

RESOLUTION NO. 2024-136

RESOLUTION OF THE TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING CHARGES ASSOCIATED WITH THE DEMOLITION OF 360 ROUTE 9 SOUTH, 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 360 Route 9, 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; and

WHEREAS, the Township filed a Verified Complaint in Superior Court of New Jersey, Chancery Division, Ocean County, Docket No. OCN-C-193-23 and the Honorable Mark A. Troncone, P.J.Ch., executed an Order dated March 1, 2024 attached hereto 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

r|m|sh|c

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

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

WHEREAS, the Township has gone out to bid for proposals to demolish the building pursuant to said Court Order but desires to establish the associated costs of attorney fees incurred to obtain the Order to demolish as a lien prior to proceeding with demolition; and

WHEREAS, it is the desire of the Township to place liens against the property, to provide reimbursement to the Township for the partial costs of demolition as set forth herein in accordance with the terms of the Order and the Filed Affidavit of Services dated April 18, 2024.

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:

1. That the following charge based on the filed Affidavit of Services has been found to be correct and the cost as shown shall be charged against such property:

Block 291, Lot 8	360 Route 9 South	\$12,362.93
-------------------------	--------------------------	--------------------

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 associated attorneys' fees as delineated on the Filed Affidavit of Services for the costs allowed by the Court in seeking demolition, along with a copy of this Resolution, with the Tax Collector of the Township of Little Egg Harbor.

3. 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.

r|m|sh|c

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

98 East Water Street
Toms River, NJ 08753

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 9th day of **May, 2024**.



KELLY LETTERA, CMC, RMC
Township Clerk
Little Egg Harbor Township

r|m|shc

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

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

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. TERRENCE ALLEN; JOHN AND JANE DOES 1-10; ABC LLC's 1-10; and ZYZ CORPS 1-10. Defendants.	SUPERIOR COURT OF NEW JERSEY OCEAN COUNTY CHANCERY DIVISION DOCKET NO. OCN-C-193-23 CIVIL ACTION AFFIDAVIT OF SERVICES
---	--

I, DANIELLE A. ROSIEJKA, ESQ., being of full age certify as follows:

1. I am an Associate with the law firm of Rothstein, Mandell, Strohm, Halm & Cipriani, P.A., attorneys for the Plaintiff, Township of Little Egg Harbor. As such, I am fully familiar with the facts and circumstances surrounding this matter.

2. This office has performed legal services in accordance with the following:

8/1/2022	Receipt of file, scanned and saved same and review of file including multiple violation notices and photos and prepared notes on same. (DR)	.8
8/2/2022	Drafted letter to Mid-State Title Abstract requesting title search. (DR)	.5
8/11/2022	Review of Title Search (owner search, tax search, judgment search). (DR)	.5
8/15/2022	Receipt and review of email correspondence from Township; drafted email correspondence in response and receipt and review of email correspondence replying to same. (DR)	.5
8/15/2022	Receipt and review of updated photos and inspection violation notice for property. (DR)	.2



98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

9/23/2022	Receipt and review of email correspondence from M. Fromosky with multiple enclosures and drafted email correspondence responding to same (DR).	.5
9/23/2022	Receipt and review of multiple email correspondences with Township. (DR)	.5
9/30/2022	Receipt and review of email correspondence from Tax Collector with enclosures and drafted correspondence responding to same re: Tax Certificates. (DR)	.2
9/30/2022	Review of open liens provided by Tax Collector. (DR)	.3
9/30/2022	Analyzed Tax Sale Certificates and compared same with list provide by Tax Collector to determine who to notice. (DR)	1.0
9/30/2022	Analyzed deeds and property transfers to identify individuals who have interest in the property; pulled foreclosure records relating to prior owner and review of complaint, final judgment, writ of execution, sheriff sale. (DR)	1.2
9/30/2022	Began going through extensive judgment records relating to property/owners. (DR)	1.0
10/24/2022	Draft email correspondence to Spartan Detective Agency to obtain valid address for service. (DR)	.1
11/3/2022	Receipt and review of email correspondence with enclosure. (DR)	.2
11/3/2022	Review of skip trace result for Terrance Allen, unable to locate and updated file. (DR)	.2
11/9/2022	Research on address of homeowner. (DR)	.3
11/14/2022	Phone call from T. Allen advising he is not the owner we are looking for. (DR).	.3
11/14/2022	Receipt and review of message from T. Allen at Saddle River address. (DR)	.2
11/22/2022	Receipt and review of email correspondence from M. Fromosky with multiple enclosures. (DR)	.2
11/22/2022	Receipt and review of updated photos and inspection violation and saved same to file. (DR)	.3
12/6/2022	Travel to and back from Little Egg Harbor for administrative hearing. (DR)	.5

