

Keath Mahan

From: SDL Portal <no-reply@sdlportal.com>
Sent: Thursday, August 10, 2023 2:51 PM
To: status@sdlportal.com
Subject: Complaint CPT-23-01590 has been assigned to Keath Mahan | Zoning | 162 VALLEY RUN DR

CAUTION: This email originated from outside of Cherry Hill Township. DO NOT reply, click links or open attachments unless you recognize the sender and know the content is safe.



Complaint CPT-23-01590 has been assigned to Keath Mahan | Zoning | 162 VALLEY RUN DR

Location Name	162 VALLEY RUN DR
Location Address	162 VALLEY RUN DR
Complainant	ron king
Phone	(609) 314-4604
Email	

Category	Complaint
Type	Zoning
Status	Pending
Priority	Normal
Summary	Sight Triangle Resident at 161 Valley Run Dr. complaining about bushes blocking his view
Assigned To	LandusePro
Department	
Assigned To User	Keath Mahan
Created	08/08/2023 01:11 PM
Last Updated	08/10/2023 02:50 PM

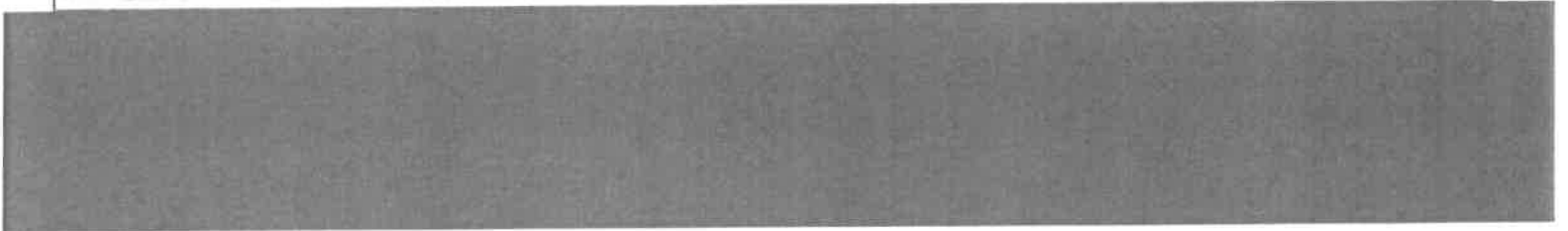
[Update Notification Preferences](#)

Please do not respond to this email. For assistance, contact the municipality directly.

Keath Mahan

From: SDL Portal <no-reply@sdlportal.com>
Sent: Wednesday, August 16, 2023 7:02 PM
To: Keath Mahan
Subject: Land Use Inspection Summary for Keath Mahan

CAUTION: This email originated from outside of Cherry Hill Township. DO NOT reply, click links or open attachments unless you recognize the sender and know the content is safe.



ctions (08/17/2023)

is (08/16/2023)

	Type	Inspector	Result
D	Zoning Violation	Keath Mahan	
J DR	Zoning Violation	Keath Mahan	
	Zoning Violation	Keath Mahan	

Upd

ail. For assistance, contact the municipality directly.

Keath Mahan

From: SDL Portal <no-reply@sdlportal.com>
Sent: Thursday, August 24, 2023 7:02 PM
To: Keath Mahan
Subject: Land Use Inspection Summary for Keath Mahan

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ctions (08/25/2023)

	Type	Block/Lot	Location	Closed	Violations	Result
PM	Zoning Violation	562.01-12	156 EVESHAM RD	No	0	(None)
igital Signage. Correction: Prohibited Sign. Remove or disconnect immediately.						
AM	Zoning Violation	340.05-21	162 VALLEY RUN DR	No	0	(None)
section. Correction: Trim all bushes, shrubs and greenery to conformance standards. See attached Code Reference.						

s (08/24/2023)

Type	Inspector	Result
Zoning Violation	Keath Mahan	

Upd

ail. For assistance, contact the municipality directly.

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SDI Portal - Spatial Data Logic 2023

Keath Mahan

From: Keath Mahan
Sent: Friday, August 25, 2023 4:00 PM
To: Tanya Adams
Subject: RE: Phone Calls

Thanks! You are the best! Valley Run is in the compliance period and Cooperskill needs much more than a phone call.
Thanks again!

Keath

From: Tanya Adams <TAdams@chnj.gov>
Sent: Friday, August 25, 2023 1:30 PM
To: Keath Mahan <KMahan@chnj.gov>
Subject: Phone Calls

Hey

I received 2 calls:

1. Someone called to complain about 162 Valley Run how dangerous it is. I mentioned we are aware of that; she looked out her window and nothing has been done-toady is compliance day.
2. 1125 Coopers Kill called to speak about the letter. I explained what you were requesting. Told him to contact a surveyor and call you if the date is after the compliance day on the letter.

Thanks

Tanya Adams | Community Development Office Manager | Cherry Hill Township

820 Mercer Street; Room 202 | Cherry Hill, NJ 08002 | Work: (856) 488-7870 | Fax: (856) 661-4746 | tadams@chnj.gov

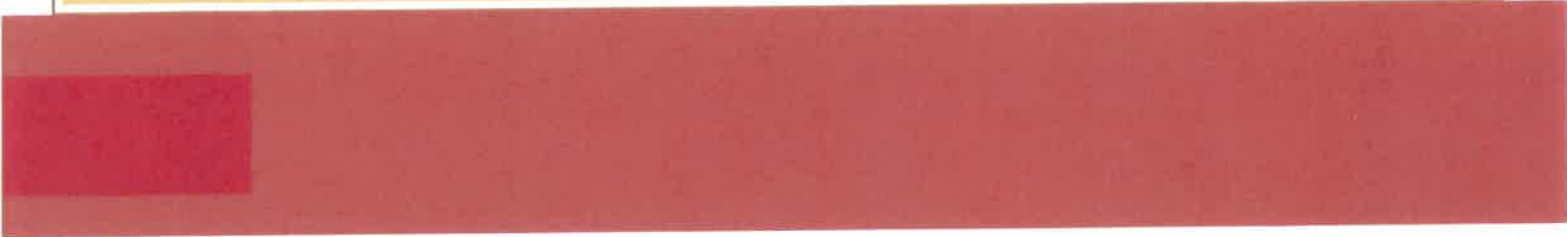


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From: SDL Portal <no-reply@sdlportal.com>
Sent: Friday, August 25, 2023 7:01 PM
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ctions (08/26/2023)

s (08/25/2023)

	Type	Inspector	Result
JVD	Zoning Violation	Keath Mahan	
D	Zoning Violation	Keath Mahan	
J DR	Zoning Violation	Keath Mahan	

Upd

ail. For assistance, contact the municipality directly.

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SDI Portal - Spatial Data Logic 2023

Keath Mahan

From: Allison Ulrich
Sent: Wednesday, September 6, 2023 12:40 PM
To: Keath Mahan
Subject: RE: 162 VALLEY RUN DR

Thank you for the update!

From: Keath Mahan <KMahan@chnj.gov>
Sent: Wednesday, September 6, 2023 12:39 PM
To: Allison Ulrich <AUlrich@chnj.gov>
Subject: RE: 162 VALLEY RUN DR

I went out there yesterday to confirm or deny whether the work was completed and unfortunately it has not. I spoke to the homeowner briefly and she was very confrontational. But long story short, they are still in violation. The letter of violation was issued on the 16 of August with a compliance date of 8/25. A summons will be forthcoming.

Keath

From: Allison Ulrich <AUlrich@chnj.gov>
Sent: Wednesday, September 6, 2023 11:38 AM
To: Keath Mahan <KMahan@chnj.gov>; Kathleen Gaeta <KGaeta@chnj.gov>
Cc: Jodi Gilbert <JGilbert@chnj.gov>
Subject: RE: 162 VALLEY RUN DR

Is there an update for this violation?

CPT-23-01590

A resident is asking for update.

Thanks!

From: Allison Ulrich
Sent: Wednesday, August 16, 2023 4:05 PM
To: George Redmond <GRedmond@chnj.gov>; Dawn Smith <DSmith@chnj.gov>; James Sanders <JSanders@chnj.gov>
Cc: Erin Knoedler <EKnoedler@chnj.gov>; Jodi Gilbert <JGilbert@chnj.gov>; Keath Mahan <KMahan@chnj.gov>; Samuel Opal <SOpal@chnj.gov>
Subject: RE: 162 VALLEY RUN DR

My apologies, I just saw on SDL Zoning issued a violation notices today!

Thanks!

From: Allison Ulrich
Sent: Wednesday, August 16, 2023 3:58 PM
To: George Redmond <GRedmond@chnj.gov>; Dawn Smith <DSmith@chnj.gov>; James Sanders <JSanders@chnj.gov>

Cc: Erin Knoedler <EKnoedler@chnj.gov>; Jodi Gilbert <JGilbert@chnj.gov>

Subject: 162 VALLEY RUN DR

Good Afternoon,

Please see email below from a resident.
Can this be looked into?

Thanks!

Allison

From: Ryan Kiple <rkiple99@gmail.com>

Sent: Wednesday, August 16, 2023 3:51 PM

To: Erin Knoedler <EKnoedler@chnj.gov>

Cc: Allison Ulrich <AUlrich@chnj.gov>; Jodi Gilbert <JGilbert@chnj.gov>; Megan Brown <MBrown@chnj.gov>

Subject: Re: Lions Den Park (Pictures)

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Thank you all for the quick response to Lions Den Park. The new mulch looks great.

There was one other concern I and my neighbors are having with the street sign at the corner of Valley Run Dr and Maine Ave. There is a huge shrub growing around that sign and making it a hazard to turn onto Maine Ave. A couple of my neighbors have expressed to me about how they have almost gotten into car accidents because they have to creep out so much in order to see if traffic is coming, it is also partially blocking the handicap ramp to cross the street. Below is a picture attached to show this. Thank you and hopefully this can be resolved as well.



Sent from my iPhone

On Aug 10, 2023, at 12:38 PM, Erin Knoedler <EKnoedler@chnj.gov> wrote:

Mr. Kiple,

I'm also copying Megan Brown, our Director of Recreation, on this email as well. We will take a look at the infrastructure for future park improvements.

Thank you again for bringing this to our attention.

Best regards,
Erin Knoedler
Business Administrator

From: Allison Ulrich <AUlrich@chnj.gov>
Sent: Thursday, August 10, 2023 11:30 AM
To: rkiple99@gmail.com
Cc: Jodi Gilbert <JGilbert@chnj.gov>
Subject: RE: Lions Den Park (Pictures)

Good Morning,

Thank you for contacting Mayor Angulo's office and bringing this to our attention.

We have escalated your concerns to our Department of Public Works. A work order had been created.

Thanks!

On Aug 9, 2023, at 5:13 PM, Ryan Kiple <rkiple99@gmail.com> wrote:

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Hi I am a resident in the neighborhood of the lions den park and am troubled by the lack of anyone taking care of the grounds here. I have a 4 year old son who loves to come to this park and play especially because it's right down the street. In the photos below show the lack of care and over growth of grass and weeds onto the playing surface. I feel our tax dollars should be going into good use to preserve these parks for our young children of Cherry Hill. I love this town and would love for this to be addressed.

Sincerely

Ryan Kiple

<image001.jpg>

<image002.jpg>

<image003.jpg>

<image004.jpg>

<image005.jpg>

Sent from my iPhone

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Keath Mahan

From: Paul Asman <paulsuezel@hotmail.com>
Sent: Friday, September 15, 2023 2:03 PM
To: Keath Mahan
Cc: sudru333@gmail.com
Subject: RE: Following up on recent visit and voice mail I left you

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Keath,

Thank you for the partial clarification as of an hour ago. I am still here and would like to better understand your version of "view from intersection" since at the corner (intersection I can see 30 feet in any direction. The trees and brush in my yard that are higher than the ornamental grass at the corner have been there for over 10 years and the ornamental grass is now cut to under a foot. I am confused by your email hence the request for further clarification. Thank you for your time and diligence on this matter.

Paul Asman

From: Keath Mahan <KMahan@chnj.gov>
Sent: Friday, September 15, 2023 1:55 PM
To: Paul Asman <paulsuezel@hotmail.com>
Cc: Sue D <sudru333@gmail.com>
Subject: RE: Following up on recent visit and voice mail I left you

Paul,
The location of the stop sign or how many people stop at the stop sign have no impact on this violation. The bottom line is as of an hour ago your home remains in violation, and it's a clear violation. I will explain this one last time so that you can bring your home into conformance and if it is not in compliance as of Tuesday as indicated, you can address your questions with the court. This will be my last correspondence regarding this complaint.

