

**From:** Edward F Paul III <epaul@pennsaukenfire.org>  
**Sent:** Monday, July 1, 2019 5:31 PM  
**To:** James Maley; James Maley  
**Cc:** Keith Davis  
**Subject:** [FWD: 328 Harvard Ave]  
**Attachments:** IMG\_0052.jpg; IMG\_0053.jpg; IMG\_0054.jpg; IMG\_0055.jpg

Mr Maley, Below is the email that I sent Chief Davis, I will sending a second email with additional photos. I will also be working on a formal memo tomorrow

Lt. Edward F Paul III  
Pennsauken Fire Department  
Bureau of Fire Prevention and Inspection  
4700 Westfield Ave  
Pennsauken, NJ 08110  
Phone:(856) 665-0774 Extension 20  
Cell: (609) 781-1168  
Email: [epaul@pennsaukenfire.org](mailto:epaul@pennsaukenfire.org)

----- Original Message -----

Subject: 328 Harvard Ave  
From: "Edward F Paul III" <[epaul@pennsaukenfire.org](mailto:epaul@pennsaukenfire.org)>  
Date: Mon, July 01, 2019 4:40 pm  
To: "Keith Davis" <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>

On July 1, 2019 at approximately 1530 hrs, Inspector Gifford and I met with the owner of 326 Harvard Ave. The attached resident (328 Harvard Ave) has been vacant since the owner died. While meeting with Ms. Fox she allowed access to her rear yard when and I was able to see and photograph the following.

- 1) A rear window to the basement was missing. This window would allow animals to gain entry into the residence
- 2) The bilco door on the rear of the property are in poor condition and can easily be opened for anyone to gain access to the residence
- 3) The rear yard is overgrown with weeds
- 4) There are at least three vehicles in the rear yard (a truck a van and a motor cycle) and 1 un tagged vehicle in the driveway
- 5) The roof is in poor condition

Ms Fox stated that she did get water in her basement as a result of the rain that occurred on last week as feel that the she is continuing to get water from the common wall between the two houses. She also stated that she is getting roaches coming into her residence in the bathroom and attic from the common wall between the two houses.

Ms Fox stated the they just did extensive cleaning of their residence especially the basement on 06/30/2019 and as such, we were unable to detect any odors, observe any water and/ or see any roaches.

Ms Fox also stated that numerous neighbors reported that the previous owner of 328 Harvard Ave had a vehicle in parts stored in the basement of the residence. This could not be confirmed while I was at the residence.

I have attached photos taken with my cell phone to this email

Lt. Edward F Paul III  
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# PENNSAUKEN - COLLINGSWOOD FIRE PREVENTION & INSPECTION BUREAU

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4700 Westfield Avenue  
Pennsauken, New Jersey 08110

P. (856)665-0774  
F. (856)662-0757

Daniel L. Kerr Jr.  
Fire Marshal

## MEMORANDUM

**To:** James Maley, Mayor Borough of Collingswood, Keith Hasting, Administrator, Borough of Collingswood, Keith Davis, Fire Chief, Collingswood Fire Department

**CC:** Daniel L. Kerr, Jr, Fire Marshal, Fire Captain, Pennsauken- Collingswood Bureau of Fire Prevention and Inspection

**From:** Edward F Paul, III, Deputy Fire Marshall, Fire Lieutenant Pennsauken-Collingswood Bureau of Fire Prevention and Inspection

**Date:** July 2, 2019

**Subject:** 328 Harvard Avenue, Collingswood, New Jersey

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On July 1, 2019, Nuisance Inspector James Gifford and I met the resident from 326 Harvard Ave, Collingswood NJ (Ms. Kim Fox) to discuss the attached property at 328 Harvard Ave. Ms. Fox has owned the property since April 15, 2019, since that time she has issues with the attached property which has been vacant since the owner of the property died.

On June 25, 2019, Inspector Gifford and I completed an Abandoned Property Inspection at this property and observed the following items:

- 1) An unregistered and untagged vehicle was parked in the driveway (Black Mazda Mx5 VIN: JM1NC25F570129450)
- 2) An Airstream vehicle was parked in driveway behind locked 6-foot fence.
- 3) A panel was missing from the screen door on the front of the property
- 4) The railing on the front porch was broken and there was a hole in the porch
- 5) Three steps to the front porch needed to be repaired
- 6) The gutters on the side of the residence needed to be repaired and cleaned
- 7) Bush in front of the residence was overgrown
- 8) 6-foot fence around property needed to be cleaned
- 9) Vines were observed growing on the residence
- 10) The windows needed to be scraped and painted
- 11) The third-floor window was partially open and possibly damaged



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Fire Marshal

- 12) Windows needed to be scraped of old paint and repainted

The property was surrounded by a 6-foot fence that prevented access and visualization of the rear of the property and behind the Airstream vehicle.