r|m|s|h|c

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

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

12/6/2022	Attended administrative hearing at Little Egg Harbor. (DR)	.5
12/15/2022	Review of notes from hearing, violation notices and drafted Administrative Opinion. (DR)	1.0
12/15/2022	Drafted letter to property owner enclosing administrative opinion. (DR)	.5
12/15/2022	Drafted letter to Fig Capital Investments enclosing administrative opinion. (DR)	.5
12/16/2022	Drat email correspondence to M. Fromosky with enclosure re: posting administrative opinion at property address. (DR)	.1
12/16/2022	Drafted email correspondence to M. Fromosky and K. Held re: administrative opinion. (DR)	.1
12/16/2022	Receipt and review of executed administrative opinions from Fromosky, executed same; scanned, saved & combined with letters; mailed out regular and certified mail. (DR)	.6
12/19/2022	Receipt and review of email correspondence from M. Fromosky with enclosures and drafted reply correspondence. (DR)	.5
12/23/2022	Receipt and review of email from attorney for Fig Operations. (DR)	.2
12/28/2022	Receipt and review of signed green card for Fig Cust. (DR)	.2
12/28/2022	Drafted email correspondence to attorney for Fig Operations; receipt and review of email correspondence responding to same and drafted reply correspondence. (DR)	.8
1/6/2023	Receipt and review of email correspondence from code enforcement with enclosures. (DR)	.2
1/6/2023	Receipt and review of 1/5/23 violation notice and pictures and saved same to file. (DR)	.2
1/6/2023	Receipt and review of various returned certified mail cards. (DR)	.2
1/12/2023	Reviewed file in preparation for Little Egg meeting (DR)	.2
2/8/2023	Receipt and review of email correspondence from M. Fromosky with multiple enclosures. (DR)	.2

r|m|s|h|c

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

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

2/8/2023	Review of updated violation notices and photos. (DR)	.3
3/9/2023	Drafted summary of property status and emailed same to MSA for Township meeting. (DR)	.2
4/10/2023	Receipt and review of email correspondence from M. Fromosky with enclosures and drafted reply correspondence. (DR)	.5
4/10/2023	Receipt and review of updated photos and violation notice and saved same to file. (DR)	.3
4/11/2023	Review of file and summarized status for monthly meeting. (DR)	.2
4/12/2023	Receipt and review of email correspondence from M. Fromosky; drafted email correspondence responding to same and receipt and review of email correspondence in response re: new address. (DR)	.7
4/12/2023	Research on new property address and deed records re: service on Terrance Allen. (DR)	1.0
5/17/2023	Receipt and review of email correspondence from M. Fromosky with multiple enclosures. (DR)	.2
5/17/2023	Receipt and review of inspection and violation notice from 5/17/23 and updated photos; saved same to file. (DR)	.4
6/29/2023	Receipt and review of email correspondence from M. Fromosky with enclosures. (DR)	.2
6/29/2023	Receipt and review of 6/27/23 inspection and violation and updated photos; saves same to file. (DR)	.4
7/20/2023	Receipt and review of email correspondence from M. Fromosky and drafted reply correspondence. (DR)	.5
9/11/2023	Draft letter to tax sale holder notice of hearing re: administrative opinion. (DR)	.5
9/11/2023	Draft multiple letters to T. Allen at various property addresses noticing him of hearing re administrative opinion. (DR)	1.5
9/11/2023	Draft email correspondence to Fig Capital re: tax certificate. (DR)	.3
9/11/2023	Draft email correspondence to tax collector; receipt and review of email correspondence responding to same and drafted reply correspondence re: open tax liens. (DR)	.8

