

Range: Block: First to Last Include Lien Type: Municipal: Y Outside: Y Assign Full: N Assign < Cert: N
Lot: Include Lien Status: Open: Y Redeemed: N Foreclosed: N Canceled: N
Qual: Sale Dates: First to 12/12/25 Include Fees: N
Transaction Dates: First to 12/12/25 Include Costs: Y
Include Charge Type: Tax: Y Water: Y Sewer: Y Electric: Y Utility: Y
Sp. Assmnt: Y Misc: Y Boarding Up: Y Demolition: Y

For Liens with Sale Date and/or Assign Date in the Transaction Date Range:

Municipal, Outside & 'Assign for < Cert' Prin Balances = Certificate + Adjustments - Redemption Payments Principal.

'Assignment for Full Amount' Prin Balance = Assignment Payments (prin & interest) + Adjustments (after assignment)
- Redemption Payments Principal.

For Municipal, Outside & 'Assign for < Cert' Liens with Sale Date before the low Transaction Date Range

and for 'Assign for Full Amount' Liens with Assignment Date before the low Transaction Date Range:

Prin Balances = Previous Balance + Adjustments - Redemption Payments Principal.

Block/Lot/Qual	Cert Num Type	Check Cleared Date	Prev Bal Certificate	Mun Transfer Mun Adjust	Assn/OB Pay Prn Assn/OB Pay Int	Outside Subsq	Rdmn Pay Prn Rdmn Pay Int	Balance
Property Location		Premium/Percent						
103. 1.			0.00	12,546.11	0.00		0.00	
17-00001 Municipal			1,502.33	0.00	0.00	0.00	0.00	14,048.44
56-1 ROUTE 46 REAR		18.00 %						
103. 2.01			0.00	0.00	0.00		0.00	
25-00001 Outside			2,254.11	0.00	0.00	18,405.08	0.00	20,659.19
150 CLARK DR		28,500.00						
107. 1.			0.00	0.00	0.00		0.00	
25-00002 Outside			6,002.91	0.00	0.00	153,123.71	0.00	159,126.62
500 INTERNATIONAL DR		151,000.00						
403. 6.			0.00	0.00	882.40		0.00	
00-056 Outside			882.40	0.00	0.00	7,217.54	0.00	8,099.94
330-1 WATERLOO VALLEY RD		18.00 %						
403. 6.			0.00	0.00	0.00		0.00	
08-00001 Outside			1,582.61	0.00	0.00	3,322.69	0.00	4,905.30
330-1 WATERLOO VALLEY RD		18.00 %						
403. 6.			0.00	0.00	0.00		0.00	
10-00001 Outside			1,354.12	0.00	0.00	9,104.60	0.00	10,458.72
330-1 WATERLOO VALLEY RD		18.00 %						
403. 6.			0.00	36,580.24	0.00		0.00	
14-00002 Municipal			3,606.27	0.00	0.00	0.00	0.00	40,186.51
330-1 WATERLOO VALLEY RD		18.00 %						
800. 37.			0.00	0.00	0.00		0.00	
25-00003 Outside			4,875.65	0.00	0.00	0.00	0.00	4,875.65
164 STEPHENS PARK RD		4,000.00						
1300. 21.			0.00	3,622.49	0.00		0.00	
18-00003 Municipal			124.88	0.00	0.00	0.00	0.00	3,747.37
2 HIGH ST		18.00 %						

Block/Lot/Qual Cert Num Type Property Location	Check Cleared Date Premium/Percent	Prev Bal Certificate	Mun Transfer Mun Adjust	Assn/OB Pay Prn Assn/OB Pay Int	Outside Subsq	Rdmn Pay Prn Rdmn Pay Int	Balance
1300. 22. 18-00004 Municipal 1 HIGH ST	18.00 %	0.00 285.38	8,912.87 1,587.00	0.00 0.00	0.00	0.00 0.00	10,785.25
1503. 18. 12-00008 Outside 2 ARROWHEAD TRL	18.00 %	0.00 466.96	0.00 0.00	0.00 0.00	0.00	0.00 0.00	466.96
1503. 18. 13-00005 Outside 2 ARROWHEAD TRL	18.00 %	0.00 473.65	0.00 0.00	0.00 0.00	0.00	0.00 0.00	473.65
1503. 18. 14-00008 Municipal 2 ARROWHEAD TRL	18.00 %	0.00 483.09	5,346.64 0.00	0.00 0.00	0.00	0.00 0.00	5,829.73
1600. 6. 18-00011 Municipal 3 IROQUOIS TRL	18.00 %	0.00 3,602.63	23,765.50 0.00	0.00 0.00	0.00	0.00 0.00	27,368.13
1601. 2. 12-00011 Outside 15 WAMPUM TRL	0.00 %	0.00 59.10	0.00 0.00	0.00 0.00	172.67	0.00 0.00	231.77
1601. 2. 14-00013 Municipal 15 WAMPUM TRL	18.00 %	0.00 203.60	2,154.05 0.00	0.00 0.00	0.00	0.00 0.00	2,357.65
1601. 9. 15-00008 Municipal 10 DEER SKIN TRL	18.00 %	0.00 314.56	4,174.25 0.00	0.00 0.00	0.00	0.00 0.00	4,488.81
1603. 3. 16-00005 Municipal 3 ALGONQUIN TRL	18.00 %	0.00 110.06	1,840.43 0.00	0.00 0.00	0.00	0.00 0.00	1,950.49
1604. 4. 18-00012 Assignment Full Amount 1 SIOUX TRL	18.00 %	0.00 677.20	4,204.90 0.00	4,882.10 0.00	0.00	0.00 0.00	0.00
2200. 40. 18-00015 Assignment Full Amount 6 OAK PL	18.00 %	0.00 22,425.74	41,743.48 0.00	64,169.22 0.00	0.00	0.00 0.00	0.00
2201. 3. 25-00004 Outside 26 TAMARACK RD	1,700.00	0.00 859.04	0.00 0.00	0.00 0.00	779.58	0.00 0.00	1,638.62
2302. 2. 05-005 Outside 6 ESSEX RD	7.00 %	0.00 101.82	0.00 0.00	79.28 22.54	0.00	0.00 0.00	101.82

Block/Lot/Qual Cert Num Type Property Location	Check Cleared Date Premium/Percent	Prev Bal Certificate	Mun Transfer Mun Adjust	Assn/OB Pay Prn Assn/OB Pay Int	Outside Subsq	Rdmn Pay Prn Rdmn Pay Int	Balance
2302. 2. 06-003 Outside 6 ESSEX RD	18.00 %	0.00 141.05	0.00 0.00	113.28 27.77	96.16	0.00 0.00	237.21
2302. 2. 07-00010 Outside 6 ESSEX RD	18.00 %	0.00 149.09	0.00 0.00	0.00 0.00	0.00	0.00 0.00	149.09
2302. 2. 15-00010 Municipal 6 ESSEX RD	18.00 %	0.00 205.67	1,981.01 0.00	0.00 0.00	0.00	0.00 0.00	2,186.68
2305. 2. 16-00010 Municipal 14 MYRTLE RD	18.00 %	0.00 108.43	1,808.14 0.00	0.00 0.00	0.00	0.00 0.00	1,916.57
2602. 4. 14-00033 Municipal 287 SAND SHORE RD	18.00 %	0.00 1,230.13	9,686.74 0.00	0.00 0.00	0.00	0.00 0.00	10,916.87
2801. 95. 14-00038 Municipal 170 SAND SHORE RD	18.00 %	0.00 1,642.33	15,302.66 0.00	0.00 0.00	0.00	0.00 0.00	16,944.99
3201. 22. 27-96 Outside 174 ROUTE 46	3.00 %	0.00 111.30	0.00 0.00	0.00 0.00	4,538.83	0.00 0.00	4,650.13
3201. 22. 97-27 Outside 174 ROUTE 46	18.00 %	0.00 441.71	0.00 0.00	0.00 0.00	0.00	0.00 0.00	441.71
3201. 22. 00-077 Outside 174 ROUTE 46	18.00 %	0.00 299.78	0.00 0.00	299.78 0.00	0.00	0.00 0.00	299.78
3201. 22. 98-064 Outside 174 ROUTE 46	18.00 %	0.00 445.06	0.00 0.00	388.72 56.34	0.00	0.00 0.00	445.06
3201. 22. 99-021 Outside 174 ROUTE 46	18.00 %	0.00 454.81	0.00 0.00	454.81 0.00	0.00	0.00 0.00	454.81
3201. 22. 10-00028 Outside 174 ROUTE 46	18.00 %	0.00 484.19	0.00 0.00	0.00 0.00	0.00	0.00 0.00	484.19
3201. 22. 19-00009 Municipal 174 ROUTE 46	18.00 %	0.00 313.48	3,822.31 0.00	0.00 0.00	0.00	0.00 0.00	4,135.79

Block/Lot/Qual Cert Num Type Property Location	Check Cleared Date Premium/Percent	Prev Bal Certificate	Mun Transfer Mun Adjust	Assn/OB Pay Prn Assn/OB Pay Int	Outside Subsq	Rdmn Pay Prn Rdmn Pay Int	Balance
3205. 8. 25-00006 Outside 20 STONEWALD RD	900.00	0.00 217.84	0.00 0.00	0.00 0.00	770.01	0.00 0.00	987.85
3305. 8. 15-00022 Municipal 15 N MT OLIVE RD	18.00 %	0.00 1,389.96	18,050.75 0.00	0.00 0.00	0.00	0.00 0.00	19,440.71
3305. 19. 25-00007 Outside 230 ROUTE 46	900.00	0.00 219.31	0.00 0.00	0.00 0.00	770.01	0.00 0.00	989.32
3406. 1. 25-00008 Outside 263 ROUTE 46	18.00 %	0.00 2,548.13	0.00 0.00	0.00 0.00	2,701.62	0.00 0.00	5,249.75
3700. 19. 15-00027 Municipal 231 ROUTE 46	18.00 %	0.00 537.27	28,099.76 0.00	0.00 0.00	0.00	0.00 0.00	28,637.03
3700. 40. 11-00059 Outside 6 COLONIAL RD	10.00 %	0.00 362.16	0.00 0.00	0.00 0.00	83.74	0.00 0.00	445.90
3700. 40. 12-00067 Outside 6 COLONIAL RD	18.00 %	0.00 286.77	0.00 0.00	0.00 0.00	0.00	0.00 0.00	286.77
3700. 40. 13-00039 Outside 6 COLONIAL RD	0.00 %	0.00 384.57	0.00 0.00	0.00 0.00	0.00	0.00 0.00	384.57
3700. 40. 14-00070 Municipal 6 COLONIAL RD	18.00 %	0.00 392.17	4,308.08 0.00	0.00 0.00	0.00	0.00 0.00	4,700.25
4003. 20. 19-89 Outside 31 GOLD MINE RD	18.00 %	0.00 602.29	0.00 0.00	0.00 0.00	0.00	0.00 0.00	602.29
4003. 20. 24-91 Municipal 31 GOLD MINE RD	18.00 %	0.00 767.15	15,626.45 0.00	0.00 0.00	0.00	0.00 0.00	16,393.60
4003. 20. 58-90 Outside 35 GOLD MINE RD	18.00 %	0.00 658.40	0.00 0.00	0.00 0.00	0.00	0.00 0.00	658.40
4003. 20. 88-24 Outside 31 GOLD MINE RD	0.00 %	0.00 547.94	0.00 0.00	0.00 0.00	0.00	0.00 0.00	547.94