From the intersection of Valley Run and Maine at the point where your ornamental planting in the right of way is located, you are required to have clear and obstruction free view 30 feet in each direction. This means 30 feet on Maine going towards Route 70 and 30 feet on Valley Run going towards Ridge. There can be nothing taller than 3 feet high from the ground or 8 feet if it were overhanging or from a tree. The entire area between 3-8 feet at the entire intersection needs to be free of bushes, branches, or any other greenery.

Keath Mahan | Zoning Enforcement Officer | Cherry Hill Township
820 Mercer Street | Cherry Hill, NJ 08002 | Work: (856) 661-4739 | Fax: (856) 661-4746 |
kmahan@chnj.gov
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From: Paul Asman <paulsuezel@hotmail.com>
Sent: Friday, September 15, 2023 1:02 PM
To: Keath Mahan <KMahan@chnj.gov>
Cc: Sue D <sudru333@gmail.com>
Subject: RE: Following up on recent visit and voice mail I left you

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Keath,

Thank you for the extra visit but per my email I am not at home on any other day but Friday. I did have questions about the code you cited and have cut the offending grass well below the height requested. I think a big point if you do come and visit is to see how many drivers stop at a stop sign nowhere near a corner and respectfully question enforcement on a misplaced stop sign.

Paul Asman

From: Keath Mahan <KMahan@chnj.gov>
Sent: Friday, September 15, 2023 11:21 AM
To: Paul Asman <paulsuezel@hotmail.com>
Cc: Sue D <sudru333@gmail.com>
Subject: RE: Following up on recent visit and voice mail I left you

As an additional courtesy on behalf of the Township I will conduct an inspection on Tuesday, September 19th, 2023 at 9am. If the property has not met full compliance at that time a municipal summons will be issued. NO EXCEPTIONS.

Keath Mahan | Zoning Enforcement Officer | Cherry Hill Township
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kmahan@chnj.gov
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From: Paul Asman <paulsuezel@hotmail.com>
Sent: Wednesday, September 13, 2023 8:33 AM
To: Keath Mahan <KMahan@chnj.gov>
Cc: Sue D <sudru333@gmail.com>
Subject: Re: Following up on recent visit and voice mail I left you

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Keath,

Thank you for your response. I have twice cut the ornamental grass at the curb this season as I have done every year. I am working in the Boston area but will be back working from home on Friday and can meet you to discuss further. Afternoon is best for me.

Paul Asman
856 373-1743

From: Keath Mahan <KMahan@chnj.gov>
Sent: Tuesday, September 12, 2023 2:59 PM
To: Paul Asman <paulsuezel@hotmail.com>
Cc: Sue D <sudru333@gmail.com>
Subject: RE: Following up on recent visit and voice mail I left you

Good Afternoon Mr. Asman,

Thank you for reaching out and I have indeed received both your email and voicemail messages. To briefly reflect on your situation, you were issued a Letter of Violation on 8/16/23 for an Obstructed Intersection with a compliance date of 8/25/23. The letter provides what is necessary to meet conformance standards as well as pictures, and a Code Reference specifying the ordinance in violation and what is required for compliance. Additionally, I followed up with an in person visit last week which is clearly past your compliance date after I observed your wife in the driveway.

An Obstructed Intersection or Site Triangle as it is commonly referred to in Zoning is a matter of Township priority. This violation is a matter of public safety to area residents but more significantly the motoring public which also includes school buses that include the identified intersection in their course of travel. Our office as well as the Mayor's Office has received multiple complaints in reference to the condition of your property and this intersection as a hazard which you as the homeowner are responsible for. To date, the Township has utilized its discretion in an effort to have the matter addressed without issuing a summons. The follow up you received last week was done as a courtesy to you as a Township resident, but it is not mandatory. We are here to help and assist as best we can. This was the attempted message to your wife. Nonetheless, we are here still trying to address your complaint.

Our ultimate goal is compliance. Compliance with the least amount of impact to you as the resident. To date, this violation still exists and has not been addressed by you or someone on your behalf. You will have until Wednesday, September 13th, 2023 to bring this complaint into full compliance without penalty. An inspection will be conducted by the end of business on that date. If compliance has not been fully met, you will leave us no other alternative than to issue the municipal summons. Should you have any other questions referencing this complaint, please do not hesitate to reach out again. Unfortunately, the majority of my work is done in the field as it pertains to electronic correspondence. But I will reach out if need be at the earliest opportunity.

Respectfully,

Keath Mahan | Zoning Enforcement Officer | Cherry Hill Township
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From: Paul Asman <paulsuezel@hotmail.com>
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To: Keath Mahan <KMahan@chnj.gov>
Cc: Sue D <sudru333@gmail.com>
Subject: Following up on recent visit and voice mail I left you

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Keath,

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Paul Asman
856 373-1743

Keath Mahan

From: Jodi Gilbert
Sent: Tuesday, September 19, 2023 3:15 PM
To: Keath Mahan
Subject: Automatic reply: Obstructed Views - 162 Valley Run Rd

I am currently out of the office.

Best,
Jodi

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Keath Mahan

From: Keath Mahan
Sent: Tuesday, September 19, 2023 3:15 PM
To: Allison Ulrich; Kathleen Gaeta
Cc: Jodi Gilbert; Cosmas Diamantis; Erin Knoedler
Subject: RE: Obstructed Views - 162 Valley Run Rd

Municipal Summons issued today.

Keath

From: Allison Ulrich <AULrich@chnj.gov>
Sent: Monday, September 18, 2023 1:45 PM
To: Keath Mahan <KMahan@chnj.gov>; Kathleen Gaeta <KGaeta@chnj.gov>
Cc: Jodi Gilbert <JGilbert@chnj.gov>; Cosmas Diamantis <CDiamantis@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>
Subject: RE: Obstructed Views - 162 Valley Run Rd
Importance: High

Good Afternoon,

The owner, Susan Druckenbrod (856-373-8574) stopped in and asked for the zoning officer to return to the property and assess what they did cut down. She is also asking for an explanation of the different codes to be explained in which they violated. She express that she did not want to cut or remove any trees. Could someone reach out to her?

Thanks!

Allison

From: Allison Ulrich
Sent: Monday, September 18, 2023 8:42 AM
To: Keath Mahan <KMahan@chnj.gov>; Kathleen Gaeta <KGaeta@chnj.gov>
Cc: Jodi Gilbert <JGilbert@chnj.gov>; Cosmas Diamantis <CDiamantis@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>
Subject: FW: Obstructed Views

Good Morning,

Please see the email that was sent directly to the Mayor.
Is there an update or additional action that can be taken?

Thanks!

Allison

From: Vincent Myers <vjm1977@verizon.net>
Sent: Saturday, September 16, 2023 10:17 AM
To: Jodi Gilbert <JGilbert@chnj.gov>
Cc: Erin Knoedler <EKnoedler@chnj.gov>; Allison Ulrich <AULrich@chnj.gov>; Susan Shin Angulo

<SShinAngulo@chnj.gov>

Subject: Re: Obstructed Views

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Hello:

I wanted to provide an update. It appears as though the homeowner trimmed only one of the shrubs (on street sign). The others still obstruct the view. I have attached two new photos, both stopped at the stop signs on each side of Valley Run.

As you can see, there is NO visibility to on coming traffic!

I am asking again: is the Township really going to wait for someone to get hit, be critically injured, or even die before appropriate action is taken?

Vincent Myers





Sent from the all new AOL app for iOS

On Tuesday, September 12, 2023, 11:27 AM, Jodi Gilbert <JGilbert@chnj.gov> wrote:

Hi Vincent,

Thank you for reaching out to the Mayor's Office.

We have been in contact with the Community Development Department as both offices have received the complaints.

The township is aware of the infraction and has taken actions to alleviate this issue.

We are doing our best to escalate the situation. If you have any additional questions, please contact our Zoning Officer at 856-488-7870.

Thank you.

From: Vincent Myers <vjm1977@verizon.net>
Sent: Tuesday, September 12, 2023 8:17 AM
To: Susan Shin Angulo <SShinAngulo@chnj.gov>; Jodi Gilbert <JGilbert@chnj.gov>
Subject: Obstructed Views

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Good Morning:

I am writing as a concerned resident in the Windsor Park neighborhood. I reside at 402 Valley Run Drive. The photos I have attached are from the end of the 200 block of Valley Run looking at the 100 block with the cross section of Ormond/Maine. I have contacted the township offices

numerous times, speaking with Agnus. Although the office has tried to intervene, nothing has changed. I am aware that the resident at 162 Valley Run was given a letter to remedy this obstruction. This took place about a 4-6 weeks ago. As you can see, nothing has been done.

You can see in the one picture a stop sign well below the crosswalk (a poor design, by the way). Any person at the stop sign is unable to see any traffic coming due to the overgrown trees/shrubs, and bushes. Coming from the 200 block, I cannot see the stop sign, or any vehicle approaching the intersection. You can barely see the crosswalk.

I ask you this: What will it take to get this fixed? Is the township really going to wait to a vehicular accident or a kid riding a bike to get hit in order to take action?

Please help fix this as the homeowners seem to not care.

Sincerely,

Vincent Myers

402 Valley Run Drive.

<IMG_5150.jpeg>

<IMG_5149.jpeg>

[Sent from the all new AOL app for iOS](#)

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Keath Mahan

From: Keath Mahan
Sent: Tuesday, September 19, 2023 3:15 PM
To: Allison Ulrich; Kathleen Gaeta
Cc: Jodi Gilbert; Cosmas Diamantis; Erin Knoedler
Subject: RE: Obstructed Views - 162 Valley Run Rd

Municipal Summons issued today.

Keath

From: Allison Ulrich <AUlrich@chnj.gov>
Sent: Monday, September 18, 2023 1:45 PM
To: Keath Mahan <KMahan@chnj.gov>; Kathleen Gaeta <KGaeta@chnj.gov>
Cc: Jodi Gilbert <JGilbert@chnj.gov>; Cosmas Diamantis <CDiamantis@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>
Subject: RE: Obstructed Views - 162 Valley Run Rd
Importance: High

Good Afternoon,

The owner, Susan Druckenbrod (856-373-8574) stopped in and asked for the zoning officer to return to the property and assess what they did cut down. She is also asking for an explanation of the different codes to be explained in which they violated. She express that she did not want to cut or remove any trees. Could someone reach out to her?

Thanks!

Allison

From: Allison Ulrich
Sent: Monday, September 18, 2023 8:42 AM
To: Keath Mahan <KMahan@chnj.gov>; Kathleen Gaeta <KGaeta@chnj.gov>
Cc: Jodi Gilbert <JGilbert@chnj.gov>; Cosmas Diamantis <CDiamantis@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>
Subject: FW: Obstructed Views

Good Morning,

Please see the email that was sent directly to the Mayor.
Is there an update or additional action that can be taken?

Thanks!

Allison

From: Vincent Myers <vjm1977@verizon.net>
Sent: Saturday, September 16, 2023 10:17 AM
To: Jodi Gilbert <JGilbert@chnj.gov>
Cc: Erin Knoedler <EKnoedler@chnj.gov>; Allison Ulrich <AUlrich@chnj.gov>; Susan Shin Angulo

<SShinAngulo@chnj.gov>

Subject: Re: Obstructed Views

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Hello:

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I am asking again: is the Township really going to wait for someone to get hit, be critically injured, or even die before appropriate action is taken?

Vincent Myers





Sent from the all new AOL app for iOS

On Tuesday, September 12, 2023, 11:27 AM, Jodi Gilbert <JGilbert@chnj.gov> wrote:

Hi Vincent,

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We have been in contact with the Community Development Department as both offices have received the complaints.

The township is aware of the infraction and has taken actions to alleviate this issue.

We are doing our best to escalate the situation. If you have any additional questions, please contact our Zoning Officer at 856-488-7870.

Thank you.

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Google Play

SDI Portal - Spatial Data Logic 2023

Keath Mahan

Subject: 162 Valley Run Inspection
Location: 162 Valley Run Drive

Start: Wed 10/25/2023 2:00 PM
End: Wed 10/25/2023 2:30 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: ComDev Calendar
Required Attendees: Cosmas Diamantis

Paul Asman at 162 Valley Run Drive
Site Triangle Violation. Post Court Inspection.

Keath Mahan

Subject: 162 Valley Run Inspection
Location: 162 Valley Run Drive

Start: Wed 10/25/2023 2:00 PM
End: Wed 10/25/2023 2:30 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: ComDev Calendar
Required Attendees: Cosmas Diamantis

Paul Asman at 162 Valley Run Drive
Site Triangle Violation. Post Court Inspection.