On July 1, 2019, Inspector Gifford and I were able to visualize the rear of the property from the rear yard of 326 Harvard Avenue and observed the following:

- 1) There is a rear window to the basement that is open. The window opening is large enough that rodents could easily access the property.
- 2) The Bilco door on the rear of the property appeared in poor condition and could easily allow someone to open door to gain access to the residence.
- 3) The rear yard was overgrown and could allow rodents to hide in the brush undetected.
- 4) There appears to be some type of siding laying in rear yard along the fence.
- 5) There appears to be 2 additional vehicles parked in rear yard.
  - a. One Ford F150 truck with bed of truck separated from rest of vehicle and placed behind vehicle.
  - b. There appears to be a motorcycle on the passenger side of the Ford pickup truck. The only thing visible are the handle bars
- 6) The siding in the rear of the property is breaking apart with pieces landing in the yard of 326 Harvard Ave
- 7) There is damage to the soffit above the second-floor window in the rear of the property was partially open
- 8) The roof outside the third-floor window appears in poor condition
- 9) The rear gutter needs to be repaired

During the storms the week of June 24, 2019, Ms. Fox stated that she got water in her basement and feels that it is likely that the residence at 328 Harvard Ave also got water in the basement. There was no visible water in the basement of 328 Harvard Ave, however no basement windows could be accessed to determine if there was any water in the basement. Ms. Fox stated that she has continue to get water in her basement along the common wall to 328 Harvard Avenue. While no water and/ or odors detected in the basement of Ms. Fox's residence, she stated that her and her partner had done an extensive cleanup of their residence on June 30, 2019 including the basement.



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Ms. Fox also stated that she has found large cockroaches in her bathroom (second-floor) and attic (third-floor). The bathroom and attic share a common wall with the 328 Harvard Avenue residence. Again, nothing was detected likely due to the extensive cleanup that Ms. Fox and her partner had completed.

Ms. Fox did allow photographs to be taken from her rear yard and from the window of her attic for the condition of the adjoining roof. The photographs are included in this memorandum.

Ms. Fox stated that she had roofers working on her residence and they told her that there were indications of animal activity based on the condition of the roof of 328 Harvard Ave. This could not be seen from the ground or out the window in the front of Ms. Fox's residence.

Additionally, she stated that the neighbors had told her that a Volkswagen Microbus was being stored in pieces in the basement of the residence. Again, due to the fact that there were no basement windows accessible, this could not be verified. Ms. Fox's concerns about this vehicle being stored in the basement is that there are likely vehicle fluids mixed with water that could be in the basement of 328 Harvard Avenue. If the water is getting into her residence, then the vehicle fluids could also be getting into her basement.

According to her business card, Ms. Fox is the Managing Editor, Audience and Innovation for The Philadelphia Inquirer. She stated that she has been dealing with the issues for the property at 328 Harvard Avenue for over 70 days. She also mentioned that she was aware of a similar incident in the Borough of Collingswood from early in 2018 that she stated was addressed faster by the borough. I stated that I was unaware of another incident and that I was not assigned to the Pennsauken-Collingswood Bureau of Fire Prevention and Inspection at time. Ms. Fox stated she would "escalate" her actions if she didn't see any action soon. This included using her connections at The Philadelphia Inquirer.



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Photograph of Rear Window 328 Harvard Ave

[www.twp.pennsauken.nj.us](http://www.twp.pennsauken.nj.us)  
[www.collingswood.com](http://www.collingswood.com)



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Photograph of Bilco Doors on rear of 328 Harvard Ave

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[www.collingswood.com](http://www.collingswood.com)



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Daniel L. Kerr Jr.  
Fire Marshal



Photograph of F150 truck and truck bed in rear of 328 Harvard Ave

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[www.collingswood.com](http://www.collingswood.com)



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Daniel L. Kerr Jr.  
Fire Marshal