Block/Lot/Qual Cert Num Type Property Location	Check Cleared Date Premium/Percent	Prev Bal Certificate	Mun Transfer Mun Adjust	Assn/OB Pay Prn Assn/OB Pay Int	Outside Subsq	Rdmn Pay Prn Rdmn Pay Int	Balance
4117. 37. 17-00013 Municipal 169 ROUTE 46	18.00 %	0.00 1,123.90	18,965.05 0.00	0.00 0.00	0.00	0.00 0.00	20,088.95
4300. 9. 21-00010 Outside 27 FLANDERS-NETCONG RD	5,000.00	0.00 19,342.76	0.00 0.00	0.00 0.00	53,582.79	0.00 0.00	72,925.55
4300. 9. 25-00010 Municipal 27 FLANDERS-NETCONG RD	18.00 %	0.00 15,609.57	15,436.48 0.00	0.00 0.00	0.00	0.00 0.00	31,046.05
4400. 57. 16-00068 Municipal 195 ROUTE 46	18.00 %	0.00 1,394.71	54,150.09 29,957.77	0.00 0.00	0.00	0.00 0.00	85,502.57
4400. 59. 25-00011 Outside 6 GOLD MINE RD	1,000.00	0.00 855.48	0.00 0.00	0.00 0.00	770.01	0.00 0.00	1,625.49
4400. 68. 22-00004 Outside 30 GOLD MINE RD	18.00 %	0.00 667.73	0.00 0.00	0.00 0.00	3,144.54	0.00 0.00	3,812.27
4400. 71. 14-00084 Municipal 34 GOLD MINE RD	18.00 %	0.00 469.09	9,494.40 0.00	0.00 0.00	0.00	0.00 0.00	9,963.49
4400. 72. 20-89 Outside 36 GOLD MINE RD	18.00 %	0.00 393.88	0.00 0.00	0.00 0.00	0.00	0.00 0.00	393.88
4400. 72. 26-91 Municipal 36 GOLD MINE RD	18.00 %	0.00 500.23	7,288.45 47.38	0.00 0.00	0.00	0.00 0.00	7,836.06
4400. 72. 59-90 Outside 36 GOLD MINE RD	18.00 %	0.00 430.10	0.00 0.00	0.00 0.00	0.00	0.00 0.00	430.10
4400. 72. 88-25 Outside 36 GOLD MINE RD	3.00 %	0.00 393.88	0.00 0.00	0.00 0.00	0.00	0.00 0.00	393.88
5000. 10. 17-00016 Municipal 174 ROUTE 206	18.00 %	0.00 2,186.03	14,419.13 0.00	0.00 0.00	0.00	0.00 0.00	16,605.16
5300. 15. 030031 Outside 224 ROUTE 206	0.00 %	0.00 972.09	0.00 0.00	888.28 83.81	32,013.60	0.00 0.00	32,985.69

Block/Lot/Qual Cert Num Type Property Location	Check Cleared Date Premium/Percent	Prev Bal Certificate	Mun Transfer Mun Adjust	Assn/OB Pay Prn Assn/OB Pay Int	Outside Subsq	Rdmn Pay Prn Rdmn Pay Int	Balance
6404. 15. 25-00014 Outside 73 CLOVER HILL DR	24,000.00	0.00 10,824.56	0.00 0.00	0.00 0.00	9,909.45	0.00 0.00	20,734.01
6502. 8. 24-00008 Outside 375 ROUTE 206	6,100.00	0.00 2,223.11	0.00 0.00	0.00 0.00	19,547.86	0.00 0.00	21,770.97
6600. 7. 21-00021 Municipal 0-1 ROUTE 206 REAR	-QFARM- - 18.00 %	0.00 25.63	49.41 0.00	0.00 0.00	0.00	0.00 0.00	75.04
6800. 12. 14-00095 Municipal 364 ROUTE 206	18.00 %	0.00 1,587.22	35,464.73 0.00	0.00 0.00	0.00	0.00 0.00	37,051.95
7600. 56.01 21-00022 Municipal 2 HIGHFIELD RD	18.00 %	0.00 405.07	1,218.63 0.00	0.00 0.00	0.00	0.00 0.00	1,623.70
7600. 69. 18-00047 Municipal 93A MT OLIVE RD	18.00 %	0.00 393.01	5,837.66 0.00	0.00 0.00	0.00	0.00 0.00	6,230.67
7801. 41.23 23-00004 Outside 15 BERRY CT	66,500.00	0.00 15,249.20	0.00 0.00	0.00 0.00	78,264.07	0.00 0.00	93,513.27
8100. 13. 14-00098 Municipal 292 DRAKESTOWN RD	18.00 %	0.00 1,245.04	18,732.47 0.00	0.00 0.00	0.00	0.00 0.00	19,977.51
8100. 48. 20-00027 Municipal 459 ROUTE 46	18.00 %	0.00 3,274.03	23,029.11 0.00	0.00 0.00	0.00	0.00 0.00	26,303.14
8300. 13. 09-00095 Assignment Full Amount 500 ROUTE 46	0.00 %	0.00 13,173.75	0.00 42,507.39	0.00 0.00	0.00	0.00 0.00	55,681.14
8300. 14. 16-00084 Municipal 462 ROUTE 46	18.00 %	0.00 2,015.36	29,317.50 0.00	0.00 0.00	0.00	0.00 0.00	31,332.86

Lien Type	Count	Prev Bal	Certificate Transfers	Assign/O.B. Principal	Payments Interest	Mun Adj Outside Adj	Redemption Principal	Payments Interest	Municipal Bal Total Balance
Tax	68	0.00	141,878.35 419,930.47	64,404.74	190.46	44,723.29 384,913.48	0.00	0.00	478,390.49 930,147.40
Sewer	16	0.00	16,224.72 56,949.50	7,638.13	0.00	0.00 13,405.08	0.00	0.00	54,880.86 78,941.17
Spc Asmnt	2	0.00	1,644.64 0.00	0.00	0.00	0.00 0.00	0.00	0.00	1,644.64 1,644.64
Misc	2	0.00	0.00 100.00	0.00	0.00	1,587.00 0.00	0.00	0.00	1,687.00 1,687.00
Demolition	1	0.00	0.00 0.00	0.00	0.00	27,789.25 0.00	0.00	0.00	27,789.25 27,789.25
Cost	72	0.00	2,196.82 0.00	115.00	0.00	0.00 0.00	0.00	0.00	960.92 2,081.82
Lien Totals	161	0.00	161,944.53 476,979.97	72,157.87	190.46	74,099.54 398,318.56	0.00	0.00	565,353.16 1042,291.28

Total Certs: 72

Total Install Accts:	0	Loan Principal Payments:	0.00	Loan Principal Balance:	0.00
Loan Prev Balance:	0.00	Loan Interest Payments:	0.00	Installment Interest Due:	0.00
New Loan Amounts:	0.00	Loan Adjustments:	0.00	Loan Prin + Instl Intr Due:	0.00
Total Municipal Install Accts:	0	Loan Principal Payments:	0.00	Loan Principal Balance:	0.00
Loan Prev Balance:	0.00	Loan Interest Payments:	0.00	Installment Interest Due:	0.00
New Loan Amounts:	0.00	Loan Adjustments:	0.00	Loan Prin + Instl Intr Due:	0.00

SALE DATE: First to 12/12/2025

BEGIN BALANCE 0.00

TAX SALE

Tax	120,092.76	
Sewer	13,413.56	
Spc Asmnt	1,478.64	
Misc	0.00	
Demolition	0.00	
Cost	2,196.82	
Interest	24,762.75	
TOTAL TAX SALE		161,944.53

TRANSFERS TO LIEN

Tax	419,930.47	
Sewer	56,949.50	
Spc Asmnt	0.00	
Misc	100.00	
Demolition	0.00	
TOTAL TRANSFERS TO LIEN		476,979.97

ASSIGNMENT PAYMENTS (Principal & Interest)

Tax	61,298.19	
Sewer	7,638.13	
Spc Asmnt	0.00	
Misc	0.00	
Demolition	0.00	
Cost	115.00	
TOTAL ASSIGNMENT PAYMENTS		69,051.32

NSF REVERSALS OF ASSIGNMENT PAYMENTS (Principal & Interest)

Tax	0.00	
Sewer	0.00	
Spc Asmnt	0.00	
Misc	0.00	
Demolition	0.00	
Cost	0.00	
TOTAL NSF REVERSALS OF ASSIGNMENT PAYMENTS		0.00

INSTALLMENT PLANS 0.00

COLLECTIONS (Lien Redemption)

Tax	0.00	
Sewer	0.00	
Spc Asmnt	0.00	
Misc	0.00	
Demolition	0.00	
Cost	0.00	
TOTAL COLLECTIONS		(0.00)

NSF REVERSALS (Lien Redemption)

Tax	0.00
Sewer	0.00
Spc Asmnt	0.00
Misc	0.00

Demolition			0.00	
Cost			0.00	
TOTAL NSF REVERSALS (Lien Redemption)				0.00
COLLECTOR ADJUSTMENTS	Debit	Credit	Net	
Lien-Trnsf Municipal	47.38	0.00	47.38	
Lien-Trns Subseq tax	419,603.97	304.63-	419,299.34	
6% Penalty	3,723.65	0.00	3,723.65	
Lien Estab New Pnlty	7,279.76	758.66-	6,521.10	
Lien-trns subseq swr	13,405.08	0.00	13,405.08	
LIEN- TRF SUBSQ COST	45.30	0.00	45.30	
Lien-subseq spec chr	29,376.25	0.00	29,376.25	
	473,481.39	1,063.29-	472,418.10	
TOTAL ADJUSTMENTS				472,418.10
BALANCE AS OF 12/12/25				
Tax			930,147.40	
Sewer			78,941.17	
Spc Asmnt			1,644.64	
Misc			1,687.00	
Demolition			27,789.25	
Cost			2,081.82	
Installment Principal			0.00	
TOTAL BALANCE				1,042,291.28
MUNICIPAL LIEN BALANCE AS OF 12/12/25				
Tax			478,390.49	
Sewer			54,880.86	
Spc Asmnt			1,644.64	
Misc			1,687.00	
Demolition			27,789.25	
Cost			960.92	
Installment Principal			0.00	
TOTAL MUNICIPAL LIEN BALANCE				565,353.16
TOTAL PREMIUM				289,600.00

COLLECTOR INTEREST ADJUSTMENTS	<u>Debit</u>	<u>Credit</u>	<u>Net</u>	
TOTAL INTEREST ADJUSTMENTS	0.00	0.00	0.00	<u>0.00</u>

Range: Block: First to Last Property Class Range: First to Last Print Balances Greater Than: 1.00
 Lot: Bill Year Range: 2025 to 2025 Include Prior Yr/Prd In Balance: N
 Qual: Bill Period Range: 1 to 4 Include Interest Through: 12/12/25
 As Of Date: 12/12/25 Assessed Value/SPTX Code Year: 2025 Include Tax Sp Charges: N
 Name/Prop Loc: Name Include Utility Due As of 12/12/25: N Include Other Special Charges: N
 Include PILOT Due As of 12/12/25: N
 Skip Exclude From Tax Sale Accounts: N

