sanitary. FINAL NOTICE System of the structure and property must be maintained clean, safe, and sanitary. FINAL NOTICE System of the structure and property must be maintained clean, safe, and sanitary. FINAL NOTICE System of the structure and is uninhabitab questions regarding the status or nature of a violation please contact the department of the status or nature of a violation please contact the department of the sum of the department of the status or nature of a violation please contact the department of the sum of the status or nature of a violation please contact the department of the sum of the sum of the status or nature of a violation please contact the department of the sum of the status or nature of a violation please contact the department of the sum of the status or nature of a violation please contact the department of the status or nature of a violation please contact the department of the sum of t	Status FINAL NOTICE Signature Status Status Status Status FINAL NOTICE Signature FINAL NOTICE Signature Status Status FINAL NOTICE Signature FINAL NOTICE Unfit Housing: § 108.1.3 Unfit Housing House is in complete disrepair. It has substantial water damage and is uninhabitable. Squestions regarding the status or nature of a violation please contact the department at



















10/31/2023 1:35 PM

EXHIBIT C

<u>PARTNERS</u> Laura M. Halm Jean L. Cipriani

Melanie S Appleby

Michael S Nagurka

Andrea E Wyatt

Robin La Bue

rmshc

Rothstein, Mandell, Strohm, Halm & Cipriani, P.A.

ATTORNEYS AT LAW

ASSOCIATES
Danielle Rosiejka
Matthew J. Donohue
Brandon A. Klimakowski

OF COUNSEL
Charles H. Mandell
Brian C. Bartlett
Joseph C. Falk

September 13, 2023

Via Regular & Certified Mail - RRR (7022 1670 0001 8589 2804) & Posted on the Premises

Nereyda Campos 110 National Union Blvd Little Egg Harbor, NJ 08087

Re: 110 National Union Blvd Little Egg Harbor Township

Notice of Administrative Hearing October 17, 2023 at 10:30 A.M.

Dear Mrs. Campos:

This office represents the interests of the Township of Little Egg Harbor in the above referenced matter. As you may be aware, a violation notice has been sent to your attention. The Township is planning to hold an administrative hearing on October 17, 2023 at 10:30 a.m. at 665 Radio Road, Little Egg Harbor Township, NJ 08087. This hearing is being held pursuant to N.J.S.A. 40:48-2.5 and N.J.S.A. 40:48-2.7.

Please have all evidence prepared and ready for your hearing. If you have any expert reports that represent the condition of the property, please send that in advance of the hearing date.

Thank you.

Very truly yours

DANIELLE A. ROSIEJKA, ESQ.

For the Firm

drosicika@rmshc.law

cc: Mike Fromosky (via email) Karl Held (via email)

EDWARD M, ROTHSTEIN (1941-2002) - PETER R. STROHM (1971-2016) - ROBERT A, ROTHSTEIN (1974-2019)

PARTNERS Laura M. Halm Jean L. Cipriani rmshc

ASSOCIATES
Danielle Rosiejka
Matthew J. Donohue
Brandon A. Klimakowski

Melanie S. Appleby Robin La Bue Michael S. Nagurka Andrea E. Wyatt Rothstein, Mandell, Strohm, Halm & Cipriani, P.A.

OF COUNSEL Charles H. Mandell Brian C. Bartlett Joseph C. Falk

September 13, 2023

Via Regular & Certified Mail - RRR (7022 1670 0001 8589 2798)

Nereyda Campos 913 Jamaica Blvd. Toms River, NJ 08757-3703

Re: 110 National Union Blvd Little Egg Harbor Township

Notice of Administrative Hearing October 17, 2023 at 10:30 A.M.

Dear Mrs. Campos:

This office represents the interests of the Township of Little Egg Harbor in the above referenced matter. As you may be aware, a violation notice has been sent to your attention. The Township is planning to hold an administrative hearing on October 17, 2023 at 10:30 a.m. at 665 Radio Road, Little Egg Harbor Township, NJ 08087. This hearing is being held pursuant to N.J.S.A. 40:48-2.5 and N.J.S.A. 40:48-2.7.

Please have all evidence prepared and ready for your hearing. If you have any expert reports that represent the condition of the property, please send that in advance of the hearing date.

Thank you.

Very truly yours

DANIELLE A. ROSIEJKA, ESQ.

For the Firm

drosicjka/a/rmshc.law

cc: Mike Fromosky (via email) Karl Held (via email) PARTNERS Laura M. Halm Jean L. Cipriani

Robin La Bue

Melanie S. Appleby

Michael S. Nagurka

Andrea E. Wyatt

rmshc

Rothstein, Mandell, Strohm, Halm & Cipriani, P.A.

ATTORNEYS AT LAW

ASSOCIATES
Danielle Rosiejka
Matthew J. Donohue
Brandon A. Klimakowski

OF COUNSEL
Charles H. Mandell
Brian C. Bartlett
Joseph C. Falk

September 13, 2023

Via Regular & Certified Mail - RRR (7022 1670 0001 8589 2811)

Richard Leonardis 110 Main Avenue Clifton, NJ 07014

Re: 110 National Union Blvd Little Egg Harbor Township

Tax Sale Certificate 17-00224 Notice of Administrative Hearing October 17, 2023 at 10:30 A.M.

Dear Mr. Leonardis:

This office represents the interests of the Township of Little Egg Harbor in the above referenced matter. As you may be aware, a violation notice has been sent to your attention. The Township is planning to hold an administrative hearing on October 17, 2023 at 10:30 a.m. at 665 Radio Road, Little Egg Harbor Township, NJ 08087. This hearing is being held pursuant to N.J.S.A. 40:48-2.5 and N.J.S.A. 40:48-2.7.