Photograph of overgrown brush and siding in the rear of 328 Harvard Ave



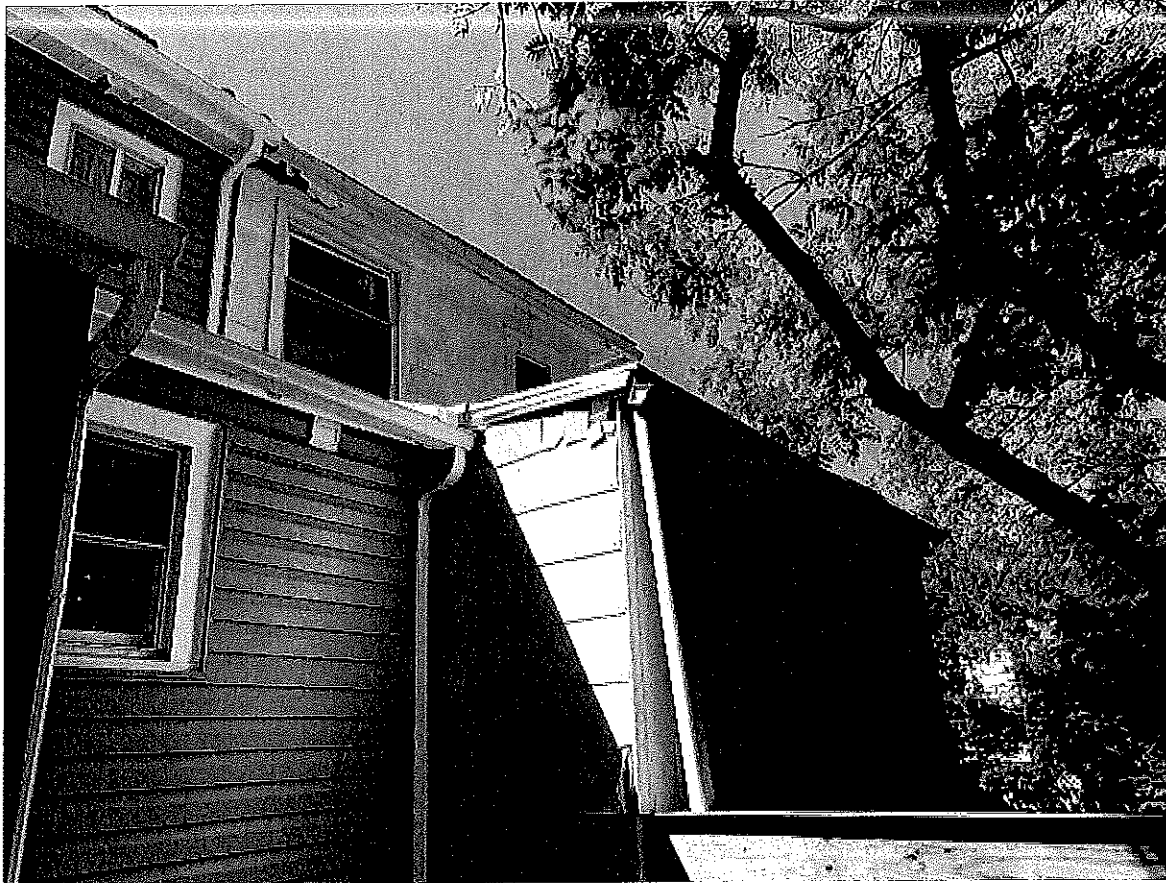
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Daniel L. Kerr Jr.  
Fire Marshal



Photograph of damaged siding, damaged soffit and rear window of 328 Harvard Ave

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[www.collingswood.com](http://www.collingswood.com)



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Fire Marshal



Photograph of rear of 328 Harvard Ave

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# PENNSAUKEN - COLLINGSWOOD FIRE PREVENTION & INSPECTION BUREAU

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Fire Marshal



Photograph of roof in front of third floor window of 328 Harvard Ave

[www.twp.pennsauken.nj.us](http://www.twp.pennsauken.nj.us)  
[www.collingswood.com](http://www.collingswood.com)

**From:** Edward F Paul III <epaul@pennsaukenfire.org>  
**Sent:** Tuesday, July 2, 2019 12:29 PM  
**To:** James Maley; James Maley; Keith Davis; Keith Hastings  
**Cc:** Dan Kerr  
**Subject:** 328 Harvard Ave  
**Attachments:** 328 Harvard Ave\_July\_2\_2019.pdf

Gentlemen, On July 1, 2019, Inspector Gifford and I met with Ms. Kim Fox, 326 Harvard Ave, about the issues at the attached property at 328 Harvard Ave. Attached is a memorandum with photographs about the issues at 328 Harvard Ave. These are the same photographs that were sent Chief Davis and Mr. Maley via email on July 1, 2019  
Any questions, please let me know.

Lt. Edward F Paul III  
Pennsauken Fire Department  
Bureau of Fire Prevention and Inspection  
4700 Westfield Ave  
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Cell: (609) 781-1168  
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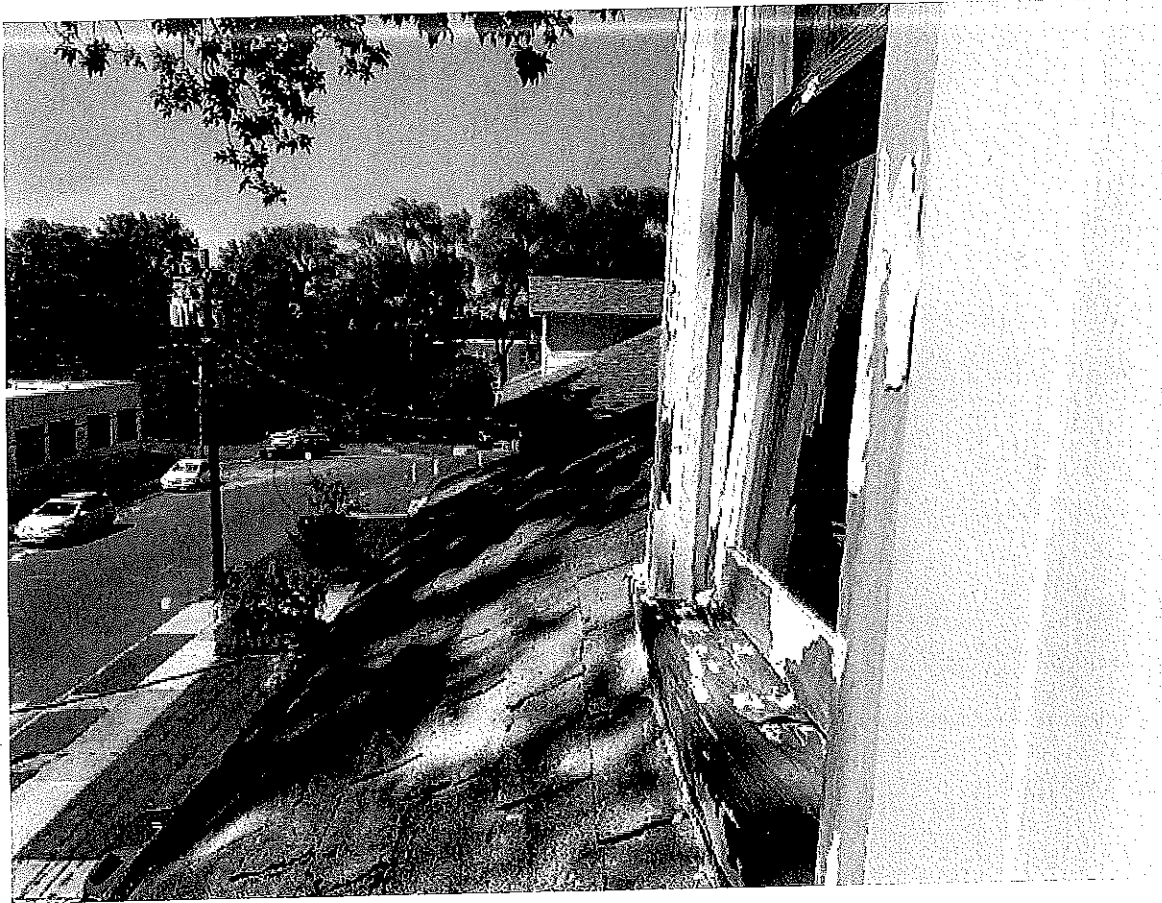
# PENNSAUKEN - COLLINGSWOOD FIRE PREVENTION & INSPECTION BUREAU