r|m|s|h|c

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

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

9/11/2023	Researched property records for owner in Ocean and Atlantic County re: last known address. (DR)	1.0
9/11/2023	Draft correspondence to M. Fromosky; receipt and review of email correspondence responding to same and drafted reply correspondence re: availability for administrative hearing. (DR)	.3
9/13/2023	Receipt and review of email correspondence from tax collector and draft email correspondence responding to same. (DR)	.5
9/13/2023	Receipt and review of email correspondence from M. Fromosky and drafted email correspondence responding to same.	.5
9/15/2023	Receipt and review of certified mail receipts. (DR)	.2
9/20/2023	Draft notice of publication for administrative hearing. (DR)	.7
9/20/2023	Receipt and review of email from M. Fromosky with enclosures and drafted email correspondence responding to same. (DR)	.5
9/20/2023	Receipt and review of updated photos and violation notice and posted notice; saved same to file. (DR)	.3
9/20/2023	Review and draft edit to Notice for administrative hearing. (MSA)	.5
9/21/2023	Receipt and review of signed certified mail card from T. Allen at 231 Harbortown. (DR)	.2
9/21/2023	Filled out required form for change of address request. (DR)	.3
9/21/2023	Draft letter to postmaster requesting change of address information. (DR)	.5
9/26/2023	Draft email correspondence to Asbury Park Press; receipt and review of email correspondence responding to same with enclosed proof; review of enclosed proof; draft email correspondence approving same; receipt, review and response to various email correspondences related to same re: publication request. (DR)	1.0
10/2/2023	Receipt and review of correspondence from postmaster on Terrance Allen at property address indicating moved, left no forwarding address. (DR)	.2
10/2/2023	Prepared required form for postmaster for new address for T. Allen. (DR)	.2
10/2/2023	Draft letter to postmaster requesting change of address for new address at 231.	

r|m|s|h|c

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

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

	(DR)	.5
10/3/2023	Receipt and review of email correspondence from Asbury Park Press with enclosures. (DR)	.2
10/3/2023	Receipt and review of affidavit of publication for administrative hearing and saved same to file. (DR)	.2
10/11/2023	Receipt and review of email correspondence from K. Held and draft email correspondence responding to same relating to administrative hearing. (DR)	.2
10/16/2023	Draft email correspondence to Township and receipt and review of email correspondence responding to same regarding administrative hearing. (DR)	.2
10/16/2023	Review of file in preparation for administrative hearing. (DR)	.3
10/17/2023	Travel to and from Little Egg Harbor regarding administrative hearing. (DR)	.5
10/17/2023	Attended Administrative Hearing. (DR)	.5
10/18/2023	Receipt and review of various email correspondences to property maintenance company. (DR)	.6
10/18/2023	Receipt and review of email correspondence from M. Fromosky with enclosures and draft reply correspondence to same re: hearing yesterday. (DR)	.2
10/23/2023	Review of file and notes from administrative hearing and draft administrative opinion. (DR)	.8
10/23/2023	Draft multiple letters to property owners and those who have interest in the property enclosing administrative opinion. (DR)	2.0
10/24/2023	Receipt and review of email correspondence from M. Fromosky with enclosures; drafted reply correspondence; and receipt and review of email correspondence responding to same regarding administrative opinions. (DR)	.4
10/24/2023	Receipt and review of signed administrative opinion; finalized and executed same. (DR)	.5

