

ABATEMENT NOTICE

Mailed Certified Mail, Return Receipt Requested
#7007 0220 0000 5880 8058 and
1st Class Mail and Posted

July 13, 2020

Alexander & Christina Les
254 Wilson Ave.
Paramus, NJ 07652

ABATEMENT NOTICE: **Violations of Chapter 152 of the Code of the
Township of Wyckoff – Property Maintenance
540 Helena Ave Wyckoff, NJ, Block 314, Lot 72**

Dear Property Owners:

The Township has notified you on April 12, 2018 and May 3 2019 of property maintenance violations.

Concise written statement of the reasons/violations

The Township of Wyckoff continues to receive multiple complaints regarding the condition of the above residential property which you have failed to address. The following are violations of the Township's Property Maintenance Code that must be abated.

1. Grass & weeds over 8 inches in height #152-11E
2. Leaves, branches, and refuse littering the property causing a blight. #152-11A(1).
3. Responsibility to maintain your property #152-12(A).

This Abatement Notice officially and formally notifies you of your duty to abate these violations as per the Code of the Township of Wyckoff 152-12(B).

Your Duty to Remove Violations (152-14 and 152-12 (B)).

Unless the violation(s) are abated, removed, cured, prevented or desisted within ten (10) days of receipt of this letter, you will force the Township of Wyckoff to issue a summons and cause the violations to be removed and/or abated at your cost.

Consequence of your failure to remove, cure or abate violations. (152-12 (C) & (D) and 152-14).

Your failure to remove, cure or abate the above cited violations will result in a SUMMONS to APPEAR in WYCKOFF MUNICIPAL COURT with a FINE up to \$2,000.00 PER VIOLATION. Each violation shall serve as a separate violation and each day the violation is not removed, cured or abated shall serve as a separate violation.

Additionally, the Township of Wyckoff shall cause the violations to be removed, cured or abated and the monetary amount of the charge shall become a lien upon the property and shall become part of the taxes and levied upon such property. This lien shall be enforced and collected in the same manner as property taxes.

The Code of the Township of Wyckoff can be accessed via www.wyckoff-nj.com, click on Township Laws and Code. If you have any questions, you can call me at 201-891-7000, ext 302

Very truly yours,
TOWNSHIP OF WYCKOFF

Fred Depken,
Zoning Administrator

Cc: Township Attorney
Posted 540 Helena Ave.

Sent Regular / Certified Mail

July 6, 2020

Mark & Laurie Hemmerly
447 Goffle Rd.
Wyckoff, NJ 07481

ABATEMENT NOTICE – Block 492 Lot 10

Dear Property Owner:

The Township has received a complaint from a resident regarding the condition of the sidewalk along the front of your residential property. The sidewalk has deteriorated and is in sub-standard condition Township Code 165-64 provides that the abutting property owner is responsible for the care and maintenance of the sidewalk. In addition, a sidewalk in substandard condition represents a liability to the owner should a pedestrian fall and injure themselves due to the condition of the sidewalk or conditions force pedestrians into the roadway where they are in danger of being struck by autos.

Please have the above violation abated within 30 days of receipt of this notice. Failure to abate the above violation will force the Township to issue a summons to appear in Municipal Court in order to gain compliance.

If you have any questions you can call me at (201) 891-7000 ext. 302.

Sincerely

Fred Depken
Zoning Officer

Cc: Township Attorney
Police Dept.
Twp. Engineer

Sent regular / certified mail

ABATEMENT NOTICE

Mailed Certified Mail, Return Receipt Requested
#7007 0220 0000 5880 4623 and
1st Class Mail and Posted

June 30, 2020

Caliber Home Loans, Inc.
c/o Stern & Eisenberg, PC
1040 N. Kings Highway, Suite 407
Cherry Hill, NJ 08034

ABATEMENT NOTICE: **Violations of Chapter 152 of the Code of the
Township of Wyckoff – Property Maintenance
550 Clinton Ave. Wyckoff, NJ, Block 230, Lot 25**

Dear Property Owners:

The Township has notified you on June 25 & June 30, 2020 of property maintenance violations.

Concise written statement of the reasons/violations

The Township of Wyckoff continues to receive multiple complaints regarding the condition of the above residential property which you have failed to address. The following are violations of the Township's Property Maintenance Code that must be abated.

- | | |
|--|---------------|
| 1. Fallen trees and tree parts littering the front of the property | # 152-11A(17) |
| 2. A dead tree, whose top has snapped off, in the front yard. | #152-11A(17) |
| 3. A dead tree, whose top has snapped off and is hanging caught in another
Tree at the East end of the property adjacent to the neighbor at 540
Clinton Ave. | #152-11A(17) |
| 4. Responsibility to maintain your property | #152-12(A). |

This Abatement Notice officially and formally notifies you of your duty to abate these violations as per the Code of the Township of Wyckoff 152-12(B).

Your Duty to Remove Violations (152-14 and 152-12 (B)).

Unless the violation(s) are abated, removed, cured, prevented or desisted within ten (10) days of receipt of this letter, or by 7/13/20, you will force the Township of Wyckoff to issue a summons and cause the violations to be removed and/or abated at your cost.