Please have all evidence prepared and ready for your hearing. If you have any expert reports that represent the condition of the property, please send that in advance of the hearing date.

Thank you.

Very truly yours

DANIELLE A. ROSIEJKA, ESQ.

For the Firm

drosiejka@rmshc.law

cc: Mike Fromosky (via email) Karl Held (via email)

EDWARD M. ROTHSTEIN (1941-2002) - PETER R. STROHM (1971-2016) - ROBERT A. ROTHSTEIN (1974-2019)

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$29.92 Affidavit \$35.00

STATE OF WISCONSIN Brown County
Personally appeared at County of Brown, State of Wisconsin.
Of the Asbury Park Press, newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, deposeth and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue dated as follows:
09/30/2023 A.D 2023
Notary Public State of Wisconsin County of Brown 4-6-27
My commission expires
DENISE ROBERTS Notary Public

State of Wisconsin

Ad Number: 0005835529 Run Dates: 09/30/2023

NOTICE OF ADMINISTRATIVE HEARING

NOTICE is hereby given to Arturo Campos, Nereyda Campos and any and all other persons unknown claiming any right, title, estate, lien, or interest in the real property located at 110 National Union Blvd, Little Egg Harbor, New Jersey, designated as Block 325.26, Lot 30, on the Tax Map of the Township of Little Egg Harbor, that an Administrative Hearing is being held on October 17, 2023 at 10:30 a.m. at 665 Radio Road, Little Egg Harbor Township, NJ 08087. This hearing is being held pursuant to Little Egg Harbor Township Code, Chapter 273, as well as N.J.S.A. 40:48-2.5 and N.J.S.A. 40:48-2.7 in relation to the violation notices that have been sent to your attention.

relation to the violation notices that have been sent to your attention.

Please bring all evidence to the hearing. If you have any expert reports that represent the condition of the property, they can be sent to the attorney listed below in advance of the hearing date.

Attorney for the Township of Little Egg Harbor for this hearing is Denielle A. Rosiejie, Esg. with the law office of Rothstein, Mandell, Strohm, Halm & Cipriani, P.A., located at 98 East Water Street Toms River, NJ 08753. The office telephone number is 732-363-0777.

NOTICE is further given that the object of the administrative hearing is to determine whether the Township of Little Egg Harbor will proceed to demolish the structure located at 110 National Union Blvd, Little Egg Harbor, New Jersey, designated as Block 325-26, Lot 30, on the Tax Map of the Township of Little Egg Harbor.

ROTHSTEIN, MANDELL, STROHM, HALM & CIPRIANI, P.A.

__/s/ Danielle A. Rosiejka____

By: Danielle A. Rosielka, Esq. Attorney for Township of Little Egg Harbor

(\$29.92)

-0005835579-01

EXHIBIT D

PARTNERS Laura M. Halm Jean L. Cipriani

Melanie S. Appleby

Michael S. Nagurka

Andrea E. Wyatt

Robin La Bue

rmshc

Rothstein, Mandell, Strohm, Halm & Cipriani, P.A.

ATTORNEYS AT LAW

ASSOCIATES
Danielle Rosiejka
Matthew J. Donohue
Brandon A. Klimakowski

OF COUNSEL Charles H. Mandell Brian C. Bartlett Joseph C. Falk

November 6, 2023

Via Regular & Certified Mail - RRR (7022 1670 0001 8589 2859) and Posted on the Premises

Arturo Campos 110 National Union Blvd Little Egg Harbor, NJ 08087

Re: 110 National Union Blvd Little Egg Harbor Township

Administrative Hearing Opinion from October 17, 2023

Dear Mr. Campos:

This office represents the interests of the Township of Little Egg Harbor in the above-referenced matter. As you may be aware, a violation notice was sent to your attention earlier this year and subsequently, an administrative hearing was held on October 17, 2023. Pursuant to N.J.S.A. 40:48-2.5 and N.J.S.A. 40:48-2.7, all municipalities are required to comply with strict standards. As of the date of this letter, the Township has fully complied with both N.J.S.A. 40:48-2.5 and N.J.S.A. 40:48-2.7.

Please be advised that the Township will be filing in the Superior Court, Chancery Division seeking an order to remediate or demolish this property in the coming weeks.

Thank you.

Very truly yours

DANIELLE A. ROSIZJKA, ESQ.

For the Firm

drosiejka@rmshc.law

cc:

Mike Fromosky (via email) Karl Held (via email)

EDWARD M. ROTHSTEIN (1941-2002) - PETER R. STROHM (1971-2016) - ROBERT A. ROTHSTEIN (1974-2019)

PLEASE TAKE NOTICE that on Tuesday, the 17th of October 2023, at ten thirty in the morning, Mike Fromosky, Code Enforcement Officer for Little Egg Harbor Township and Danielle A. Rosiejka Esq., counsel for the Township of Little Egg Harbor, conducted an administrative hearing regarding 110 National Union Blvd, Little Egg Harbor, New Jersey, pursuant to N.J.S.A. 40:48-2.5(b). This property is also defined as Lot 30 in Block 325.26. The property owner, Arturo Campos, did not attend the hearing.

TAKE FURTHER NOTICE that at this hearing, the property and structure at 110 National was found to be structurally unsound. In addition to being structurally unsound, the building is dilapidated and in disrepair. The structure suffers from severe storm and water damage. There are multiple issues with the foundation, roofing, and the exterior walls. Parts of the roof of have completely collapsed leaving the interior of the property open to the elements. The interior of the property continued to deteriorate and is collapsing upon itself due to exposure to the elements. Windows on the property are broken and allow access to the inside of the property. The property is unsecure and is ripe for vagrants, suffers from unsanitary conditions, and is an attractive nuisance for children. This property lays vacant, suffers from significant mold, and continuous flooding issues.