Keath Mahan

From: Jodi Gilbert
Sent: Tuesday, September 12, 2023 10:05 AM
To: Keath Mahan
Subject: RE: Obstructed Views

I appreciate the update! Thanks.

From: Keath Mahan <KMahan@chnj.gov>
Sent: Tuesday, September 12, 2023 10:00 AM
To: Jodi Gilbert <JGilbert@chnj.gov>; Kathleen Gaeta <KGaeta@chnj.gov>
Cc: Allison Ulrich <AUlrich@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>; Cosmas Diamantis <CDiamantis@chnj.gov>
Subject: RE: Obstructed Views

FYI I received an email from the husband about an hour ago. I am going to respond to him and explain the actions taken by the Twp and the aggressive and disrespectful wife. I will specify if action is taken and completed by the end of business tomorrow a summons will be issued. I will also cc you all on the email.

Keath

From: Jodi Gilbert <JGilbert@chnj.gov>
Sent: Tuesday, September 12, 2023 9:56 AM
To: Keath Mahan <KMahan@chnj.gov>; Kathleen Gaeta <KGaeta@chnj.gov>
Cc: Allison Ulrich <AUlrich@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>; Cosmas Diamantis <CDiamantis@chnj.gov>
Subject: RE: Obstructed Views

Thank you!!

From: Keath Mahan <KMahan@chnj.gov>
Sent: Tuesday, September 12, 2023 9:55 AM
To: Jodi Gilbert <JGilbert@chnj.gov>; Kathleen Gaeta <KGaeta@chnj.gov>
Cc: Allison Ulrich <AUlrich@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>; Cosmas Diamantis <CDiamantis@chnj.gov>
Subject: RE: Obstructed Views

Unfortunately I would not. I advise the Twp is aware of infraction and has taken action. Anything further I would require an OPRA request.

Keath

From: Jodi Gilbert <JGilbert@chnj.gov>
Sent: Tuesday, September 12, 2023 9:27 AM
To: Keath Mahan <KMahan@chnj.gov>; Kathleen Gaeta <KGaeta@chnj.gov>
Cc: Allison Ulrich <AUlrich@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>; Cosmas Diamantis <CDiamantis@chnj.gov>
Subject: RE: Obstructed Views

Thanks Keath!

Can we share with the resident that the neighbor will be receiving a summons?

From: Keath Mahan <KMahan@chnj.gov>
Sent: Tuesday, September 12, 2023 9:17 AM
To: Jodi Gilbert <JGilbert@chnj.gov>; Kathleen Gaeta <KGaeta@chnj.gov>
Cc: Allison Ulrich <AUlrich@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>; Cosmas Diamantis <CDiamantis@chnj.gov>
Subject: RE: Obstructed Views

No worries im on it. Unfortunately they will be receiving a summons. The letter was mailed, I tried to follow up with an in person, the wife gave me a hard time and they were given a significant amount of time to correct. Summons is forthcoming.

Keath

From: Jodi Gilbert <JGilbert@chnj.gov>
Sent: Tuesday, September 12, 2023 8:57 AM
To: Keath Mahan <KMahan@chnj.gov>; Kathleen Gaeta <KGaeta@chnj.gov>
Cc: Allison Ulrich <AUlrich@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>; Cosmas Diamantis <CDiamantis@chnj.gov>
Subject: FW: Obstructed Views

FYI – The Mayor received an email from another resident regarding overgrown bushes at the intersection of Valley Run/Ormond/Maine.

From: Vincent Myers <vjm1977@verizon.net>
Sent: Tuesday, September 12, 2023 8:17 AM
To: Susan Shin Angulo <SShinAngulo@chnj.gov>; Jodi Gilbert <JGilbert@chnj.gov>
Subject: Obstructed Views

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I ask you this: What will it take to get this fixed? Is the township really going to wait to a vehicular accident or a kid riding a bike to get hit in order to take action?

Please help fix this as the homeowners seem to not care.

Sincerely,

Vincent Myers
402 Valley Run Drive.





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Keath Mahan

From: Allison Ulrich
Sent: Monday, September 18, 2023 8:42 AM
To: Keath Mahan; Kathleen Gaeta
Cc: Jodi Gilbert; Cosmas Diamantis; Erin Knoedler
Subject: FW: Obstructed Views

Good Morning,

Please see the email that was sent directly to the Mayor.
Is there an update or additional action that can be taken?

Thanks!

Allison

From: Vincent Myers <vjm1977@verizon.net>
Sent: Saturday, September 16, 2023 10:17 AM
To: Jodi Gilbert <JGilbert@chnj.gov>
Cc: Erin Knoedler <EKnoedler@chnj.gov>; Allison Ulrich <AUlrich@chnj.gov>; Susan Shin Angulo <SShinAngulo@chnj.gov>
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We have been in contact with the Community Development Department as both offices have received the complaints.

The township is aware of the infraction and has taken actions to alleviate this issue.

We are doing our best to escalate the situation. If you have any additional questions, please contact our Zoning Officer at 856-488-7870.

Thank you.

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Keath Mahan

From: Allison Ulrich
Sent: Friday, September 29, 2023 10:57 AM
To: Keath Mahan; Kathleen Gaeta
Cc: Jodi Gilbert
Subject: FW: Obstructed Views

Just an FYI

From: Vincent Myers <vjm1977@verizon.net>
Sent: Thursday, September 28, 2023 1:04 PM
To: Jodi Gilbert <JGilbert@chnj.gov>; Allison Ulrich <AUlrich@chnj.gov>
Cc: Erin Knoedler <EKnoedler@chnj.gov>; Susan Shin Angulo <SShinAngulo@chnj.gov>
Subject: Re: Obstructed Views

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Allison,

I have already spoken to the zoning office well before I contacted the Mayor's office. I called again and spoke to Agnes to express yet another complaint. It is growing increasingly frustrating that almost 8 weeks later, after numerous complaints from residents, nothing has been done. I literally watched two cars almost hit each other yesterday at this intersection because YOU CANNOT SEE oncoming traffic. Are we all really waiting for an accident or fatality to take action? The lack of action from the township is appalling.

Sincerely,

Vincent Myers

On Friday, September 22, 2023 at 10:33:34 AM EDT, Allison Ulrich <aulrich@chnj.gov> wrote:

Good Morning,

I apologize for the delay with the update.

A municipal summons for court has been issued to the owner of the property by the Township's Zoning Department.

Any additional questions please contact the Zoning officer at 856-488-7870 or the Municipal Court at 856-488-7850

Thanks.

From: Vincent Myers <vjm1977@verizon.net>
Sent: Wednesday, September 20, 2023 6:48 PM
To: Jodi Gilbert <JGilbert@chnj.gov>
Cc: Erin Knoedler <EKnoedler@chnj.gov>; Allison Ulrich <AUlrich@chnj.gov>; Susan Shin Angulo <SShinAngulo@chnj.gov>
Subject: Re: Obstructed Views

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All:

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Please provide me a follow up.

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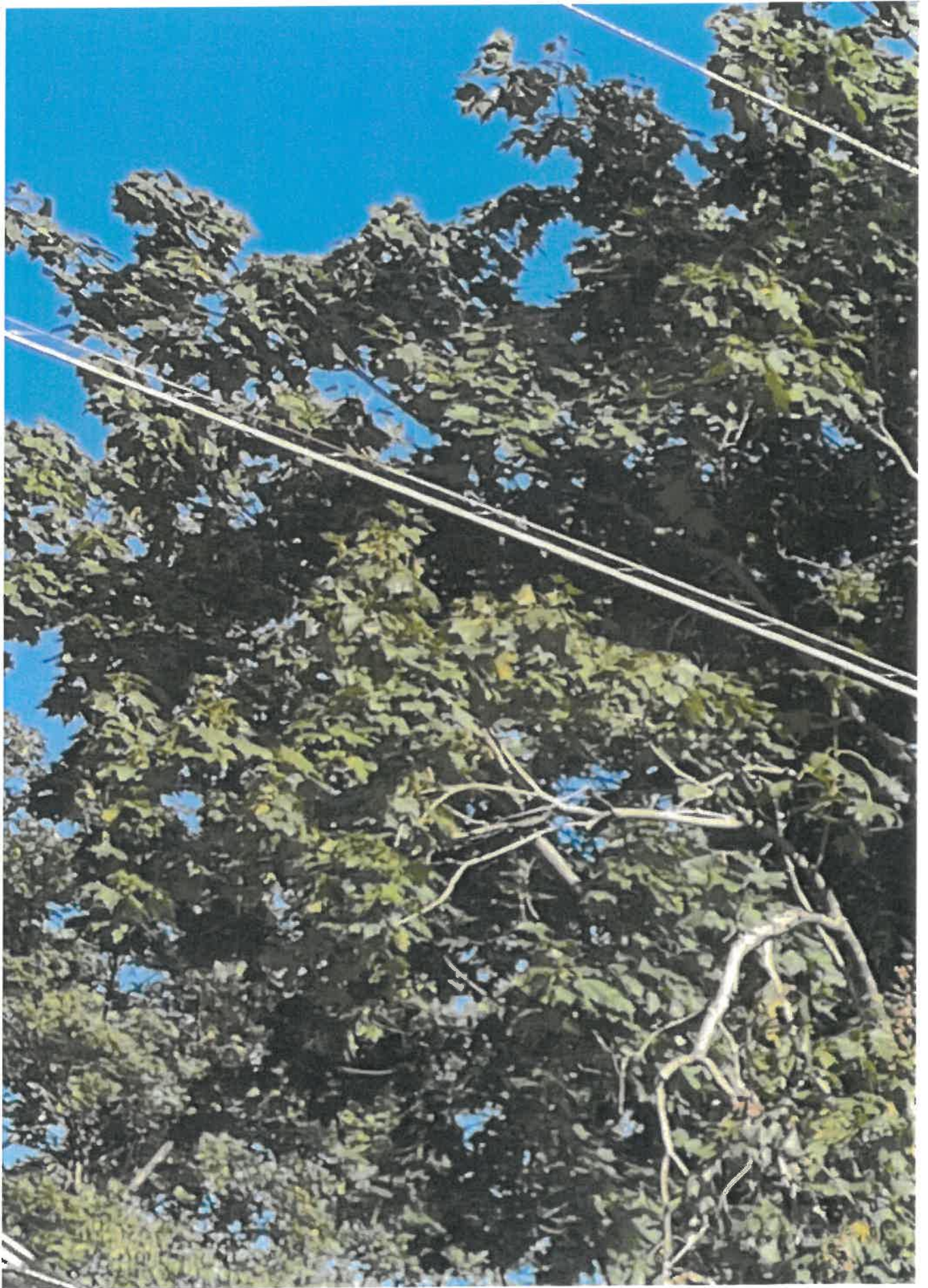
•

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Keath Mahan

From: Keath Mahan
Sent: Thursday, November 2, 2023 2:42 PM
To: Allison Ulrich; Kathleen Gaeta
Cc: Jodi Gilbert; Erin Knoedler
Subject: RE: Obstructed Views

They were violated, went to court, fined and re inspected last week for conformance which they passed. Additionally, they are supposed to be removing some of the bushes near the sign at the intersection in the near future. But that being said, they are as of now in conformance.

Keath

From: Allison Ulrich <AULrich@chnj.gov>
Sent: Thursday, November 2, 2023 1:29 PM
To: Keath Mahan <KMahan@chnj.gov>; Kathleen Gaeta <KGaeta@chnj.gov>
Cc: Jodi Gilbert <JGilbert@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>
Subject: FW: Obstructed Views

Good Afternoon,

Is there any status updates on this address? 162 Valley run?

Thanks!

From: Vincent Myers <vjm1977@verizon.net>
Sent: Thursday, November 2, 2023 12:44 PM
To: Jodi Gilbert <JGilbert@chnj.gov>; Allison Ulrich <AULrich@chnj.gov>
Cc: Erin Knoedler <EKnoedler@chnj.gov>; Susan Shin Angulo <SShinAngulo@chnj.gov>
Subject: Re: Obstructed Views

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Good Afternoon,

I am circling back to this (4 weeks since my last email) as the corner of Valley Run is still a safety threat to the community. I literally watched a car proceed to King's Highway almost get t-boned since the car coming up from Valley Run was unable to see it approach the intersection.

Now I am even more flabbergasted as the township is able to act on an alleged noise complaint to take down the pickleball courts at Lion's Den (after an already agreed upon comprise to reduce the number of nets) but won't work to fix a safety concern related to traffic. What I am learning is that the township has no regard for safety or health/wellness.

Please provide an update and a timeline as to when this concern will be remedied.

