



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1001 71
REGULAR MAIL

August 1, 2025

Habz Zayn, LLC
19 Maritime Way
#19
Bayonne, NJ 07002

RE: **VIOLATION NOTICE - Overgrowth**
1 Hudson Road
Block 2302, Lot 5

Dear Property Owner:

This correspondence shall serve as a VIOLATION NOTICE regarding 1 Hudson Road in Budd Lake, NJ for failure to maintain the property in compliance with sections of Chapter 302, Property Maintenance of the Township Code with pictures (seen on pages 2-3) taken on August 1, 2025. These are as follow:

- 1. § 302-40 C(1) Landscaping. Landscaping of all premises shall be properly maintained, with lawns, hedges and bushes kept trimmed and from becoming overgrown and unsightly.**

Please ensure this matter is taken care of by August 11, 2025 to avoid enforcement proceedings by this office. Do not hesitate to contact me with any questions.

Sincerely,

Sara Murphy
Zoning Officer

Smurphy@mtolivetwp.org



TOWNSHIP OF MOUNT OLIVE

Department of Planning





TOWNSHIP OF MOUNT OLIVE

Department of Planning





TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0740 4029 32
REGULAR MAIL

March 18, 2025

Alan & Nancy Yasalonis
2 David Place
Flanders, NJ 07836

RE: Dead tree

Dear Mr. & Mrs. Yasalonis,

It has come to my attention that dead trees are located on your property (photo, right). Given its proximity to adjacent lots, this creates a potentially hazardous condition from falling branches or in the event the entire tree were to collapse.

Pursuant to the Township's property maintenance regulations as set forth in Chapter 302 of the Township Code under § 302-40 Exterior Maintenance, it is the property owner's responsibility to address such conditions. Subsection B(2) reads as follows:

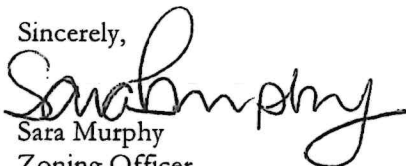
Natural growth: dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating condition or storm damage, constitute a hazard to persons in the vicinity thereof. (Trees shall be kept pruned and trimmed to prevent such conditions.)



I am sending this letter rather than an official violation notice in anticipation of your cooperation as soon as possible.

Thank you.

Sincerely,


Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1000 34
REGULAR MAIL

April 30, 2025

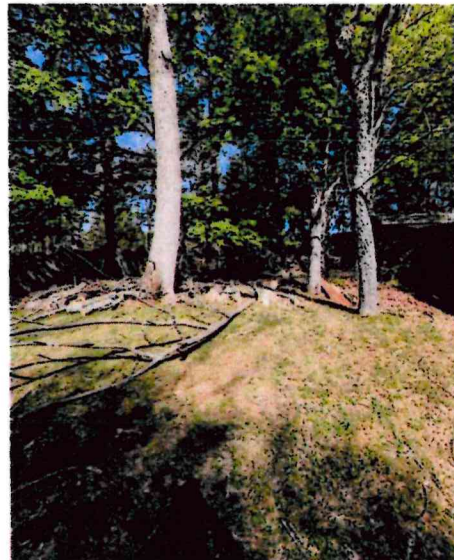
Cheick Diarra & Fanta Kamara
1 Sunset Drive
Budd Lake, NJ 07828

RE: Dead tree

Dear Cheick & Fanta:

It has come to my attention that dead trees and downed trees/branches are located on your property (photo, right). Given its proximity to adjacent lots, this creates a potentially hazardous condition from falling branches or in the event the entire tree were to collapse.

Pursuant to the Township's property maintenance regulations as set forth in Chapter 302 of the Township Code under § 302-40 Exterior Maintenance, it is the property owner's responsibility to address such conditions. Subsection B reads as follows:



- (1) Rubbish: brush, weeds, broken glass, stumps, roots, obnoxious growth, filth, garbage, trash, refuse and debris.
- (2) Natural growth: dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating condition or storm damage, constitute a hazard to persons in the vicinity thereof. (Trees shall be kept pruned and trimmed to prevent such conditions.)



TOWNSHIP OF MOUNT OLIVE

Department of Planning

I am sending this letter rather than an official violation notice in anticipation of your cooperation as soon as possible.

Thank you.

Sincerely,

Sara Murphy

Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9598 0710 5270 0740 4026 04
REGULAR MAIL

June 10, 2025

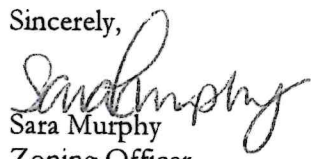
Eileen Finneran
Tracy Luz Etals
3 Hillery Drive
Flanders, NJ 07836

RE: Basement Water Discharge
3 Hillery Drive, Block 6300, Lot 17

Dear Eileen & Tracy:

It has come to the attention of this office that certain matter concerning basement water discharge has been navigating into neighboring yards. This letter is to inform you that in accordance with the Code in §343-11(B) basement sump pump discharge is an exception to the prohibited conduct suggesting that the spilling, dumping or disposal of materials other than stormwater to the municipal storm sewer system operated by the Township of Mount Olive is prohibited.

I trust this letter will be sufficient to have this matter addressed as promptly as possible going forward. Feel free to contact my office if you have any questions.

Sincerely,

Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
9589 0710 5270 0476 0986 76
RETURN RECEIPT REQUESTED

April 9, 2025

Helen Giles
4 David Place
Flanders, NJ 07836

RE: Dead trees

Dear Ms. Giles,

It has come to my attention that dead trees are located on your property (photos, right). Given its proximity to adjacent lots, this creates a potentially hazardous condition from falling branches or in the event the entire tree were to collapse.

Pursuant to the Township's property maintenance regulations as set forth in Chapter 302 of the Township Code under § 302-40 Exterior Maintenance, it is the property owner's responsibility to address such conditions. Subsection B(2) reads as follows:

Natural growth: dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating condition or storm damage, constitute a hazard to persons in the vicinity thereof. (Trees shall be kept pruned and trimmed to prevent such conditions.)



I am sending this letter rather than an official violation notice in anticipation of your cooperation as soon as possible.

Thank you.

Sincerely,


Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9598 0710 5270 0476 0988 43
REGULAR MAIL

May 2, 2025

David & Melissa Verrone
6 Jeffery Court
Flanders, Nj 07836

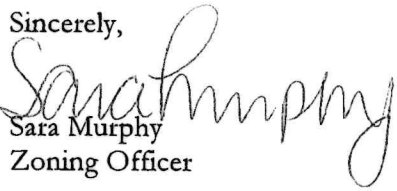
RE: Pool water discharge

Dear Mr. Ms. Verrone:

It has come to the attention of this office that certain matter containing swimming pool discharge has been navigating into neighboring yards. This letter is to inform you that in accordance with the code in §343-11(F) that pool water discharge is an exemption to the prohibited conduct suggesting that the spilling, dumping or disposal of materials other than stormwater to the municipal separate storm sewer system operated by the Township of Mount Olive is prohibited.

I trust this letter will be sufficient to have this matter addressed as promptly as possible going forward. Feel free to contact my office if you have any questions.