TAKE FURTHER NOTICE that the Township of Little Egg Harbor will be filing an Order to Show Cause before The Honorable March A. Troncone J.S.C. for the demolition of the structure located at 110 National Little Egg Harbor, New Jersey.

r|m|s|h|c Rothstein, Mandell, Strohm, Halm & Cipriani, P.A.

98 East Water Street Toms River, NJ 08753

> o: 732.363.0777 f: 732.905.6555

> > MIKE FROMOSKY
> > LEHT Code Enforcement

Date: 10/23/23

CERTIFICATION

I hereby certify that this administrative hearing took place on October 17, 2023 and that I oversaw the hearing.

Danielle A. Rosiejka

Dated:

11/6/23

DANIELLE A. ROSIEJKA, ESQ.

r|m|s|h|c

Rothstein, Mandell, Strohm, Nelm & Cipriani, P.A.

98 East Water Street Toms River, NJ 08753

> o: 732.363.0777 f: 732.905.6555

PARTNERS Laura M. Halm Jean L. Cipriani

Melanie S. Appleby

Michael S. Nagurka

Andrea E. Wyatt

Robin La Bue

rmshc

Rothstein, Mandell, Strohm, Halm & Cipriani, P.A.

ATTORNEYS AT LAW

ASSOCIATES
Danielle Rosiejka
Matthew J. Donohue
Brandon A. Klimakowski

OF COUNSEL
Charles H. Mandell
Brian C. Bartlett
Joseph C. Falk

November 6, 2023

Via Regular & Certified Mail - RRR (7022 1670 0001 8589 2866)

Richard Leonardis 110 Main Avenue Clifton, NJ 07014

Re:

110 National Union Blvd Little Egg Harbor Township Administrative Hearing Opinion from October 17, 2023 Tax Sale Certificate 17-00224

Dear Mr. Leonardis:

This office represents the interests of the Township of Little Egg Harbor in the above-referenced matter. As you may be aware, a violation notice was sent to your attention earlier this year and subsequently, an administrative hearing was held on October 17, 2023. Pursuant to N.J.S.A. 40:48-2.5 and N.J.S.A. 40:48-2.7, all municipalities are required to comply with strict standards. As of the date of this letter, the Township has fully complied with both N.J.S.A. 40:48-2.5 and N.J.S.A. 40:48-2.7.

Please be advised that the Township will be filing in the Superior Court, Chancery Division seeking an order to remediate or demolish this property in the coming weeks.

Thank you.

DANIELLE A. ROSIEJKA, ESQ.

For the Firm

drosiejka@rmshc.law

cc:

Mike Fromosky (via email) Karl Held (via email)

EDWARD M, ROTHSTEIN (1941-2002) - PETER R, STROHM (1971-2016) - ROBERT A, ROTHSTEIN (1974-2019)

PLEASE TAKE NOTICE that on Tuesday, the 17th of October 2023, at ten thirty in the morning, Mike Fromosky, Code Enforcement Officer for Little Egg Harbor Township and Danielle A. Rosiejka Esq., counsel for the Township of Little Egg Harbor, conducted an administrative hearing regarding 110 National Union Blvd, Little Egg Harbor, New Jersey, pursuant to N.J.S.A. 40:48-2.5(b). This property is also defined as Lot 30 in Block 325.26. The property owner, Arturo Campos, did not attend the hearing.

National was found to be structurally unsound. In addition to being structurally unsound, the building is dilapidated and in disrepair. The structure suffers from severe storm and water damage. There are multiple issues with the foundation, roofing, and the exterior walls. Parts of the roof of have completely collapsed leaving the interior of the property open to the elements. The interior of the property continued to deteriorate and is collapsing upon itself due to exposure to the elements. Windows on the property are broken and allow access to the inside of the property. The property is unsecure and is ripe for vagrants, suffers from unsanitary conditions, and is an attractive nuisance for children. This property lays vacant, suffers from significant mold, and continuous flooding issues.

TAKE FURTHER NOTICE that the Township of Little Egg Harbor will be filing an Order to Show Cause before The Honorable March A. Troncone J.S.C. for the demolition of the structure located at 110 National Little Egg Harbor, New Jersey.

r|m|s|h|c Rothstein, Mandell, Strohm, Halm & Cipriani, P.A.

98 East Water Street Toms River, NJ 08753

> o: 732.363.0777 f: 732.905.6555

> > MIKE FROMOSKY
> > LEHT Code Enforcement

Date: 10/23/23

CERTIFICATION

I hereby certify that this administrative hearing took place on October 17, 2023 and that I oversaw the hearing.

Danielle A. Rosiejka

DANIELLE A. ROSIEJKA, ESQ.

Dated:

11/6/23

r|m|s|h|c

Rothstein, Mandell, Strohm, Helm & Ciprient, P.A.