Sincerely,

Vincent Myers

On Friday, September 29, 2023 at 03:19:22 PM EDT, Allison Ulrich <aulrich@chnj.gov> wrote:

Mr. Meyers,

I understand your frustration and apologize for the lengthy process.

As stated in the previous email, a municipal summons was issued which means the Township is taking action. Unfortunately the Township cannot trim trees, bushes etc. on private property and it is a longer process. Zoning is dealing with this concern directly as well as the Municipal Court now. Our office has tried to escalate this issue as best as possible.

Best,

Allison

From: Vincent Myers <vjm1977@verizon.net>
Sent: Thursday, September 28, 2023 1:04 PM
To: Jodi Gilbert <JGilbert@chnj.gov>; Allison Ulrich <AUlrich@chnj.gov>
Cc: Erin Knoedler <EKnoedler@chnj.gov>; Susan Shin Angulo <SShinAngulo@chnj.gov>
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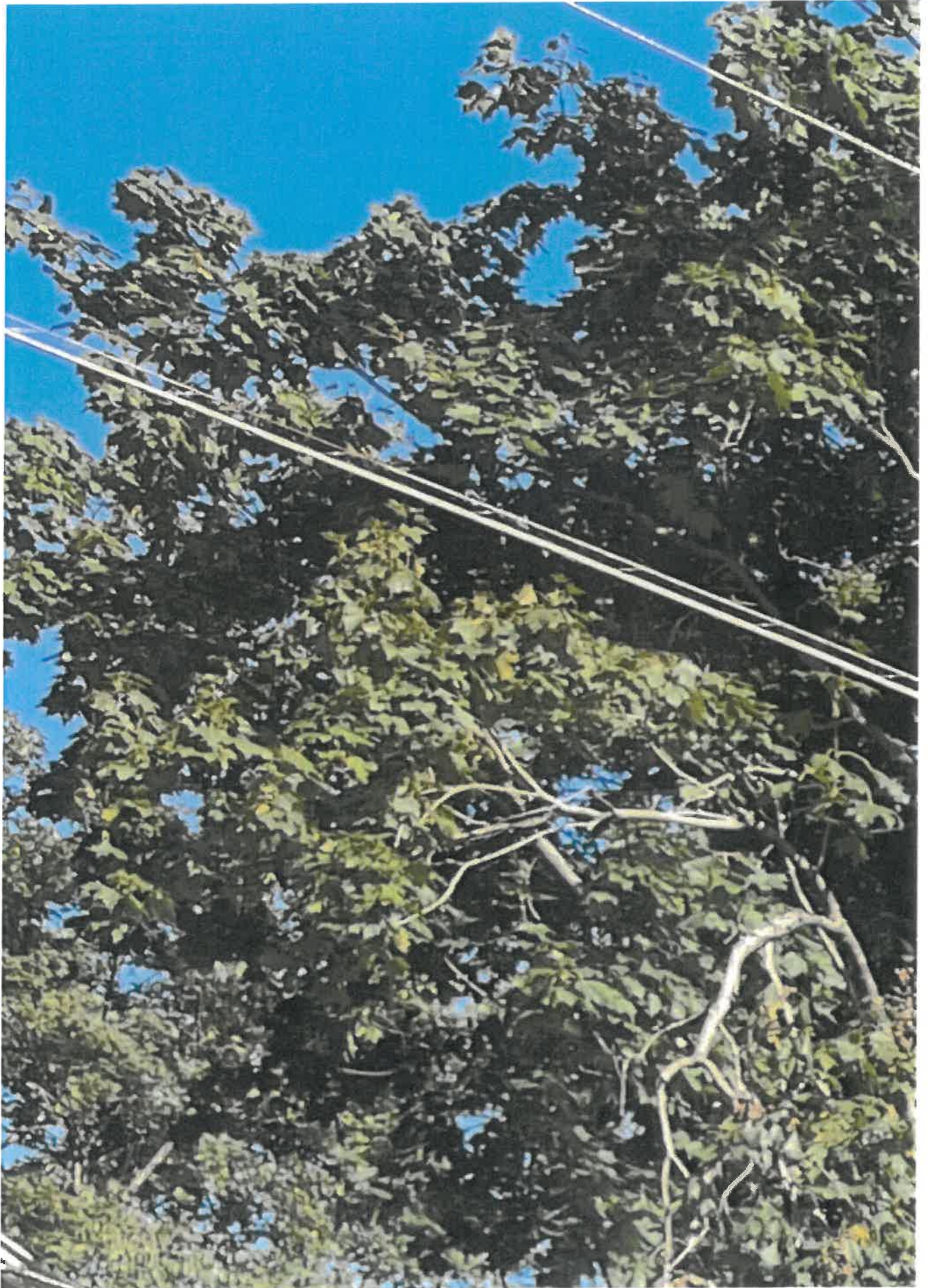
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402 Valley Run Drive.

<IMG_5150.jpeg>

<IMG_5149.jpeg>

[Sent from the all new AOL app for iOS](#)

Cherry Hill Township provides a secure environment for all information concerning our residents and all other business concerns. The information contained in this email is intended only for the individual(s) addressed in the message and may contain privileged and/or confidential information that is exempt from disclosure under applicable law.

Keath Mahan

From: Susan Druckenbröd <sudru333@gmail.com>
Sent: Thursday, May 2, 2024 12:30 PM
To: Keath Mahan
Cc: jrardin@archerlaw.com; David Fleisher; Joseph Bouvier
Subject: Cease and Desist

CAUTION: This email originated from outside of Cherry Hill Township. DO NOT reply, click links or open attachments unless you recognize the sender and know the content is safe.

May 2, 2024

To: Keath Mahan, Zoning Enforcement Officer
CC: Cherry Hill Zoning Board, Cherry Hill Mayor David Fleischer, Joseph Bouvier, Esq.

I am sending this letter to demand that you cease and desist from harassing me and treating me in an unprofessional manner. In your duties as Cherry Hill Township's Zoning Enforcement Officer, you have approached me in an unprofessional and sexist manner concerning our property at 162 Valley Run Drive.

This first happened in September 2023, when you came unannounced to our driveway, without identification, confronting me about the condition of my trees and bushes in the front yard, startling me and my son. When I asked for your name, you bristled and only reluctantly gave your name. You asserted that our yard was in violation of a township code, but you refused to explain what was wrong or why we were receiving a violation. The citation you issued was illegible, causing me to have to call the court to track down the court date and time, in order to not further exacerbate the situation. The citation included a code provision, which we looked up but had difficulty understanding. We called and emailed you numerous times to try to get an explanation of why our property was thought to be in violation of the code, but you were never willing to specifically answer any of our questions. I went to the township office to get further information, they took my name and number, but no one ever got back to me. With a court date approaching, we had to consult with an attorney to try to gain an understanding about the code provision, which we learned contained restrictions on plant height within a certain "sight triangle" of our yard because our property is at an intersection. The code language itself is very confusing, and it would have been helpful if you, as the zoning enforcement officer, had been willing to come out and talk to us about what the code required and to show us what we needed to do to bring our yard into compliance. I would think this would be a basic function of your job. My husband and I made extensive changes to our front yard garden, moving some plants and digging others out, in order to comply with the code. However, you notified us by email that you had driven by our property to inspect again before the court date and told us that the changes we made were insufficient and we were still in non-compliance, and would have to appear in court, despite our significant efforts to bring our yard into compliance with the code. At no time did you say what was still wrong or what else needed to be done, despite our requests. My husband and I ended up having to go to court to challenge the citation, taking time from our work days. After the court date, a week later, only then did you come back out to our property and find that we were in compliance. We were in compliance before the court date.

And then it happened again this year. On April 29, 2024, you re-visited our property, confronting me in the yard without prior notice, stating you were there as a courtesy and you had a complaint that you were going to read to me. I asked why you were back (nothing had changed since last year, and you could have simply driven by and seen that our yard was no longer in violation). I asked if this was about the same issue as last year, and I told you I could show you the stakes we put in the ground to measure the required "sight triangle" and that we were in compliance with the code. You appeared angry that I questioned why you were there, and attempted to walk away, but I told you I wanted to see the complaint. You refused to show it to me, but told me "a neighbor" said there were "accidents" and "near-misses" in front of our house, implying that our yard condition was the cause of such alleged incidents. You proceeded to read me the complaint, after you read it

requests. My husband and I ended up having to go to court to challenge the citation, taking time from our work days. After the court date, a week later, only then did you come back out to our property and find that we were in compliance. We were in compliance before the court date.

And then it happened again this year. On April 29, 2024, you re-visited our property, confronting me in the yard without prior notice, stating you were there as a courtesy and you had a complaint that you were going to read to me. I asked why you were back (nothing had changed since last year, and you could have simply driven by and seen that our yard was no longer in violation). I asked if this was about the same issue as last year, and I told you I could show you the stakes we put in the ground to measure the required "sight triangle"

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]



CHERRY HILL TOWNSHIP
DEPARTMENT OF COMMUNITY
DEVELOPMENT
820 MERCER STREET
CHERRY HILL, NJ 08002
(856) 488-7870 FAX(856) 661-4746

Application Date:	4/26/2024
Application Number:	ZA-24-00678
Permit Number:	
Project Number:	
Fee:	\$20

Denial of Application

Date: 5/6/2024

To: EZ SIGNS LLC
1839 BUSTLETON PIKE
FEASTERVILLE, PA 19053

CC: APP TELE:(267) 307-5965
APP EMAIL:ACCOUNTING@SIGNSINSTALL.COM

RE: 2325 RT 38
BLOCK: 288.01 LOT: 3 QUAL: ZONE: B2

DEAR EZ SIGNS LLC,

Sign E has been denied per Section 517.C.1. The business establishment currently has well over four (4) signs on the site, as the business received approval for 16 on-site signs via Resolution #04-P-0116. Per Section 517.C.1, business establishments are only permitted four (4) signs at maximum. Any new signs to be installed on site would require a new variance.

Sincerely,


Kathleen Gaeta, Zoning Officer



CHERRY HILL TOWNSHIP
820 Mercer Street
Cherry Hill, NJ 08002
(856) 488-7870

Notice of

Owner: ASMAN, P J & DRUCKEN
Address: 162 VALLEY RUN DR
CHERRY HILL NJ 08002

Site of Inspection:

**RE: 162 VALLEY RUN DR
CHERRY HILL TOWNSHIP NJ 08002**

Issuing Officer: Keath Mahan

Inspection Date: 9/19/2023

Inspection Summary:

*502.M Obstructed Intersection/Sight Triangel Violation
Municipal Summons SC 109379*

Correction:

Contest Summons via Municipal Court Appearance.

Tracking

ZV-23-00129

Statute 502.M

Summary

Violations Resulting From This Inspection

Date **9/19/2023**

Compliance Date **10/18/2023**

Status **OPEN**

If you have any questions, please contact this office at: (856) 488-7870.

0603 0688 5340
7022 1670 0003

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For delivery information, visit our website at www.usps.com	
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☐ Return Receipt (hardcopy)	\$
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	Paul Asman
Street and Apt. No.	162 Valley Run Drive
City, State, ZIP+4	Cherry Hill, NJ 08002
PS Form 3800, 7-2022	

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er: 819

orrect

Block: **340.05**

ot: **21**

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| ☐ Return Receipt (hardcopy) | \$ | |
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| ☐ Certified Mail Restricted Delivery | \$ | |
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| ☐ Adult Signature Restricted Delivery | \$ | |

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, 11-01

Paul Asman

162 Valley Run Drive

Cherry Hill, NJ 08002

Postmark
Here

04ES 9990 E000 047 2204



9/19/2023

Date

For Zoning Violations, please be advised that the penalty for these offenses are found in Section 1106 of the Cherry Hill Township Zoning Ordinance which states that: "[a]ny person, firm, partnership, association or corporation who or which shall violate any of the provisions of this Ordinance shall, upon conviction thereof in a summary proceeding before the Cherry Hill Township Municipal Court, be subject to a fine of not more than One Thousand Dollars (\$1,000.00) or imprisonment not to exceed ninety (90) days or both such fine and imprisonment. Whenever such person has been officially notified by the Zoning Officer, or by the service of a summons in a prosecution, or in any other official manner that he or she is committing a violation, then each day after that violation is continued said violation shall constitute a separate offense and shall be punishable by a like fine and penalty."