Block	Lot	Qual Class	Name	Prior Yr/Prd Bal	Original Billed Adjustments	Pay Prin Pay Int	Balance
102.	5.	1	TLC PROPERTIES LLC	0.00	703.49 0.00	534.26 0.01	169.23
					Per Diem Interest:	1.54	170.77
102.	5.	B01- 4A	- - TLC PROPERTIES LLC	0.00	380.36 0.00	288.86 0.01	91.50
					Per Diem Interest:	0.83	92.33
104.	1.	4B	100 INTERNATIONAL DR LLC	0.00	164,934.00 0.00	0.00 3,483.16	164,934.00
					Per Diem Interest:	11,091.00	176,025.00
400.	20.	2	PENNISI, DANIEL/DANIELLE	0.00	8,088.51 0.00	0.00 0.00	8,088.51
					Per Diem Interest:	581.63	8,670.14
402.	1.	1	CARSON & ROBERTS, LLC	0.00	2,548.06 0.00	1,935.67 7.61	612.39
					Per Diem Interest:	5.58	617.97
403.	2.	1	CARSON & ROBERTS LLC	0.00	10,094.63 0.00	7,669.71 45.71	2,424.92
					Per Diem Interest:	32.63	2,457.55
800.	37.	4A	HIGH CLASS LANDSCAPE & TREE LLC	0.00	5,166.81 0.00	0.00 0.00	5,166.81
					Per Diem Interest:	464.76	5,631.57
800.	37.	-QFARM- 3B	- HIGH CLASS LANDSCAPE & TREE LLC	0.00	104.35 0.00	0.00 0.00	104.35
					Per Diem Interest:	9.24	113.59
900.	11.	3A	KUHL, DENISE/PERKOSKI, VINCENT R	0.00	8,598.16 0.00	5,303.17 207.83	3,294.99
					Per Diem Interest:	79.08	3,374.07
900.	11.	-QFARM- 3B	- KUHL, DENISE/PERKOSKI, VINCENT R	0.00	2,521.13 0.00	1,587.00 32.25	934.13
					Per Diem Interest:	16.10	950.23
900.	18.	2	YOUNG, MARK/KATHERINE	0.00	13,174.60 0.00	9,808.75 50.55	3,365.85
					Per Diem Interest:	51.92	3,417.77
900.	39.05		HARMON, DAVID F/SUSAN K		13,913.07	8,566.07	

TOWNSHIP OF MOUNT OLIVE
Condensed Tax Account Delinquent Report

Block	Lot	Qual Class	Name	Prior Yr/Prd Bal	Original Billed Adjustments	Pay Prin Pay Int	Balance
		2		0.00	0.00	831.33	5,347.00
				Per Diem Interest:		80.21	5,427.21
900.	39.20	2	LAMBERT, ROBERT A. & JAYNE C.	0.00	18,496.45	4,552.98	13,943.47
				Per Diem Interest:		188.25	14,857.99
1102.	3.	2	POLINE, RICHARD	0.00	10,206.84	10,186.50	20.34
				Per Diem Interest:		20.34	20.53
1300.	31.	2	CRABE, MARY BRENNAN	0.00	9,277.70	6,793.45	2,484.25
				Per Diem Interest:		279.18	2,537.74
1501.	7.	2	NELSON, JERRY A/GRACELON R	0.00	10,082.04	2,150.99	7,931.05
				Per Diem Interest:		830.68	7,974.66
1503.	13.	2	OCASIO, FRANCISIO & ANA	0.00	8,819.68	6,565.05	2,254.63
				Per Diem Interest:		17.29	2,283.77
1604.	1.	1	YOUNGBLUTH, OTTO % V. WISNEFSKI	0.00	188.50	47.39	141.11
				Per Diem Interest:		0.00	145.26
1701.	9.	2	PIECZONKA, LUKASZ/FRANCISZEK	0.00	12,259.32	9,127.30	3,132.02
				Per Diem Interest:		169.03	3,166.50
1701.	12.	2	HOHNER, PAUL G. & KAREN R.	0.00	9,804.30	6,705.94	3,098.36
				Per Diem Interest:		351.96	3,165.14
1900.	7.	2	ABUSHANAB, SUFIAN A	0.00	9,586.26	7,137.16	2,449.10
				Per Diem Interest:		0.00	2,482.23
2001.	29.	2	LUQUES, DONALD L & CYNTHIA S	0.00	10,497.70	3,317.69	7,180.01
				Per Diem Interest:		682.31	7,262.58
2200.	40.	2	REIS, MARIO/MIA	0.00	5,706.69	4,251.62	1,455.07
				Per Diem Interest:		261.58	1,484.90
2205.	1.	2	GUERRUCCI, JOHN P & DONNA L	0.00	10,390.60	10,388.03	2.57
				Per Diem Interest:		251.69	2.59
2206.	3.	2	NEIGH, KATHRYN	0.00	7,741.81	5,963.94	1,777.87
				Per Diem Interest:		0.00	

TOWNSHIP OF MOUNT OLIVE
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Block	Lot	Qual Class	Name	Prior Yr/Prd Bal	Original Billed Adjustments	Pay Prin Pay Int	Balance
					Per Diem Interest:	19.37	1,797.24
2208.	3.	2	CARTER, ROBERT/ANNALIE	0.00	5,893.90 0.00	4,388.13 63.05	1,505.77
					Per Diem Interest:	13.79	1,519.56
2213.	4.	2	VERDUCCI, NANCY	0.00	6,805.72 0.00	5,067.00 0.00	1,738.72
					Per Diem Interest:	18.56	1,757.28
2302.	5.	1	ZAYN, HABZ LLC	0.00	2,645.68 0.00	2,009.22 9.75	636.46
					Per Diem Interest:	5.80	642.26
2503.	2.	2	GARNER, CORAZON JEANE	0.00	8,143.98 0.00	8,140.86 30.62	3.12
					Per Diem Interest:	0.02	3.14
2700.	45.	1	O'TOOLE, PATRICIA ET AL	0.00	77.42 0.00	58.95 1.21	18.47
					Per Diem Interest:	0.17	18.64
2700.	52.02	1	LEARY, WILLIAM S	0.00	77.42 0.00	19.47 0.00	57.95
					Per Diem Interest:	1.71	59.66
2700.	75.02	1	SPEARS, JOHN & HEDDEN, VIRGINIA GAIL	0.00	74.05 0.00	56.24 0.06	17.81
					Per Diem Interest:	0.16	17.97
2801.	53.	2	BROWN, CRAIG/PADALINO, TRACY	0.00	5,294.11 0.00	3,582.11 152.27	1,712.00
					Per Diem Interest:	5.99	1,717.99
2801.	82.	2	SNYDER, KATHLEEN/GEOFFREY	0.00	7,384.71 0.00	5,551.93 106.24	1,832.78
					Per Diem Interest:	15.58	1,848.36
2907.	1.	2	DI BERNARD, ROBERT & CAROLYN W	0.00	7,103.51 0.00	5,924.51 67.65	1,179.00
					Per Diem Interest:	2.36	1,181.36
3001.	1.	2	ROBINSON, SYLVESTER C & KATHERINE	0.00	7,537.25 0.00	1,016.31 379.18	6,520.94
					Per Diem Interest:	239.37	6,760.31
3002.	5.	2	BRIGGS, JAMES	0.00	7,076.15 0.00	4,611.12 213.17	2,465.03
					Per Diem Interest:	30.82	2,495.85
3106.	21.	2	BULLERJOHN, JAMES K JR.	0.00	6,486.76 0.00	4,829.52 20.32	1,657.24
					Per Diem Interest:	16.89	1,674.13

TOWNSHIP OF MOUNT OLIVE
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Block	Lot	Qual Class	Name	Prior Yr/Prd Bal	Original Billed Adjustments	Pay Prin Pay Int	Balance
3109.	2.	2	CHEGE, EVA	0.00	7,169.76 0.00 Per Diem Interest:	5,338.03 17.92 20.47	1,831.73 1,852.20
3110.	1.	4A	PATEL LIQUOR & GROCERY STORE, INC	0.00	9,875.84 0.00 Per Diem Interest:	7,505.99 53.21 31.50	2,369.85 2,401.35
3201.	57.	2	DANIELE, VIRGINIA	0.00	5,918.17 0.00 Per Diem Interest:	545.76 154.67 321.50	5,372.41 5,693.91
3205.	1.	2	MOUNTJOY, FRANCES	0.00	6,094.99 0.00 Per Diem Interest:	5,529.51 12.49 5.09	565.48 570.57
3206.	3.	2	SIMONS, THERESA M.	0.00	5,841.52 0.00 Per Diem Interest:	4,350.26 21.32 13.59	1,491.26 1,504.85
3207.	7.	4A	NJRODCAB LLC	0.00	16,442.91 0.00 Per Diem Interest:	0.00 0.00 1,327.51	16,442.91 17,770.42
3207.	8.	1	PONCE, RIGO	0.00	2,820.71 0.00 Per Diem Interest:	2,142.14 17.81 6.18	678.57 684.75
3207.	8.	B01- 4A	- - PONCE, RIGO % AVR ENTERPRISE	0.00	410.65 20.00 Per Diem Interest:	206.49 4.77 3.97	224.16 228.13
3207.	9.	2	GARZON, LUIS/RAMIREZ, VICTORIA	0.00	11,302.42 0.00 Per Diem Interest:	11,278.36 18.33 0.06	24.06 24.12
3300.	20.	2	CABALLERO, MARGOTH	0.00	5,373.85 0.00 Per Diem Interest:	2,700.88 276.32 82.74	2,672.97 2,755.71
3300.	22.	1	CALI, CARIN	0.00	737.15 0.00 Per Diem Interest:	0.00 16.60 12.44	737.15 749.59
3300.	23.	1	CALI, CARIN	0.00	740.52 0.00 Per Diem Interest:	0.29 16.67 12.48	740.23 752.71
3300.	24.	2	21 GARFIELD LLC	0.00	4,496.70 0.00 Per Diem Interest:	3,347.89 50.85 10.47	1,148.81 1,159.28
3300.	25.		21 GARFIELD LLC		370.26	281.19	

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Block	Lot	Qual Class	Name	Prior Yr/Prd Bal	Original Billed Adjustments	Pay Prin Pay Int	Balance
		1		0.00	0.00	0.00	89.07
					Per Diem Interest:	0.81	89.88
3301.	13.	2	SPEARS, JOHN & VIRGINIA G.	0.00	5,526.03 0.00	4,112.87 4.15	1,413.16
					Per Diem Interest:	12.88	1,426.04
3305.	21.	1	ISABELLA RENOVATIONS LLC	0.00	376.99 0.00	94.76 0.48	282.23
					Per Diem Interest:	8.30	290.53
3402.	2.	4A	DEANE, DON A	0.00	10,761.10 0.00	8,172.34 514.07	2,588.76
					Per Diem Interest:	35.99	2,624.75
3501.	24.	2	FERRARO, BOB	0.00	7,540.73 0.00	0.00 0.00	7,540.73
					Per Diem Interest:	533.46	8,074.19
3508.	5.	2	KARALIS, DANIEL P	0.00	5,838.42 0.00	4,346.83 10.76	1,491.59
					Per Diem Interest:	13.59	1,505.18
3511.	5.	2	KING, CHARLES E III	0.00	7,460.98 0.00	3,375.07 516.22	4,085.91
					Per Diem Interest:	22.47	4,108.38
3512.	1.	2	SCHOONOVER, BETTY	0.00	5,932.04 0.00	3,738.32 433.78	2,193.72
					Per Diem Interest:	27.42	2,221.14
3600.	14.	2	WATSON, COLLIN/KARENE	0.00	7,554.59 0.00	6.66 137.64	7,547.93
					Per Diem Interest:	523.14	8,071.07
3601.	14.	2	PEASON, ANN M	0.00	9,045.40 0.00	4,444.43 240.70	4,600.97
					Per Diem Interest:	90.88	4,691.85
3608.	4.	2	CLARK, LEONARD MICHAEL/MONICA MARIA	0.00	11,122.14 0.00	11,111.09 11.05	11.05
					Per Diem Interest:	0.17	11.22
3608.	8.	2	HAUSER, MARJORIE ESTATE % HUD	0.00	7,537.25 0.00	5,611.64 0.00	1,925.61
					Per Diem Interest:	22.40	1,948.01
3700.	61.	2	SANTOS, OLVIN R CASTILLO	0.00	5,405.05 0.00	4,062.23 153.39	1,342.82
					Per Diem Interest:	12.23	1,355.05
3808.	4.	2	93 MINNISINK ROAD LLC	0.00	6,576.90 0.00	4,896.64 0.00	1,680.26