98 East Water Street Toms River, NJ 08753

> o: 732,363.0777 f: 732,905.6555

AFFIDAVIT OF PUBLICATION

Order Number: 9503952

STATE OF WISCONSIN **Brown County**

Of the Asbury Park Press, a newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, deposeth and saith that the advertisement of which the annexed is a true copy, has been published in said newspaper in the issue:

11/11/2023

My commission expires

DENISE ROBERTS Notary Public

State of Wisconsin

NOTICE OF ADMINISTRATIVE OPINION

NOTICE is hereby given to Arturo Campos and any and all other persons unknown claiming any right, title, estate, lien, or interest in the real property located at 110 National Union Blvd, Little Egg Harbor, New Jersey, designated as Block 325.26, Lot 30, on the Tax Map of the Township of Little Egg Harbor, that an Administrative Hearing was held on October 17, 2023 pursuant to Little Egg Harbor Township Code, Chapter 273, as well as N.J.S.A. 40:48-2.5 and N.J.S.A. 40:48-2.7. NOTICE is further given that at this hearing, the property and structure at 110 National Union was found to be structurally unsound, dilapidated and in disrepair. The structure suffers from severe storm and water damage. There are multiple issues with the foundation, roofing, and the exterior walls. Parts of the roof of have completely collapsed leaving the interior of the property open to the elements. The interior of the property has continued to deteriorate and is collapsing upon itself due to exposure to the elements. Windows on the property are broken and allow access to the inside of the property. The property is unsecure and is ripe for vagrants, suffers from unsanitary conditions, and is an attractive nuisance for children. This property lays vacant, suffers from significant mold, and continuous flooding issues.

NOTICE is further given that the Township of Little Egg Harbor will be filing an Order to Show Cause in the Superior Court, Chancery Division seeking an order to demolish the structure located at 110 National Union Blvd, Little Egg Harbor, New Jersey, designated as Block 325.26, Lot 30, on the Tax Map of the Township of Little Egg Harbor.

Attorney for the Township of Little Egg Harbor for this matter is Danielle A. Rosiejka, Esq. with the law office of Rothstein, Mandell, Strohm, Halm & Cipriani, P.A., located at 98 East Water Street, Toms River, NJ 08753. The office telephone number is 732-363-0777.

ROTHSTEIN, MANDELL, STROHM, HALM & CIPRIANI, P.A.

/s/ Danielle A. Rosiejka

By: Danielle A. Rosiejka, Esq.

Attorney for

Township of Little Egg Harbor

(\$30.80)

EXHIBIT E

GILMORE & MONAHAN, P.A. Ten Allen Street, 4th Floor P.O. Box 1540 Toms River, NJ 08754 (732) 240-6000



GILMORE & MONAHAN

CERTIFICATION OF LITTLE EGG HARBOR TOWNSHIP CODE ENFORCEMENT OFFICER MIKE FROMOSKY

I, MIKE FROMOSKY, of full age hereby certifies as follows:

- I am the Code Enforcement Official for Little Egg Harbor Township, and I am familiar with the matters contained in this certification.
- I became aware of the illegal conditions at 110 National Union Boulevard in Little
 Egg Harbor Township, New Jersey (Block 325.26, Lot 30) and inspected the property on several occasions.
- 3. The property was found to be structurally unsound, suffering from severe storm and water damage with several large holes in the roof, full of rotted wood, and in need of immediate demolition to protect the community and public at-large. Further, there is chipping paint and the exterior property and contains mold.
- 4. I inspected the property on February 1, 2018, March 1, 2018, April 13, 2018, June 7, 2018, and finally, on October 16, 2018. At no point did the property owners make an effort to remediate the damages on the property. See Exhibit A (Photographs from the various inspections).
- The Township of Little Egg Harbor put all current rights holders on notice of an administrative hearing that was to take place on August 31, 2018.
- On August 31, 2018, Oliver Clifford, Construction Official for the Township,
 Michael S. Nagurka, Esq., Municipal Attorney for Little Egg Harbor Township, and myself

GILMORE & MONAHAN
A Professional Corporation
COUNSILLIDIES AT LAW
Allen Street Professional Center
Ten Allen Street
P.O. Box 1540
Tonix River, New Jersey 08754

SCANNED

conducted an administrative hearing pursuant to N.J.S.A. 40:48-2.5(b). Although noticed, no current rights holder attended. See Legal Opinion, attached hereto as Exhibit B.

7. The dangerous condition persists on the property. The structure is an imminent hazard to the safety and welfare of the surrounding neighborhood. The Township needs to demolish this structure as unsafe in order to protect the health, safety and welfare of the residents of the Township.

CERTIFICATION

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

Dated: 11/27/18

MIKE FROMOSKY

CODE ENFORCEMENT OFFICIAL

GILMORE & MONAHAN
A Professional Corporation
COUNSELLORS AT LAW
Alion Street Professional Center
Ten Alien Street
P.O. Box 1540

EXHIBIT "A"

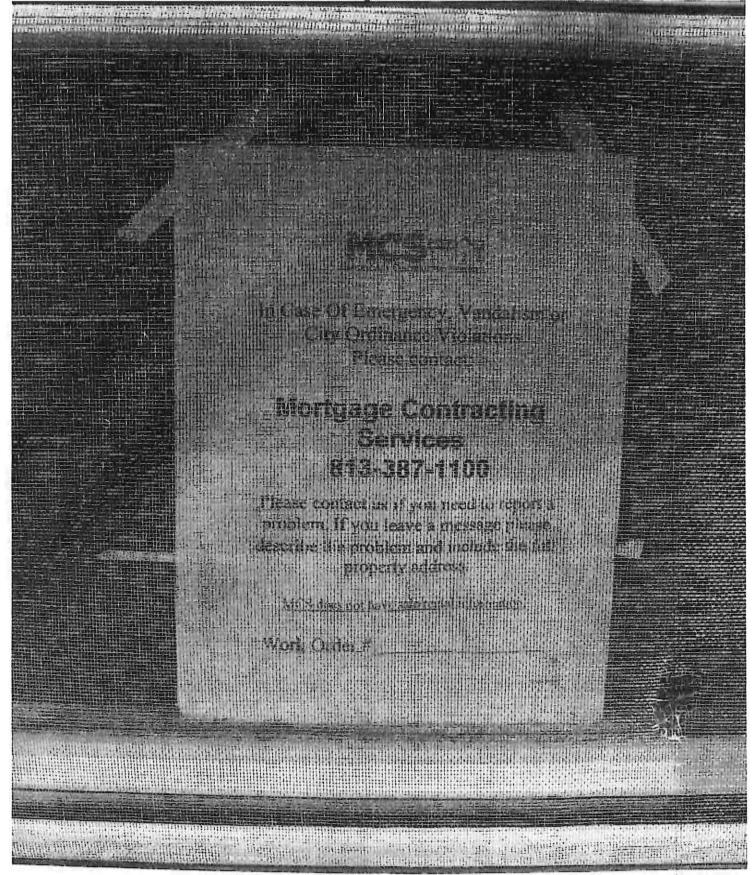
OCN-C-000194-23 12/15/2023 Pg 52 of 66 Trans ID: CHC2023356479 02/13/2018 1:07 PM OCN-C-000194-23 12/15/2023 Pg 53 of 66 Trans ID: CHC2023356479