r|m|s|h|c

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

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

10/31/2023	Receipt and review of email correspondence from M. Fromosky with enclosures. (DR)	.2
10/31/2023	Receipt and review of updated photos and violation notice for October 31 st inspection of the property; saved same to file. (DR)	.3
11/6/2023	Draft correspondence to property owners (x3) enclosing administrative opinion. (DR)	1.5
11/6/2023	Draft notice of publication of opinion. (DR)	.7
11/7/2023	Draft email correspondence to M. Fromosky with enclosure (DR)	.3
11/7/2023	Receipt and review of invoice for publication and draft email correspondence to Asbury Park Press approving publication regarding publication of opinion. (DR)	.4
11/7/2023	Receipt and review of email correspondence from Asbury Park Press with enclosed order confirmation and proof of add; review of enclosures and draft email correspondence responding to same regarding Notice of Publication. (DR)	.5
11/7/2023	Draft email correspondence to Asbury Park Press with enclosure and receipt and review of email correspondence responding to same regarding request for publication. (DR)	.5
11/7/2023	Receipt and review of certified mail receipts. (DR)	.2
11/9/2023	Review of file and drafted summary for MSA for Township meeting. (DR)	.3
11/15/2023	Receipt and review of correspondence from M. Fromosky and drafted reply correspondence regarding posting notice on property. (DR)	.5
11/17/2023	Receipt and review of email correspondence from M. Fromosky with enclosures and drafted reply. (DR)	.5
11/17/2023	Receipt and review of photos of posted notice, updated violation notice and inspection and saved same to file. (DR)	.3
11/21/2023	Receipt and review of email correspondence from Asbury Park Press with enclosure regarding affidavit of publication. (DR)	.2
11/21/2023	Receipt and review of affidavit of publication and saved same to file. (DR)	.2

r|m|s|h|c

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

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

12/4/2023	Review of file including inspection violation notices in preparation for order to show cause and complaint. (DR)	1.2
12/4/2023	Draft complaint. (DR)	2.5
12/4/2023	Draft Certification of M. Fromosky in support of complaint. (DR)	1.3
12/4/2023	Compiled exhibits in support of certification and complaint. (DR)	1.0
12/4/2023	Draft order to show cause. (DR)	.7
12/4/2023	Draft proposed order. (DR)	.7
12/4/2023	Draft legal brief in support of order to show cause and complaint. (DR)	2.0
12/13/2023	Review of finalized certification of M. Fromosky. (DR)	1.0
12/13/2023	Draft verification for M. Fromosky. (DR)	.3
12/13/2023	Draft email correspondence to M. Fromosky with enclosures; receipt, review and response to multiple email correspondences responding to same regarding certification. (DR)	1.0
12/14/2023	Finalized pleadings, complaint, certification, exhibits, brief, order to show cause and proposed order and filed same on JEDS. (DR)	.7
12/14/2023	Receipt and review of notice from JEDS filing has been processed by court and a case number assigned. (DR)	.2
12/14/2023	Receipt and review of notice from JEDS assigning docket number. (DR)	.2
12/14/2023	Receipt and review of notice from JEDS complaint uploaded by Case Management Staff. (DR)	.2
12/14/2023	Receipt and review notice from JEDS filing has been successfully submitted. (DR)	.2
12/19/2023	Receipt and review notice from eCourts Online regarding notice of filing by Superior Court. (DR)	.2
12/19/2023	Receipt and review of signed order to show cause. (DR)	.2
12/19/2023	Receipt and review notice from eCourts Online regarding order to show cause submitted by court. (DR)	.2

r|m|s|h|c

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

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

12/20/2023	Receipt and review notice from eCourts Online regarding notice of filing by Superior Court. (DR)	.2
12/20/2023	Receipt and review notice from Superior Court regarding motion filed on December 15, 2023 will be decided on January 26, 2024. (DR)	.2
12/21/2023	Draft letter to T. Allen enclosing filed order to show cause and complaint. (DR)	.5
12/21/2023	Draft email correspondence to Guaranteed with enclosure and receipt and review of email correspondence responding to same regarding request for personal service on T. Allen. (DR)	.5
12/21/2023	Draft email correspondence to M. Fromosky with enclosure and receipt and review of email correspondence responding to same. (DR)	.6
12/21/2023	Draft letter to Judge enclosing courtesy copy of pleadings. (DR)	.2
1/11/2024	Draft letter to court requesting adjournment to allow service by publication. (DR)	.5
1/11/2024	Filed letter on JEDS and receipt and review of eCourt notices confirming filing of same. (DR)	.3
1/15/2024	Draft notice of publication for order to show cause (DR)	1.0
1/19/2024	Receipt and review notice from eCourts Online regarding notice of filing by Superior Court. (DR)	.2
1/19/2024	Receipt and review notice from Superior Court regarding setting new date for hearing for March 1 st . (DR)	.2
1/23/2024	Revised publication notice to reflect new dates. (DR)	.3
1/23/2024	Draft email correspondence to Asbury Park Press with enclosure regarding request for publication. (DR)	.3
1/24/2024	Receipt and review of email correspondence from Asbury Park Press with enclosures; review of order confirmation; review of invoice; review of proposed proof; revised proof; draft email correspondence responding to same and receipt, review and response to various email correspondences regarding publication. (DR)	1.2
2/5/2024	Receipt and review of email correspondence from Asbury Park Press with enclosures; review of enclosed invoice for publication; review of Affidavit of Publication and saved same to file. (DR)	.6