For Tree Removal Violations, please be advised that the penalty for these offenses are found in Section 21-10 of the Cherry Hill Township Tree Ordinance which states: "[t]he provisions of Chapter 21 will be enforced by the Zoning Officer or his/her designee. Any "person," as defined herein, convicted of a violation of a provision of this section shall be liable to the penalty stated in Chapter 1, Section 1-5, for each offense (minimum one hundred (\$100.00) dollars not to exceed one thousand two hundred fifty (\$1,250.00) dollars). The cutting or removal of each tree covered by this section, without a Tree Removal Permit, shall be considered a separate offense. In addition to any monetary fine, any person convicted of a violation of this Ordinance shall be required to submit a Tree Replacement Plan for each tree removed without a Tree Removal Permit to the Director of Public Works of the Township or his/her designee for review and approval of onsite replanting, or in the alternative pay a contribution of \$300.00 to the Cherry Hill Tree Fund for each tree removed without a Tree Removal Permit."



CHERRY HILL TOWNSHIP
820 Mercer Street
Cherry Hill, NJ 08002
(856) 488-7870

Code Reference

Location 162 VALLEY RUN DR

Inspection Date: 9/19/2023

Inspection Notes:

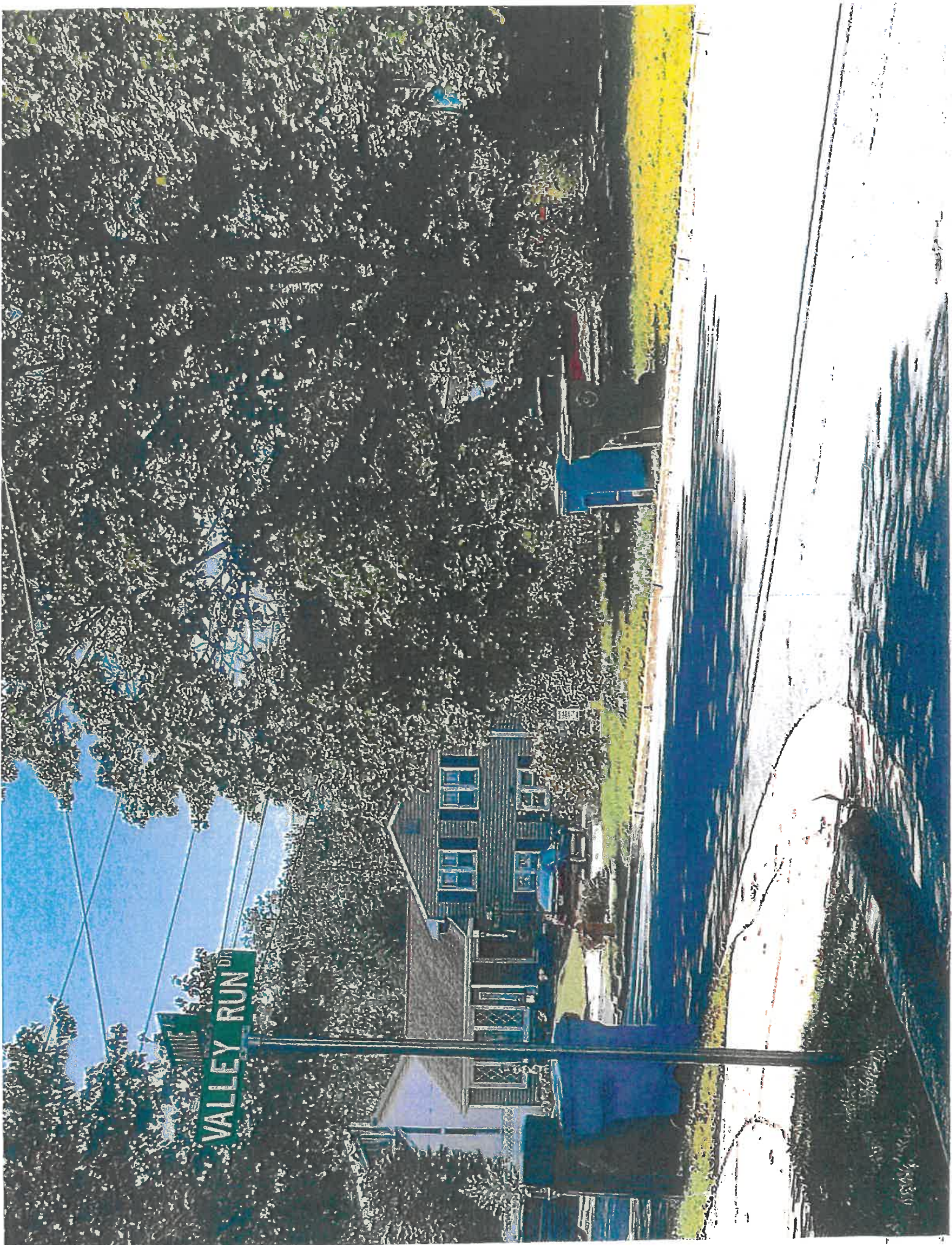
502.M Obstructed Intersection/Sight Triangel Violation
Municipal Summons SC 109379

Statute Rule

502.M

Statute Text

§502.M. Visibility: On the corner lot or any point of entry on a public road, nothing shall be erected, placed, planted, or allowed to grow in such a manner that obstructs the vision above the height of three (3') feet and below eight (8') feet, measured from the intersection of the right-of-way lines thirty (30') feet along the lot lines.







COURT I.D. PREFIX COMPLAINT NUMBER

0412

SC

109379

CHERRY HILL
MUNICIPAL COURT
820 Mercer Street
Cherry Hill, NJ 08002

Complaint

The State of New Jersey											
(Please Print) VS.											
Defendant's Name: First				Initial				Last			
Paul				Asman							
Address: 162 Valley Run Drive Cherry Hill											
State		Zip Code		Telephone:						Check if cell phone ☐	
NJ		08002									
Birth Date:		Mo. Day Yr.		Sex		Eyes		Weight		Height	
Email Address						Ethnicity		Race			
Driver's Lic. No.											
						State		Exp. Date			

STATE OF NEW JERSEY
COUNTY OF

CAMDEN

Complaining Witness: (Det.) Lt. Keith Mahan
of Cherry Hill Township Community Development
(Identify Dept./Agency Represented) (Badge No.)Residing at 820 Mercer Street C.H.N.J. 08002
by certification or on oath, says that to the best of his/her knowledge or information and belief, the named defendant on or about theSept 19, 2023
Month Day Yearin CHERRY HILL County of CAMDEN NJ
did commit the following offense:

Obstructed Intersection / Sight Triangle

(DESCRIPTION OF OFFENSE) 502.1M

in violation of (one charge only) (2013-18)

(Statute, Regulation or Ordinance Number)

LOCATION OF OFFENSE	CODE	Describe Location
		162 Valley Run Drive

OATH: Subscribed and sworn to before
me this _____ day of _____, yr. _____

CERTIFICATION: I 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.

OR

(Signature of Complaining Witness)

(Signature of Person Administering Oath)

(Signature of Complaining Witness)

PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS:

COURT USE ONLY

LAW / CODE ENFORCEMENT USE ONLY

Probable cause is found for the issuance of this Complaint-Summons

Yes

No

(Signature of Judicial Officer)

Yes

No

(Signature of Judge)

☒ The complaining witness is a law enforcement officer or a code enforcement officer with territorial and subject matter jurisdiction and a judicial probable cause determination is not required prior to the issuance of this Complaint-Summons.

SUMMONS

SUMMONS

YOU ARE HEREBY SUMMONED TO APPEAR
BEFORE THIS COURT TO ANSWER THIS COMPLAINT. IF YOU FAIL TO APPEAR ON THE DATE AND AT THE TIME STATED, A FINANCIAL SANCTION MAY BE IMPOSED. A WARRANT MAY BE ISSUED FOR YOUR ARREST. OR BOTH.

NOTICE TO APPEAR

☒ COURT APPEARANCE REQUIRED	COURT DATE	Month	Day	Year	Time
		Oct	18	23	02:30 PM

9/19/23

(Date Summons Issued)

(Det.) Lt. Keith Mahan

(Signature of Person Issuing Summons)

Complaint-Summons

CN: 12518 (Revised: 4/14/21)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Paul Asman
162 Valley Run Drive
Cherry Hill, NJ 08002



9590 9402 7721 2152 2279 01

2. Article Number (Transfer from service label)

7022 1670 0003 0688 5340

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

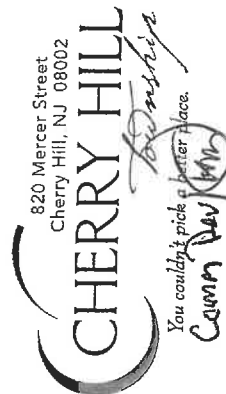
Sent To Paul Asman

Street and Apt. No. 162 Valley Run Drive

City, State, ZIP+4 Cherry Hill, NJ 08002

PS Form 3800

Postmark Here



Owner: ASMAN, P J & DRUCKENBROD, S
Address: 162 VALLEY RUN DR
CHERRY HILL NJ 08002



CHERRY HILL TOWNSHIP
820 Mercer Street
Cherry Hill, NJ 08002
(856) 488-7870

Notice of Violation

Owner: ASMAN, P J & DRUCKER
Address: 162 VALLEY RUN DR
CHERRY HILL NJ 08002

Site of Inspection:

**RE: 162 VALLEY RUN DR
CHERRY HILL TOWNSHIP NJ 08002**

Issuing Officer: Keath Mahan

Inspection Date: 9/19/2023

Inspection Summary:

*502.M Obstructed Intersection/Sight Triangle Violation
Municipal Summons SC 109379*

Correction:

Contest Summons via Municipal Court Appearance.

Tracking

ZV-23-00129

Statute 502.M

Summary

Violations Resulting From This Inspection

Date **9/19/2023**

Compliance Date **10/18/2023**

Status **OPEN**

If you have any questions, please contact this office at: (856) 488-7870.

04ES 9890 E000 029T 2201
7022 1670 0003 0608 5349

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☐ Return Receipt (hardcopy)	\$
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	Paul Asman
Street and Apt. No.	162 Valley Run Drive
City, State, ZIP+4	Cherry Hill, NJ 08002
PS Form 3800, 11-1-2019	

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage

\$

Total Postage and

\$

Sent To

Paul Asman

Street and Apt. No.

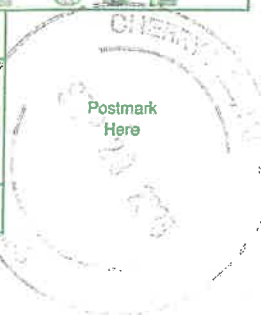
162 Valley Run Drive

City, State, ZIP+4

Cherry Hill, NJ 08002

PS Form 3800, 7

7022 1670 0003 0688 5340





9/19/2023

Date

For Zoning Violations, please be advised that the penalty for these offenses are found in Section 1106 of the Cherry Hill Township Zoning Ordinance which states that: "[a]ny person, firm, partnership, association or corporation who or which shall violate any of the provisions of this Ordinance shall, upon conviction thereof in a summary proceeding before the Cherry Hill Township Municipal Court, be subject to a fine of not more than One Thousand Dollars (\$1,000.00) or imprisonment not to exceed ninety (90) days or both such fine and imprisonment. Whenever such person has been officially notified by the Zoning Officer, or by the service of a summons in a prosecution, or in any other official manner that he or she is committing a violation, then each day after that violation is continued said violation shall constitute a separate offense and shall be punishable by a like fine and penalty."

For Tree Removal Violations, please be advised that the penalty for these offenses are found in Section 21-10 of the Cherry Hill Township Tree Ordinance which states: "[t]he provisions of Chapter 21 will be enforced by the Zoning Officer or his/her designee. Any "person," as defined herein, convicted of a violation of a provision of this section shall be liable to the penalty stated in Chapter 1, Section 1-5, for each offense (minimum one hundred (\$100.00) dollars not to exceed one thousand two hundred fifty (\$1,250.00) dollars). The cutting or removal of each tree covered by this section, without a Tree Removal Permit, shall be considered a separate offense. In addition to any monetary fine, any person convicted of a violation of this Ordinance shall be required to submit a Tree Replacement Plan for each tree removed without a Tree Removal Permit to the Director of Public Works of the Township or his/her designee for review and approval of onsite replanting, or in the alternative pay a contribution of \$300.00 to the Cherry Hill Tree Fund for each tree removed without a Tree Removal Permit."



CHERRY HILL TOWNSHIP
820 Mercer Street
Cherry Hill, NJ 08002
(856) 488-7870

Code Reference

Location 162 VALLEY RUN DR

Inspection Date: 9/19/2023

Inspection Notes:

502.M Obstructed Intersection/Sight Triangel Violation
Municipal Summons SC 109379

Statute Rule

502.M

Statute Text

§502.M. Visibility: On the corner lot or any point of entry on a public road, nothing shall be erected, placed, planted, or allowed to grow in such a manner that obstructs the vision above the height of three (3') feet and below eight (8') feet, measured from the intersection of the right-of-way lines thirty (30') feet along the lot lines.