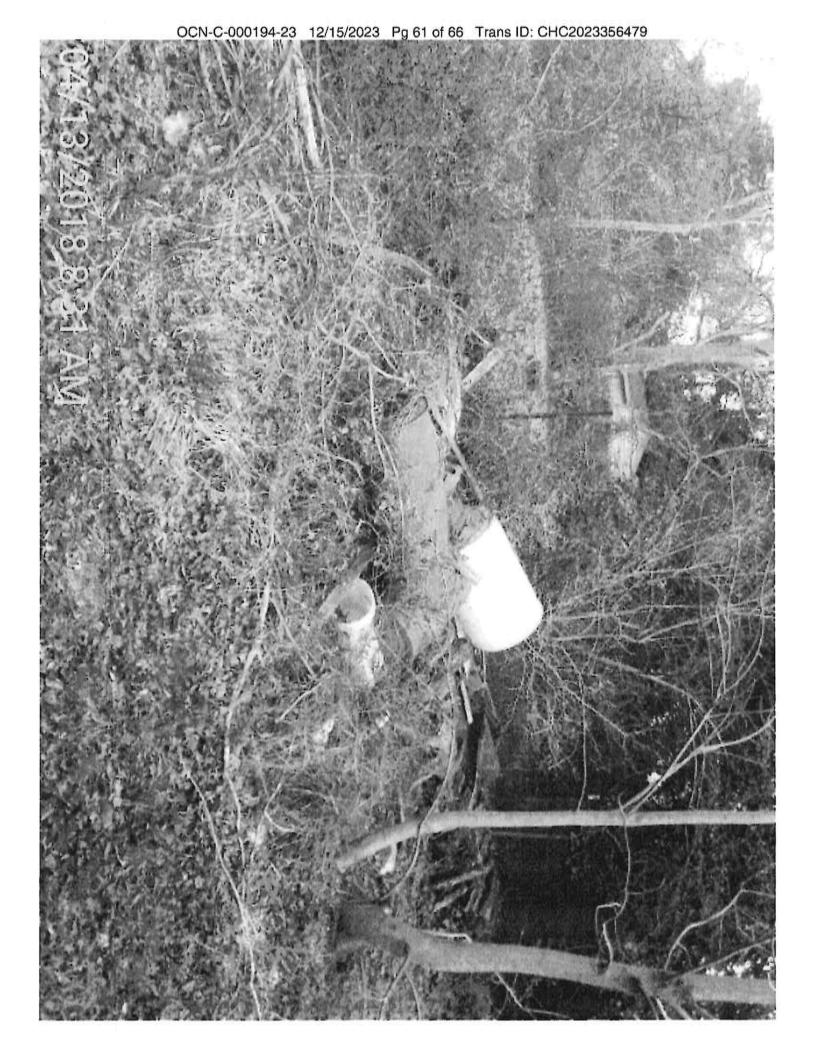
OCN-C-000194-23 12/15/2023 Pg 55 of 66 Trans ID: CHC2023356479