---

4700 Westfield Avenue  
Pennsauken, New Jersey 08110

P. (856)665-0774  
F. (856)662-0757

Daniel L. Kerr Jr.  
Fire Marshal



Photograph of roof and third floor window in front of 328 Harvard Ave

[www.twp.pennsauken.nj.us](http://www.twp.pennsauken.nj.us)  
[www.collingswood.com](http://www.collingswood.com)

**hmannel@collingswood.com**

---

**From:** kmccarthy@collingswood.com  
**Sent:** Wednesday, July 10, 2019 1:16 PM  
**To:** Joseph Nardi (jnardi@brownconnery.com)  
**Cc:** jmaley@collingswood.com; khastings@collingswood.com  
**Subject:** 328 Harvard Ave  
**Attachments:** 20190710131502873.pdf

X

[REDACTED]

**hmannel@collingswood.com**

---

**From:** Nuisance <nuisance@collingswood.com>  
**Sent:** Monday, July 1, 2019 7:29 AM  
**To:** James Maley  
**Subject:** Automatic reply: 328 Harvard Ave abandoned house - flooding

Hello,

Please forward all emails to [fireprevention@collingswood.com](mailto:fireprevention@collingswood.com).

Thank you.

**Marissa Patti | Administrative Assistant**  
**Pennsauken-Collingswood Fire Prevention & Inspection Bureau**  
**4700 Westfield Avenue | Pennsauken, New Jersey 08110**  
**Office 856.665.0774 Ex. 10 | Fax 856.662.0757**

[www.twp.pennsauken.nj.us](http://www.twp.pennsauken.nj.us)  
[www.collingswood.com](http://www.collingswood.com)

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**hmannel@collingswood.com**

**From:** Joseph Nardi <jnardi@brownconnery.com>  
**Sent:** Monday, July 1, 2019 5:25 PM  
**To:** James Maley  
**Subject:** FW: 328 Harvard Ave  
**Attachments:** IMG\_0052.jpg; IMG\_0053.jpg; IMG\_0054.jpg; IMG\_0055.jpg

Joseph M. Nardi III, Esq.  
Brown & Connery, LLP  
360 Haddon Avenue  
Westmont, NJ 08108  
856 854 8900  
856 858 4967 (Fax)

**From:** Chief Keith Davis <kdavis@collingswood.com>  
**Sent:** Monday, July 01, 2019 4:45 PM  
**To:** Joseph Nardi <jnardi@brownconnery.com>  
**Subject:** Fwd: 328 Harvard Ave

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Keith A. Davis Jr.  
Chief of Department  
Emergency Management Coordinator  
Collingswood Fire Department  
856.854.7447 Ext. 100  
[kdavis@collingswood.com](mailto:kdavis@collingswood.com)

----- Original message -----

**From:** Edward F Paul III <epaul@pennsaukenfire.org>  
**Date:** 7/1/19 4:41 PM (GMT-05:00)  
**To:** Chief Keith Davis <kdavis@collingswood.com>  
**Subject:** 328 Harvard Ave

Lt. Edward F Paul III  
Pennsauken Fire Department  
Bureau of Fire Prevention and Inspection  
4700 Westfield Ave  
Pennsauken, NJ 08110  
Phone:(856) 665-0774 Extension 20  
Cell: (609) 781-1168  
Email: [epaul@pennsaukenfire.org](mailto:epaul@pennsaukenfire.org)

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**hmannel@collingswood.com**