Sincerely,


Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 0988 50
REGULAR MAIL

May 16, 2025

Ljupco & Elena Paskoski
7 Shady Lane
Budd Lake, NJ 07828

RE: Zoning Violation; 7 Shady Lane, Budd Lake NJ 07828

Dear Mr. & Ms. Paskoski,

It has come to my attention that a fence was installed on this property that does not meet the criteria of our ordinance §550-82(7) The finished side of a fence shall face adjoining properties. Fence posts that are unfinished, and any other structural component of the fence, shall be installed facing the subject property rather than an adjoining property. Also, a zoning permit will need to be obtained prior to removing and re-installing a new fence.

The letter comes is in lieu of a violation notice. Please ensure to obtain a zoning permit, reconstruct the fence so that all posts and footings shall be located within the boundaries of your lot and that the finished side of the fence shall face outward to avoid enforcement proceedings by this office. Feel free to contact me if you have any questions.

Sincerely,


Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

REGULAR MAIL

August 4, 2025

Said Ismail
416 Chapman Court
Hackettstown, NJ 07840

RE: **VIOLATION NOTICE - Lawn**
10 Second Street
Budd Lake, NJ 07828
Block 3105, Lot 2

Dear Mr. Ismail:

This correspondence shall serve as a VIOLATION NOTICE regarding 10 Second Street in Budd Lake, NJ for failure to maintain the property in compliance with sections of Chapter 302, Property Maintenance of the Township Code with pictures (right) taken on May 30, 2025. These are as follow:

- 1. § 302-40 C(1) Landscaping. Landscaping of all premises shall be properly maintained, with lawns, hedges and bushes kept trimmed and from becoming overgrown and unsightly.**

Please ensure this matter is taken care of by August 13, 2025 to avoid enforcement proceedings by this office. Do not hesitate to contact me with any questions.

Sincerely,

Sara Murphy
Zoning Officer
Smurphy@mtolivetwp.org



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 0986 83
REGULAR MAIL

April 22, 2025

Jamie Evelyn Kokoszka
14 Center Street
Budd Lake, NJ 07828
B. 3300, L. 5

RE: Property Maintenance Violation (Debris); Zoning Violation (trailer)

Dear Ms. Kokoszka,

My office received a complaint regarding the piles of debris in your yard and trailer being used as living quarters on the same property.

§302-40(B)



Free of hazards and unsanitary conditions. The exterior of the premises and all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises and shall be kept free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free from hazards, which include but are not limited to the following: (1) Rubbish: brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash, refuse and debris

§550-97(B)(1): It shall be unlawful for anyone to use a trailer as a place of abode or as a dwelling or sleeping place within the limits of the Township of Mount Olive, except as provided by the zoning provisions of this chapter and as hereinafter provided and with the prior permission of the Mayor of Mount Olive Township.





TOWNSHIP OF MOUNT OLIVE

Department of Planning

Please ensure the removal of debris and trailer are done by Wednesday, May 7, 2025 to avoid enforcement proceedings by this office. Feel free to contact me if you have any questions.

Sincerely,

Sara Murphy

Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1000 41
EMAIL

May 29, 2025

New Jersey Community & Property Redevelopment
c/o Joe Otero
399 Campus Drive
Somerset, NJ 08873
Joe@newjerseycpr.org

RE: VIOLATION NOTICE

14 Harwich Road
Flanders NJ 07836
Block 6403, Lot 18

Dear Mr. Otero:

This correspondence shall serve as a VIOLATION NOTICE regarding 14 Harwich Road in Flanders, NJ for failure to maintain the property in compliance with various sections of Chapter 302, Property Maintenance of the Township Code. These are as follows:

1. § 302-40 C(1) Landscaping. Landscaping of all premises shall be properly maintained, with lawns, hedges and bushes kept trimmed and from becoming overgrown and unsightly.

Overgrown grass and hedges in the backyard will need to be attended to. (photo's 1 & 2)

2. § 302-40, C(2) Natural growth: dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating condition or storm damage, constitute a hazard to persons in the vicinity thereof. (Trees shall be kept pruned and trimmed to prevent such conditions.)

A large tree in the rear yard requires removal or trimming to prevent a recurrence of branches dropping on the neighboring property. This has occurred in the past and again recently (photo 3 below).

Also, the dumpster in the driveway as seen in photo 1 has been full and will need to be addressed to ensure that no debris will be falling into neighboring yards. The photos included herein were taken on Tuesday, May 27, 2025 at the premises. Please address the landscaping and dumpster issues no later than Friday, June 5, 2025. Failure to do will result in the issuance of one or more summonses by this office. Please address the tree issues no later than Friday, June 27, 2025

Please do not hesitate to contact me with any questions.

Sincerely,

Sara Murphy
Zoning Officer
Smurphy@mtolivetwp.org



TOWNSHIP OF MOUNT OLIVE

Department of Planning



Photo 1



Photo 2



Photo 3



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1003 00

June 4, 2025

Andrew & Laurie Harissiadis
15 First Street
Budd Lake, NJ 07828

RE: Pool water discharge

Dear Mr. Ms. Harissiadis:

It has come to the attention of this office that certain matter containing swimming pool discharge has been navigating into neighboring yards. This letter is to inform you that you will no longer be able to drain your pool into the roadway due to the severe pooling in the roadway it has caused, unless the issue can be lessened in any way.

I trust this letter will be sufficient to have this matter addressed as promptly as possible going forward. Feel free to contact my office if you have any questions.

Sincerely,

Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1002 01
REGULAR MAIL

July 24, 2025

Jonathan Christian Toribio Pizango

18 Orchard Street

B. 3308, L. 11

RE: Zoning Violation (chickens/unauthorized chicken coop)

Dear Mr. Pizango:

My office received a complaint regarding the chickens at 18 Orchard Street. After a site inspection was completed on July 23, 2025 (photo, right) you are in violation of §550-89(A)(1) which reads as follows:

§550-89(A)(1): Pastoral Animals: Pastoral animals may be maintained in any zone, provided that a minimum lot size of one acre exists for the first animal and that the lot size is increased an additional 1/2 acre for each additional animal, and further provided that said stable or coop shall conform to the setback requirement for the zone wherein it is located. For the purposes of this chapter, five fowl shall be the equivalent



of one pastoral animal.

Please ensure the removal of the chickens are done by August 14, 2025 and failure to do so will result in the issuance of a Municipal Court summons. Feel free to contact me if you have any questions.

Sincerely,

Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1002 70
REGULAR MAIL

July 11, 2025

Kimberly & Jonathan Arias
19 Brewster Place
B. 6403, L. 12

RE: Zoning Violation (chickens/unauthorized chicken coop)

Dear Mr. & Ms. Arias:

My office received a complaint regarding the chickens at 19 Brewster Place. After a site inspection was completed on July 11, 2025 (photo, right) you are in violation of §550-89(A)(1) which reads as follows:

§550-89(A)(1): Pastoral Animals: Pastoral animals may be maintained in any zone, provided that a minimum lot size of one acre exists for the first animal and that the lot size is increased an additional 1/2 acre for each additional animal, and further provided that said stable or coop shall conform to the setback requirement for the zone wherein it is located. For the purposes of this chapter, five fowl shall be the equivalent of one pastoral animal.



