



# TOWNSHIP of HOPEWELL

MERCER COUNTY

## DEPARTMENT OF HEALTH

201 Washington Crossing Pennington Road Titusville, New Jersey 08560-1410

Phone: 609.737.0120 Fax: 609-737-6836 www.hopewelltp.org

## MUNICIPAL ABATEMENT ORDER

### PROPERTY INFORMATION

Block 91, Lot 25.02 (1645 Reed Road, Pennington, NJ 08534)

Owner: US Bank Trust NA C/O Resicap – 3630 Peachtree Rd NE 1500, Atlanta, GA, 30326

### VIOLATION INFORMATION & ENFORCEMENT ACTIONS

16-7.2(a)-6 - The existence or presence of residential lawn with grass and weeds in excess of ten (10) inches in height.

#### **Action Request:**

It is requested that the above referenced violations be abated and maintained in compliance by the Township of Hopewell and costs be recovered as set forth in Hopewell Township Ordinance 16-7.6 & 7.7. For this property, actions shall be taken to secure the structure from access by unauthorized individuals and/or inquisitive youth. Also, actions shall be taken to cut overgrown vegetation in excess of 24 inches and maintain the residential lawn at height less than ten (10) inches until a responsible party appears in municipal court to face charges, make restitution for all monies expended for abatement, and assume responsibility for future maintenance.

#### **Enforcing Official**

Robert B. English

Print

Signature

Date

#### **Health Officer Approval**

Robert B. English

Print

Signature

Date

#### **Administrator Approval**

Elaine Borges

Print

Signature

Date



**TOWNSHIP of HOPEWELL**  
**MERCER COUNTY**  
**DEPARTMENT OF HEALTH**

201 Washington Crossing Pennington Road  
Titusville, New Jersey 08560-1410  
Phone: 609.737.0120 Fax: 609-737-6836 www.hopewelltp.org



**Public Health**  
Prevent. Promote. Protect.

5/6/2019

**NOTICE OF VIOLATION**

US Bank Trust NA C/O Caliber Loans  
13801 Wireless Way  
Oklahoma City OK 73134

RE: Block: 91.00 Lot: 25.02 – 1645 Reed Road

To Whom It May Concern,

It has come to the attention of this office that possible violations exist at the above referenced property. A site inspection or case evaluation was conducted on **5/6/2019** and conditions were confirmed that require attention. The violation noted are detailed below:

| <u>Ordinance/Statute</u> | <u>Description of Violation and Abatement Action Needed</u>                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 16-7.2(a)-6              | <p>At the time of inspection, grass and weeds on the property were noted at a height in excess of ten (10) inches.</p> <p>Abatement shall consist of cutting of all grass and weeds in excess of ten (10) inches and removal of excess clippings. A routine schedule shall be established to assure the grass and weeds do not exceed the maximum permissible height throughout the remainder of the growing season.</p> |

Based on the findings of inspection, the above noted abatement actions must be completed. To assure compliance, a representative of this office will conduct a reinspection on or after **5/20/2019**. Failure to complete the abatements as ordered may result in summons to municipal court. Also, the Township may elect to abate the condition and assess the costs of abatement as a tax lien against the property as permitted by Hopewell Township Municipal Ordinances 16-7.6 and 16-7.7.

Your attention to this matter is appreciated. If you have any questions or concerns you would like to discuss, please contact the Health Department at (609) 737-0120. Our office hours are Monday - Friday, 8:30am to 4:30pm.

Very Truly Yours,

Robert English  
Health Officer

|            |                             |
|------------|-----------------------------|
| New Search | Mercer County Property Info |
|------------|-----------------------------|

Block: 91 Prop Loc: 1645 REED RD  
 Lot: 25.02 District: 1106 HOPEWELL TOWNSHIP  
 Qual: Class: 2

Owner: US BANK TRUST NA C/O CALIBER LOANS  
 Street: 13801 WIRELESS WAY  
 City State: OKLAHOMA CITY OK 73134

Square Ft: 3176  
 Year Built: 1991  
 Style:

Prior Block: Acct Num:  
 Prior Lot: Mtg Acct:  
 Prior Qual: Bank Code: 0  
 Updated: 07/27/17 Tax Codes: F01  
 Zone: R100 Map Page: 22

Additional Information  
 Addl Lots:  
 Land Desc: 1.958 AC  
 Bldg Desc: 2SF/2AG/POOL  
 Class4Cd: 0  
 Acreage: 1.958