r|m|s|h|c

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

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

2/26/2024	Research on statutory requirements and case law related to demolition in preparation for demolition proceedings. (DR)	1.0
2/27/2024	Phone call from law clerk. (DR)	.1
2/27/2024	Review of file including correspondences, returned mail, certified mail receipts, affidavits of publications in preparation for affidavit of services. (DR)	1.5
2/27/2024	Draft affidavit of diligent inquiry setting forth every notice that was served upon Defendant, Terrance Allen. (DR)	2.0
2/27/2024	Looked up certified mail tracking numbers regarding proof of service. (DR)	.3
2/27/2024	Compiled supporting exhibits to affidavit of diligent inquiry. (DR)	1.0
2/28/2024	Phone call with Judge Troncone's law clerk regarding hearings on Friday. (DR)	.1
2/28/2024	Receipt and review notice from Superior Court regarding motion hearing scheduled at 8:59 am before Judge Troncone. (DR)	.2
2/28/2024	Receipt and review notice from eCourts Online regarding notice of filing by Superior Court. (DR)	.2
2/28/2024	Filed affidavit of service with court and receipt and review of various eCourt notifications regarding same. (DR)	.4
2/28/2024	Review, edited and finalized affidavit of diligent inquiry regarding substitute service on Terrance Allen. (DR)	.3
2/29/2024	Review of file, pleadings, filed opposition and service in preparation for oral argument regarding hearing before Judge Troncone. (DR)	.5
2/29/2024	Interoffice conference with MSA regarding update on demolition cases. (DR)	.1
3/05/2024	Receipt and review of demolition order from court; draft letters to property owners enclosing copy of order; draft email correspondence to code enforcement requesting to post notice on door; draft correspondence to administration notifying of demolition order (DR)	1.5

r|m|s|h|c

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

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

EXPENSES

9/19/2022	Title search/report for 360 Rte. 9	\$348.00
9/15/2023	Certified mail charges	\$25.68
9/26/2023	Fee for Publication of Notice of Hearing in Asbury Park Press	\$66.68
11/6/2023	Certified mail charges	\$22.13
11/7/2023	Fee for Publication of Administrative Opinion	\$74.60
12/14/2023	Filing fee for Order to Show Cause/Complaint	\$300.00
1/24/2024	Fee for Publication of Notice of Order to Show Cause	\$117.84
Total:		\$954.93

Total Hours (Danielle A. Rosiejka, Esq.) 71.3 hours x \$160 = \$11,408.00

TOTAL COMBINED HOURS: **\$11,408.00**

TOTAL EXPENSES: **\$954.93**

TOTAL AMOUNT DUE: \$12,362.93

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

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

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

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

By: Danielle A. Rosiejka
DANIELLE A. ROSIEJKA

Dated: 4/18/24

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

<p>TOWNSHIP OF LITTLE EGG HARBOR, Plaintiff, v. TERRANCE ALLEN; JOHN AND JANE DOES 1-10; ABC LLC's 1-10; and ZYZ CORPS 1-10. Defendants.</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, OCEAN COUNTY DOCKET NO. OCN-C- 193-23 CIVIL ACTION ORDER</p>
--	--

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 March 1st, 2024 and having reviewed such evidence and heard such testimony as deemed necessary and appropriate.

IT IS ON THIS 1st day of March, 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

r|m|s|h|c
 Rothstein, Mandell, Strohm,
 Halm & Cipriani, P.A.
 ATTORNEYS AT LAW
 98 East Water Street
 Toms River, NJ 08753
 o: 732.363.0777
 f: 732.905.6555

ORDERED that the Plaintiff is hereby granted access on and over the Defendant's property, located at 360 Route 9 South 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.

Mark A. Tronccone

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

r|m|s|h|c

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

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

This order was unopposed.