Block	Lot	Qual Class	Name	Prior Yr/Prd Bal	Original Billed Adjustments	Pay Prin Pay Int	Balance
					Per Diem Interest:	17.37	1,697.63
3809.	2.01	1	EAST LAKEVIEW LLC		127.91	64.32	
				0.00	0.00	0.28	63.59
					Per Diem Interest:	1.24	64.83
3809.	2.01	B01-4A	- - EAST LAKEVIEW LLC		376.99	189.56	
				0.00	0.00	0.82	187.43
					Per Diem Interest:	3.65	191.08
3809.	2.02	4A	213 RT 46 LLC		17,479.64	4,337.45	
				0.00	0.00	312.02	13,142.19
					Per Diem Interest:	814.04	13,956.23
4003.	18.	2	PERAZZO, CYNTHIA		8,369.33	6,231.14	
				0.00	0.00	177.29	2,138.19
					Per Diem Interest:	11.76	2,149.95
4100.	10.	4A	COMBE FILL CORP %GOLD MINE RD SOLAR		55,639.98	55,636.84	
				0.00	0.00	77.09	3.14
					Per Diem Interest:	0.03	3.17
4100.	54.	2	RODRIGUES, LIAMARA COSTA		6,725.98	0.00	
				0.00	0.00	0.00	6,725.98
					Per Diem Interest:	461.83	7,187.81
4100.	59.	4A	BUDD LAKE PROPERTIES LIMITED LIABIL		15,369.16	144.10	
				0.00	0.00	677.27	15,225.06
					Per Diem Interest:	675.24	15,900.30
4100.	75.	2	EISENMANN, CARMEN		6,749.87	6,218.34	
				0.00	0.00	23.07	531.53
					Per Diem Interest:	2.01	533.54
4100.	80.	-C215 - 2	ACKERSON, DAVID & YVONNE V.		12,265.70	9,314.98	
				0.00	0.00	1.95	2,950.72
					Per Diem Interest:	43.41	2,994.13
4104.	1.	4A	MT OLIVE GAS LLC		16,493.40	8,293.25	
				0.00	0.00	185.54	8,200.15
					Per Diem Interest:	303.98	8,504.13
4105.	1.04	1	57 INTERNATIONAL DRIVE LLC		8,075.03	0.00	
				0.00	0.00	0.00	8,075.03
					Per Diem Interest:	585.99	8,661.02
4114.	16.	2	PARKER,MICHAEL		12,907.64	6,500.99	
				0.00	0.00	263.78	6,406.65
					Per Diem Interest:	216.66	6,623.31
4117.	39.	4A	FERRARO, ROBERT/CHRISTINE		5,247.59	0.00	
				0.00	0.00	0.00	5,247.59
					Per Diem Interest:	339.95	5,587.54

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Block	Lot	Qual Class	Name	Prior Yr/Prd Bal	Original Billed Adjustments	Pay Prin Pay Int	Balance
4118.	50.	1	FERRARO, ROBERT/CHRISTINE A	0.00	3,433.32 0.00	0.00 0.00	3,433.32
					Per Diem Interest:	190.58	3,623.90
4118.	52.03	2	FERRARO, ROBERT	0.00	3,515.53 0.00	0.00 0.00	3,515.53
					Per Diem Interest:	194.95	3,710.48
4300.	11.	4B	FLANDERS NETCONG REALTY LLC	0.00	12,827.83 0.00	9,741.87 783.55	3,085.96
					Per Diem Interest:	46.18	3,132.14
4400.	42.	1	ST JUDE R.C.CHURCH	0.00	242.35 0.00	0.00 0.00	242.35
					Per Diem Interest:	9.54	251.89
4400.	50.	4A	EAST LAKEVIEW LLC	0.00	20,653.78 0.00	6,797.13 1,349.91	13,856.65
					Per Diem Interest:	20.78	13,877.43
4400.	108.18	2	RICH, JONATHAN & SUZANNE	0.00	24,608.77 0.00	24,321.73 95.74	287.04
					Per Diem Interest:	1.44	288.48
4400.	110.	2	LLOVANI GENERAL CONSTRUCTION INC	0.00	18,874.34 0.00	429.92 673.52	18,444.42
					Per Diem Interest:	959.42	19,403.84
4402.	1.	2	SEBASTIAN, CESAR T & MARIA V	0.00	20,621.72 0.00	19,958.90 128.37	662.82
					Per Diem Interest:	0.33	663.15
4402.	7.	2	YE, WAYNE/CHEUNG, BENA	0.00	20,573.17 0.00	15,317.14 0.00	5,256.03
					Per Diem Interest:	90.67	5,346.70
4406.	7.	1	MORRIS CHASE HOA	0.00	26.93 0.00	14.05 0.07	12.88
					Per Diem Interest:	0.25	13.13
4411.	143.	1	MORRIS CHASE HOA	0.00	188.50 0.00	138.10 0.00	50.40
					Per Diem Interest:	0.56	50.96
4411.	144.	1	MORRIS CHASE HOA	0.00	50.49 0.00	48.94 0.00	1.55
					Per Diem Interest:	0.01	1.56
4411.	145.	1	MORRIS CHASE HOA	0.00	6.73 0.00	4.95 0.00	1.78
					Per Diem Interest:	0.01	1.79
4411.	146.		MORRIS CHASE HOA		111.08	81.38	

Block	Lot	Qual Class	Name	Prior Yr/Prd Bal	Original Billed Adjustments	Pay Prin Pay Int	Balance
		1		0.00	0.00	0.00	29.70
					Per Diem Interest:	0.33	30.03
4411.	147.	1	MORRIS CHASE HOA	0.00	10.10 0.00	7.42 0.00	2.68
					Per Diem Interest:	0.03	2.71
4412.	43.	1	MORRIS CHASE HOA	0.00	3.37 0.00	1.59 0.00	1.78
					Per Diem Interest:	0.05	1.83
4413.	70.	1	MORRIS CHASE HOA	0.00	20.20 0.00	14.86 0.00	5.34
					Per Diem Interest:	0.05	5.39
4413.	71.	1	MORRIS CHASE HOA	0.00	276.01 0.00	202.81 0.00	73.20
					Per Diem Interest:	0.80	74.00
4413.	74.	1	MORRIS CHASE HOA	0.00	23.56 0.00	18.83 0.04	4.73
					Per Diem Interest:	0.04	4.77
4414.	31.	1	MORRIS CHASE HOA	0.00	100.98 0.00	73.98 0.00	27.00
					Per Diem Interest:	0.30	27.30
4414.	33.	1	MORRIS CHASE HOA	0.00	528.46 0.00	388.28 0.00	140.18
					Per Diem Interest:	1.54	141.72
4600.	10.01	2	J.D.L.J. ASSOCIATES, INC.	0.00	13,399.96 0.00	10,372.72 338.54	3,027.24
					Per Diem Interest:	12.11	3,039.35
4600.	21.	2	SIMONE, LORI MAEKHAM	0.00	8,636.30 0.00	8,627.82 17.19	8.48
					Per Diem Interest:	0.08	8.56
4600.	23.	2	11 MAIN STREET MO LLC	0.00	10,123.26 0.00	7,535.60 0.00	2,587.66
					Per Diem Interest:	35.97	2,623.63
5000.	75.	2	NIELSEN, GREGORY TYLER/ARIANA M	0.00	16,157.04 4,221.44	20,359.99 18.49	18.49
					Per Diem Interest:	0.28	18.77
5001.	4.	2	GONZALEZ, JUAN LUIS	0.00	8,497.62 0.00	4,270.97 207.17	4,226.65
					Per Diem Interest:	124.57	4,351.22
5100.	7.	2	THOMAS, LAWRENCE A/KIMBERLY	0.00	10,778.90 0.00	10,598.90 0.00	180.00

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Block	Lot	Qual Class	Name	Prior Yr/Prd Bal	Original Billed Adjustments	Pay Prin Pay Int	Balance
				Per Diem Interest:		1.64	181.64
5101.	7.	2	SHIRKEY, KENNETH P/JENNIFER	0.00	8,459.48 0.00	46.63 301.86	8,412.85
				Per Diem Interest:		439.07	8,851.92
5300.	16.01	-CB2D - - 4A	BLG VENTURES LLC	0.00	5,049.00 0.00	1,269.38 159.31	3,779.62
				Per Diem Interest:		197.98	3,977.60
5300.	16.01	-CB2E - - 4A	SWARAMAA LLLC	0.00	7,573.50 0.00	5,751.57 256.10	1,821.93
				Per Diem Interest:		20.27	1,842.20
5300.	18.	-C8.2A- - 4A	CENTRAL PROPERTIES SECOND LLC	0.00	12,750.41 0.00	12,746.71 0.19	3.70
				Per Diem Interest:		0.03	3.73
5300.	18.	-CU8.9- - 4A	BUSSETTY/KUNA, RAJASEKHAR/RENUKA	0.00	7,512.91 0.00	1,888.83 237.05	5,624.08
				Per Diem Interest:		294.60	5,918.68
5300.	22.	1	264 PLAZA LLC.	0.00	2,231.66 0.00	0.00 0.00	2,231.66
				Per Diem Interest:		106.77	2,338.43
5300.	22.	B01- - - 4A	PATEL, BIRJU/RAJESHREE	0.00	205.33 0.00	0.00 0.00	205.33
				Per Diem Interest:		8.65	213.98
5300.	24.	-CB01 - - 4A	DE MARIA,JOSEPH & FELICIA	0.00	3,534.30 0.00	3,532.22 2.08	2.08
				Per Diem Interest:		0.01	2.09
5300.	24.	-CD2.1- - 4A	BARBARA ACUPUNCTURE LLC	0.00	3,534.30 0.00	888.57 26.03	2,645.73
				Per Diem Interest:		98.23	2,743.96
5300.	24.	-CD31 - - 4A	OMEGA CAPITAL MANAGEMENT LLC	0.00	3,534.30 0.00	3,532.22 2.08	2.08
				Per Diem Interest:		0.01	2.09
5300.	24.	-CD4.1- - 4A	BARBARA ACUPUNCTURE LLC	0.00	3,534.30 0.00	888.57 26.03	2,645.73
				Per Diem Interest:		98.23	2,743.96
5300.	72.	2	FELICETTY, HEATHER	0.00	7,883.95 0.00	5,869.77 84.67	2,014.18
				Per Diem Interest:		24.21	2,038.39
5401.	4.	2	DAVIS, JOHN A JR	0.00	8,383.21 0.00	7,434.27 75.96	948.94
				Per Diem Interest:		7.59	956.53