OCN-C-000194-23 12/15/2023 Pg 56 of 66 Trans ID: CHC2023356479

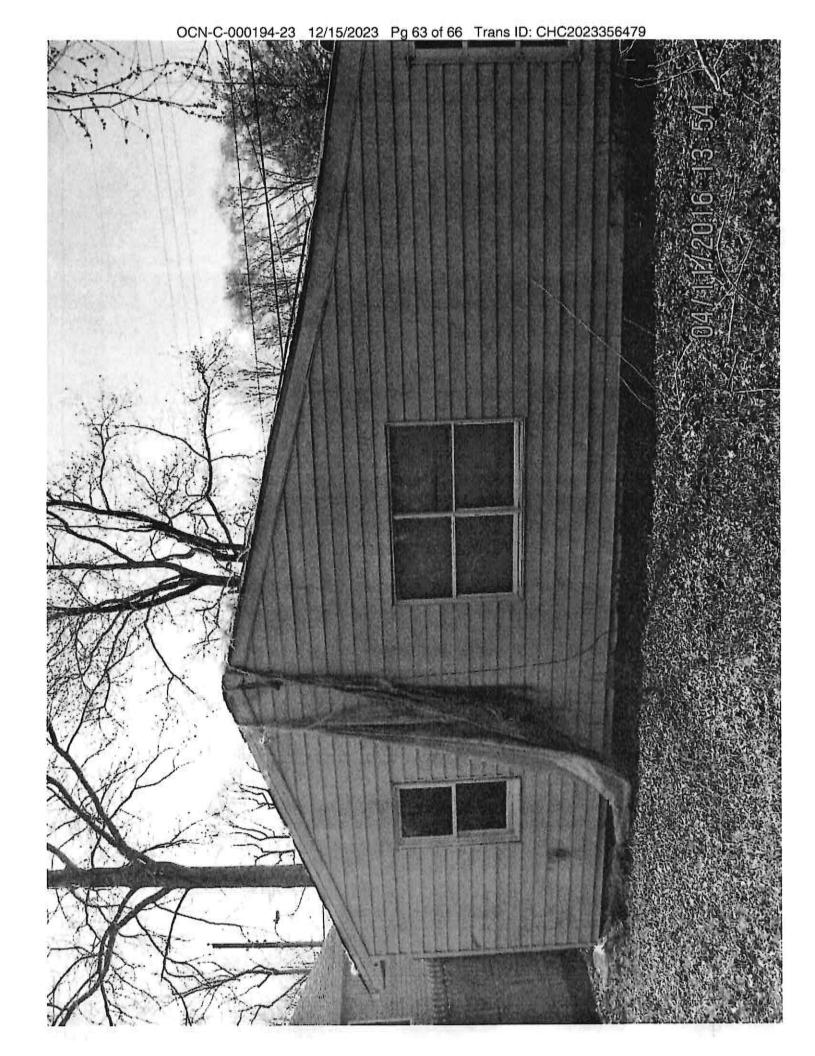
OCN-C-000194-23 12/15/2023 Pg 57 of 66 Trans ID: CHC2023356479 04/11/2016 13:54 OCN-C-000194-23 12/15/2023 Pg 58 of 66 Trans ID: CHC2023356479

OCN-C-000194-23 12/15/2023 Pg 59 of 66 Trans ID: CHC2023356479 10/16/2018 9:58 AM OCN-C-000194-23 12/15/2023 Pg 60 of 66 Trans ID: CHC2023356479





OCN-C-000194-23 12/15/2023 Pg 62 of 66 Trans ID: CHC2023356479



OCN-C-000194-23 12/15/2023 Pg 64 of 66 Trans ID: CHC2023356479



OCN-C-000194-23 12/15/2023 Pg 65 of 66 Trans ID: CHC2023356479

OCN-C-000194-23 12/15/2023 Pg 66 of 66 Trans ID: CHC2023356479

OCN-C-000194-23 12/15/2023 Pg 1 of 4 Trans ID: CHC2023356479

rmshc

Rothstein, Mandell, Strohm, Halm & Cipriani, P.A.

ATTORNEYS AT LAW

PARTNERS Laura M. Halm Jean L. Cipriani

ASSOCIATES
Robin La Bue
Andrea E. Wyatt
Michael S. Nagurka
Danielle Rosiejka
Matthew J. Donohue
Brandon A. Klimakowski

OF COUNSEL Charles H. Mandell Brian C. Bartlett Melanie S. Appleby

December 14, 2023

Via Judiciary Electronic Document Submission (JEDS)

The Honorable Mark A. Troncone P.J.Ch. Ocean County Courthouse 206 Courthouse Lane, 1st Floor Toms River, New Jersey 08753

Re: Township of Little Egg Harbor v. Arturo Campos Docket No. OCN-C-

Dear Judge Troncone:

This office represents the Township of Little Egg Harbor as Municipal Attorney in the above-referenced matter. Please accept this letter brief in lieu of a more formal brief in support of the emergent relief requested in the Verified Complaint and Order to Show Cause filed with this Court.

STATEMENT OF FACTS

Defendant, Arturo Campos, ("Defendant"), is the current record owner of the property located at 110 National, Little Egg Harbor, New Jersey, designated as Block 325.26, Lot 30, on the Tax Map of the Township of Little Egg Harbor (the "Property"). Defendant does not reside in the Property and the Property has been vacant and unoccupied for years. Defendant's last known address is believed to be 499 Main Road Vineland, NJ 08360. Notice of the administrative hearing

EDWARD M. ROTHSTEIN (1941-2002) ~ PETER R. STROHM (1971-2016) ~ ROBERT A. ROTHSTEIN (1974-2019)

OCN-C-000194-23 12/15/2023 Pg 2 of 4 Trans ID: CHC2023356479

r|m|s|h|c

Rothstein, Mandell, Strohm, Halm & Cipriani, P.A.

Page 2

December 14, 2023

and administrative opinion were mailed by certified and regular mail to the property address, last

known address, posted on the Property's door, and published in the Asbury Park Press.

As evidenced by the Certification of the Code Enforcement Official for the Township of

Little Egg Harbor, Michael Fromosky and the supporting exhibits, the Property is vacant and is

creating an imminent hazard to the safety and welfare of the surrounding neighborhood. Further,

there is significant damage to the property that has failed to be remediated for years. See generally

Certification of Michael Fromosky.

Residents have raised complaints with the Township of Little Egg Harbor about the

condition of the Property on a consistent basis. This condition represents a nuisance and a threat

to the health, safety, and welfare of the community. In addition to being structurally unsound, the

building is dilapidated and in disrepair. The structure suffers from severe storm and water damage.

There are multiple issues with the foundation, roofing, and the exterior walls. Parts of the roof of

have completely collapsed leaving the interior of the property open to the elements. The interior

of the property continues to deteriorate and is collapsing upon itself due to exposure to the

elements. The property is unsecure. Windows on the property are broken and allow access to the

inside of the property. The walls inside the property are covered in black mold. The Property is

ripe for vagrants, suffers from unsanitary conditions, and is an attractive nuisance for children.

This Property lays vacant, suffers from significant mold, and continuous flooding issues. See

Certification of Michael Fromosky generally, See also Exhibit A-C.