EPL Code: 0 0 0  
 Statute:  
 Initial: 000000 Further: 000000  
 Desc:  
 Taxes: 16421.46 / 0.00

Sale Date: 05/30/17 Book: 6288 Page: 615

Sale Information  
 Price: 100 NU#: 0

| Sr1a                      | Date     | Book | Page | Price  | NU#   | Ratio | Grantee                      |
|---------------------------|----------|------|------|--------|-------|-------|------------------------------|
| <a href="#">More Info</a> | 09/18/00 | 3912 | 157  | 310000 | 88.58 |       | SAFDAR, MARIA & MOHAMMAD J/T |

## TAX-LIST-HISTORY

| Year | Owner Information                                                                  | Land/Imp/Tot | Exemption | Assessed | Property Class |
|------|------------------------------------------------------------------------------------|--------------|-----------|----------|----------------|
| 2018 | US BANK TRUST NA C/O CALIBER LOANS<br>13801 WIRELESS WAY<br>OKLAHOMA CITY OK 73134 | 210700       | 0         | 590700   | 2              |
| 2017 | SAFDAR MARIA & MOHAMMAD<br>1645 REED RD<br>PENNINGTON NJ 08534                     | 210700       | 0         | 590700   | 2              |
| 2016 | SAFDAR MARIA & MOHAMMAD<br>1645 REED RD<br>PENNINGTON NJ 08534                     | 210700       | 0         | 590700   | 2              |
| 2015 | SAFDAR MARIA & MOHAMMAD<br>1645 REED RD<br>PENNINGTON NJ 08534                     | 210700       | 0         | 590700   | 2              |

[\\*Click Here for More History](#)

5/6/2019 @ 10:25 AM - Posted NOV on Property

# **1645 Reed Road**

Block 91, Lot 25.02

Photos of Nuisance Conditions

Taken by: Robert B. English

5-6-2019



 **TOWNSHIP of HOPEWELL**  
MERCER COUNTY  
DEPARTMENT of HEALTH  
301 Washington Crossing, Trenton, NJ 08611  
Trenton, New Jersey 08610-4110 [www.hopewell-nj.org](http://www.hopewell-nj.org)  
Phone: 609-773-0122 Fax: 609-773-0679

 **Public Health**  
*6/10/2012 1:45 PM*  
*6/10/2012*

**NOTICE OF SUMMONS**

Citizen / Resident  
*James J. Smith, Jr.*  
*Smith, James J. Smith, Jr.*

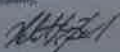
Dear Citizen / Resident:

This office must comply(1) regarding summons violations in the above referenced property. This impound(1) has been conducted and violations must be confirmed. Notice(1) detailing the violations and required abatement action(1) were posted in the presence and sent to the owner of record and/or other responsible entities as required by Hopewell Township Ordinance.

The abatement action(1) required has not been completed and the violation(1) remains.

Please be advised the Health Department will be issuing a summons for non-compliance for each outstanding violation. A summons may be issued only when the violations are abated. Further, the Health Department will be initiating a removal action to bring the violation(1) into compliance. The steps of the removal action will be initiated as it has to remove the impound vehicle(1) as well as abatement of the violation(1).

Your attention to this matter is appreciated. You can obtain copies of all notices, photos, and other assistance to be used to assist by contacting the Health Dept. at 609-773-0122. Your office hours are Monday through Friday, 8:30-4:30.

Sincerely,  
  
Robert R. English  
Health Officer





# TOWNSHIP of HOPEWELL

MERCER COUNTY

## DEPARTMENT OF HEALTH

201 Washington Crossing Pennington Road  
Titusville, New Jersey 08560-1410

Phone: 609.737.0120 Fax: 609-737-6836 www.hopewelltp.org



**Public Health**  
Prevent. Promote. Protect.

5/22/2019

## FINAL NOTICE OF VIOLATION

US Bank Trust NA C/O Caliber Loans  
13801 Wireless Way  
Oklahoma City OK 73134

RE: Block:91.00 Lot: 25.02 – 1645 Reed Road

To Whom It May Concern,

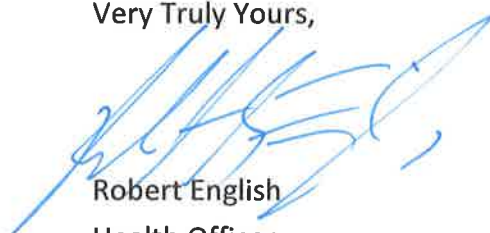
This office has conducted a compliance inspection to evaluate the actions taken to abate the violations previously cited at the above referenced property. At the time of inspection, the following items remain outstanding and require attention:

| <u>Ordinance/Statute</u> | <u>Description of Violation and Abatement Action Needed</u>                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 16-7.2(a)-6              | <p>At the time of inspection, grass and weeds on the property were noted at a height in excess of ten (10) inches.</p> <p>Abatement shall consist of cutting of all grass and weeds in excess of ten (10) inches and removal of excess clippings. A routine schedule shall be established to assure the grass and weeds do not exceed the maximum permissible height throughout the remainder of the growing season.</p> |

Based on the findings of inspection, the above noted abatement actions must be completed. To assure compliance, a representative of this office will conduct a reinspection on or after **6/3/2019**. Failure to complete the abatements as ordered will result in summons to municipal court. Also, the Township may elect to abate the condition and assess the costs of abatement as a tax lien against the property as permitted by Hopewell Township Municipal Ordinances 16-7.6 and 16-7.7.

Your attention to this matter is appreciated. If you have any questions or concerns you would like to discuss, please contact the Health Department at (609) 737-0120. Our office hours are Monday - Friday, 8:30am to 4:30pm.

Very Truly Yours,

  
Robert English  
Health Officer

|            |                             |
|------------|-----------------------------|
| New Search | Mercer County Property Info |
|------------|-----------------------------|

|           |                                  |                                    |                  |
|-----------|----------------------------------|------------------------------------|------------------|
| Block: 87 | Prop Loc: 9 DIVERTY RD           | Owner: DIVERTY LLC                 | Square Ft: 1333  |
| Lot: 123  | District: 1106 HOPEWELL TOWNSHIP | Street: 731 MAYFLOWER AVE          | Year Built: 1935 |
| Qual:     | Class: 2                         | City State: LAWRENCEVILLE NJ 08648 | Style:           |

## Additional Information

|                   |                |                   |                                 |
|-------------------|----------------|-------------------|---------------------------------|
| Prior Block:      | Acct Num:      | Add Lots:         | EPL Code: 0 0 0                 |
| Prior Lot:        | Mtg Acct:      | Land Desc: .46 AC | Statute:                        |
| Prior Qual:       | Bank Code: 0   | Bldg Desc: 1SF    | Initial: 000000 Further: 000000 |
| Updated: 12/13/10 | Tax Codes: F01 | Class4Cd: 0       | Desc:                           |
| Zone: R100        | Map Page: 2002 | Acreage: 0.46     | Taxes: 7302.19 / 0.00           |

## Sale Information

|                           |            |           |               |         |         |       |                                    |
|---------------------------|------------|-----------|---------------|---------|---------|-------|------------------------------------|
| Sale Date: 09/17/08       | Book: 5931 | Page: 103 | Price: 210000 | NU#: 31 | Grantee |       |                                    |
| Sr1a                      | Date       | Book      | Page          | Price   | NU#     | Ratio | Grantee                            |
| <a href="#">More Info</a> | 03/06/89   | 2480      | 671           | 126700  | 4.75    |       | CAMPBELL,ROBERT N & ANNE           |
| <a href="#">More Info</a> | 05/13/94   | 2813      | 336           | 134000  | 4.67    |       | YOUNG,MARK & OHN JULIA             |
| <a href="#">More Info</a> | 06/01/98   | 3384      | 283           | 145900  | 91.36   |       | DOYLE JAMES E & WATSON JUDITH A    |
| <a href="#">More Info</a> | 03/03/00   | 3786      | 196           | 122000  | 109.26  |       | DOUGLAS GUMERLOCK & TRACY STERLING |
| <a href="#">More Info</a> | 05/11/06   | 5375      | 293           | 279900  | 102.00  |       | GARDNER STEPHANIE M                |
| <a href="#">More Info</a> | 03/20/08   | 5835      | 105           | 100     | 12      | 0     | SOUTHSTAR I LLC                    |
| <a href="#">More Info</a> | 09/17/08   | 5931      | 103           | 210000  | 31      | 0     | DIVERTY LLC                        |