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Block	Lot	Qual Class	Name	Prior Yr/Prd Bal	Original Billed Adjustments	Pay Prin Pay Int	Balance
5401.	13.	-CC02 - - 4A	SWARAMAA LLC	0.00	5,217.30 0.00 Per Diem Interest:	3,962.19 176.42 11.44	1,255.11 1,266.55
5401.	13.	-CC07 - - 4A	SWARAMAA LLC	0.00	4,375.80 0.00 Per Diem Interest:	3,323.13 147.96 9.59	1,052.67 1,062.26
5401.	13.	-CC09 - - 4A	CENTRAL PROPERTIES I LLC	0.00	15,147.00 0.00 Per Diem Interest:	15,142.35 0.24 0.04	4.65 4.69
5401.	13.	-CC13 - - 4A	FACTOR, MELANIE R	0.00	9,391.14 0.00 Per Diem Interest:	280.47 365.09 450.54	9,110.67 9,561.21
5410.	63.	2	STARACE, GLENN/PENNY	0.00	13,167.67 0.00 Per Diem Interest:	45.21 349.10 803.43	13,122.46 13,925.89
5430.	2.	2	HAWKINS, JAMES/HILLARY S	0.00	13,403.43 0.00 Per Diem Interest:	9,946.59 32.53 71.89	3,456.84 3,528.73
5440.	23.	2	DERRIG, HELENANN	0.00	13,805.59 0.00 Per Diem Interest:	3,469.32 0.00 582.34	10,336.27 10,918.61
5440.	32.	2	WALSH, CHRISTOPHER MICHAEL/ASHLEY P	0.00	12,931.91 0.00 Per Diem Interest:	12,918.32 13.59 0.20	13.59 13.79
5460.	4.	2	KUNA, RENUKA & BUSSETTY, RAJASEKHAR S	0.00	14,027.49 0.00 Per Diem Interest:	3,525.08 444.17 540.74	10,502.41 11,043.15
5500.	6.	2	LANGDO, AMY E/MICHAEL J	0.00	11,163.74 0.00 Per Diem Interest:	10,053.40 95.52 9.99	1,110.34 1,120.33
5501.	6.	2	HAMILTON, ANDREW L/HEATHER E	0.00	8,022.63 0.00 Per Diem Interest:	2,070.43 29.57 293.84	5,952.20 6,246.04
5600.	4.	2	PERRAULT/SMITH, MATTHEW C/DAWN M	0.00	8,268.80 0.00 Per Diem Interest:	6,144.67 279.58 31.86	2,124.13 2,155.99
5600.	8.	2	MORRIS, KENNETH J & ELIZABETH	0.00	8,594.69 582.32 Per Diem Interest:	9,174.81 2.20 0.01	2.20 2.21
5601.	8.		BEAVER LANE PARTNERSHIP C/O VILLARI		8,182.12	6,091.75	

Block	Lot	Qual Class	Name	Prior Yr/Prd Bal	Original Billed Adjustments	Pay Prin Pay Int	Balance
		2		0.00	0.00	26.22	2,090.37
					Per Diem Interest:	25.77	2,116.14
5800.	42.	2	ANDERSON, SUSAN	0.00	7,998.37	3,636.13	4,362.24
					Per Diem Interest:	15.26	4,377.50
5800.	48.	2	VENTURE PENNY CAPITAL LLC	0.00	6,306.47	3,169.61	3,136.86
					Per Diem Interest:	78.38	3,215.24
6000.	5.036	2	WOLF, GEOFFREY D/SANDRA G	0.00	18,004.73	17,951.28	53.45
					Per Diem Interest:	100.54	54.20
6000.	5.044	2	MUELLER, LINDA A	0.00	14,719.52	7,401.31	7,318.21
					Per Diem Interest:	61.64	7,583.63
6100.	6.	2	PATEL, RAJESHREE B	0.00	9,225.69	0.00	9,225.69
					Per Diem Interest:	0.00	9,907.31
6103.	1.	2	SAQUICELA, MARCOS	0.00	9,499.58	4,068.03	5,431.55
					Per Diem Interest:	214.85	5,693.99
6200.	5.	2	LEFAND, JOHN & GLORIA A	0.00	12,183.03	7,437.63	4,745.40
					Per Diem Interest:	363.92	4,788.11
6200.	13.	2	OLSON, GLENN W & MARGARET M	0.00	8,833.92	4,456.78	4,377.14
					Per Diem Interest:	0.00	4,507.71
6200.	37.	2	SETHI, TARMEET/REENA K	0.00	9,672.93	2,430.79	7,242.14
					Per Diem Interest:	65.63	7,622.60
6203.	10.	2	KISELLA, KIMBERLY A	0.00	10,688.76	9,958.00	730.76
					Per Diem Interest:	0.00	737.42
6210.	6.	2	REAVES, BRENDA KAY/ESTATE OF	0.00	10,005.77	6,081.23	3,924.54
					Per Diem Interest:	318.77	3,942.20
6303.	1.	2	MC GRATH, MARY LOU	0.00	9,145.95	7,306.24	1,839.71
					Per Diem Interest:	242.12	1,867.31
6305.	21.	2	TURNER, KELLY/JOHN M THIRD	0.00	10,879.45	325.62	10,553.83
					Per Diem Interest:	366.36	

TOWNSHIP OF MOUNT OLIVE
Condensed Tax Account Delinquent Report

Block	Lot	Qual Class	Name	Prior Yr/Prd Bal	Original Billed Adjustments	Pay Prin Pay Int	Balance
					Per Diem Interest:	566.21	11,120.04
6400.	14.	2	KARPI, JOHN C & LOIS	0.00	9,402.50 0.00	2,362.83 61.18	7,039.67
					Per Diem Interest:	367.24	7,406.91
6403.	18.	2	NEW JERSEY COMMUNITY & PROPERTY RED	0.00	10,213.79 0.00	7,604.37 162.09	2,609.42
					Per Diem Interest:	36.41	2,645.83
6404.	4.	2	GASPARIK, STEPHEN & MARIE V	0.00	10,674.89 20.00	7,958.07 40.28	2,736.82
					Per Diem Interest:	38.61	2,775.43
6500.	25.	2	SAPIO, PASQUALE J	0.00	8,251.46 0.00	6,143.38 86.60	2,108.08
					Per Diem Interest:	26.14	2,134.22
6500.	40.	2	WHITE, NANCY C W C/O WADE NULTON	0.00	10,622.88 0.00	7,908.95 135.50	2,713.93
					Per Diem Interest:	38.56	2,752.49
6700.	2.	2	HELLYER, MARYELLEN	0.00	8,064.25 0.00	4,059.65 37.87	4,004.60
					Per Diem Interest:	146.26	4,150.86
6800.	6.	4A	C/O ECOVA INC-MS1937	0.00	16,786.24 0.00	16,778.23 48.07	8.01
					Per Diem Interest:	0.04	8.05
6900.	6.	3A	GGI ENTERPRISE LLC	0.00	8,570.42 20.00	6,380.85 0.00	2,209.57
					Per Diem Interest:	28.27	2,237.84
6900.	6.	-QFARM- - 3B	GGI ENTERPRISE LLC	0.00	171.67 20.00	130.37 0.90	61.30
					Per Diem Interest:	0.38	61.68
7000.	57.	2	SNYDER, DANIEL T JR & LAUREN M	0.00	9,908.69 0.00	4,980.07 96.08	4,928.62
					Per Diem Interest:	154.33	5,082.95
7000.	76.	2	DE MARIA, JOSEPH P. & FELICIA	0.00	11,780.87 0.00	11,768.90 11.97	11.97
					Per Diem Interest:	0.18	12.15
7000.	82.	1	STROUD, JARED	0.00	4,729.23 0.00	3,591.54 20.68	1,137.69
					Per Diem Interest:	10.37	1,148.06
7100.	7.	2	HEITMANN, JAMES DAVID/KATHLEEN ANN	0.00	9,166.74 0.00	6,807.22 219.78	2,359.52
					Per Diem Interest:	12.98	2,372.50

TOWNSHIP OF MOUNT OLIVE
Condensed Tax Account Delinquent Report

Block	Lot	Qual Class	Name	Prior Yr/Prd Bal	Original Billed Adjustments	Pay Prin Pay Int	Balance
7100.	51.	2	BRABY, JAMES R. & JUDITH A.	0.00	12,848.71 0.00 Per Diem Interest:	9,566.12 43.67 50.21	3,282.59 3,332.80
7101.	13.	2	BEDELL, STEVEN M/JENNIFER B	0.00	19,241.85 0.00 Per Diem Interest:	19,219.39 22.46 0.34	22.46 22.80
7200.	15.	2	CHAKEY, LAWRENCE J. & SUSAN	0.00	14,419.25 0.00 Per Diem Interest:	942.52 264.52 909.25	13,476.73 14,385.98
7201.	1.	2	AICHEM, HEINRICH JR/HOLLY	0.00	17,147.79 0.00 Per Diem Interest:	12,766.87 230.01 72.73	4,380.92 4,453.65
7201.	2.	2	DAVIS, JOHN H	0.00	18,479.11 659.74 Per Diem Interest:	18,479.11 0.00 6.01	659.74 665.75
7501.	5.	2	DALTON, SEAN/SHARON	0.00	17,907.06 0.00 Per Diem Interest:	11,907.06 770.21 72.00	6,000.00 6,072.00
7600.	26.	2	ANTONROSE HOLDINGS LLC	0.00	7,863.16 2,882.98 Per Diem Interest:	7,863.16 0.00 42.02	2,882.98 2,925.00
7600.	92.	2	ALY, IBRAHIM YASER/HAMODI, HANA	0.00	21,495.40 0.00 Per Diem Interest:	19,680.86 155.70 3.63	1,814.54 1,818.17
7702.	2.	1	BBC PROPERTY MANAGEMENT GROUP INC	0.00	740.52 0.00 Per Diem Interest:	562.38 4.67 1.62	178.14 179.76
7801.	3.	-CYY45- - 2	THOMAS, ROBERT E/ELIZABETH A	0.00	5,620.30 0.00 Per Diem Interest:	2,826.72 300.63 75.32	2,793.58 2,868.90
7801.	4.	-CH44 - - 2	SHARAFI, AMAN	0.00	5,266.37 0.00 Per Diem Interest:	3,920.92 0.00 12.26	1,345.45 1,357.71
7801.	33.	2	270 HOWARD AVE LLC	0.00	9,011.47 245.42 Per Diem Interest:	2,322.62 0.00 360.05	6,934.27 7,294.32
8101.	6.	2	BIANCHI, MARTHA H	0.00	10,907.19 0.00 Per Diem Interest:	8,120.57 140.39 57.12	2,786.62 2,843.74
8103.	24.		LUNDBERG, HAROLD % RITA HOLLINGHURST		1,997.00	1,995.31	

