



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 Caliber Loans – 13801 Wireless Way, Oklahoma City, OK 73134

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.

16-7.2(a)-14(a) – The existence of vacant building which is not adequately sealed, boarded up, or otherwise secured so as to preclude the entry of inquisitive minors or others.

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.

6/1/2018

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 **5/25/2018** 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	At the time of inspection, grass and weeds on the property were noted at a height in excess of ten (10) inches. 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.
16-7.2(a)-14(a)	At the time of inspection, the structure(s) on the property were unsecured. Abatement shall consist of adequately securing the structure to prevent access by unauthorized individuals or inquisitive youth.

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 **6/11/2018**. 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,

COPY
Robert 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.

6/12/2018

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:

Ordinance/Statute

Description of Violation and Abatement Action Needed

16-7.2(a)-6

At the time of inspection, grass and weeds on the property were noted at a height in excess of ten (10) inches. There was an attempt to cut the front lawn, but that effort was unsatisfactory and the remainder of the lot remains uncut.

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.

16-7.2(a)-14(a)

At the time of inspection, the structure(s) on the property were unsecured.

Abatement shall consist of adequately securing the structure to prevent access by unauthorized individuals or inquisitive youth.

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 **6/11/2018**. 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,

COPY

Robert English
Health Officer

1645 Reed Road

Block 91, Lot 25.02

Photos of Nuisance Conditions

Taken by: Robert B. English

5-25-2018



TOWNSHIP of HOPEWELL
MERCER COUNTY
DEPARTMENT OF HEALTH

201 Washington Crossing Pennsylvania Road
 Trenton, New Jersey 08646-1410
 Phone: 609.737.0137 Fax: 609.737.4636 www.hopewellnj.org

Public Health
 Protect. Promote. Prevent.

5/21/16 @ 1:15pm
 Filed in Person

NOTICE OF NUISANCE CONDITION

Owner / Resident
Robert D. English, Jr.
201 Washington Crossing Rd.

Date Owner / Resident, _____

This office has received a complaint regarding nuisance conditions on 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 noted 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.

☒ **Unsecured Property.** At the time of inspection, structure(s) on the premises were observed. The property shall be secured to prevent entry by unauthorized individuals or loquacious 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 case of refusal to abate in this notice. Failure to address the violations may result in summons to Municipal Court and/or initiation of administrative actions to abate violation and recover costs the law firm.

Your attention to this notice is appreciated. You may contact this office at 609.737.0137 to discuss this matter. Township office hours are Monday through Friday, 8:30-4:30.

Robert D. English, MPH
 Health Officer

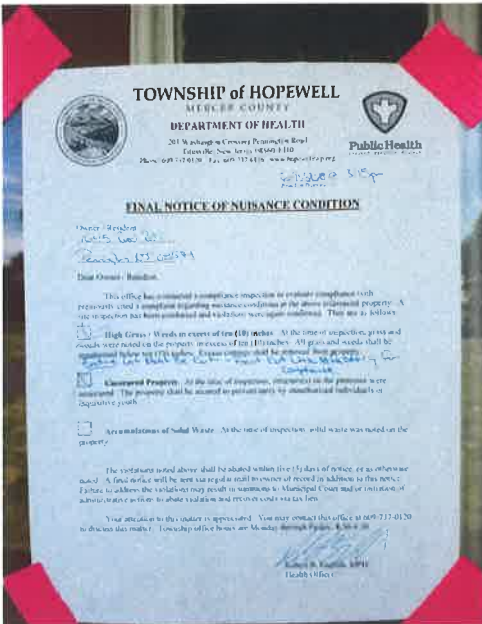
1645 Reed Road

Block 91, Lot 25.02

Photos of Nuisance Conditions

Taken by: Robert B. English

6-11-2018



1645 Reed Road

Block 91, Lot 25.02

Photos of Nuisance Conditions

Taken by: Robert B. English

6-25-2018



[New Search](#)

Block: **91** Prop Loc: **1645 REED RD** Owner: **US BANK TRUST NA C/O CALIBER LOANS** Square Ft: **3176**
 Lot: **25.02** District: **1106 HOPEWELL TOWNSHIP** Street: **13801 WIRELESS WAY** Year Built: **1991**
 Qual: Class: **2** City State: **OKLAHOMA CITY OK 73134** Style:
 Additional Information
 Prior Block: Acct Num: Addl Lots: EPL Code: **0 0 0**
 Prior Lot: Mtg Acct: Land Desc: **1.958 AC** Statute:
 Prior Qual: Bank Code: **0** Bldg Desc: **2SF/2AG/POOL** Initial: **000000** Further: **000000**
 Updated: **07/27/17** Tax Codes: **F01** Class4Cd: **0** Desc:
 Zone: **R100** Map Page: **22** Acreage: **1.958** Taxes: **16421.46 / 0.00**

Sale Date: **05/30/17** Book: **6288** Page: **615** Price: **100** NU#: **0**
 Sale Information

Sr	1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info		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 13801 WIRELESS WAY OKLAHOMA CITY OK 73134	210700	0	590700	2
2017	SAFDAR MARIA & MOHAMMAD 1645 REED RD PENNINGTON NJ 08534	210700	0	590700	2
2016	SAFDAR MARIA & MOHAMMAD 1645 REED RD PENNINGTON NJ 08534	210700	0	590700	2
2015	SAFDAR MARIA & MOHAMMAD 1645 REED RD PENNINGTON NJ 08534	210700	0	590700	2

[*Click Here for More History](#)

COURT I.D. 1106 PREFIX SCT COMPLAINT NUMBER 005136

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

Caliber Loans

Address 13901 Wireless Way City Oklahoma City

State OK Zip Code 73134 Telephone

Birth Date: Mo. Day Yr. Sex Eyes Height Restrictions

Driver's License #

State Exp. Date

STATE OF NEW JERSEY
COUNTY OF MERCER JSS:

Complaining Witness: Robert B English (Name)

of Hopewell Township Health Dept. (Identify Dept/Agency Represented) (Badge No.)

Residing at 201 Wash Cross 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 6-25-2018 12:00p

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(a)-6

(Statute, Regulation or Ordinance Number)

LOCATION OF OFFENSE 11645 Reed Road. Describe Location

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)

(Date) 6/29/2018

(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)

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 3:30 AM PM

6/29/2018 11645 Reed Rd

(Date Summons Issued) (Signature of Person Issuing Summons)

Complaint-Summons SF (September 2009)

COURT I.D. 1106 PREFIX SCT COMPLAINT NUMBER 005137

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

Caliber Loans

Address 13901 Wireless Way City Oklahoma City

State OK Zip Code 73134 Telephone

Birth Date: Mo. Day Yr. Sex Eyes Height Restrictions

Driver's License #

State Exp. Date

STATE OF NEW JERSEY
COUNTY OF MERCER JSS:

Complaining Witness: Robert B English (Name)

of Hopewell Township Health Dept. (Identify Dept/Agency Represented) (Badge No.)

Residing at 201 Wash Cross 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 6-25-2018 12:00p

in HOPEWELL TOWNSHIP 1106 County of MERCER N.J.

did commit the following offense:

Allow existence

of unsecured structure.

in violation of (one charge only) 16-7.2(c)-14a

(Statute, Regulation or Ordinance Number)

LOCATION OF OFFENSE 11645 Reed Rd. Describe Location

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)

(Date) 6/29/2018

(Signature of Person Administering Oath)

(Signature of Complaining Witness)

PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS:

COURT USE ONLY LAW/CODE ENFORCEMENT USE ONLY

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YES NO (Signature of Judicial Officer)

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6/29/2018 11645 Reed Rd

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