

Health Department
TOWNSHIP OF HOPEWELL
201 Washington Crossing Pennington Road
Titusville, New Jersey 08560-1410

RETURN SERVICE REQUESTED

176 Pleasant Valley Rd LLC
209 2nd Street
PO BOX 39
Lakewood, NJ 08701



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.hopewellhwp.org



Public Health
Prevent. Promote. Protect.

NOTICE OF NUISANCE CONDITION

Attn: Owner / Resident of: 176 Pleasant Valley Rd

Block / Lot: Block 52 Lot 73

Be advised this office has received a complaint regarding nuisance conditions at the above-referenced property. A site inspection has been conducted and violations of Hopewell Township Ordinance 16-7.2 were confirmed on May 23 2023. 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 unsecured. The property shall be secured to prevent entry by unauthorized individuals or inquisitive youth.

☐ **Dead trees/limbs.** At the time of inspection, dead trees or limbs were observed within 50 feet of an adjoining dwelling which will cause damage to property or structures.

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

The violation(s) noted above shall be abated within five (5) days of notice, or as otherwise noted. Notice will be sent via regular mail to the owner of record in addition to this posted notice. Failure to address the violations may result in summons to Municipal Court and/or initiation of administrative actions to abate the violation(s) and recover costs via tax lien.

Your attention to this matter is appreciated. You may contact this office at 609-737-0120 if you have any questions. Township office hours are Monday through Friday, 8:30am - 4:30pm.

Date Posted May 23 2023 at Premises

Dawn Marling, MPH

Health Officer

Tax Board ▶

Mod IV

New Search		Mercer County Property Info	
Block: 52	Prop Loc: 176 PLEASANT VALLEY RD	Owner: 176 PLEASANT VALLEY RD LLC	Square Ft: 2173
Lot: 73	District: 1106 HOPEWELL TOWNSHIP	Street: 209 2ND STREET BOX 39	Year Built: 1966
Qual: 2	Class: 2	City State: LAKEWOOD NJ 08701	Style:
Additional Information			
Prior Block:	Acct Num:	Add Lots:	EPL Code: 0 0 0
Prior Lot:	Mtg Acct:	Land Desc: 1.01AC	Statute:
Prior Qual:	Bank Code: 0	Bldg Desc: 1SF 10B	Initial: 000000 Further: 000000
Updated: 03/15/21	Tax Codes: F03	Class4Cd: 0	Desc:
Zone: MRC	Map Page: 1001	Acreage: 1.01	Taxes: 13490.19 / 0.00
Sale Information			
Sale Date: 06/04/18	Book: 6426 Page: 757	Price: 198100	NU#: 12
Sr1a	Date	Book	Page
TAX-LIST-HISTORY			
Year	Property Location	Land/Imp/Tot Exemption Assessed	Property Class
2022	176 PLEASANT VALLEY RD	225500 0 441000 2	
		215500	
		441000	
2021	176 PLEASANT VALLEY RD	225500 0 441000 2	
		215500	
		441000	
2020	176 PLEASANT VALLEY RD	225500 0 441000 2	
		215500	
		441000	
2019	176 PLEASANT VALLEY RD	225500 0 441000 2	
		215500	

Terms of Use

Rel 2022-1