Block	Lot	Qual Class	Name	Prior Yr/Prd Bal	Original Billed Adjustments	Pay Prin Pay Int	Balance
		2		0.00	0.00	7.87	1.69
					Per Diem Interest:	0.02	1.71
8103.	59.	2	EMIHL, MARIE	0.00	2,586.39	1,925.62	660.77
					Per Diem Interest:	6.02	666.79
8200.	4.	-CA2D - - 4A	KANUMURY, LLP	0.00	4,948.02	4,943.26	4.76
					Per Diem Interest:	0.02	4.78
8300.	7.	-C001 - - 4A	FITZGERALD, GERALD W. & YOLANDE	0.00	5,981.38	0.00	5,981.38
					Per Diem Interest:	400.46	6,381.84
8300.	11.	1	JET MOUNTAIN DEVELOPMENT, LLC	0.00	1,501.24	1,123.32	377.92
					Per Diem Interest:	1.51	379.43
8300.	11.01	1	JET MOUNTAIN DEVELOPMENT, LLC	0.00	1,487.77	1,113.25	374.52
					Per Diem Interest:	1.50	376.02
8301.	11.	4A	GSGK HOLDINGS LLC	0.00	15,019.09	670.40	14,348.69
					Per Diem Interest:	753.17	15,101.86
8400.	7.	1	ALI, MOHAMMAD	0.00	4,624.88	2,316.44	2,308.44
					Per Diem Interest:	93.36	2,401.80
8410.	25.	2	REALTY AT HH LLC	0.00	9,659.07	0.00	9,659.07
					Per Diem Interest:	686.69	10,345.76
8410.	32.	2	HAR HAZAYIS'M REALTY LLC	0.00	9,402.50	157.42	9,245.08
					Per Diem Interest:	652.77	9,897.85
8410.	77.	-CU27 - - 2	DUDDY/CAMACHO, JARED M/KAREN M	0.00	9,253.42	4,821.29	4,432.13
					Per Diem Interest:	88.79	4,520.92
8420.	21.	2	REALTY AT HH LLC	0.00	9,516.92	0.00	9,516.92
					Per Diem Interest:	676.57	10,193.49
8420.	23.	2	YAMPOLA 2022 CHARITABLE LEAD ANU TR	0.00	10,546.61	0.00	10,546.61
					Per Diem Interest:	749.78	11,296.39
8430.	42.	2	HATCHER, MICHAEL/BRITTANY	0.00	10,834.38	8,066.41	2,767.97
					Per Diem Interest:	382.53	

TOWNSHIP OF MOUNT OLIVE
Condensed Tax Account Delinquent Report

Block	Lot	Qual Class	Name	Prior Yr/Prd Bal	Original Billed Adjustments	Pay Prin Pay Int	Balance
					Per Diem Interest:	39.66	2,807.63
8430.	46.	2	REALTY AT HH LLC	0.00	9,749.20 0.00	0.00 164.15	9,749.20
					Per Diem Interest:	693.09	10,442.29
8430.	55.	2	HAR HAZAYISM REALTY LLC	0.00	10,879.45 0.00	0.00 183.17	10,879.45
					Per Diem Interest:	773.44	11,652.89
8430.	67.	2	TCHIAKPE, IDELPHONSE	0.00	11,479.24 0.00	0.00 0.00	11,479.24
					Per Diem Interest:	879.77	12,359.01
8430.	74.	2	HAR HAZAYIS M REALTY LLC	0.00	10,498.08 0.00	0.00 176.76	10,498.08
					Per Diem Interest:	746.32	11,244.40
8430.	75.	2	HAR HAZAYIS M REALTY LLC	0.00	10,803.18 0.00	0.00 181.89	10,803.18
					Per Diem Interest:	768.01	11,571.19
8430.	79.	2	HAR HAZAYIS M REALTY LLC	0.00	10,896.78 0.00	0.00 183.47	10,896.78
					Per Diem Interest:	774.66	11,671.44
8430.	81.	2	HAR HAZAYISM REALTY LLC	0.00	10,626.36 0.00	3.75 226.99	10,622.61
					Per Diem Interest:	707.04	11,329.65
8430.	87.	2	HAR HAZAYISM REALTY LLC	0.00	10,324.73 0.00	0.00 173.84	10,324.73
					Per Diem Interest:	734.00	11,058.73
8430.	130.	2	HAR HAZAYISM REALTY LLC	0.00	10,806.64 0.00	0.00 181.95	10,806.64
					Per Diem Interest:	768.26	11,574.90
8430.	132.	2	REALTY AT HH LLC	0.00	9,926.02 0.00	284.32 167.13	9,641.70
					Per Diem Interest:	677.37	10,319.07
8430.	133.	2	HAR HAZAYIS M REALTY LLC	0.00	11,149.88 0.00	0.00 187.73	11,149.88
					Per Diem Interest:	792.66	11,942.54
8430.	134.	2	HAR HAZAYIS M REALTY LLC	0.00	10,900.24 0.00	0.00 183.53	10,900.24
					Per Diem Interest:	774.92	11,675.16
8430.	162.	-CU120- - 2	HAR HAZAYIS M REALTY LLC	0.00	9,423.31 0.00	0.00 158.66	9,423.31
					Per Diem Interest:	669.91	10,093.22

Block	Lot	Qual Class	Name	Prior Yr/Prd Bal	Original Billed Adjustments	Pay Prin Pay Int	Balance
8430.	162.	-CU158- 2	REALTY AT HH LLC	0.00	10,300.46 0.00	0.00 173.43	10,300.46
				Per Diem Interest:		732.27	11,032.73
8440.	27.	2	HAR HAZAYISM REALTY LLC	0.00	11,292.02 0.00	0.00 190.12	11,292.02
				Per Diem Interest:		802.77	12,094.79
8440.	28.	2	REALTY AT HH LLC	0.00	9,981.49 0.00	0.00 168.06	9,981.49
				Per Diem Interest:		709.61	10,691.10
8440.	37.	2	REALTY AT HH LLC	0.00	9,298.49 0.00	0.00 156.56	9,298.49
				Per Diem Interest:		661.04	9,959.53
8440.	91.	2	154 WINDING HILL LLC	0.00	10,362.86 0.00	0.00 0.00	10,362.86
				Per Diem Interest:		781.61	11,144.47
8440.	102.	2	SIMEUS, MARIE	0.00	10,695.70 0.00	10,649.96 10.86	45.74
				Per Diem Interest:		0.41	46.15
8440.	144.	2	66 WINDING HILL LLC	0.00	9,652.12 0.00	9,643.86 272.83	8.26
				Per Diem Interest:		0.08	8.34
8440.	161.	2	WALLACE, RYAN ANTHONY/CRISTIN MARIA	0.00	9,520.39 0.00	9,511.59 8.80	8.80
				Per Diem Interest:		0.13	8.93
8450.	1.	-CU02 - 2	GALLO, VINCENT/CARMELA	0.00	9,568.92 0.00	4.50 481.36	9,564.42
				Per Diem Interest:		359.83	9,924.25
8500.	20.	2	SANTOS, JESSICA/MADEIROS, ANTHONY	0.00	10,251.29 260.65	5,275.57 82.10	5,236.37
				Per Diem Interest:		167.37	5,403.74
8500.	26.	2	DAVIS, REGINA	0.00	9,007.27 0.00	5,134.38 315.62	3,872.89
				Per Diem Interest:		85.68	3,958.57
8500.	28.	2	KRUEGER, ERIC A/JEAN	0.00	12,508.94 0.00	9,313.15 101.77	3,195.79
				Per Diem Interest:		48.43	3,244.22
8800.	33.02	2	PARRILLO, JAMIE	0.00	20,906.01 0.00	16,174.81 575.88	4,731.20
				Per Diem Interest:		18.92	4,750.12

Violation No	Work Site	Owner Name	Date Notice	Notice Type	Status
V250002	208 FLANDERS-NETCONG RD	JEWISH COMMUNITY FOUNDATION	5/27/2025	Notice of Unsafe Structure	Open
V250007	2 NEW ST	LS INVESTMENTS PROPERTIES LLC	6/9/2025	Notice of Violation and Order to Terminate	Open
V250004	2 NEW ST	LS INVESTMENTS PROPERTIES LLC	6/9/2025	Notice of Violation and Order to Terminate	Open
V250003	2 NEW ST	LS INVESTMENTS PROPERTIES LLC	6/9/2025	Notice of Violation and Order to Terminate	Open
V250006	2 NEW ST	LS INVESTMENTS PROPERTIES LLC	6/9/2025	Notice and Order of Penalty	Open
V250005	2 NEW ST	LS INVESTMENTS PROPERTIES LLC	6/9/2025	Notice of Violation and Order to Terminate	Open
V250010	99 BARTLEY-FLANDERS RD	FOX INDUSTRIAL HOLDINGS, LLC	6/18/2025	Notice of Violation and Order to Terminate	Open
V250009	99 BARTLEY-FLANDERS RD	FOX INDUSTRIAL HOLDINGS, LLC	6/18/2025	Notice of Violation and Order to Terminate	Open
V250011	99 BARTLEY-FLANDERS RD	FOX INDUSTRIAL HOLDINGS, LLC	6/18/2025	Notice and Order of Penalty	Open
V250008	99 BARTLEY-FLANDERS RD	FOX INDUSTRIAL HOLDINGS, LLC	6/18/2025	Notice of Violation and Order to Terminate	Open
V250012	318 WINDING HILL DR	318 WINDING HILL LLC	6/25/2025	Notice of Unsafe Structure	Open
V250014	181 FLANDERS-NETCONG RD	JARVIS, KENNETH/AMY	6/26/2025	Notice of Violation and Order to Terminate	Open
V250015	181 FLANDERS-NETCONG RD	JARVIS, KENNETH/AMY	6/26/2025	Notice and Order of Penalty	Open
V250013	181 FLANDERS-NETCONG RD	JARVIS, KENNETH/AMY	6/26/2025	Notice of Unsafe Structure	Open
V250024	30 INTERNATIONAL DR. SOUTH	PEARLAND RJR LLC	7/17/2025	Notice and Order of Penalty	Abated
V250017	185 ROUTE 206	OAKWOOD VILLAGE REAL ESTATE LLC	7/17/2025	Notice of Unsafe Structure	Abated
V250018	185 ROUTE 206	OAKWOOD VILLAGE REAL ESTATE LLC	7/17/2025	Notice and Order of Penalty	Open
V250016	185 ROUTE 206	OAKWOOD VILLAGE REAL ESTATE LLC	7/17/2025	Notice of Violation and Order to Terminate	Abated
V250023	30 INTERNATIONAL DR.SOUTH	PEARLAND RJR LLC	7/17/2025	Notice of Violation and Order to Terminate	Abated
V250022	24 IRONIA RD	FLANDERS PROPERTIES LLC	7/17/2025	Notice and Order of Penalty	Open
V250021	24 IRONIA RD	FLANDERS PROPERTIES LLC	7/17/2025	Notice of Violation and Order to Terminate	Open
V250020	3 STANLEY PL	TIENE, PETER/DAWN	7/18/2025	Notice and Order of Penalty	Abated
V250019	3 STANLEY PL	TIENE, PETER/DAWN	7/18/2025	Notice of Violation and Order to Terminate	Abated
V250027	30 INTERNATIONAL DR. SOUTH	PEARLAND RJR LLC	7/25/2025	Notice and Order of Penalty	Abated
V250026	30 INTERNATIONAL DR.SOUTH	PEARLAND RJR LLC	7/25/2025	Notice of Violation and Order to Terminate	Abated
V250025	30 INTERNATIONAL DR.SOUTH	PEARLAND RJR LLC	7/25/2025	Notice of Violation and Order to Terminate	Abated
V250030	230 ROUTE 206	DG ROUTE TWO ZERO SIX LLC	7/30/2025	Notice and Order of Penalty	Void
V250029	230 ROUTE 206	DG ROUTE TWO ZERO SIX LLC	7/30/2025	Notice of Violation and Order to Terminate	Void
V250028	230 ROUTE 206	MAHMOOD, TARIQ	7/30/2025	Notice of Violation and Order to Terminate	Void
V250032	114 ROUTE 206	FLANDERS FUEL LLC	8/1/2025	Notice and Order of Penalty	Open
V250031	114 ROUTE 206	FLANDERS FUEL LLC	8/1/2025	Notice of Violation and Order to Terminate	Open
V250033	318 WINDING HILL DR	318 WINDING HILL LLC	8/7/2025	Notice of Unsafe Structure	Open
V250034	60 FLANDERS-DRAKESTOWN RD	HEMSTEAD, GILLIAN	8/19/2025	Notice of Violation and Order to Terminate	Open
V250035	60 FLANDERS-DRAKESTOWN RD	HEMSTEAD, GILLIAN	8/19/2025	Notice and Order of Penalty	Open
V250036	46 SOVEREIGN DR	GEROLA, GERALDINE L/MICHAEL D	9/26/2025	Notice of Unsafe Structure	Satisfied
V250037	32 CRESTWOOD CIR	JEAN-CHARLES, BERBINEAU/LOUISE F D	10/1/2025	Notice of Violation and Order to Terminate	Open