## TAX-LIST-HISTORY

| Year | Owner Information                                          | Land/Imp/Tot               | Exemption | Assessed | Property Class |
|------|------------------------------------------------------------|----------------------------|-----------|----------|----------------|
| 2019 | DIVERTY LLC<br>731 MAYFLOWER AVE<br>LAWRENCEVILLE NJ 08648 | 146000<br>109500<br>255500 | 0         | 255500   | 2              |
| 2018 | DIVERTY LLC<br>731 MAYFLOWER AVE<br>LAWRENCEVILLE NJ 08648 | 146000<br>109500<br>255500 | 0         | 255500   | 2              |
| 2017 | DIVERTY LLC<br>731 MAYFLOWER AVE<br>LAWRENCEVILLE NJ 08648 | 146000<br>109500<br>255500 | 0         | 255500   | 2              |
| 2016 | DIVERTY LLC<br>731 MAYFLOWER AVE<br>LAWRENCEVILLE NJ 08648 | 146000<br>109500<br>255500 | 0         | 255500   | 2              |

[\\*Click Here for More History.](#)

# **1645 Reed Road**

Block 91, Lot 25.02

Photos of Nuisance Conditions

Taken by: Robert B. English

5-20-2019



**TOWNSHIP OF HOPEWELL**  
MERCER COUNTY  
**DEPARTMENT OF HEALTH**  
201 Washington Crossing Farmington Road  
Trenton, NJ 08611-1410  
Phone: 609-775-0120 Fax: 609-775-0426 www.hopewellnj.org

**Public Health**  
HEALTH EDUCATION PROMOTION

*Shahar e 3 oop*

**FINAL NOTICE OF NUISANCE CONDITION**

Owner / Resident  
*Ken & Ruth (2)*  
*Peninsula NJ 08514*

Chief Officer / Resident

This office has conducted a compliance inspection to evaluate compliance with generally cited complaints regarding nuisance conditions in the above referenced property. A site inspection has been conducted and violations were again confirmed. They are as follows:

☒ **High Grass / Weeds in excess of six (6) inches.** At the time of inspection, grass and weeds were noted on the property in excess of six (6) inches. All grass and weeds shall be maintained below six (6) inches. Excess cuttings shall be removed from property.

☐ **Unsanitary Property.** At the time of inspection, structure(s) on the premises were unsanitary. The property shall be secured to prevent entry by unauthorized individuals or suspicious people.

☐ **Accumulations of Solid Waste.** At the time of inspection, solid waste was noted on the property.

The violations noted above shall be abated within five (5) days of notice, or no later than the date of the next inspection. A final notice will be sent one regular mail by means of certified mail to the owner. Failure to abate the violations may result in issuance of Municipal Court notice. Issuance of subsequent notices may result in more violations and increase fines on the lot.

Your attention to this notice is appreciated. For any comment call office at 609-775-0120 to discuss the matter. Your office hours are Monday through Friday, 8:30-4:30.

*[Signature]*  
Health Officer

# **1645 Reed Road**

Block 91, Lot 25.02

Photos of Nuisance Conditions

Taken by: Robert B. English

6-3-2019



201 Washington Crossing Pennsylvania Road  
Towson, New Jersey 08108-1410  
Phone: 908-717-4120 Fax: 908-717-4631 www.honorsville.org

**PublicHealth**  
HONORSVILLE, NEW JERSEY

5/6/2019 @ 10:25 AM

**NOTICE OF NUISANCE CONDITION**

Owner / Resident:  
Robert Jones (R)  
Rangeview 03594

Dear Owner / Resident,

This office has received a complaint regarding nuisance conditions at the above referenced property. A site inspection has been conducted and violations were confirmed. They are as follows:

☒ **High Grass / Weeds** in excess of ten (10) inches. At the time of inspection, grass and weeds were found on the property in excess of ten (10) inches. All grass and weeds shall be maintained below ten (10) inches. Excess cuttings shall be removed from property. Entire lot shall be cut & maintained

☐ **Discovered Property.** At the time of inspection, structure(s) on the premises were unoccupied. The property shall be occupied to prevent entry by unauthorized individuals or impulsive youth.

☐ **Accumulations of Solid Waste.** At the time of inspection, solid waste was noted on the property.

The violations noted above shall be abated within five (5) days of notice, or as otherwise noted. A notice will be sent via regular mail in future in addition to this notice. Failure to abate the violations may result in summons to Municipal Court and/or initiation of administrative actions to abate violations and remove waste at the lot.