I have also included in this letter a violation notice sent in August of 2024 from the former Zoning Officer making you aware of the ordinance regarding chickens, and your zoning permit granting approval to convert the unauthorized coop into a shed, which was not done as seen in photos below taken on July 11, 2025.

Please ensure the removal of the chickens are done by July 25, 2025 and failure to do so will result in the issuance of a Municipal Court summons. Feel free to contact me if you have any questions.

Sincerely,


Sara Murphy
Zoning Officer

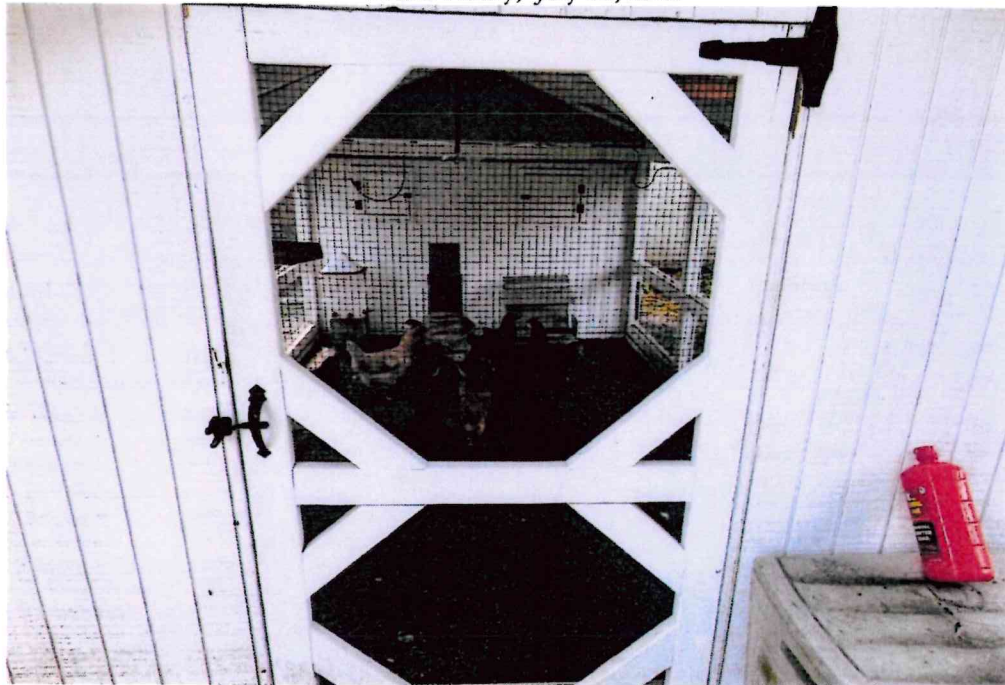


TOWNSHIP OF MOUNT OLIVE

Department of Planning



Taken Friday, July 11, 2025



Taken Friday, July 11, 2025

204 FLANDERS DRAKESTOWN ROAD BUDD LAKE NJ 07828

DEPARTMENT OF PLANNING 973.691.0900 #7313

smurphy@mtolivetwp.org



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 0961 84
REGULAR MAIL

August 3, 2024

Jonathan Arias
19 Brewster Place
Flanders, NJ 07836

RE: VIOLATION NOTICE
unauthorized chicken coop
19 Brewster Place
Block 6403, Lot 12

Dear Mr. Arias:

It has come to my attention that you have installed a roofed structure to house chickens on the above-referenced property as documented in the photo, right provided to my office by the Construction Code Official.



Pursuant to § 550-89A(1) of the Township's Land Use Ordinance, you must have a minimum land area of one acre (43,560 sq. ft.) to have a pastoral animal, which includes chickens (fowl). Your property, Lot 12, comprises 9,305 sq. ft. (0.21 ac.) and therefore does not meet the minimum lot area threshold.

Please also be advised that any structure must be authorized with a Zoning Permit issued by this office. Please bring the property into compliance no later than Friday, September 20, 2024. Failure to do so will result in the issuance of a Municipal Court summons.

Sincerely,

Chuck McGroarty, PP/AICP
Director of Planning / Zoning Officer

c: Frank Baguiao, Construction Code Official



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1000 72

June 10, 2025

Emily & Kimberly Folino
21 Tinc Road
Flanders, NJ 07836

RE: VIOLATION NOTICE - Lawn
21 Tinc Road
Block 5300, Lot 65

Dear Emily & Kimberly,

This correspondence shall serve as a VIOLATION NOTICE regarding 21 Tinc Road in Flanders, NJ for failure to maintain the property in compliance with sections of Chapter 302, Property Maintenance of the Township Code with pictures (right) taken on June 10, 2025. These are as follow:

1. § 302-40 C(1)
Landscaping.
Landscaping of all premises shall be properly maintained, with lawns, hedges and bushes kept trimmed and from becoming overgrown and unsightly.



Please ensure this matter is taken care of by Sunday, June 15, 2025 to avoid enforcement proceedings by this office. Do not hesitate to contact me with any questions.

Sincerely,

Sara Murphy
Zoning Officer
Smurphy@mtolivetwp.org



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1007 99
REGULAR MAIL

June 26, 2025

Paul Flowerman & Joshua Etal
22 Chestnut Way
Flanders, NJ 07836

RE: VIOLATION NOTICE
22 Chestnut
Block 4600, Lot 6.25

Dear Property Owner::

This correspondence shall serve as a VIOLATION NOTICE regarding the uncut lawn at 31 Park Place in Mount Olive Township. In accordance with the Township's Property Maintenance regulations at § 302-40, C(1), cited below, the lawn area must be kept trimmed.

C. Appearance of exterior of the premises or structures.

(1) Landscaping. Landscaping of all premises shall be properly maintained, with lawns, hedges and bushes kept trimmed and from becoming overgrown and unsightly.

Please address this matter no later than Monday July 3 to avoid enforcement action by way of a Municipal Court summons.

Feel free to contact my office with any questions.

Sincerely,

Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning





TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1000 27
REGULAR MAIL

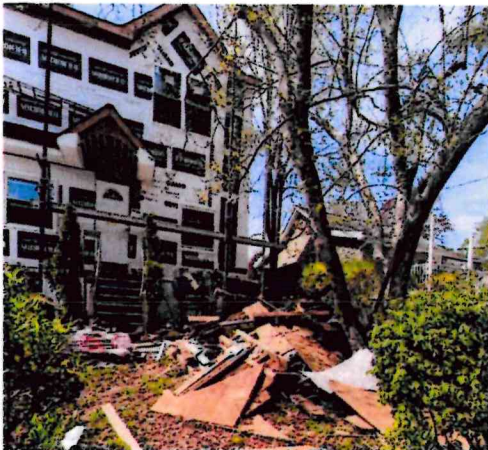
April 30, 2025

Edward Drew & Melviena Miller
22 Whippoorwill Road
Budd Lake, NJ 07828
B. 2200, L. 22

RE: Property Maintenance Violation (Debris)

Dear Mr. Drew and Ms. Miller,

My office received a complaint regarding the piles of debris in your yard. Please see below for reference, and ordinance regarding exterior property maintenance:



§302-40(B)

Free of hazards and unsanitary conditions. The exterior of the premises and all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises and shall be kept free of unsanitary

conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises

free from hazards, which include but are not limited to the following: (1) Rubbish: brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash, refuse and debris



Please ensure the removal of debris is done by Thursday, May 8, 2025 to avoid enforcement proceedings by this office. Feel free to contact me if you have any questions.