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 4004 19
REGULAR MAIL

August 22, 2025

Jason Chirp
3 Downstream Drive
Flanders, NJ 07836

**RE: VIOLATION NOTICE – Garbage, debris
3 Downstream
Block 6500, Lot 51**

Dear Mr. Chirp:

This correspondence shall serve as a VIOLATION NOTICE regarding 3 Downstream Drive for failure to maintain the property in compliance with sections of Chapter 302, Property Maintenance of the Township Code with picture (seen right) These are as follow:

1. **§ 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

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



I trust that this matter is taken care by September 3, 2025 of 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
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
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1002 25
SENT REGULAR MAIL

July 16, 2025

4 Budd LLC
4 Budd Avenue
Budd Lake, NJ 07828

RE: **VIOLATION NOTICE - Lawn**
4 Budd Avenue
Block 3201, Lot 65

To whom it may concern:

This correspondence shall serve as a VIOLATION NOTICE regarding 4 Budd Avenue in Budd Lake for failure to maintain the property in compliance with sections of Chapter 302, Property Maintenance of the Township Code with pictures (right) taken on July 15, 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 23, 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 0740 4003 72
REGULAR MAIL

August 19, 2025

Nancy White & Wade Nulton
5 Hermanne Drive
Flanders, NJ 07836

RE: VIOLATION NOTICE – Overgrowth; Debris
5 Hermanne Drive
Block 6500, Lot 40

Dear Property Owner:

This correspondence shall serve as a VIOLATION NOTICE regarding 5 Hermanne Drive 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) taken on August 18, 2025. These are as follow:

1. **§ 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
- (1) Rubbish: brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash, refuse and debris.
2. **§ 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 by September 9, 2025 of 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

CERTIFIED MAIL
9589 0710 5270 0476 1010 17
RETURN RECEIPT REQUESTED

November 20, 2025

Dawn D Anna
8 Eisenhower Drive
Budd Lake, NJ 07828

RE: VIOLATION NOTICE
8 Eisenhower Drive
Budd Lake, NJ 07828
Block 2907, Lot 2

Dear Ms. Anna:

This correspondence shall serve as a VIOLATION NOTICE regarding failure to maintain the property in compliance with Chapter 302, Property Maintenance of the Township Code as seen in the picture (right) taken on November 20, 2025, 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, street, and/or utility wires.



Please address the tree issue no later than Friday, December 5, 2025. Failure to do so will result in the issuance of summonses by this office.
Please do not hesitate to contact me with any questions.

Sincerely,


Jennifer Blouse
Acting Zoning Officer
(973)691-0900 x 7391
jblouse@mtolivetwp.org



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0740 4003 65
REGULAR MAIL

August 12, 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). 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 18, 2025 to avoid enforcement proceedings by this office. Do not hesitate to contact me with any questions.

Sincerely,

Sara Murphy

Sara Murphy

Zoning Officer

Smurphy@mtolivetwp.org



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1009 73
REGULAR MAIL

September 17, 2025

Ho, Hing Kwong
8 Dominick Ct
Cedar Grove, NJ 07009

RE: VIOLATION NOTICE – Lawn and Rubbish
17 Manor House Rd.
Budd Lake, NJ 07828
Block 2513, Lot 1

Dear Mr. Ho:

This correspondence shall serve as a VIOLATION NOTICE regarding 17 Manor House 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. These are as follow:



1. § 302-40 B(1) Rubbish: brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash, refuse and debris.



2. § 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.





TOWNSHIP OF MOUNT OLIVE

Department of Planning

Please ensure this matter is taken care of by September 27, 2025 to avoid enforcement proceedings by this office. Do not hesitate to contact me with any questions.

Sincerely,

Jennifer Blouse
Acting Zoning Officer
jblouse@mtolivetwp.org



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



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1010 00
REGULAR MAIL

October 23, 2025

James & Tabettha Holley
20 Alcrest Avenue
Budd Lake, NJ 07828

RE: dead trees
20 Alcrest Avenue
Block 1402, Lot 6

Dear Mr. and Mrs. Holley:

It has come to my attention that dead trees are located on your property. Given the proximity to the neighboring property, this creates a potentially hazardous condition from falling branches or in the event the trees 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.)

You can find this section of the Township Code via the following link: <https://ecode360.com/29945740>. Please take the necessary steps to have the trees removed and kindly let me know when this work will occur.



TOWNSHIP OF MOUNT OLIVE

Department of Planning

Thank you in advance in anticipation of your cooperation on this matter. Please feel free to contact me if you have any questions.

Sincerely,

Jennifer Blouse
Acting Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1014 20
REGULAR MAIL

October 29, 2025

Noor Property LLC
5 Oakland Rd
Budd Lake NJ 07828

RE: Property Maintenance
20 Cleacene Avenue
Block 3400, Lot 8

Dear Noor Properties LLC:

The bamboo plants along the rear of your property adjacent to Cedar Street needed to be cut back to avoid encroachment into the travelled way. Please be aware that the public Right-of-Way for Cedar Street is actually 40 feet in width, meaning that approximately 16 feet past the paved surface on your side of the street is within said Right-of-Way. As such, please trim back all brush at least 16 feet back from the edge of the street pavement and at a height no greater than six (6) feet, this is particularly important during winter months when snow and ice cause the plants to fall into the street.



You are requested to trim these plants as they are interfering with the public street as required by §302-40 B (1) of the Township's Property Maintenance Code which states:

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 attend to these matters no later than Wednesday, November 12. Failure to do so will result in the issuance of a Summons to Municipal Court.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Blouse", with a long horizontal flourish extending to the right.

Jennifer Blouse
Acting Zoning Officer
(973) 691-0900 x 7391
jblouse@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



204 FLANDERS DRAKESTOWN ROAD BUDD LAKE NJ 07828

DEPARTMENT OF PLANNING 973.691.0900 #7310

cmcgroarty@mtolivetwp.org



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)

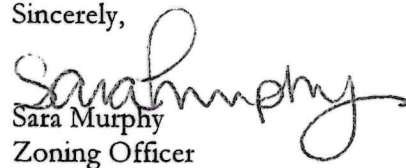
Dear Mr. & Ms. Wojtowicz:

This letter serves 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





TOWNSHIP OF MOUNT OLIVE

Department of Planning

August 19, 2025

VIA REGULAR AND CERTIFIED MAIL

Mieczyslaw Wojtowicz
23 Forest Road
Budd Lake, NJ 07828

**RE: Notice of Issuance of Summonses/Complaints & to Immediately Cease & Abate
Summons/Complaint Nos.: 1427-SC-021594
Property- 23 Forest Road Block 3206, Lot 10 Budd Lake New Jersey**

Dear Wojtowicz Residence:

As you know, the undersigned serves as Zoning Officer for the Township of Mount Olive ("Township"). In this regard, I now write to you for the third time over the last three months with respect to the ongoing violations at your residential property located at 23 Forest Road in the Township (the "subject property").

Previously, on May 28, 2025 and August 4, 2025, respectively, you were served with a first and second notice of violation for illegally keeping pastoral animals in a residential zone district that is less than one acre. In the May 28, 2025 violation notice, you were advised to rectify these violations by no later than June 19, 2025. After determining that you failed to timely rectify same, on August 4, 2025 I issued to you a second notice of violation. Therein, you were instructed to rectify these violations by no later than August 19, 2025 otherwise summonses would be issued against you for same.

As of today, I have confirmed that you have continually failed to abate and correct these violations, and you have otherwise caused/allowed additional violations of the Township's Land Use Code to exist and persist at the subject property.

Your continual failure to comply with various provisions of the Township's Land Use Code has caused me to issue multiple summonses and complaints against you. Accordingly, this letter serves to inform you that I have caused to be issued multiple summonses and complaints against you for the ongoing violations of the Township's Land Use Code at the subject property.

Enclosed herein, please find summonses and complaints for the following violations:

- **Summons/Complaint No. 1427-SC-021594** – Pastoral Animals being kept on a lot in a Residential zone that does not meet the minimum one-acre requirement of §550-89A(1) of the Township's Land Use Code;

204 Flanders-Drakestown Road
P.O. Box 450, Budd Lake, NJ 07828
973-691-0900 ext. 7313

Notice of Issuance of Summonses & to Abate
August 19, 2025
Page 2 of 2

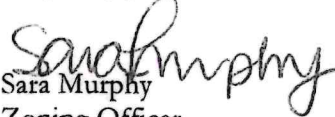
The relevant provisions of the Township's Land Use Code are enclosed herein for ease of reference. You may access the Township's Land Use Code, as well as all other Township ordinance by visiting the Township's website at: <https://www.mountolivetwpnj.org/government-resources/page/ordinances-code-book> and clicking on the "View the Mount Olive Code Book link". Pursuant to the "Violations and penalties" provisions set forth at §550-3D of the Township's Land Use Code, any owner of property, person or corporation who shall violate any of the provisions of the Township's Land Use Code or fail to comply with the requirements of thereof, or who shall erect, structurally alter, enlarge, rebuild or move any building or buildings or any structure or who shall put into use any lot or land in violation of any detailed statement or plan submitted and approved hereunder or who shall refuse reasonable opportunity to inspect any premises and who shall fail to abate such violation or refusal within 10 days after written notice has been served, upon conviction, shall be liable to a fine up to \$2,000, per each violation, or imprisonment for a term not to exceed 90 days, or both such fine and imprisonment for each violation. Each and every day that such violation continues shall be deemed a separate and distinct violation punishable by either a separate fine not exceeding \$2,000 per day or imprisonment not exceeding 90 days in jail, or both.

Please be aware that your municipal court date is on Tuesday, September 9, 2025. If there are any questions, you can contact my office at 973-691.0900, ext. 7313.

Should you fail to immediately cease such operations and otherwise remain in violation of the provisions of the Township's Land Use Code, I will be forced to issue further summonses/complaints against you for continuing violations for each and every day such violations continue to persist.