The Township seeks emergent relief that will allow municipal employees and/or designated

contractors to enter upon the property and demolish the structure, so as to protect the community

and members of the public.

STATEMENT OF LAW

OCN-C-000194-23 12/15/2023 Pg 3 of 4 Trans ID: CHC2023356479

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Rothstein, Mandell, Strohm, Halm & Cipriani, P.A.

> Page 3 December 14, 2023

> > Strict compliance with procedures that are relevant to notice and hearings is required in municipal demolition proceedings where an intrusion on a substantial property right may result.
> >
> > Gamba v. Township of Brick, 395 N.J. Super. 143 (2007) citing Hepner v. Twp. Comm. Of Twp. of Lawrence, 115 N.J. Super. 155, 161-162 (App. Div.) cert den., 59 N.J. 270 (1971). Defendant has failed to respond, demolish the home, or abate the nuisance. Pursuant to N.J.S.A. 40:48-2.3, whenever a municipality finds that there exists any building which is unfit for habitation or occupancy due to conditions rendering such building dangerous to the welfare of the residents of the municipality, the municipality has the power to demolish, or to cause the demolition of the building. The law on these matters allowing the relief sought by the Plaintiff is well settled in New Jersey:

In determining whether to enter an interlocutory injunction, a judge must find that the movant has demonstrated a reasonable probability of success on the merits; that a balancing of the equities and hardships favors injunctive relief; that the movant has no adequate remedy at law and that the irreparable injury to be suffered in the absence of injunctive relief is substantial and imminent; and that the public interest will not be harmed.

Waste Mgmt. of New Jersey, Inc. v. Union County Utilities Auth., 399 N.J. Super. 508, 519-20, 945 A.2d 73, 80 (App. Div. 2008) citing; Crowe v. De Gioia, 90 N.J. 126, 132-34, 447 A.2d 173 (1982);

In the instant matter, it is the responsibility of the municipality to take such reasonable steps as necessary to secure the public health and well-being:

Among the objects sought to be secured by municipal government, there is none more important than the preservation of the public health, and, therefore, the imperative obligation rests on the government of every city, promptly to abate or remove all nuisances by which the public health may be affected.

Ajamian v. N. Bergen Twp., 103 N.J. Super. 61, 73, 246 A.2d 521, 527 (Ch. Div. 1968) aff'd, 107 N.J. Super. 175, 257 A.2d 726 (App. Div. 1969)

By exercising this authority, the Township can demonstrate a likelihood of success on the merits by enforcing Township ordinances and abating the nuisance. Further, the danger that exists as to the continued unabated condition is self-evident. The risk to members of the community,

OCN-C-000194-23 12/15/2023 Pg 4 of 4 Trans ID: CHC2023356479

r|m|s|h|c

Rothstein, Mandell, Strohm, Halm & Cipriani, P.A.

Page 4

December 14, 2023

especially minors, is extremely high that the condition could lead to an accident. The concerns of

injury will only rise as the weather gets warmer and the population of the Township of Little Egg

Harbor grows for the summer. There is no hardship to the Defendant in that the Township is doing

that which the owner has a duty to have done themselves, which duty has been ignored to the peril

of the community. Not only will the public interest not be harmed but also the public interest is

best served in allowing the Township to take these precautionary measures necessary to secure the

property.

It is respectfully submitted that the Defendant is responsible for the cost of filing legal

papers and the cost of demolition. Pursuant to N.J.S.A. 40:48-2.5, Defendant is liable to a

municipality for the costs relating to the demolition of an unsafe structure including the cost of

filing legal papers and the cost of demolition. Additionally, pursuant to N.J.S.A. 40:48-2.5, the

municipality may seek a judgment in summary proceedings for the demolition of a structure if it

poses an actual and immediate danger to life by the threatened collapse of any structurally unsafe

building.

For these reasons, it is respectfully submitted that the Plaintiff is entitled to the requested

relief.

Respectfully Submitted,

Danislle A. Rosisjka

Danielle A. Rosiejka

For the Firm

Drosiejka@rmshc.law

ROTHSTEIN, MANDELL, STROHM, HALM & CIPRIANI, P.A.

Danielle A. Rosiejka, Esq. Attorney ID No.: 022982012

98 East Water Street

Toms River, New Jersey 08753

Attorney for Plaintiff, Township of Little Egg Harbor

TOWNSHIP OF LITTLE EGG HARBOR,
Plaintiff,

v.

ARTURO CAMPOS A/K/A ARTURO
CAMPOS DIAZ; RICHARD LEONARDIS;
JOHN AND JANE DOES 1-10; ABC LLC's
1-10; and ZYZ CORPS 1-10.

Defendants.

THIS MATTER being brought before the Court by Danielle A. Rosiejka, Esq. on behalf of the law firm of Rothstein, Mandell, Strohm, Halm & Cipriani, P.A., attorney for Plaintiff, Township of Little Egg Harbor, seeking relief by way of summary action pursuant to N.J. Ct. R. 4:67-1(a). Based upon the facts set forth in the verified complaint filed herewith and the Court having determined that this matter may be commenced by order to show cause as a summary proceeding pursuant to N.J. Ct. R. 4:52 and the court having established a return date of and having reviewed such evidence and heard such testimony as deemed necessary and appropriate.

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Rothstein, Mandell, Strohm, Halm & Cipriani, P.A.