---

**From:** Joseph Nardi <jnardi@brownconnery.com>  
**Sent:** Wednesday, July 10, 2019 3:20 PM  
**To:** James Maley; 'khastings@collingswood.com'; Chief Keith Davis  
(kdavis@collingswood.com); Kathy Mccarthy <kmccarthy@collingswood.com>  
(kmccarthy@collingswood.com)  
**Subject:** FW: Property at 328 Harvard Avenue  
**Attachments:** Publication.APL - round 7.PDF; Filed Second Amended Complaint 7-8-19.pdf

X

  
Joseph M. Nardi III, Esq.  
Brown & Connery, LLP  
360 Haddon Avenue  
Westmont, NJ 08108  
856 854 8900  
856 858 4967 (Fax)

**From:** Adam Greenberg <agreenberg@hgllclaw.com>  
**Sent:** Wednesday, July 10, 2019 3:14 PM  
**To:** Joseph Nardi <jnardi@brownconnery.com>  
**Cc:** Neil Harreveld (NHarreveld@tcmfund.com) <NHarreveld@tcmfund.com>  
**Subject:** Property at 328 Harvard Avenue

X

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[REDACTED]

Sincerely,  
Adam

Adam D. Greenberg  
Honig & Greenberg, L.L.C.  
1949 Berlin Road  
Suite 200  
Cherry Hill, N.J. 08003-3737  
(856) 770-0990, Facsimile 770-8511, [agreenberg@hglclaw.com](mailto:agreenberg@hglclaw.com)

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---

**From:** Joseph Nardi [<mailto:jnardi@brownconnery.com>]

**Sent:** Wednesday, July 10, 2019 3:05 PM

**To:** Adam Greenberg

**Subject:** Property at 328 Harvard Avenue

X

[REDACTED]

Thank you.

Joseph M. Nardi III, Esq.  
Brown & Connery, LLP  
360 Haddon Avenue  
Westmont, NJ 08108  
856 854 8900  
856 858 4967 (Fax)

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**hmannel@collingswood.com**

---

**From:** Chief Keith Davis <kdavis@collingswood.com>  
**Sent:** Monday, July 8, 2019 3:34 PM  
**To:** James Maley  
**Subject:** FW: 328 Harvard  
**Attachments:** Publication.APL - round 7.PDF

Keith A. Davis Jr., CPM  
Chief of Department  
Emergency Management Coordinator  
Collingswood Fire Department  
P. (856)854-7447 ext. 100  
F. (856)854-1279  
E. [kdavis@collingswood.com](mailto:kdavis@collingswood.com)

Website: [www.collingswoodfire.com](http://www.collingswoodfire.com)

Facebook: <http://www.facebook.com/Collingswoodfiredepartment?ref=hl>

Twitter: [@CollingswoodFD](https://twitter.com/CollingswoodFD)

*"A leader is a person you follow to a place you wouldn't go by yourself"*

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---

**From:** Joseph Nardi [mailto:[jnardi@brownconnery.com](mailto:jnardi@brownconnery.com)]  
**Sent:** Monday, July 08, 2019 3:28 PM  
**To:** [khastings@collingswood.com](mailto:khastings@collingswood.com); Chief Keith Davis <kdavis@collingswood.com>  
**Cc:** Gina Roswell <[groswell@brownconnery.com](mailto:groswell@brownconnery.com)>  
**Subject:** 328 Harvard



Joseph M. Nardi III, Esq.  
Brown & Connery, LLP  
360 Haddon Avenue  
Westmont, NJ 08108  
856 854 8900  
856 858 4967 (Fax)

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BOROUGH OF COLLINGSWOOD

NOTICE OF DECISION TAKEN BY PUBLIC OFFICER DESIGNATING PROPERTIES TO BE INCLUDED IN THE COLLINGSWOOD ABANDONED PROPERTY LIST PURSUANT TO N.J.S.A. 55:19-55

Please take notice that the Abandoned Property Public Official of the Borough of Collingswood has determined that the following properties meet the definition of "Abandoned Property" under N.J.S.A. 55:19-81:

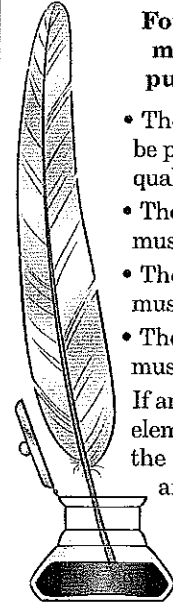
| Street Address     | Block | Lot | Owner of Record               |
|--------------------|-------|-----|-------------------------------|
| 101 E. Wayne Ter.  | 1.07  | 22  | US Bank Trust NA, c/o Resicap |
| 328 Harvard Ave.   | 19.04 | 28  | Salado Thomas Amasavourian    |
| 712 Woodlynne Ave. | 128   | 1   | Harry Fox                     |

By determination of:  
Keith A. Davis, Jr., Chief  
Collingswood Fire Department  
07/05/2019  
*The Retrospect*

Prt's fee \$32.44  
fee includes affidavits

# *The Retrospect*

proudly continues  
the practice of  
printing public notices  
in each edition,  
a necessary service  
that Benjamin  
Franklin believed  
essential to the health  
of our democratic  
government.



## **Four elements mark a valid public notice:**

- The notice must be published by a qualified newspaper.
  - The publication must be archivable.
  - The publication must be accessible.
  - The publication must be verifiable.
- If any one of these elements is absent, the public loses and the notice itself may be challenged.