Sincerely,

Sara Murphy
Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1003 17
REGULAR MAIL

August 4, 2025

Mieczyslaw & Bozena Wojtowicz
23 Forest Road
Block 3206, Lot 10

RE: 2ND VIOLATION NOTICES (chickens)

Dear Mr. & Ms. Wojtowicz:

This letter services as a 2nd **Violation Notice** regarding the request to remove the chickens violating ordinance §550-89(A)(1). See pictures on page 2 taken on August 4, 2025. See ordinance below to serve as a reminder:

§550-89(A)(1): Pastoral Animals: Pastoral animals may be maintained in any zone, provided that a minimum lot size of one acre exists for the first animal and that the lot size is increased an additional 1/2 acre for each additional animal, and further provided that any such animal must be provided with a stable or coop under a roof of at least 100 square feet per animal, and further provided that said stable or coop shall conform to the setback requirement for the zone wherein it is located. For the purposes of this chapter, five fowl shall be the equivalent of one pastoral animal.

Failure to remove the chickens by August 19, 2025 will result in the issuance of one or more summonses for each day the violations continue past that date. Feel free to contact me if you have any questions.

Sincerely,


Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning



204 FLANDERS DRAKESTOWN ROAD BUDDY LAKE NJ 07828

DEPARTMENT OF PLANNING 973.691.0900 #7313

smurphy@mtolivetwp.org



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1001 19
REGULAR MAIL

Page 1 of 2: 23 Renault Drive Violation Notice

May 28, 2025

Kimberly A. Jack
Mayra Garcia
23 Renault Drive

RE: VIOLATION NOTICE

Dear Kimberly & Mayra:

My office has received a complaint regarding parking inoperable vehicles on your property, as seen in pictures below taken on May 27, 2025. This letter services as a violation notice to bring your property in accordance with the Township's ordinance regarding property maintenance, specifically §304-40(6) Motor Vehicles:

- (a) No inoperable motor vehicle, currently unregistered motor vehicle or motor vehicle without a current valid license plate or a current inspection sticker shall be parked, stored, or left on any property for more than one week, unless such vehicle is:
 - 1. Kept inside a garage or other enclosed building;
 - 2. Entirely screened from public view by way of a fence; or
 - 3. Underneath a car cover.
- (b) Parking of motor vehicles on lawns or pervious areas of yards is prohibited, except as follows:
 - 1. For temporary emergency parking not to exceed 24 hours; or
 - 2. For parking of recreation vehicles whereby the parked recreation vehicle has each of its supporting tires and/or jack points positioned on a patio block or other equivalent impervious surface material.

Please have all vehicles removed from property or enclosed properly by June 12, 2025 to avoid enforcement proceedings by this office. Feel free to reach out to my office with any questions.

Sincerely,

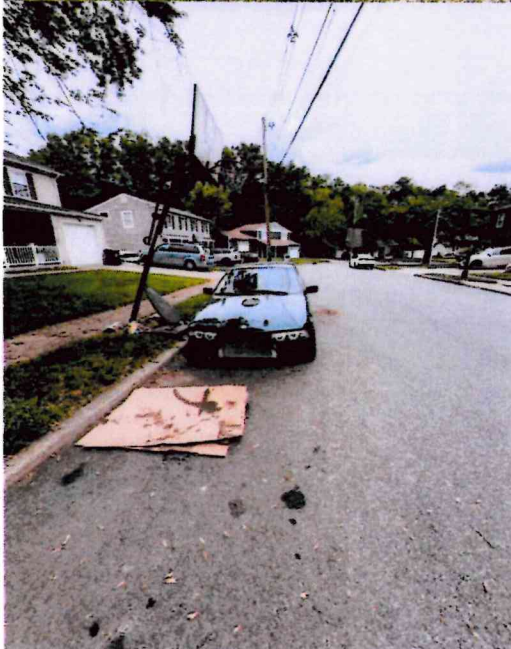
Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

Page 2 of 2: 23 Renault Drive Violation Notice



204 FLANDERS DRAKESTOWN ROAD BUDD LAKE NJ 07828

DEPARTMENT OF PLANNING 973.691.0900 #7313

smurphy@mtoliverwp.org



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1000 10
REGULAR MAIL

April 30, 2025

Jeffrey & Catherine Troup
26 Hillside Avenue
B. 5600, L. 15

RE: Zoning Violation (chickens/retail sales of chickens)

Dear Troup Family:

My office received a complaint regarding the chickens and chicken sales being conducted at 26 Hillside Avenue. There are two violations regarding this matter, which is having chickens on an undersized lot and conducting retail services in a residential zone. Please see below for reference:

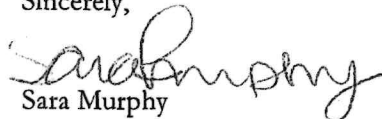
§550-89(A)(1): Pastoral Animals: Pastoral animals may be maintained in any zone, provided that a minimum lot size of one acre exists for the first animal and that the lot size is increased an additional 1/2 acre for each additional animal, and further provided that any such animal must be provided with a stable or coop under a roof of at least 100 square feet per animal, and further provided that said stable or coop shall conform to the setback requirement for the zone wherein it is located. For the purposes of this chapter, five fowl shall be the equivalent of one pastoral animal.

§550-101(E)(1)(2): R-1 Residential district permitted principal uses (a) detached dwellings, (b) public uses (c) antennas for wireless communication services.

Permitted accessory uses (a) private garages, (b) parking areas (c) tennis courts (d) private residential swimming pools with detached dwellings (e) other uses associated with the above uses, provided that such accessory uses are subordinate to the principal use, do not change the character of the principal use and serve only the principal use.

Please ensure the removal of the chickens, and all retails business is done by May 30, 2025 to avoid enforcement proceedings by this office. Feel free to contact me if you have any questions.

Sincerely,


Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1007 82
EMAIL

June 3, 2025

Ruben & Alicia Esguerr
27 Crestwood Circle
Budd Lake, NJ 07828

RE: **VIOLATION NOTICE - Lawn**
27 Crestwood Circle
Budd Lake, NJ 07828
Block 4110, Lot 14

Dear Mr. & Ms. Esguerr:

This correspondence shall serve as a VIOLATION NOTICE regarding 27 Crestwood Circle in Budd Lake, NJ for failure to maintain the property in compliance with sections of Chapter 302, Property Maintenance of the Township Code with pictures (right) taken on May 30, 2025. These are as follow:

- 1. § 302-40 C(1) Landscaping.**
Landscaping of all premises shall be properly maintained, with lawns, hedges and bushes kept trimmed and from becoming overgrown and unsightly.