COURT I.D. PREFIX COMPLAINT NUMBER

0412

SC

109379

CHERRY HILL
MUNICIPAL COURT
820 Mercer Street
Cherry Hill, NJ 08002

Complaint

The State of New Jersey											
(Please Print) VS.											
Defendant's Name: First			Initial			Last					
Address			City								
State		Zip Code		Telephone:				Check if cell phone		☐	
Birth Date:		Mo.	Day	Yr.	Sex	Eyes	Weight	Height	Restrictions		
Email Address						Ethnicity		Race			
Driver's Lic. No.											
								State		Exp. Date	

STATE OF NEW JERSEY
COUNTY OF

CAMDEN

COMPLAINT	Complaining Witness: (Ret.) Lt. Keith Mahan	
	of Cherry Hill Township Community Development	
	Residing at 820 Mercer Street C.H.N.J. 08002	
	by certification or on oath, says that to the best of his/her knowledge or information and belief, the named defendant on or about the	
	Month Day Year	
	in CHERRY HILL County of CAMDEN NJ	
	did commit the following offense:	
	Obstructed Intersection / Sight Triangle	
	(DESCRIPTION OF OFFENSE) 502.M	

COMPLAINT

in violation of (one charge only)

(2013-18)

LOCATION OF OFFENSE	CODE	Describe Location
		162 Valley Run Drive

OATH: Subscribed and sworn to before
me this ____ day of ____, yr. ____

CERTIFICATION: I 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.

(Signature of Complaining Witness)

OR

(Signature of Person Administering Oath)

(Signature of Complaining Witness)

PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS:

COURT USE ONLY

Probable cause is found for the issuance of this Complaint-Summons

Yes

No

(Signature of Judicial Officer)

Yes

No

(Signature of Judge)

LAW / CODE ENFORCEMENT USE ONLY

☒ The complaining witness is a law enforcement officer or a code enforcement officer with territorial and subject matter jurisdiction and a judicial probable cause determination is not required prior to the issuance of this Complaint-Summons.

SUMMONS

SUMMONS

YOU ARE HEREBY SUMMONED TO APPEAR
BEFORE THIS COURT TO ANSWER THIS COMPLAINT. IF YOU FAIL TO APPEAR ON THE DATE AND AT THE TIME STATED, A FINANCIAL SANCTION MAY BE IMPOSED. A WARRANT MAY BE ISSUED FOR YOUR ARREST, OR BOTH.

NOTICE TO APPEAR

☒ COURT APPEARANCE REQUIRED	COURT DATE	Month	Day	Year	Time
		Oct	18	23	02:30 PM

9/19/23

(Date Summons Issued)

(Ret.) Lt. Keith Mahan

(Signature of Person Issuing Summons)

Complaint-Summons

CN: 12518 (Revised: 4/14/21)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Paul Asman
162 Valley Run Drive
Cherry Hill, NJ 08002



9590 9402 7721 2152 2279 01

2. Article Number (Transfer from service label)

7022 1670 0003 0688 5340

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
(0)

PS Form 3811, July 2020 PSN 7530-02-000-9053

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OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

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7022 1670 0003 0688 5340

PS Form 3800, 4

Sent To: Paul Asman
Street and Apt. No.: 162 Valley Run Drive
City, State, ZIP+4: Cherry Hill, NJ 08002

Total Postage and

Postage

Postmark Here

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Certified Mail Fee \$

OFFICIAL USE

For delivery information, visit our website at www.usps.com

Domestic Mail Only

U.S. Postal Service™
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Owner: ASMAN, P J & DRUCKENBROD, S
Address: 162 VALLEY RUN DR
CHERRY HILL NJ 08002



CHERRY HILL TOWNSHIP
820 Mercer Street
Cherry Hill, NJ 08002
(856) 488-7870

Inspection Number: 779

Notice of Violations and Order to Correct

Owner: ASMAN, P-J & DRUCKENBROD, S
Address: 162 VALLEY RUN DR
CHERRY HILL NJ 08002

Block: 340.05

Lot: 21

Qualifier: _____

Site of Inspection:

**RE: 162 VALLEY RUN DR
CHERRY HILL TOWNSHIP NJ 08002**

Issuing Officer: Keath Mahan

Inspection Date: 8/16/2023

Inspection Summary:

502.M Obstructed Intersection.

Correction:

Trim all bushes, shrubs and greenery to conformance standards. See attached Code Reference.

Tracking #

ZV-23-00091

Violations Resulting From This Inspection

Date 8/16/2023

Compliance Date **8/25/2023**

Status **OPEN**

Statute 502.M

Summary

If you have any questions, please contact this office at: (856) 488-7870.

8/16/2023

Date

All violations should be abated within 10 days of the date of inspection. Should you need additional time please contact the Department of Community Development at (856) 488-7870.

Should the violation not be abated within 10 days, a municipal summons will be issued. Please be advised that the penalty for these offenses are found in Section 1106 which states that: "any person, firm, partnership, association or corporation who or which shall violate any of the provisions of this Ordinance shall, upon conviction thereof in a summary proceeding before the Cherry Hill Township Municipal Court, be subject to a fine of not more than One Thousand Dollars (\$1,000.00) or imprisonment not to exceed ninety (90) days or both such fine and imprisonment. Whenever such person has been officially notified by the Zoning Officer, or by the service of a summons in a prosecution, or in any other official manner that he or she is committing a violation, then each day after that violation is continued said violation shall constitute a separate offense and shall be punishable by a like fine and penalty."



CHERRY HILL TOWNSHIP
820 Mercer Street
Cherry Hill, NJ 08002
(856) 488-7870

Code Reference

Location 162 VALLEY RUN DR

Inspection Date: 8/16/2023

Inspection Notes:
502.M Obstructed Intersection.

Correction:

Statute Rule

502.M

Statute Text

§502.M. Visibility: On the corner lot or any point of entry on a public road, nothing shall be erected, placed, planted, or allowed to grow in such a manner that obstructs the vision above the height of three (3') feet and below eight (8') feet, measured from the intersection of the right-of-way lines thirty (30') feet along the lot lines.



CHERRY HILL TOWNSHIP

CHERRY
HILL
Township

Cherry Hill NJ, 08002
(856) 488-7870

Complaint Photos

Tracking # CPT-23-01590 Type: Zoning
Block: 340.05 Lot: 21 Qualifier Street Address: 162 VALLEY RUN DR



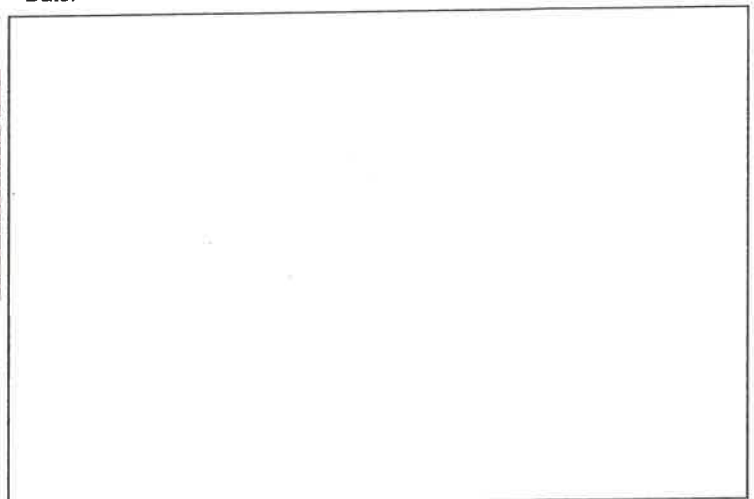
Description: Complaint Photo
Location:
Date:



Description: Complaint Photo
Location:
Date:



Description: Complaint Photo
Location:
Date:



Description:
Location:
Date:

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Asman, PJ and Druckenbrood, S
162 Valley Run Drive
Cherry Hill, NJ 08002



9590 9402 6530 0346 6777 40

2. Article Number (Transfer from service label)

7022 1670 0003 0688 2899

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1?** ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |

Mail
Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only**

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Postmark
Here

Sent To Asman, PJ and Druckenbrood, S
162 Valley Run Drive
City, State, Zip Cherry Hill, NJ 08002

PS Form

6682 8890 0000 0297 2202

6682 8890 0000 0297 2202



CERTIFIED MAIL®
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE



Owner: ASMAN, P J & DRUCKENBROD, S
Address: 162 VALLEY RUN DR
CHERRY HILL NJ 08002



CHERRY HILL TOWNSHIP

Complaint Response Form

Date Created: 8/8/2023
Date Received: 8/8/2023
Time Received: 1:12:46 PM
Tracking Number: CPT-23-01590

Complaint:

Municipality: CHERRY HILL TOWNSHIP Category: Complaint
Department Origin: Code Enforcement Complaint Type: Zoning
User Origin: Dawn Smith Status: Pending
Assigned to Department: LandusePro Priority: Normal
Assign to User: Keath Mahan Method Received: Phone
Private: No

Complaint Summary:

Sight Triangle Resident at 161 Valley Run Dr. complaining about bushes blocking his view

Complaint Result:

Location:

Street Address 1: 162 VALLEY RUN DR
Street Address 2: 162 VALLEY RUN DR

City: CHERRY HILL TOWNSHIP State: NJ Zip: 08002
Block: 340.05 Lot: 21 Qualifier: 08002

Owner:

Street Address 1: ASMAN, P J & DRUCKENBROD, S
Street Address 2: 162 VALLEY RUN DR

City: CHERRY HILL State: NJ Zip: 08002
Telephone: _____ Cellphone: _____
Email: _____

Tenant:

Street Address 1: _____
Street Address 2: _____

City: _____ State: NJ Zip: _____
Telephone: _____ Cellphone: _____
Email: _____

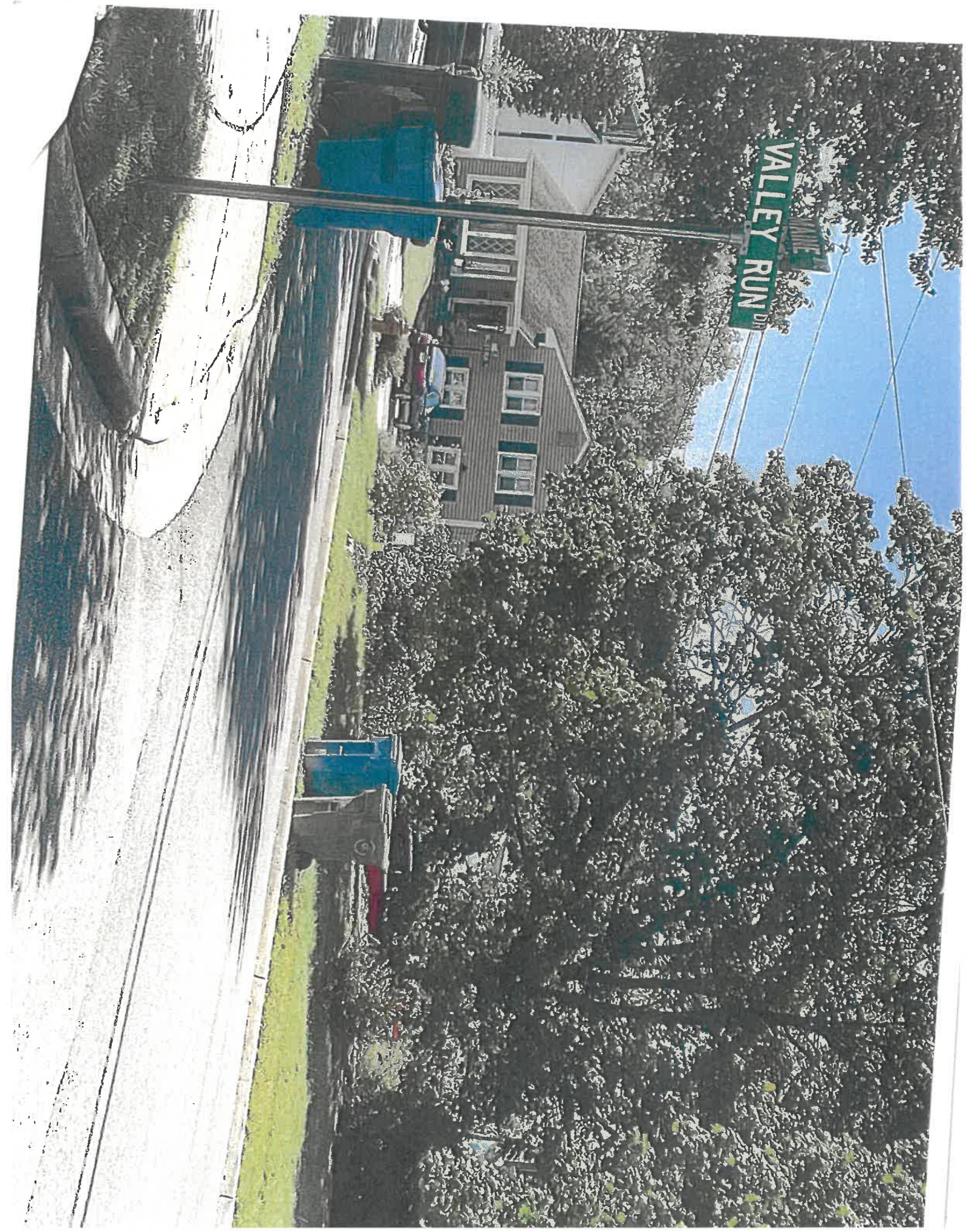
Complaint Submitted By:

First Name: ron Last Name: king
Street Address 1: _____
Street Address 2: _____

City: _____ State: NJ Zip: _____
Telephone: _____ Cellphone: _____
Email: _____

Complaint Notes:

NOV. MAILED 8/11/23







Keath Mahan

From: Keath Mahan
Sent: Friday, September 15, 2023 11:21 AM
To: 'Paul Asman'
Cc: Sue D
Subject: RE: Following up on recent visit and voice mail I left you

As an additional courtesy on behalf of the Township I will conduct an inspection on **Tuesday, September 19th, 2023 at 9am.** If the property has not met full compliance at that time a municipal summons will be issued. NO EXCEPTIONS.