[www.njpublicnotices.com](http://www.njpublicnotices.com)

**From:** James Maley <jmaley@maleygivens.com>  
**Sent:** Tuesday, July 2, 2019 12:42 PM  
**To:** Edward F Paul III  
**Cc:** James Maley; Keith Davis; Keith Hastings; Dan Kerr  
**Subject:** Re: 328 Harvard Ave

Thanks

M. James Maley, Jr.  
Maley Givens  
1150 Haddon Avenue  
Suite 210  
Collingswood, New Jersey 08108  
P 856-854-1515  
F 856-858-2966

On Jul 2, 2019, at 12:29 PM, Edward F Paul III <[epaul@pennsaukenfire.org](mailto:epaul@pennsaukenfire.org)> wrote:

Gentlemen, On July 1, 2019, Inspector Gifford and I met with Ms. Kim Fox, 326 Harvard Ave, about the issues at the attached property at 328 Harvard Ave. Attached is a memorandum with photographs about the issues at 328 Harvard Ave. These are the same photographs that were sent Chief Davis and Mr. Maley via email on July 1, 2019  
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Cell: (609) 781-1168  
Email: [epaul@pennsaukenfire.org](mailto:epaul@pennsaukenfire.org)  
<328 Harvard Ave\_July\_2\_2019.pdf>

**hmannel@collingswood.com**

---

**From:** James Maley  
**Sent:** Monday, July 8, 2019 10:00 AM  
**To:** Chief Keith Davis  
**Cc:** Joan Leonard; khastings@collingswood.com; Robert Lewandowski; Joseph Nardi (jnardi@brownconnery.com); Edward F Paul III; Kevin J. Carey  
**Subject:** RE: 328 Harvard Ave Update

M. James Maley, Jr.  
Maley Givens  
Suite 210  
1150 Haddon Avenue  
Collingswood, New Jersey 08108  
P 856-854-1515  
F 856-858-2944  
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**From:** Chief Keith Davis <kdavis@collingswood.com>  
**Sent:** Monday, July 08, 2019 9:53 AM  
**To:** James Maley <jmaley@maleygivens.com>  
**Cc:** Joan Leonard <jcleonardotr@yahoo.com>; khastings@collingswood.com; Robert Lewandowski <rlwandowski@collingswood.com>; Joseph Nardi (jnardi@brownconnery.com) <jnardi@brownconnery.com>; Edward F Paul III <epaul@pennsaukenfire.org>; Kevin J. Carey <kcarey@collingswood.com>  
**Subject:** RE: 328 Harvard Ave Update

Keith A. Davis Jr., CPM  
Chief of Department  
Emergency Management Coordinator  
Collingswood Fire Department  
P. (856)854-7447 ext. 100  
F. (856)854-1279  
E. [kdavis@collingswood.com](mailto:kdavis@collingswood.com)

Website: [www.collingswoodfire.com](http://www.collingswoodfire.com)  
Facebook: <http://www.facebook.com/Collingswoodfiredepartment?ref=hl>  
Twitter: [@CollingswoodFD](https://twitter.com/CollingswoodFD)

*"A leader is a person you follow to a place you wouldn't go by yourself"*

**From:** James Maley [<mailto:jmaley@maleygivens.com>]

**Sent:** Thursday, July 04, 2019 12:19 PM

**To:** Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>

**Cc:** Joan Leonard <[jcleonardotr@yahoo.com](mailto:jcleonardotr@yahoo.com)>; [khastings@collingswood.com](mailto:khastings@collingswood.com); Robert Lewandowski <[rlewandowski@collingswood.com](mailto:rlewandowski@collingswood.com)>; Joseph Nardi ([jnardi@brownconnery.com](mailto:jnardi@brownconnery.com)) <[jnardi@brownconnery.com](mailto:jnardi@brownconnery.com)>; Edward F Paul III <[epaul@pennsaukenfire.org](mailto:epaul@pennsaukenfire.org)>; Kevin J. Carey <[kcarey@collingswood.com](mailto:kcarey@collingswood.com)>

**Subject:** Re: 328 Harvard Ave Update

[REDACTED]

M. James Maley, Jr.  
Maley Givens  
1150 Haddon Avenue  
Suite 210  
Collingswood, New Jersey 08108  
P 856-854-1515  
F 856-858-2966

On Jul 3, 2019, at 4:18 PM, Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)> wrote:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Keith A. Davis Jr., CPM  
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From: Chris D [<mailto:chris.arg247@gmail.com>]

Sent: Wednesday, July 03, 2019 3:52 PM

To: Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>

Subject: 328 Harvard Ave contents removal

[REDACTED]

Christopher DeCesari  
Advanced Restoration Group  
(c)856.381.2035  
(o)856.956.5699

<328 harvard clean out.pdf>

hmannel@collingswood.com

**From:** Joseph Nardi <jnardi@brownconnery.com>  
**Sent:** Wednesday, July 3, 2019 5:16 PM  
**To:** Chief Keith Davis; James Maley; 'Joan Leonard'; khastings@collingswood.com; Robert Lewandowski  
**Cc:** Edward F Paul III; Kevin J. Carey  
**Subject:** RE: 328 Harvard Ave Update