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IT IS ON THIS _____ day of ______, 2024;

ORDERED that the court finds the Defendant's property is a continuing public nuisance and is a danger to the health safety and welfare of the members of the Township of Little Egg Harbor and must be immediately abated; and it is further

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ORDERED that the Plaintiff is hereby granted access on and over the Defendant's property, located at 110 National Union Blvd in Little Egg Harbor Township, New Jersey, for the

purpose of demolishing the structure to cure and abate the public nuisance; and it is further

ORDERED that the Plaintiff shall cure and abate the condition at the Defendant's

property between the hours of 9:00 am and 4:00 p.m. on any weekday, Monday through Friday

after first having served this order on the Defendant; and it is further

ORDERED that Pursuant to N.J.S.A. 40:48-2.12(f) the Township is acting as set forth

in the Verified Complaint to expend public funds to abate the nuisance on the Defendant's

property. Upon the completion of such action / abatement by the Plaintiff any and all funds

expended by the Plaintiff to abate the nuisance shall become a Municipal Lien against the

Defendant's real property; and it is further

ORDERED that copies of this Order be served upon all parties within seven (7) days of

the date herein.

HON. MARK A. TRONCONE, P.J.Ch.

rmshc

Halm & Cipriani, P.A. ATTORNEYS AT LAW

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ROTHSTEIN, MANDELL, STROHM, HALM & CIPRIANI, P.A.

Danielle A. Rosiejka, Esq. Attorney ID No.: 022982012 98 East Water Street Toms River, New Jersey 08753 Attorney for Plaintiff, Township of Little Egg Harbor SUPERIOR COURT OF NEW JERSEY TOWNSHIP OF LITTLE EGG HARBOR, CHANCERY DIVISION, OCEAN COUNTY Plaintiff, DOCKET NO. OCN-C-CIVIL ACTION ARTURO CAMPOS A/K/A ARTURO ORDER TO SHOW CAUSE CAMPOS DIAZ; RICHARD LEONARDIS; JOHN AND JANE DOES 1-10; ABC LLC's 1-10; and ZYZ CORPS 1-10. Defendant. THIS MATTER having been opened to the court by Plaintiff, Township of Little Egg Harbor, by way of the filing of a Verified Complaint, and the Court having reviewed the Verified Complaint, Certification and other supporting documents, and the Defendant having been given notice of same, and for good cause shown; IT IS ON THIS ______ day of ________, 2023, ORDERED that the Defendant show cause before the court on the _____ day of , 2023, why the Township of Little Egg Harbor should not demolish the structure located at 110 National Union Blvd, Little Egg Harbor, New Jersey, designated as Block 325.26, Lot 30, on the Tax Map of the Township of Little Egg Harbor; AND IT IS FURTHER ORDERED that: A copy of this Order to Show Cause, Verified Complaint, Legal Memorandum and 1. any supporting Affidavits or Certifications submitted in support of this application be served upon

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the Defendant personally within four (4) days of the date hereof, in accordance with R. 4:4-3 and R. 4:4-4, this being original process.

- The Plaintiff must file with the Court its Proof of Service of the pleadings on the 2. Defendant no later than three (3) days before the return date.
- Defendant shall file and serve a written response to this Order to Show Cause and 3. proof of service by the _____ day of _____, 2023.
- The original documents must be filed with the Clerk of the Superior Court in the 4. County listed above. You must send a copy of your opposition papers directly to Judge Mark A. Troncone P.J.Ch., whose address is 206 Courthouse Lane, Toms River, New Jersey, 08753. You must also send a copy of your opposition papers to the Plaintiff's attorney whose name and address appears above, or to the Plaintiff, if no attorney is named above. A telephone call will not protect your rights; you must file your opposition and pay the required fee and serve your opposition upon your adversary, if you want the Court to hear your opposition to the injunctive relief the Plaintiff is seeking.
- The Plaintiff must file and serve any written reply to the Defendant's Order to 5. Show Cause opposition by the _____ day of _____, 2023. The reply papers must be filed with the Clerk of the Superior Court in the county listed above and a copy of the reply papers must be sent directly to the chambers of Judge Troncone.
- If the Defendant does not file and serve opposition to this Order to Show Cause, 6. the application will be decided on the papers on the return date and relief may be granted by default; provided that the Plaintiff files a Proof of Service and a proposed form or Order at least three (3) days prior to the return date.
 - If the Plaintiff has not already done so, a proposed form of Order addressing the 7.

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relief sought on the return date (along with a self-addressed return envelope with return address

and postage) must be submitted to the Court no later than three (3) days before the return date.

8. Defendant shall take notice that the Plaintiff has filed a lawsuit against you in the

Chancery Division of the Ocean County Superior Court of New Jersey. The Verified Complaint

attached to this Order to Show Cause states the basis of the lawsuit. If you dispute this Complaint

you or your attorney must file a written Answer to the Complaint and Proof of Service within 35

days from the date of service of this Order to Show Cause; not counting the day you received it.

These documents must be filed with the Clerk of the Superior Court in the county

listed above. You must also send a copy of your Answer to the Plaintiff's attorney whose name

and address appear above. A telephone call will not protect your rights; you must file and serve

your Answer (with the fee) or judgment may be entered against you by default. Please note:

opposition to the Order to Show Cause is not an Answer and you must file both. Please note

further: if you do not file and serve an Answer within 35 days of this Order, the Court may enter

a default against you for the relief Plaintiff demands.

10. If you cannot afford an attorney, you may call the Legal Service office in the

county in which you live. If you do not have an attorney and are not eligible for free legal

assistance you may obtain a referral to an attorney by calling one of the Lawyer Referral Services.

11. The Court will entertain argument, but not testimony, on the return date of the

Order to Show Cause, unless the Court and parties are advised to the contrary no later than seven

(7) days before the return date.

Dated:

HON. MARK A. TRONCONE P.J.Ch

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