Keath Mahan | Zoning Enforcement Officer | Cherry Hill Township
820 Mercer Street | Cherry Hill, NJ 08002 | Work: (856) 661-4739 | Fax: (856) 661-4746 |
kmahan@chnj.gov
[Cherry Hill Zoning Ordinance](#)
[Online Zoning Permit Applications](#)
Please consider the environment before printing this email.



From: Paul Asman <paulsuezel@hotmail.com>
Sent: Wednesday, September 13, 2023 8:33 AM
To: Keath Mahan <KMahan@chnj.gov>
Cc: Sue D <sudru333@gmail.com>
Subject: Re: Following up on recent visit and voice mail I left you

CAUTION: This email originated from outside of Cherry Hill Township. DO NOT reply, click links or open attachments unless you recognize the sender and know the content is safe.

Keath,

Thank you for your response. I have twice cut the ornamental grass at the curb this season as I have done every year. I am working in the Boston area but will be back working from home on Friday and can meet you to discuss further. Afternoon is best for me.

Paul Asman
856 373-1743

From: Keath Mahan <KMahan@chnj.gov>
Sent: Tuesday, September 12, 2023 2:59 PM
To: Paul Asman <paulsuezel@hotmail.com>
Cc: Sue D <sudru333@gmail.com>
Subject: RE: Following up on recent visit and voice mail I left you

Good Afternoon Mr. Asman,

Thank you for reaching out and I have indeed received both your email and voicemail messages. To briefly reflect on your situation, you were issued a Letter of Violation on 8/16/23 for an Obstructed Intersection with a compliance date of 8/25/23. The letter provides what is necessary to meet conformance standards as well as pictures, and a Code Reference specifying the ordinance in violation and what is required for compliance. Additionally, I followed up with an in person visit last week which is clearly past your compliance date after I observed your wife in the driveway.

An Obstructed Intersection or Site Triangle as it is commonly referred to in Zoning is a matter of Township priority. This violation is a matter of public safety to area residents but more significantly the motoring public which also includes school buses that include the identified intersection in their course of travel. Our office as well as the Mayor's Office has received multiple complaints in reference to the condition of your property and this intersection as a hazard which you as the homeowner are responsible for. To date, the Township has utilized its discretion in an effort to have the matter addressed without issuing a summons. The follow up you received last week was done as a courtesy to you as a Township resident, but it is not mandatory. We are here to help and assist as best we can. This was the attempted message to your wife. Nonetheless, we are here still trying to address your complaint.

Our ultimate goal is compliance. Compliance with the least amount of impact to you as the resident. To date, this violation still exists and has not been addressed by you or someone on your behalf. You will have until Wednesday, September 13th, 2023 to bring this complaint into full compliance without penalty. An inspection will be conducted by the end of business on that date. If compliance has not been fully met, you will leave us no other alternative than to issue the municipal summons. Should you have any other questions referencing this complaint, please do not hesitate to reach out again. Unfortunately, the majority of my work is done in the field as it pertains to electronic correspondence. But I will reach out if need be at the earliest opportunity.

Respectfully,

Keath Mahan | Zoning Enforcement Officer | Cherry Hill Township
820 Mercer Street | Cherry Hill, NJ 08002 | Work: (856) 661-4739 | Fax: (856) 661-4746 |

kmahan@chnj.gov

[Cherry Hill Zoning Ordinance](#)

[Online Zoning Permit Applications](#)

Please consider the environment before printing this email.



From: Paul Asman <paulsuezel@hotmail.com>

Sent: Tuesday, September 12, 2023 8:19 AM

To: Keath Mahan <KMahan@chnj.gov>

Cc: Sue D <sudru333@gmail.com>

Subject: Following up on recent visit and voice mail I left you

CAUTION: This email originated from outside of Cherry Hill Township. DO NOT reply, click links or open attachments unless you recognize the sender and know the content is safe.

Keath,

I am following up on your recent visit to my property at 162 Valley Run drive and a conversation you had with my wife. I also left you a voicemail last week regarding this. Please at your earliest reach back to further the discussion you had with my wife, and we can talk about next steps

Paul Asman
856 373-1743

Keath Mahan

From: Keath Mahan
Sent: Tuesday, September 12, 2023 10:00 AM
To: Jodi Gilbert; Kathleen Gaeta
Cc: Allison Ulrich; Erin Knoedler; Cosmas Diamantis
Subject: RE: Obstructed Views

FYI I received an email from the husband about an hour ago. I am going to respond to him and explain the actions taken by the Twp and the aggressive and disrespectful wife. I will specify if action is taken and completed by the end of business tomorrow a summons will be issued. I will also cc you all on the email.

Keath

From: Jodi Gilbert <JGilbert@chnj.gov>
Sent: Tuesday, September 12, 2023 9:56 AM
To: Keath Mahan <KMahan@chnj.gov>; Kathleen Gaeta <KGaeta@chnj.gov>
Cc: Allison Ulrich <AUlrich@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>; Cosmas Diamantis <CDiamantis@chnj.gov>
Subject: RE: Obstructed Views

Thank you!!

 **From:** Keath Mahan <KMahan@chnj.gov>
Sent: Tuesday, September 12, 2023 9:55 AM
To: Jodi Gilbert <JGilbert@chnj.gov>; Kathleen Gaeta <KGaeta@chnj.gov>
Cc: Allison Ulrich <AUlrich@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>; Cosmas Diamantis <CDiamantis@chnj.gov>
Subject: RE: Obstructed Views

Unfortunately I would not. I advise the Twp is aware of infraction and has taken action. Anything further I would require an OPRA request.

Keath

From: Jodi Gilbert <JGilbert@chnj.gov>
Sent: Tuesday, September 12, 2023 9:27 AM
To: Keath Mahan <KMahan@chnj.gov>; Kathleen Gaeta <KGaeta@chnj.gov>
Cc: Allison Ulrich <AUlrich@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>; Cosmas Diamantis <CDiamantis@chnj.gov>
Subject: RE: Obstructed Views

Thanks Keath!

Can we share with the resident that the neighbor will be receiving a summons?

From: Keath Mahan <KMahan@chnj.gov>
Sent: Tuesday, September 12, 2023 9:17 AM
To: Jodi Gilbert <JGilbert@chnj.gov>; Kathleen Gaeta <KGaeta@chnj.gov>
Cc: Allison Ulrich <AUlrich@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>; Cosmas Diamantis <CDiamantis@chnj.gov>
Subject: RE: Obstructed Views

No worries im on it. Unfortunately they will be receiving a summons. The letter was mailed, I tried to follow up with an in person, the wife gave me a hard time and they were given a significant amount of time to correct. Summons is forthcoming.

Keath

From: Jodi Gilbert <JGilbert@chnj.gov>
Sent: Tuesday, September 12, 2023 8:57 AM
To: Keath Mahan <KMahan@chnj.gov>; Kathleen Gaeta <KGaeta@chnj.gov>
Cc: Allison Ulrich <AUlrich@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>; Cosmas Diamantis <CDiamantis@chnj.gov>
Subject: FW: Obstructed Views

FYI – The Mayor received an email from another resident regarding overgrown bushes at the intersection of Valley Run/Ormond/Maine.

From: Vincent Myers <vjm1977@verizon.net>
Sent: Tuesday, September 12, 2023 8:17 AM
To: Susan Shin Angulo <SShinAngulo@chnj.gov>; Jodi Gilbert <JGilbert@chnj.gov>
Subject: Obstructed Views

CAUTION: This email originated from outside of Cherry Hill Township. DO NOT reply, click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning:

I am writing as a concerned resident in the Windsor Park neighborhood. I reside at 402 Valley Run Drive. The photos I have attached are from the end of the 200 block of Valley Run looking at the 100 block with the cross section of Ormond/Maine. I have contacted the township offices numerous times, speaking with Agnus. Although the office has tried to intervene, nothing has changed. I am aware that the resident at 162 Valley Run was given a letter to remedy this obstruction. This took place about a 4-6 weeks ago. As you can see, nothing has been done.

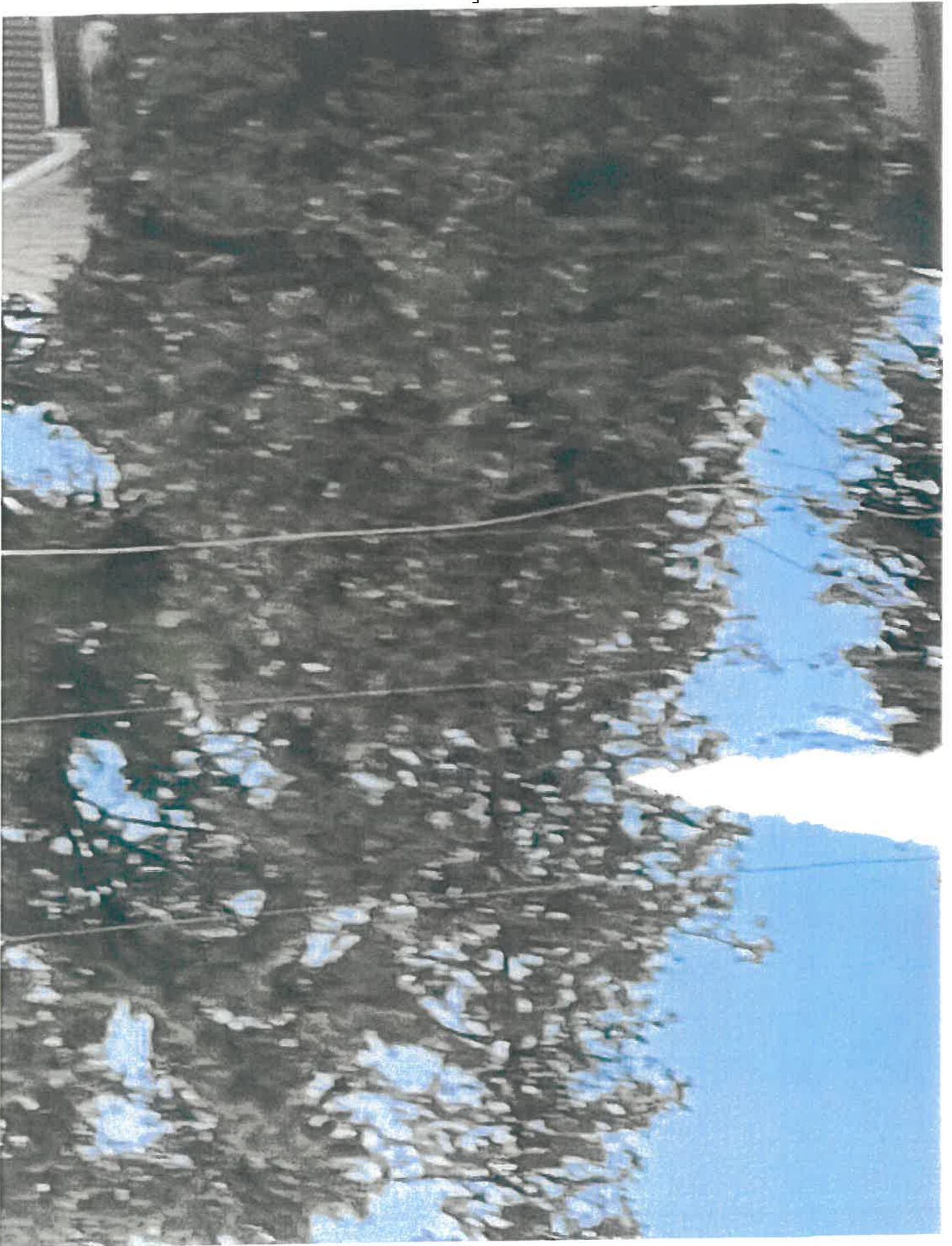
You can see in the one picture a stop sign well below the crosswalk (a poor design, by the way). Any person at the stop sign is unable to see any traffic coming due to the overgrown trees/shrubs, and bushes. Coming from the 200 block, I cannot see the stop sign, or any vehicle approaching the intersection. You can barely see the crosswalk.