Please ensure this matter is taken care of by Saturday, June 7, 2025 to avoid enforcement proceedings by this office. Do not hesitate to contact me with any questions.

Sincerely,

Sara Murphy
Zoning Officer
Smurphy@mtolivetwp.org





TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
9589 0710 5270 0476 1002 63
RETURN RECEIPT REQUESTED
REGULAR MAIL

July 15, 2025

Cecilia Carbonell
29 Church Street
Budd Lake, NJ 07828

RE: **VIOLATION NOTICE – 2nd NOTICE**
29 Church Street
Block 3201, Lot 40

Dear Ms. Carbonell:

It has come to my attention that the tree trimming or removal has not been addressed and this correspondence shall serve as a **SECOND VIOLATION NOTICE** regarding 29 Church Street for failure to maintain the property in compliance with sections of Chapter 302, Property Maintenance of the Township Code. These are as follows:

1. § 302-40, C(2) Natural growth: dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating condition or storm damage, constitute a hazard to persons in the vicinity thereof. (Trees shall be kept pruned and trimmed to prevent such conditions.)

A large tree in the rear yard requires removal or trimming to prevent branches dropping on the neighboring property.

If you do not address this issue by Friday, August 1, 2025, you will be issued a summons to appear with the Municipal Court. Please do not hesitate to contact me with any questions.

Sincerely,

Sara Murphy
Zoning Officer

Smurphy@mtolivetwp.org



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1001 33
REGULAR MAIL

June 26, 2025

Johnathan Bamber
31 Park Place
Flanders, NJ 07836

RE: VIOLATION NOTICE
31 Park Place
Block 5800, Lot 38

Dear Mr. Bamber:

This correspondence shall serve as a VIOLATION NOTICE regarding the uncut lawn at 31 Park Place in Mount Olive Township. In accordance with the Township's Property Maintenance regulations at § 302-40, C(1), cited below, the lawn area must be kept trimmed.

C. Appearance of exterior of the premises or structures.

(1) Landscaping. Landscaping of all premises shall be properly maintained, with lawns, hedges and bushes kept trimmed and from becoming overgrown and unsightly.

Please address this matter no later than Monday July 3 to avoid enforcement action by way of a Municipal Court summons.

Feel free to contact my office with any questions.

Sincerely,

Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1000 58
REGULAR MAIL

May 28, 2025

Russell & Roberta Dugan
6 South Third Avenue
Mine Hill, NJ 07803

RE: VIOLATION NOTICE
53 Woodbine Avenue
Budd Lake, NJ 07828
Block 3911, Lot 8

Dear Mr. & Ms. Dugan:

This correspondence shall serve as a VIOLATION NOTICE concerning the conditions at 53 Woodbine Avenue in Mount Olive Township and is sent to you as the owner of record of said property. The debris on the driveway as documented in the photos below taken on Tuesday, May 27, 2025 constitute a violation of § 302-40 B (1) of the Township's Property Maintenance Code which reads as follows:

B. Free of hazards and unsanitary conditions. The exterior of the premises and all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises and shall be kept free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free from hazards, which include but are not limited to the following:

(1) Rubbish: brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash, refuse and debris.

In addition, the trailer and boat must be screened from view per § 550-56L (2) of the Township's Land Use Code, as follows:

One commercial vehicle with a gross vehicle weight not to exceed 14,500 pounds and/or a commercial trailer not to exceed 22 feet in length may be maintained in a residential zone.



TOWNSHIP OF MOUNT OLIVE

Department of Planning

(a) Screening shall consist of wood fencing from six to eight feet in height or evergreen trees no lower than eight feet in height appropriately screening the vehicles parked therein. Said screening shall be set back from the public road and be even either with the front of the building or the front yard setback requirements in that particular zone, whichever is the greater setback. Said screening shall be installed within 30 days of the effective date of the chapter.

(b) The commercial vehicle must be owned, leased or used actively by the resident of the premises.

(c) Storage space for commercial vehicles on residential property shall not cover more than 50% of the land available for parking under the provisions of this chapter.

(d) Vehicles must be kept in good condition, and no unsightly or offensive conditions may be maintained on the property.

With respect to the debris, please ensure this is removed by Friday, June 6, 2025. With respect to the trailer and boat, please have it removed by Friday, June 14, 2025 or submit a zoning permit application to this office with the screening specifications by that same date.

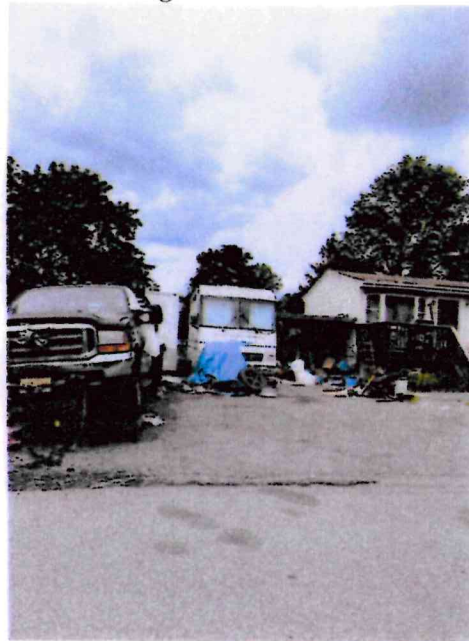
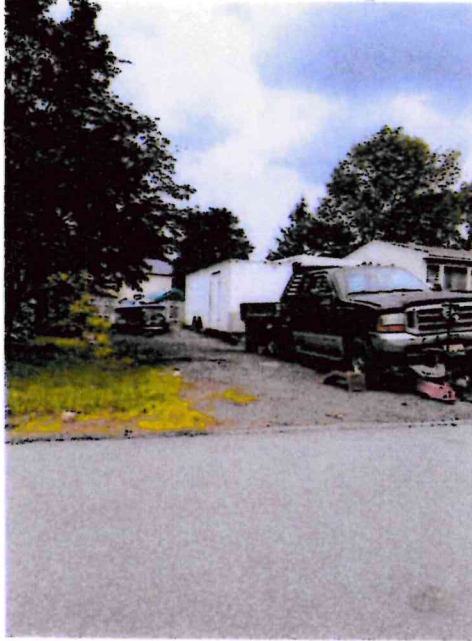
Sincerely,

Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning





TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1003 24
REGULAR MAIL

August 4, 2025

Thomas Bubryckie
141 Stephens Park Road
Hackettstown, NJ 07840

RE: 2ND VIOLATION NOTICE

Dear Mr. Bubryckie:

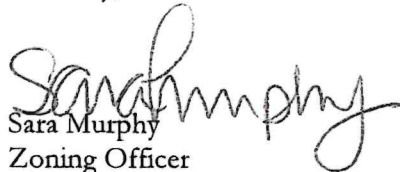
It has come to my attention, and after a site inspection conducted on August 4, 2025 that the excess material and trucks/commercial vehicles on your property at 141 Stephens Park Road continue to be in violation.

