

# TOWNSHIP OF MANALAPAN ZONING/CODE ENFORCEMENT

120 Route 522 & Taylors Mills Road, Manalapan, NJ 07726  
Fax (732) 446-0134

Code Enforcement/Zoning Officer  
NANCY DEFALCO  
(732) 446-8322  
ndefalco@mtnj.org

Asst. Code Enforcement/Zoning Officer  
SUZANNE M. KROHN  
(732) 446-8301  
skrohn@mtnj.org



October 12, 2017

U.S Bank NA, Trustee % Caliber  
13801 Wireless Way  
Oklahoma City, OK 73134

RE: Block 1413 Lot 22

To Whom It May Concern:

There are several property maintenance code violations on the property at this time. There are overgrown bushes and trees front rear and side, there is a downed and dead tree in the front yard, the fence is removed however the posts remain and the deck on the property that will need to be removed. These are all violations of Manalapan Township Code 176-22:

*Dangerously loose and overhanging objects, including but not limited to dead trees or tree limbs, accumulations of ice or any object, natural or man-made, which could threaten the health and safety of persons if caused to fall, or other similar dangerously loose and overhanging objects which, by reason of their location above ground level, constitute an actual hazard to persons or vehicles in the vicinity thereof.*

*Structurally unsound, loose, dangerous, crumbling, missing, broken, rotten or unsafe exterior portions of buildings or structures, including but not limited to porches, landings, balconies, stairways, handrails, steps, walls, overhangs, roofs, fences, supporting members, timbers, abutments, fire escapes, signs or loose, crumbling or falling bricks, stones, mortar or plaster.*

*The exterior of all premises, the exterior of structures and condition of accessory structures, including fences and walls of any type, shall be kept structurally sound, in good repair and free from defect and shall be maintained so that the appearance of the premises and structures shall not constitute a blighting factor for adjoining properties or the Township of Manalapan, such as but as but not limited to structural collapse, excessive peeling paint, graffiti, rotting or decay.*

*Properties with landscaping, lawns, hedges and bushes shall be kept from becoming overgrown and unsightly where exposed to public view and from becoming a blighting factor for adjoining properties of the Township of Manalapan. No lawn shall be permitted to grow up in excess of eight inches.*

*General maintenance. The exterior of every structure or accessory structure, including signs and fences, shall be maintained in good repair: The same shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other conditions reflective of deterioration or inadequate maintenance, to the end that the property itself may be preserved, safety and fire hazards eliminated and adjoining properties and the Township of Manalapan be protected from blighting influences.*

# **TOWNSHIP OF MANALAPAN ZONING/CODE ENFORCEMENT**

120 Route 522 & Taylors Mills Road, Manalapan, NJ 07726  
Fax (732) 446-0134

Code Enforcement/Zoning Officer

NANCY DEFALCO  
(732) 446-8322  
ndefalco@mtnj.org

Asst. Code Enforcement/Zoning Officer

SUZANNE M. KROHN  
(732) 446-8301  
skrohn@mtnj.org

Therefore you must have all these items be within compliance of the above referenced code no later than ten (10) days of this notice made to you. Failure will result in the Department of Public Works maintaining the property, placing a municipal tax lien on the property for all costs accrued.

Thank you for your cooperation in advance. Should there be questions or concerns please feel free to contact this office.

Thank you



Suzanne M. Krohn  
Asst. Zoning/Code Enforcement Officer