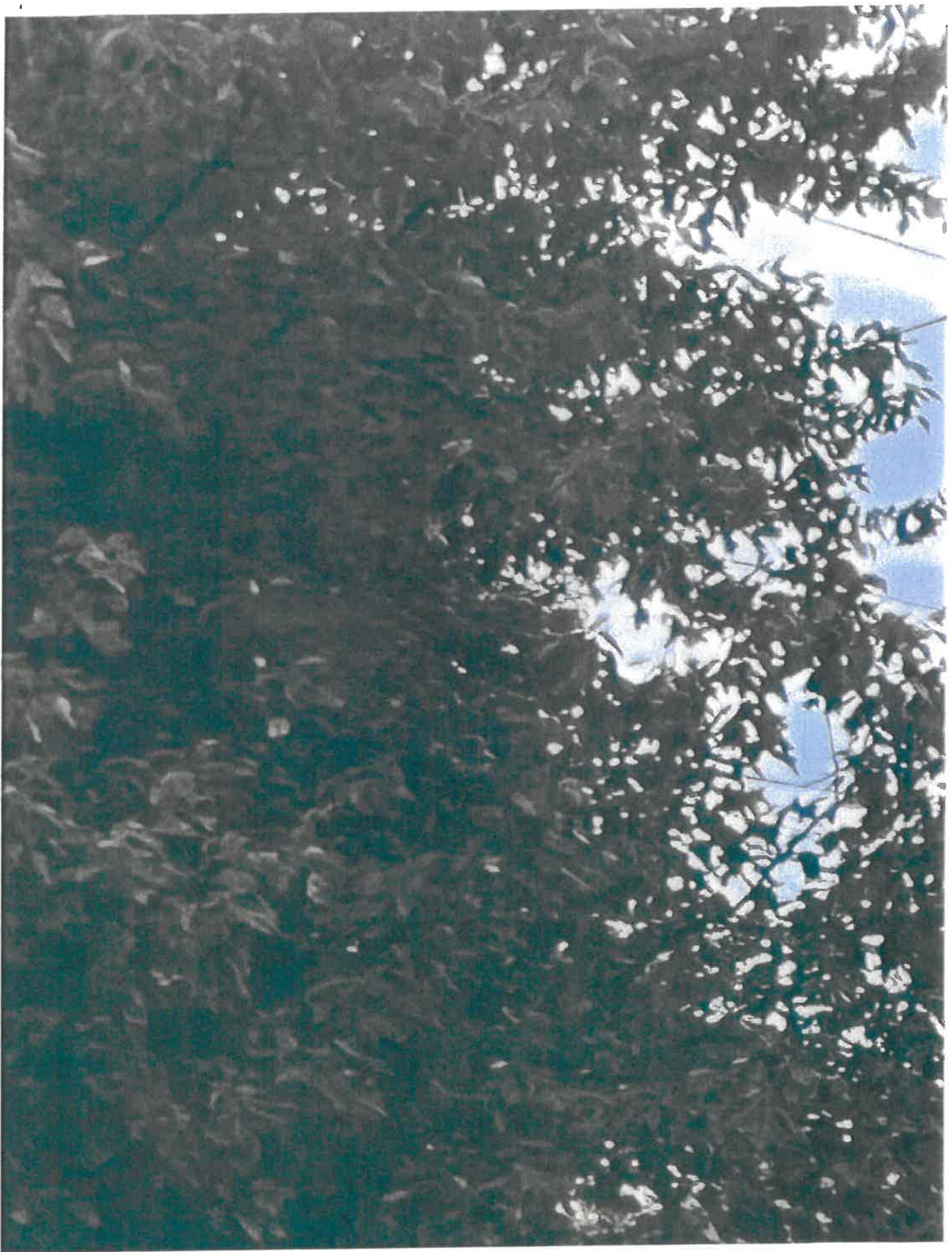
I ask you this: What will it take to get this fixed? Is the township really going to wait to a vehicular accident or a kid riding a bike to get hit in order to take action?

Please help fix this as the homeowners seem to not care.

Sincerely,

Vincent Myers
402 Valley Run Drive.





Sent from the all new AOL app for iOS

Cherry Hill Township provides a secure environment for all information concerning our residents and all other business concerns. The information contained in this email is intended only for the individual(s) addressed in the message and may contain privileged and/or confidential information that is exempt from disclosure under applicable law.

Keath Mahan

From: Allison Ulrich
Sent: Monday, September 18, 2023 1:45 PM
To: Keath Mahan; Kathleen Gaeta
Cc: Jodi Gilbert; Cosmas Diamantis; Erin Knoedler
Subject: RE: Obstructed Views - 162 Valley Run Rd

Importance: High

Good Afternoon,

The owner, Susan Druckenbrod (856-373-8574) stopped in and asked for the zoning officer to return to the property and assess what they did cut down. She is also asking for an explanation of the different codes to be explained in which they violated. She express that she did not want to cut or remove any trees. Could someone reach out to her?

Thanks!

Allison

From: Allison Ulrich
Sent: Monday, September 18, 2023 8:42 AM
To: Keath Mahan <KMahan@chnj.gov>; Kathleen Gaeta <KGaeta@chnj.gov>
Cc: Jodi Gilbert <JGilbert@chnj.gov>; Cosmas Diamantis <CDiamantis@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>
Subject: FW: Obstructed Views

Good Morning,

Please see the email that was sent directly to the Mayor.
Is there an update or additional action that can be taken?

Thanks!

Allison

From: Vincent Myers <vjm1977@verizon.net>
Sent: Saturday, September 16, 2023 10:17 AM
To: Jodi Gilbert <JGilbert@chnj.gov>
Cc: Erin Knoedler <EKnoedler@chnj.gov>; Allison Ulrich <AUlrich@chnj.gov>; Susan Shin Angulo <SShinAngulo@chnj.gov>
Subject: Re: Obstructed Views

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Hello:

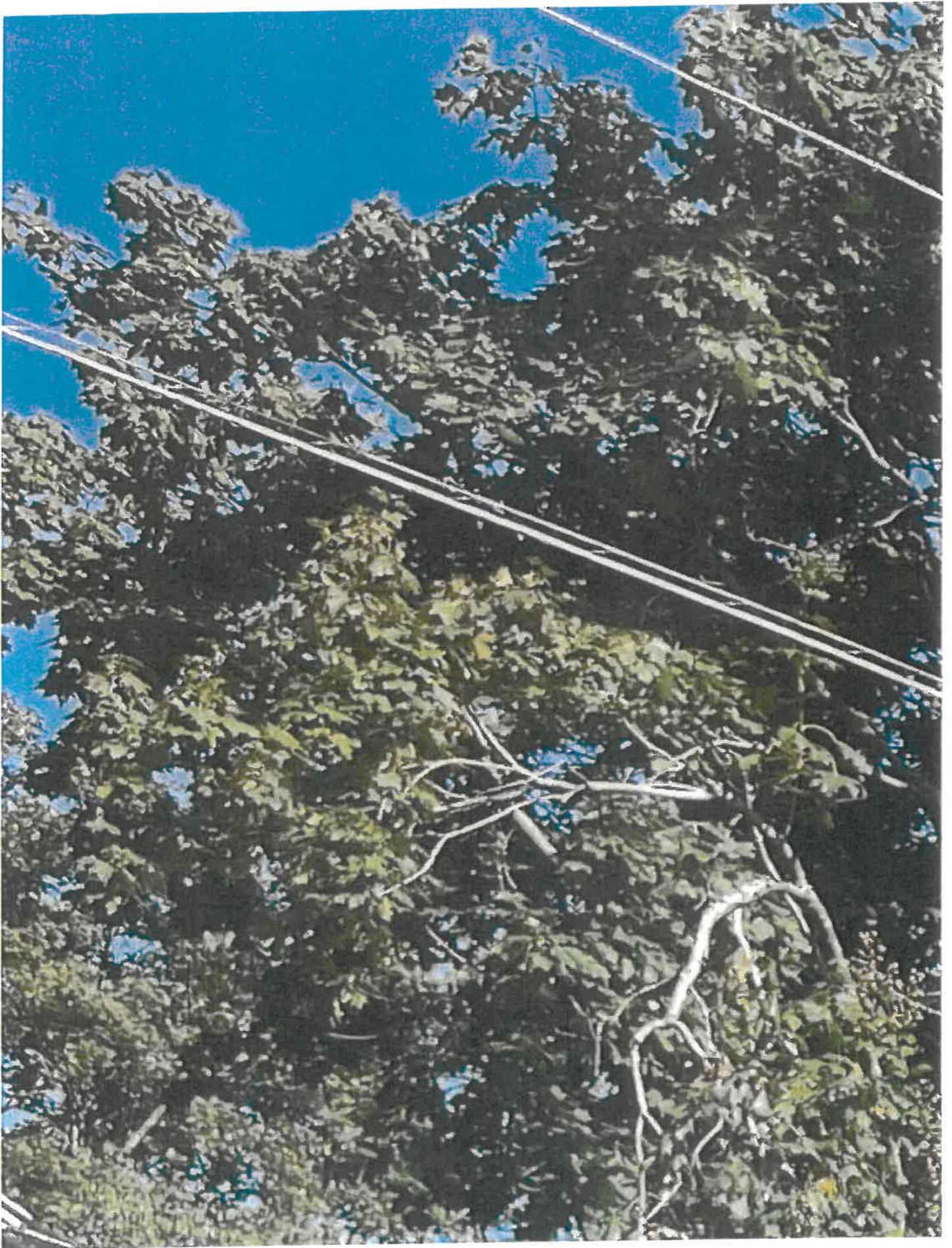
I wanted to provide an update. It appears as though the homeowner trimmed only one of the shrubs (on street sign). The others still obstruct the view. I have attached two new photos, both stopped at the stop signs on each side of Valley Run.

As you can see, there is NO visibility to on coming traffic!

I am asking again: is the Township really going to wait for someone to get hit, be critically injured, or even die before appropriate action is taken?

Vincent Myers





Sent from the all new AOL app for iOS

On Tuesday, September 12, 2023, 11:27 AM, Jodi Gilbert <JGilbert@chnj.gov> wrote:

Hi Vincent,

Thank you for reaching out to the Mayor's Office.

We have been in contact with the Community Development Department as both offices have received the complaints.

The township is aware of the infraction and has taken actions to alleviate this issue.

We are doing our best to escalate the situation. If you have any additional questions, please contact our Zoning Officer at 856-488-7870.

Thank you.

From: Vincent Myers <vjm1977@verizon.net>
Sent: Tuesday, September 12, 2023 8:17 AM
To: Susan Shin Angulo <SShinAngulo@chnj.gov>; Jodi Gilbert <JGilbert@chnj.gov>
Subject: Obstructed Views

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Good Morning:

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numerous times, speaking with Agnus. Although the office has tried to intervene, nothing has changed. I am aware that the resident at 162 Valley Run was given a letter to remedy this obstruction. This took place about a 4-6 weeks ago. As you can see, nothing has been done.

You can see in the one picture a stop sign well below the crosswalk (a poor design, by the way). Any person at the stop sign is unable to see any traffic coming due to the overgrown trees/shrubs, and bushes. Coming from the 200 block, I cannot see the stop sign, or any vehicle approaching the intersection. You can barely see the crosswalk.

I ask you this: What will it take to get this fixed? Is the township really going to wait to a vehicular accident or a kid riding a bike to get hit in order to take action?

Please help fix this as the homeowners seem to not care.

Sincerely,

Vincent Myers

402 Valley Run Drive.

<IMG_5150.jpeg>

<IMG_5149.jpeg>

[Sent from the all new AOL app for iOS](#)

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