As you are aware, per §550-56(L) *only one commercial vehicle not exceeding 14,500 lbs. or one commercial trailer not larger than 22 ft. in length is permitted within the residential zones of the Township. Further, that vehicle or trailer must be screened entirely from public view.* The truck, trailers and commercial vehicles on the property seen in the pictures on pages 2-3 are not in compliance. The material seen in pictures below shall be removed as well, as outdoor storage is not permitted in the RR-AA zone per §550-101.

Furthermore, based on my inspection, it looks like fill had been brought in without obtaining a permit pursuant to §334-3(A) *No person shall deposit or place soil/fill material, or cause, allow or permit soil/fill to be placed on any property in the Township of Mount Olive unless a permit is issued by the Township and any other applicable county, state or federal approvals or permit is obtained.*

Please remove all commercial vehicles, trailers and storage from this property, or in the alternative, provide the appropriate screening to be even either with the front of the building or the front yard setback requirement (50 ft.) whichever is the greater setback for either one vehicle or trailer no later than August 20, 2025. Please obtain a soil/fill permit from the Department of Public Works regarding fill seen on the property. Failure to do so will result in the issuance of one or more summonses, possibly for each day the violations continue past that date. Feel free to contact me if you have any questions.

Sincerely,


Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning





TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 0986 52
REGULAR MAIL

April 9, 2025

Thomas Bubryckie
141 Stephens Park Road
Hackettstown, NJ 07840

RE: VIOLATION NOTICE

Dear Mr. Bubryckie:

My office has received a complaint regarding the excess material and trucks on your property at 141 Stephens Park Road. Please note that only one commercial vehicle not exceeding 14,500 lbs. or one commercial trailer not larger than 22 ft. in length is permitted within the residential zones of the Township. Further, that vehicle or trailer must be screened entirely from public view. The truck, trailers and commercial vehicles on the property seen in the picture to the right are not in compliance. The material seen in pictures on the right and below shall be removed as well, as outdoor storage is not permitted in the



RR

-

A

A zone.

Please remove all commercial vehicles, trailers and storage from this property, or in the alternative, provide the appropriate screening which shall consist of wood fencing



TOWNSHIP OF MOUNT OLIVE

Department of Planning

from six to eight feet in height or evergreen trees no lower than eight feet in height set back from the public road and be even either with the front of the building or the front yard setback requirement (50 ft.) whichever is the greater setback for either one vehicle or trailer no later than April 30, 2025. Failure to do so will result in the issuance of one or more summonses.

Feel free to contact my office if you wish to discuss this matter.

Sincerely,


Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1001 02
EMAIL
REGULAR MAIL

June 26, 2025

Budd Lake Properties
151 Route 46
Budd Lake, NJ 07828
Sammarazinc1@aol.com

RE: VIOLATION NOTICE
151 Route 46
Block 4100, Lot 59

Dear Property Owner:

It has been brought to my attention that the property at 151 Route 46 consists of the following violation and this correspondence shall serve as a VIOLATION NOTICE for:

1. Parking numerous inoperable and not properly registered vehicles at the above-mentioned property in violation of §302-406(A) of The Township's Land Use Ordinance which states no inoperable motor vehicle, currently unregistered motor vehicle or motor vehicle without a current license plate or current inspection sticker shall be parked or stored or left on any property for more than one week.
2. By keeping the vehicles on site in the parking lot this is considered outdoor storage, which is inconsistent with §550-103A(2) where outdoor storage is not permitted as an accessory use in the C1 district. Cars pictures on pages 2-3 taken on June 26, 2025.
3. Using the 2nd floor as an apartment for residential use, which is inconsistent with §550-103A where apartments are not permitted in the C1 district as either a principal or accessory use.

I entrust that you will address these matters regarding the vehicles prior to July 9, 2025 and the apartment by July 28 to avoid further enforcement by this office. Please do not hesitate to reach out to my office with any questions.

Sincerely,

Sara Murphy
Zoning Officer
973.691.0900 ext. 7313
Smurphy@mtolivetwp.org



TOWNSHIP OF MOUNT OLIVE

Department of Planning





TOWNSHIP OF MOUNT OLIVE

Department of Planning





TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 0959 96
REGULAR MAIL

March 5, 2025

Rod Fleet Auto Repair
152-156 Route 46
Budd Lake, NJ 07828

RE: New Business / Signs

To Whom It May Concern:

It has come to my attention that a there is a new business operating at 152-156 Route 46 as an Auto Repair Shop without obtaining a Zoning Permit.

Pursuant to the Township's Land Use Ordinance as set forth in Chapter 550 of the Township Code under § 550-23 A zoning permit shall be issued by the

Zoning Officer before the issuance of either a certificate of occupancy to a new occupants of an existing building or portions of an existing building or before the issuance of a building permit.



You can find this section of the Township Code via the following link:

<https://ecode360.com/29933073>

Also, please be advised you must have a temporary commercial sign permit to display the



TOWNSHIP OF MOUNT OLIVE

Department of Planning

banner and blade-type signs currently along the frontage of the above-referenced property pursuant to the Township's sign regulations set forth in § 550-95 of the Mount Olive Land Use Ordinance as seen in link below:

<https://ecode360.com/29934947>



I am sending this letter in lieu of a formal Violation Notice in anticipation of your prompt cooperation of your Zoning Permit Application. If, however, this is not obtained by Friday, March 14, 2025 a summons will be issued by this office to bring the matter to Municipal Court.

Attached is a Zoning Permit Application, as well as an application for a temporary sign permit.

Please feel free to contact me if you have any questions.

Sincerely,


Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1008 36

June 10, 2025

High Class Landscape & Tree, LLC
c/o John Vargas
195 South Hillside Avenue
Succasunna, NJ 07876

RE: VIOLATION NOTICE
164 Stephens Park Road
Block 800, Lot 37

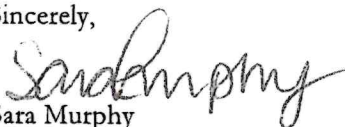
Dear Mr. Vargas:

This correspondence shall serve as a VIOLATION NOTICE for utilizing a trailer located on Lot 37 in Block 800 (164 Stephens Park Road) as a permanent residence. Pursuant to § 550-97 of the Township's Land Use Ordinance the use of a trailer as a place of abode or as a dwelling or sleeping place is prohibited unless authorized by the Township's Mayor under circumstances associated with fire, storm or a calamity.



Please ensure these situations are addressed immediately. Failure to do so will result in enforcement action.

Sincerely,


Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
5859 0710 5270 0476 1002 94
REGULAR MAIL

July 11, 2025

Michael & Margaret Onorato
170 Mount Olive Road
Flanders, NJ 07836

RE: Tree

Dear Michael & Margaret:

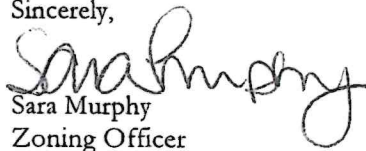
It has come to my attention that an overgrowth of the tree on your property is causing a sight & traffic issue on the roadway (photo, right). Pursuant to the Township's property maintenance regulations as set forth in Chapter 302 of the Township Code under § 302-40 Exterior Maintenance, it is the property owner's responsibility to address such conditions. Subsection B reads as follows: "Free of hazards and unsanitary conditions. The exterior of the premises and all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises and shall be kept free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free from hazards, which include but are not limited to the following:



Natural growth: dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating condition or storm damage, constitute a hazard to persons in the vicinity thereof. (Trees shall be kept pruned and trimmed to prevent such conditions.)