Your attention to this matter is appreciated. You may contact this office at 908-717-4120 to discuss this notice. Township office hours are Monday through Friday, 9:30-4:30.

Robert Jones, MPT  
Health Officer

[New Search](#) [Mercer County Property Info](#)

Block: 91 Prop Loc: 1645 REED RD  
 Lot: 25.02 District: 1106 HOPEWELL TOWNSHIP  
 Qual: Class: 2

Owner: US BANK TRUST NA C/O RESICAP  
 Street: 3630 PEACHTREE RD NE 1500  
 City State: ATLANTA GA 30326

Square Ft: 3176  
 Year Built: 1991  
 Style:

Prior Block: Acct Num:  
 Prior Lot: Mtg Acct:  
 Prior Qual: Bank Code: 0  
 Updated: 12/12/18 Tax Codes: F01  
 Zone: R100 Map Page: 22

## Additional Information

Addl Lots:  
 Land Desc: 1.958 AC  
 Bldg Desc: 2SF/2AG/POOL  
 Class4Cd: 0  
 Acreage: 1.958  
 Sale Information

EPL Code: 0 0 0  
 Statute:  
 Initial: 000000 Further: 000000  
 Desc:  
 Taxes: 16882.20 / 0.00

Sale Date: 05/30/17 Book: 6288 Page: 615

Price: 100 NU#: 0

SrId Date Book Page Price  
 More Info 09/18/00 3912 157 310000

NU# Ratio Grantee  
 88.58 SAFDAR, MARIA & MOHAMMAD J/T

## TAX-LIST-HISTORY

| Year | Owner Information                                                                  | Land/Imp/Tot | Exemption | Assessed | Property Class |
|------|------------------------------------------------------------------------------------|--------------|-----------|----------|----------------|
| 2019 | US BANK TRUST NA C/O RESICAP<br>3630 PEACHTREE RD NE 1500<br>ATLANTA GA 30326      | 210800       | 0         | 590700   | 2              |
| 2018 | US BANK TRUST NA C/O CALIBER LOANS<br>13801 WIRELESS WAY<br>OKLAHOMA CITY OK 73134 | 210700       | 0         | 590700   | 2              |
| 2017 | SAFDAR MARIA & MOHAMMAD<br>1645 REED RD<br>PENNINGTON NJ 08534                     | 210700       | 0         | 590700   | 2              |
| 2016 | SAFDAR MARIA & MOHAMMAD<br>1645 REED RD<br>PENNINGTON NJ 08534                     | 210700       | 0         | 590700   | 2              |

[\\*Click Here for More History](#)

COURT I.D. 1106 PREFIX SCT COMPLAINT NUMBER 005140

Hopewell Township Municipal Court  
Mercer County  
201 Washington Crossing  
Pennington Road  
Titusville, NJ 08560-1410

The State of New Jersey  
vs.

Defendant's Name: First Initial Last  
US Bank Trust NA c/o Resicap  
Address  
3620 Peachtree Rd NE 1500 Atlanta  
State GA Zip Code 30326 Telephone  
Birth Date: Mo. Day Yr. Sex Eyes Height Restrictions  
Driver's License # State Exp. Date

STATE OF NEW JERSEY  
COUNTY OF MERCER

Complaining Witness: Robert B English  
of Hopewell Twp. Police Dept.  
(Identify Dept/Agency Represented) (Badge No.)  
Residing at 201 Wash Crossing Pen Rd.

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 6 3 2019  
Month Day Year Time  
in HOPEWELL TOWNSHIP 1106 County of MERCER N.J.

did commit the following offense: Allow lawn growth  
in excess of ten (10) inches

In violation of (one charge only) 16-7.2 (4) (Statute, Regulation or Ordinance Number)

LOCATION OF OFFENSE 11645 Describe Location Reed Rd.

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)

6/5/2019 (Date)

(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 (Signature of Judicial Officer)  
NO  
YES (Signature of Judge)  
NO

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.

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 WARRANT MAY BE ISSUED FOR YOUR ARREST.

NOTICE TO APPEAR  
COURT APPEARANCE REQUIRED COURT DATE Month Day Year Time AM PM  
6/5/2019 11 19 8:30 PM

(Date Summons Issued) (Signature of Person Issuing Summons)  
Complaint-Summons SF (September 2009)