Joseph M. Nardi III, Esq.  
Brown & Connery, LLP  
360 Haddon Avenue  
Westmont, NJ 08108  
856 854 8900  
856 858 4967 (Fax)

---

**From:** Chief Keith Davis <kdavis@collingswood.com>  
**Sent:** Wednesday, July 03, 2019 4:19 PM  
**To:** James Maley <jmaley@maleyassociates.com>; 'Joan Leonard' <jcleonardotr@yahoo.com>; khastings@collingswood.com; Robert Lewandowski <rlewandowski@collingswood.com>  
**Cc:** Joseph Nardi <jnardi@brownconnery.com>; Edward F Paul III <epaul@pennsaukenfire.org>; Kevin J. Carey <kcarey@collingswood.com>  
**Subject:** FW: 328 Harvard Ave Update  
**Importance:** High

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments!**

Team, Attached is the proposal just to clean the contents from the house. They advised that they could start possibly this Friday or early next week and would need to order the dumpsters.

  
  
  
  
Keith A. Davis Jr., CPM  
Chief of Department  
Emergency Management Coordinator  
Collingswood Fire Department  
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**From:** Chris D [<mailto:chris.arg247@gmail.com>]  
**Sent:** Wednesday, July 03, 2019 3:52 PM  
**To:** Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>  
**Subject:** 328 Harvard Ave contents removal

  
Christopher DeCesari  
Advanced Restoration Group

**hmannel@collingswood.com**

---

**From:** Fox, Kim <KFox@inquirer.com>  
**Sent:** Monday, August 5, 2019 2:49 PM  
**To:** Chief Keith Davis; Kim Fox  
**Cc:** khastings@collingswood.com; James Maley; fireprevention@collingswood.com; jleonard@collingswood.com; Robert Lewandowski; Edward F Paul III; Kevin J. Carey; Joseph Nardi (jnardi@brownconnery.com)  
**Subject:** Re: 328 Harvard Ave abandoned house - Update

Wonderful, thanks so much.

Kim

---

**From:** Chief Keith Davis <kdavis@collingswood.com>  
**Date:** Monday, August 5, 2019 at 2:35 PM  
**To:** "Fox, Kim" <KFox@inquirer.com>, Kim Fox <kimafox@gmail.com>  
**Cc:** "khastings@collingswood.com" <khastings@collingswood.com>, James Maley <jmaley@maleygivens.com>, "fireprevention@collingswood.com" <fireprevention@collingswood.com>, "jleonard@collingswood.com" <jleonard@collingswood.com>, Robert Lewandowski <rlewandowski@collingswood.com>, Edward F Paul III <epaul@pennsaukenfire.org>, "Kevin J. Carey" <kcarey@collingswood.com>, "Joseph Nardi (jnardi@brownconnery.com)" <jnardi@brownconnery.com>  
**Subject:** RE: 328 Harvard Ave abandoned house - Update



Ms. Fox, Our inspector was just over there and walked through the property. There are no contents left in the property and he stated he did not have any abnormal odors that were of concern. The company will be back to get to remove the rest of the debris from the back yard.

Our public works director is copied on this email and will have someone handle the weeds and overgrowth once I let him know when the debris has been removed.

Thanks,

**Keith A. Davis Jr., CPM**  
**Chief of Department**  
**Emergency Management Coordinator**  
**Collingswood Fire Department**  
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**F. (856)854-1279**  
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**From:** Fox, Kim [mailto:KFox@inquirer.com]

**Sent:** Monday, August 05, 2019 2:01 PM

**To:** Chief Keith Davis <kdavis@collingswood.com>; Kim Fox <kimafox@gmail.com>

**Cc:** khastings@collingswood.com; James Maley <jmaley@maleygivens.com>; fireprevention@collingswood.com; jleonard@collingswood.com; Robert Lewandowski <rlewandowski@collingswood.com>; Edward F Paul III <epaul@pennsaukenfire.org>; Kevin J. Carey <kcarey@collingswood.com>; Joseph Nardi (jnardi@brownconnery.com) <jnardi@brownconnery.com>

**Subject:** Re: 328 Harvard Ave abandoned house - Update

Thank you so much for the update Chief Davis, I was just going to follow up with you today to inquire about the status.

Some questions:

- 1) There is still an old truck in the backyard, debris, and the overgrowth that has not been taken care of. Will someone be addressing?
- 2) The front of the house (bushes) are overgrown, will someone be addressing?
- 3) Can I get confirmation that the upstairs – specifically the back of the house – has been completely emptied and cleaned? There was a strong smell coming from the back of the house this morning – which used to happen downstairs, but has stopped since the restoration crew emptied the bottom of the house.

I really appreciate all of your help here, and I look forward to coordinating the pest control work, thank you again.