Your prompt attention is required. Please be guided accordingly.

Very truly yours,


Sara Murphy
Zoning Officer

Enclosures:
Certified Mail No. 9589 0710 5270 0740 4004 88



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0476 1010 24
REGULAR MAIL

November 24, 2025

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

RE: Zoning Violation (fowl)

Dear Troup Family:

There was an original violation sent to you on April 30, 2025, which is having chickens on an undersized lot in a residential zone. An application was then made to the Planning Board and that application has been denied. Please see the attached Planning Board Resolution PB-25-13 dated November 20, 2025. The violation listed below remains, since your application has not been approved. 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.

Please ensure the removal of all fowl by December 8, 2025 to avoid the issuance of summonses by this office. Please accept this letter as notification that we will be visiting your property on Monday, December 8, 2025, to ensure all violations have been abated. Feel free to contact me if you have any questions.

Sincerely,


Jennifer Blouse
Acting Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 2597 8677 66
REGULAR MAIL

December 5, 2025

REVISED LETTER REMOVAL OF ALL FOWL BY DECEMBER 29, 2025

Jeffrey & Catherine Troup
26 Hillside Avenue
Flanders, NJ 07836

RE: Zoning Violation (fowl)
B. 5600, L. 15

Dear Troup Family:

There was an original violation sent to you on April 30, 2025, which is having chickens on an undersized lot in a residential zone. An application was then made to the Planning Board and that application has been denied. Please see the attached Planning Board Resolution PB-25-13 dated November 20, 2025. The violation listed below remains, since your application has not been approved. 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.

Please ensure the removal of all fowl by **December 29, 2025** to avoid the issuance of summonses by this office. **Please accept this letter as notification that we will be visiting your property on Monday, December 29, 2025, to ensure all violations have been abated.** This provides an additional three weeks from the original date that was given. This is more than fair considering the application was withdrawn and you have been aware of the violation since April 30, 2025.

Sincerely,

Jennifer Blouse
Acting 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
9589 0710 5270 0476 1007 75
RETURN RECEIPT REQUESTED

June 3, 2025

Cecilia Carbonell
29 Church Street
Budd Lake, NJ 07828

RE: VIOLATION NOTICE
29 Church Street
Budd Lake, NJ 07828
Block 3201, Lot 40

Dear Ms. Carbonell:

This correspondence shall serve as a 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 as seen in the picture (right) taken on May 30, 2025. 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.

Please address the tree issues no later than Friday, June 27, 2025, failure to do will result in the issuance of one or more summonses by this office. 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 0740 4004 64
REGULAR MAIL

August 12, 2025

Justin Aonnarumma
Antonio Imbimbo
PO Box 4484
Warren, NJ 07059

RE: VIOLATION NOTICE - Lawn
29 Mount Olive Road
Block 3807, Lot 5

Dear Property Owners:

This correspondence shall serve as a VIOLATION NOTICE regarding 29 Mount Olive Road for failure to maintain the property in compliance with sections of Chapter 302, Property Maintenance of the Township Code. 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 19, 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 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 1003 24
REGULAR MAIL

August 4, 2025

Thomas Bubryckie
141 Stephens Park Road
Hackettstown, NJ 07840

RE: 2ND VIOLATION NOTICE

Dear Mr. Bubryckie:

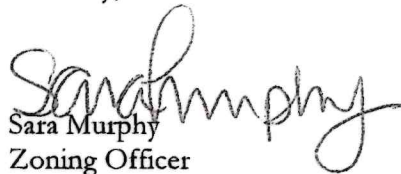
It has come to my attention, and after a site inspection conducted on August 4, 2025 that the excess material and trucks/commercial vehicles on your property at 141 Stephens Park Road continue to be in violation.

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 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 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:

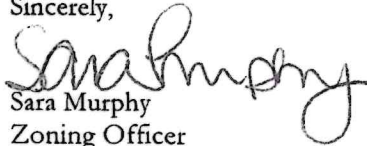
It has come to my attention that an overgrowth of the tree on your property is causing a sight & traffic issue on the roadway (photo, right). Pursuant to the Township's property maintenance regulations as set forth in Chapter 302 of the Township Code under § 302-40 Exterior Maintenance, it is the property 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

REGULAR MAIL

August 13, 2025

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

RE: VIOLATION NOTICE
180 Route 46

Dear Property Owner:

This correspondence shall serve as a VIOLATION NOTICE regarding 180 Route 46 in Budd Lake, NJ for failure to comply with various sections of Chapter 550, Land Use of the Township Code. These are as follows:

1. § 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.
2. §550-103I(3)(4)

Failure to comply with these ordinances by August 29, 2025 will result in the issuance of one or more summonses. 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 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 0740 4005 94
REGULAR MAIL

August 12, 2025

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

RE: VIOLATION NOTICE – 2ND NOTICE

Dear Ciarra & Patricio

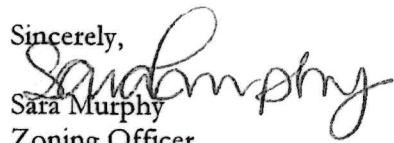
After conducting a site inspection via Sand Shore Road on August 12, 2025, your property continues to not comply with the ordinances referenced below (see photos on pages 2-3, taken on August 12, 2025)

§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.

All vehicles shall be removed from lawn or enclosed properly by August 20, 2025. 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





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

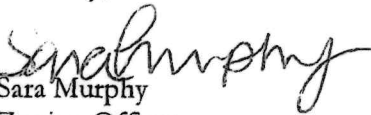
Dear Ciarra & Patricio

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



DRAFT VIDEO DRAFT TOWN OF MOUNT OLIVE BUDD LAKE NJ 07824

DEPARTMENT OF PLANNING, 1073 BAYVIEW DR, #7303

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

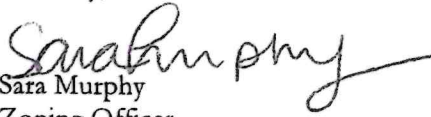


(C)

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 1002 32
SENT REGULAR MAIL

July 15, 2025

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

RE: Property Maintenance Violation

Dear Jhiye:

My office received a complaint regarding the piles of garbage in your yard on your property to which was verified by a site in section from this office on July 15, 2025 as seen in pictures on page 2. This letter is regarded as a 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

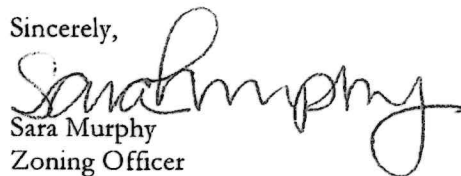


(C)

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

Please ensure the lawn care is attended to by Monday, July 21, 2025 and the removal of debris and garbage is removed from your property by Friday, July 25, 2025 to avoid one or more summons 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 0740 4005 18

9589 0710 5270 0740 4005 25

EMAIL

August 26, 2025

ProAutomotive of NJ LLC
285 Route 206
Flanders, NJ 07836

Rausman New Jersey, LLC
2900 Telestar Ct
Falls Church, VA 22042

RE: COMPLIANCE INITIATED
285 Rt. 206
Flanders, NJ 07836
Block 6100, Lot 1

Dear Mr. Gannon:

Thank you for taking the time to meet me on August 25, 2025 and work out a compliance plan regarding 285 Route 206. I appreciate your efforts to get the cars removed prior to the September 3rd date that was given. During my site inspection on August 25, I am able to confirm that a majority of the vehicles have been removed and that you are working on following our Zoning guidelines and therefore, a summons will not be issued.

Again, I appreciate your attention to this matter and efforts to bring this site into compliance.

Sincerely,


Sara Murphy
Zoning Officer



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0740 4004 95
9589 0710 5270 0740 4005 01
REGULAR MAIL

August 20, 2025

ProAutomotive of NJ LLC
285 Route 206
Flanders, NJ 07836

Rausman New Jersey, LLC
2900 Telestar Ct
Falls Church, VA 22042

RE: 2ND VIOLATION NOTICE
285 Rt. 206
Flanders, NJ 07836
Block 6100, Lot 1

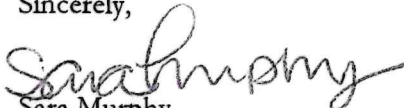
Dear Mr. Gannon:

This letter serves as a **2nd VIOLATION NOTICE** regarding 285 Rt. 206 in Flanders found three rows of vehicles, some found with expired inspections, parked on the northerly side of the building as documented in the photo, below taken on August 19, 2025. Again, this condition is not consistent with the Zoning Permit issued on December 29, 2020 (ZP # 20-528) having several conditions including the following:

Not more than six motor vehicles may be located on the premises outside the building for a period not to exceed five days, provided that the owners are awaiting the repair of said motor vehicle. All such vehicles shall be parked within the designated spaces on site.

Please bring the property into compliance with the above-referenced zoning permit no later than Wednesday, September 3, 2025. This letter serves as the last notice and failure to comply will result in summons being issues each day the violation continues.

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 1001 88

9589 0710 5270 0476 1001 95

REGULAR MAIL

July 23, 2025

ProAutomotive of NJ LLC
285 Route 206
Flanders, NJ 07836

Rausman New Jersey, LLC
2900 Telestar Ct
Falls Church, VA 22042

RE: VIOLATION NOTICE
285 Rt. 206
Flanders, NJ 07836
Block 6100, Lot 1

Dear Mr. Gannon:

My inspection on Tuesday, July 23, 2025 (pictures seen on page 2) of the Shell Station located at 285 Rt. 206 in Flanders found three rows of vehicles parked on the northerly side of the building as documented in the photos, below. This condition is not consistent with the Zoning Permit issued on December 29, 2020 (ZP # 20-528) having several conditions including the following:

Not more than six motor vehicles may be located on the premises outside the building for a period not to exceed five days, provided that the owners are awaiting the repair of said motor vehicle. All such vehicles shall be parked within the designated spaces on site.

Please bring the property into compliance with the above-referenced zoning permit no later than Monday, August 6, 2025. Failure to do so will result in enforcement action by this office that will result in summons being issues each day the violation continues.

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

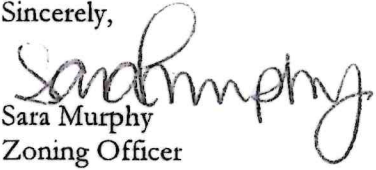
RE: VIOLATION NOTICE
289 Route 46 / Block 3402, Lot 2

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 DRAKESTOWN ROAD BUDD LAKE NJ 07828

DEPARTMENT OF PLANNING 973.691.0900 #7310

cmcgroarty@mtolivetwp.org



TOWNSHIP OF MOUNT OLIVE

Department of Planning

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 0740 4004 71
SENT REGULAR MAIL

August 12, 2025

500 International KM LLC
1078 E. 27th Street
Brooklyn, NY 11210

RE: VIOLATION NOTICE – PROPERTY MAINTENANCE

500 International Drive
Block 107, Lot 1

Dear Property Owner:

My office has become aware of the piles of garbage on your property and failure to maintain landscaping to which was verified by a site inspection from this office on August 12, 2025 as seen in pictures on pages 2-4. This letter is regarded as a **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 property is in compliance come August 25, 2025 to avoid one or more summons 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





TOWNSHIP OF MOUNT OLIVE

Department of Planning





TOWNSHIP OF MOUNT OLIVE

Department of Planning