I am sending this letter rather than an official violation notice in anticipation of your cooperation as soon as possible. Thank you.

Sincerely,


Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1001 26
REGULAR MAIL

June 23, 2025

Sefer & Padisa Dauti
174 Crease Road
Budd Lake, NJ 07828
Block 1000, Lot 7
RE: Property Maintenance Violation (Debris) 2ND NOTICE

Dear Sefer & Padisa,

A follow up to your property was carried out on June 23, 2025 from a letter sent on June 10, 2025 where the debris and trash remain (pictures seen on page 2 taken June 23, 2025). This letter is regarded as a **2nd Violation Notice** based on the Ordinance below:

§302-40(B)

Free of hazards and unsanitary conditions. The exterior of the premises and all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises and shall be kept free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free from hazards, which include but are not limited to the following: (1) Rubbish: brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash, refuse and debris

Please ensure the removal of debris and garbage is removed from your property by July 1, 2025 to avoid a summons. Feel free to contact me if you have any questions.

Sincerely,

Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning





TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1002 56
REGULAR MAIL

July 15, 2025

Kenneth & Amy Jarvis
181 Flanders-Netcong Road
Flanders, NJ 07836

RE: Carport

Dear Kenneth & Amy:

It has come to my attention that a carport has been installed on your property without obtaining a zoning permit as seen in picture (right). Pursuant to the Township's Land Use regulations as set forth in Chapter 550 of the Township Code under § 550-23 Zoning Permits:

"No site improvements, such as but not limited to additions, patios, decks, fences, detached garages, sheds, excavation or construction of public or private improvements, shall be commenced except in conformance with this chapter in accordance with plat approvals and the issuance of required permits."



I am sending this letter in anticipation of your cooperation as soon as possible. Thank you.

Sincerely,

Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1002 18
REGULAR MAIL

July 28, 2025

Ciarra & Patricio Vilorio
213 Sand Shore Road
Budd Lake, NJ 07828

RE: VIOLATION NOTICE

Dear Ciarra & Patricio

It has come to my attention regarding the excess parking of inoperable vehicles on your property, as seen in pictures taken on July 25, 2025 on page 2. This letter serves as a violation notice to bring your property in accordance with the Township's ordinances regarding property maintenance, specifically §304-40(6)(a)(b) Motor Vehicles:

- (a) No inoperable motor vehicle, currently unregistered motor vehicle or motor vehicle without a current valid license plate or a current inspection sticker shall be parked, stored, or left on any property for more than one week, unless such vehicle is:
 - 1. Kept inside a garage or other enclosed building;
 - 2. Entirely screened from public view by way of a fence; or
 - 3. Underneath a car cover.
- (b) Parking of motor vehicles on lawns or pervious areas of yards is prohibited, except as follows:
 - 1. For temporary emergency parking not to exceed 24 hours; or
 - 2. For parking of recreation vehicles whereby the parked recreation vehicle has each of its supporting tires and/or jack points positioned on a patio block or other equivalent impervious surface material.

Please have all vehicles removed from property or enclosed properly by August 11, 2025 to avoid summons being issued. Feel free to reach out to my office with any questions.

Sincerely,


Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning



DEPT. OF PLANNING & COMMUNITY DEVELOPMENT, 100 BUCKLE LAKE #107424

DEPT. OF PLANNING & COMMUNITY DEVELOPMENT, 100 BUCKLE LAKE #107424

smurphy@mtolivetwp.org



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1000 65
REGULAR MAIL

June 24, 2025

Joshua Wistuk
225 Flanders Netcong-Road
Flanders, NJ 07836

RE: VIOLATION NOTICE - Lawn
225 Flanders-Netcong Road
Block 4701, Lot 14

Dear Mr. Wistuk,

This correspondence shall serve as a VIOLATION NOTICE regarding 225 Flanders Netcong Road in Flanders, NJ for failure to maintain the property in compliance with sections of Chapter 302, Property Maintenance of the Township Code with pictures (below) taken on June 23, 2025. These are as follow:

1. **§ 302-40 C(1) Landscaping. Landscaping of all premises shall be properly maintained, with lawns, hedges and bushes kept trimmed and from becoming overgrown and unsightly.**



Please ensure this matter is taken care of by Sunday, July 2, 2025 to avoid enforcement proceedings by this office. Do not hesitate to contact me with any questions.

Sincerely,

Sara Murphy
Zoning Officer
Smurphy@mtolivetwp.org



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1001 40
SENT REGULAR MAIL

July 28, 2025

Jhiye C. Lascari
238 Sand Shore Road
Budd Lake, NJ 07828
Block 1504, Lot 1

RE: **Property Maintenance Violation**

Dear Jhiye:

This letter is your **2ND VIOLATION NOTICE** based on the following Ordinances below:

§302-40 (B)

Free of hazards and unsanitary conditions.

The exterior of the premises and all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises and shall be kept free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free from hazards, which include but are not limited to the following:

- (1) Rubbish: brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash, refuse and debris



(C)

Landscaping. Landscaping of all premises shall be properly maintained, with lawns, hedges and bushes kept trimmed and from becoming overgrown and unsightly.

Please ensure that all is taken care of by August 4, 2025 to avoid an issuing of summons, possibly for each day this is not taken care of.

Sincerely,

Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 0994 51
REGULAR MAIL

May 22, 2025

John & Diana Blakely
254 Sand Shore Road
Budd Lake, NJ 07828

RE: Bushes

Dear John & Diana:

It has come to my attention that an overgrowth of bushes on your property is causing a sight & traffic issue on the roadway (photo, right). Pursuant to the Township's property maintenance regulations as set forth in Chapter 302 of the Township Code under § 302-40 Exterior Maintenance, it is the property owner's responsibility to address such conditions. Subsection B reads as follows: "Free of hazards and unsanitary conditions. The exterior of the premises and all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises and shall be kept free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free from hazards, which include but are not limited to the following:



"Rubbish, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash, refuse and debris."

I am sending this letter rather than an official violation notice in anticipation of your cooperation as soon as possible. Thank you.

Sincerely,

Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning





TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1002 49
REGULAR MAIL

July 15, 2025

Mr. Don Deane
11 Walton Road
Hopatcong, NJ 07853

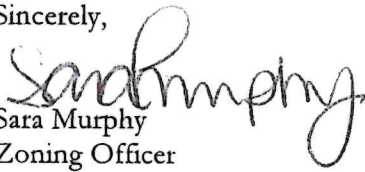
RE: VIOLATION NOTICE
289 Route 46 / Block 3402, Lot 2

Dear Mr. Deane:

This correspondence shall serve as a VIOLATION NOTICE of 550-103 A(1) regarding the permitted uses within the C-1 Commercial zone district as set forth in the Township's Land Use Ordinance. Specifically, the use of Lot 2 to park Optimum vehicles seen pictured on pages 2-4, is not a permitted principal use in the C-1 zone district as the business associated with said vehicles is not located on subject property.