Consequence of your failure to remove, cure or abate violations. (152-12 (C) & (D) and 152-14).

Your failure to remove, cure or abate the above cited violations will result in a SUMMONS to APPEAR in WYCKOFF MUNICIPAL COURT with a FINE up to \$2,000.00 PER VIOLATION. Each violation shall serve as a separate violation and each day the violation is not removed, cured or abated shall serve as a separate violation.

Additionally, the Township of Wyckoff shall cause the violations to be removed, cured or abated and the monetary amount of the charge shall become a lien upon the property and shall become part of the taxes and levied upon such property. This lien shall be enforced and collected in the same manner as property taxes.

The Code of the Township of Wyckoff can be accessed via www.wyckoff-nj.com, click on Township Laws and Code. If you have any questions, you can call me at 201-891-7000, ext 302

Very truly yours,
TOWNSHIP OF WYCKOFF

Fred Depken,
Zoning Administrator

Cc: Township Attorney
Posted 550 Clinton Ave.

Sent Regular / Certified Mail / faxed

June 15, 2020

Peter & Patricia Hill
515 Franklin Ave.
Wyckoff, NJ 07481

ABATEMENT NOTICE – Block 232 Lot 15

Dear Property Owner,

The Township has received a complaint from a resident regarding a dead tree/ tree with significant dead limbs located in the front of your residential property. Any dead tree represents a liability to the property owner should such a tree fall and cause injury or property damage, as well as a property maintenance code violation.

Please have the dead tree removed as soon as possible. If the tree is not removed within 10 days of receipt of this notice the Township will be force to issue a Municipal Summons to appear in court in order to gain compliance.

If you have any questions you can call me at (201) 891-7000 ext. 302.

Sincerely

Fred Depken
Zoning Officer

Cc: Township Attorney

June 11, 2020

Alexander & Carmela Martino
180 Nancy Ln.
Wyckoff, NJ 07481

ABATEMENT NOTICE – Block 456 Lot 86

Dear Property Owner;

The Township has received a complaint regarding the storage of commercial equipment on your residential property. Township Code 152-11A provides that the property shall be kept free of such equipment.

Please have the above violation abated within 10 days of receipt of this notice. Failure to abate the above violation will force the Township to issue a Municipal summons to appear in court in order to gain compliance.

If you have any questions you can call me at (201) 891-7000 ext. 302.

Sincerely

Fred Depken
Zoning Officer

Cc: Township Attorney

Sent regular / certified mail

May 22, 2020

Jack & Saynick Cilingiryan
424 Lincoln Ave.
Wyckoff, NJ 07481

ABATEMENT NOTICE – Block 491 Lot 15

Dear Property Owner:

The Township has received a complaint regarding the condition of the sidewalk along the Goffle Rd. side of your residential property. The sidewalk has deteriorated and is in a substandard condition. Also, tree limbs and/or brush have grown across the sidewalk forcing pedestrians into the roadway. Township Code 165-64 provides that the abutting property owner is responsible for the care and maintenance of the sidewalk. In addition, a sidewalk in substandard condition represents a liability to the owner should a pedestrian fall and injure themselves due to the condition of the sidewalk.

Please have the above violation abated within 15 days of receipt of this notice. Failure to abate the above violation will force the Township to issue a summons to appear in Municipal Court in order to gain compliance.

If you have any questions you can call me at (201) 891-7000 ext. 302.

Sincerely

Fred Depken
Zoning Officer

Cc: Township Attorney
Police Dept.
Twp. Engineer

Sent regular / certified mail

May 5, 2020

Anthony & Peggy Vindeed
226 Van Houten Ave.
Wyckoff, NJ 07481

ABATEMENT NOTICE – Block 288 Lot 4

Dear Mr. & Mrs. Vindeed,

The Township has received a complaint from a resident regarding the condition of your residential property. There are a number of items of refuse and wire fencing placed bordering your neighbor's property causing a blighting factor to the neighborhood, which is a violation of Twp. Code 152-11D

Please have the above violation abated within 10 days of receipt of this notice. Failure to abate the above violation will force the Township to issue a Municipal summons to appear in court in order to gain compliance.

If you have any questions you can call me at (201) 891-7000 ext. 300.

Sincerely

Fred Depken
Zoning Officer

Cc: Township Attorney

February 27, 2020

Essam Nasr
7 Ravine Ave.
Wyckoff, NJ 07481

ABATEMENT NOTICE – Block 516 Lot 28.01

Dear Homeowners,

The Township has received a complaint regarding the parking of an unlicensed vehicle on your residential property. Township Code 186-23E requires all vehicles that are parked outside to be properly licensed.

Please have the vehicles properly licensed, garaged, or removed within 10 days of receipt of this notice. Failure to abate the above violation will force the Township to issue a Municipal summons to appear in court in order to gain compliance.

If you have any questions you can call me at (201) 891-7000 ext. 302.

Sincerely

Fred Depken
Zoning Officer

Cc: Township Attorney
Police Dept.

Sent regular mail / certified mail