An inspection by this office on this date observed over ten vehicles parked in front and rear of Lot 2 as documented in the photos, herein. Please remove all vehicles by Wednesday, July 30, 2025. Failure to do so will result in the issuance of one of more Summonses to the Municipal Court.

Sincerely,


Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

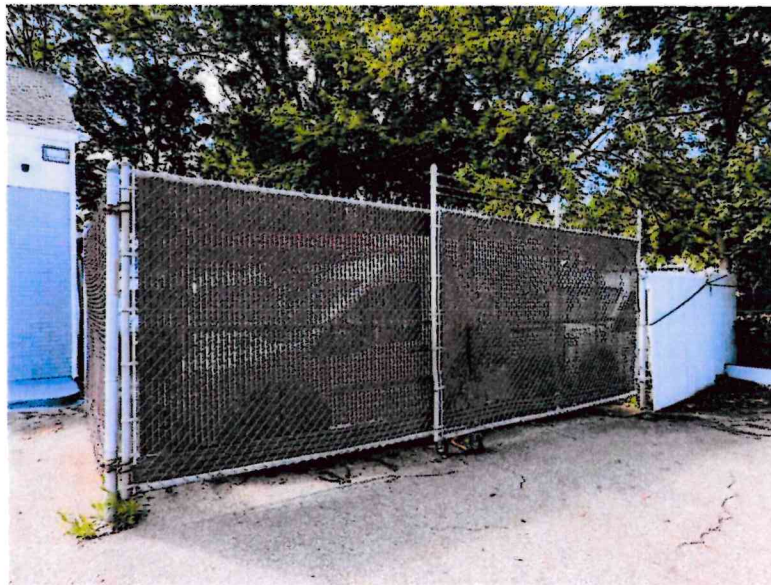
Department of Planning





TOWNSHIP OF MOUNT OLIVE

Department of Planning



204 FLANDERS DRAKESTOWN ROAD BUDD LAKE NJ 07828

DEPARTMENT OF PLANNING 973.691.0900 #7313

smurphy@mtolivetwp.org



TOWNSHIP OF MOUNT OLIVE

Department of Planning





TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1001 57
REGULAR MAIL

July 1, 2025

Bhole Realty, LLC
17 Candice Way
East Hanover, NJ 07936

RE: VIOLATION NOTICE

Dior Nails

371-375 Route 46

Block 7700, Lot 10

Dear Property Owner: & Tenant:

This correspondence shall serve as a VIOLATION NOTICE regarding the banner signs and flags at 371-375 Route 46 in Mount Olive Township as seen on Pages 2-3 being up without an approved permit. In accordance with the Township's Zoning regulations at § 550-95, C(9), cited below

Banner-type signs shall be permitted in accordance with the following standards:

- (a) Maximum size of banner: 30 square feet.
- (b) Maximum duration per event: 14 calendar days.
- (c) Maximum number of events per calendar year: four.
- (d) Shopping centers and sites with multiple tenants shall have no more than one banner-type sign on display at one time and shall designate one location, subject to approval by the enforcement officer, for display of said signs.
- (e) Banner-type signs must be securely affixed to the building facade or to post securely embedded in the ground at a height not to exceed six feet from grade. No banner shall be affixed to an existing freestanding sign nor situated within a sight triangle.
[Amended 8-19-2003 by Ord. No. 31-2003]
- (f) Display of banners on any type of vehicle is prohibited.
- (g) Prompt removal of banner upon expiration of permit shall be a condition of approval.

Regarding the flags, they are not permitted. Please ensure they are taken down from the front of the property and from the façade of the building. With regard to the signs, have them removed or fill out a temporary sign permit application that will only allow the signs to be up for 2 weeks. **Please address this matter no later than Tuesday, July 8 to avoid enforcement action by way of a Municipal Court summons.**

Feel free to contact my office with any questions.

Sincerely,


Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning





TOWNSHIP OF MOUNT OLIVE

Department of Planning



204 FLANDERS DRAKES TOWN ROAD BUDD LAKE NJ 07828

DEPARTMENT OF PLANNING 973.691.0900 #7310

cmcgroary@mtolivetwp.org



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL

9589 0710 5270 0740 4016 38

March 25, 2025

Eagle Rock Village
22 Cassedy Road, Apt 4A
Budd Lake, NJ 07828
Block 7702, Lot 3

RE: Dead & downed trees, debris

To Whom it May Concern:

It has come to my attention that dead and down trees are located on your property (photos on pages two-four), as well as debris. Given its proximity to adjacent lots, this creates a potentially hazardous condition from falling branches or in the event the entire tree were to collapse.

Pursuant to the Township's property maintenance regulations as set forth in Chapter 302 of the Township Code under § 302-40 Exterior Maintenance, it is the property owner's responsibility to address such conditions. Subsection B(1)(2) reads as follows:

Free of hazards and unsanitary conditions. The exterior of the premises and all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises and shall be kept free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free from hazards, which include but are not limited to the following:

(1.) Rubbish: brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash, refuse and debris.

(2.) Natural growth: dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating condition or storm damage, constitute a hazard to persons in the vicinity thereof. (Trees shall be kept pruned and trimmed to prevent such conditions.)



TOWNSHIP OF MOUNT OLIVE

Department of Planning

I am sending this letter rather than an official violation notice in anticipation of your cooperation as soon as possible.

Thank you.

Sincerely,


Sara Murphy
Zoning Officer





TOWNSHIP OF MOUNT OLIVE

Department of Planning





TOWNSHIP OF MOUNT OLIVE

Department of Planning





TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

9589 0710 5270 0476 1001 02

EMAIL
REGULAR MAIL

June 26, 2025

Budd Lake Properties
151 Route 46
Budd Lake, NJ 07828
Sammarazinc1@aol.com

RE: VIOLATION NOTICE
151 Route 46
Block 4100, Lot 59

Dear Property Owner:

It has been brought to my attention that the property at 151 Route 46 consists of the following violation and this correspondence shall serve as a VIOLATION NOTICE for:

1. Parking numerous inoperable and not properly registered vehicles at the above-mentioned property in violation of §302-406(A) of The Township's Land Use Ordinance which states no inoperable motor vehicle, currently unregistered motor vehicle or motor vehicle without a current license plate or current inspection sticker shall be parked or stored or left on any property for more than one week.
2. By keeping the vehicles on site in the parking lot this is considered outdoor storage, which is inconsistent with §550-103A(2) where outdoor storage is not permitted as an accessory use in the C1 district. Cars pictures on pages 2-3 taken on June 26, 2025.
3. Using the 2nd floor as an apartment for residential use, which is inconsistent with §550-103A where apartments are not permitted in the C1 district as either a principal or accessory use.

I entrust that you will address these matters regarding the vehicles prior to July 9, 2025 and the apartment by July 28 to avoid further enforcement by this office. Please do not hesitate to reach out to my office with any questions.

Sincerely,

Sara Murphy

Zoning Officer

973.691.0900 ext. 7313

Smurphy@mtolivetwp.org



TOWNSHIP OF MOUNT OLIVE

Department of Planning





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