Kim

---

**From:** Chief Keith Davis <kdavis@collingswood.com>

**Date:** Monday, August 5, 2019 at 1:49 PM

**To:** Kim Fox <kimafox@gmail.com>

**Cc:** "Fox, Kim" <KFox@inquirer.com>, "khastings@collingswood.com" <khastings@collingswood.com>, James Maley <jmaley@maleygivens.com>, "fireprevention@collingswood.com" <fireprevention@collingswood.com>, "jleonard@collingswood.com" <jleonard@collingswood.com>, Robert Lewandowski <rlewandowski@collingswood.com>, Edward F Paul III <epaul@pennsaukenfire.org>, "Kevin J. Carey" <kcarey@collingswood.com>, "Joseph Nardi (jnardi@brownconnery.com)" <jnardi@brownconnery.com>

**Subject:** RE: 328 Harvard Ave abandoned house - Update

Ms. Fox, As you are probably aware the clean out of the property has been completed by the restoration company. Please let us know if there are any issues you are concerned about.

I will be sending you a separate email to try and coordinate with the pest control company to do both properties at the same time.

Any questions or concerns, please let us know.

Thanks,

Keith A. Davis Jr., CPM

Chief of Department

Emergency Management Coordinator

Collingswood Fire Department

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F. (856)854-1279  
E. [kdavis@collingswood.com](mailto:kdavis@collingswood.com)

Website: [www.collingswoodfire.com](http://www.collingswoodfire.com)

Facebook: <http://www.facebook.com/Collingswoodfiredepartment?ref=hl>

Twitter: [@CollingswoodFD](https://twitter.com/CollingswoodFD)

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**From:** Kim Fox [<mailto:kimafox@gmail.com>]  
**Sent:** Monday, July 08, 2019 10:48 AM  
**To:** Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>  
**Cc:** Fox, Kim <[KFox@inquirer.com](mailto:KFox@inquirer.com)>; [khastings@collingswood.com](mailto:khastings@collingswood.com); James Maley <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)>; [fireprevention@collingswood.com](mailto:fireprevention@collingswood.com); [jleonard@collingswood.com](mailto:jleonard@collingswood.com); Robert Lewandowski <[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)>; Edward F Paul III <[epaul@pennsaukenfire.org](mailto:epaul@pennsaukenfire.org)>; Kevin J. Carey <[kcarey@collingswood.com](mailto:kcarey@collingswood.com)>; Joseph Nardi ([jnardi@brownconnery.com](mailto:jnardi@brownconnery.com)) <[jnardi@brownconnery.com](mailto:jnardi@brownconnery.com)>  
**Subject:** Re: 328 Harvard Ave abandoned house - Update

Good morning Chief Davis, thank you for the update.

I can't emphasize enough how grateful I am that everyone is working to end the challenges we're going through. I'm very much looking forward to having the inside of Mr Skinner's house cleaned - with the current heat, the stench has been very strong, and it causes our home to smell too.

I think your idea of having the extermination company treat both sides of the building is a great idea. Let me know once we reach that stage, and we can coordinate making this happen.

Best,  
Kim Fox  


On Mon, Jul 8, 2019 at 9:58 AM Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)> wrote: X

Ms. Fox, I hope you had a nice Holiday and weekend. I just wanted to keep you updated. The restoration company will be starting the process of cleaning the contents from the house today. Along with this we are working with the lien holder for the long term plan of getting the property renovated and occupied.

Once the contents are removed that should hopefully correct many of your concerns, we will get an exterminator in there to treat the property and if you would like we can have them treat yours also.

Any questions, let me know.

Thanks,

Keith A. Davis Jr., CPM

Chief of Department

Emergency Management Coordinator

Collingswood Fire Department

P. (856)854-7447 ext. 100

F. (856)854-1279

E. [kdavis@collingswood.com](mailto:kdavis@collingswood.com)

Website: [www.collingswoodfire.com](http://www.collingswoodfire.com)

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--  
Kim Fox  
[@kimfox](mailto:@kimfox)  
<https://www.linkedin.com/in/kimafox>  


Every region has a leader. Ours is [Inquirer.com](http://Inquirer.com).

*Please note that our e-mail domain has changed to [@inquirer.com](mailto:@inquirer.com). Please update your contacts.*

**hmannel@collingswood.com**

---

**From:** Chief Keith Davis <kdavis@collingswood.com>  
**Sent:** Tuesday, July 2, 2019 2:18 PM  
**To:** Kim Fox  
**Cc:** Fox, Kim; khastings@collingswood.com; James Maley; fireprevention@collingswood.com; jleonard@collingswood.com; Robert Lewandowski; Edward F Paul III; Kevin J. Carey; Joseph Nardi (jnardi@brownconnery.com)  
**Subject:** RE: 328 Harvard Ave abandoned house - Update

Ms. Fox, Myself and Mr. Hastings met with the restoration company today and assisted them with gaining access for evaluation. Here is an update of what will be taking place. There was no standing water left in the basement as of today. The police have removed the vehicles (3 + motorcycle) from the property. A dumpster is on location and the restoration company will be cleaning up the outside trash tomorrow. They have secured all the openings around the home. The public works will then be taking care of the weeds on the side and rear yards once the clean-up is completed.

The restoration company is proving us with an assessment of the interior conditions and remediation and we should have that in hand tomorrow to take the next steps. In the meantime the Borough has taken the steps to add this property to the Abandoned Property list, which will give us some additional resources to work with.

If you have any questions or concerns, please contact me.

**Keith A. Davis Jr., CPM**  
**Chief of Department**  
**Emergency Management Coordinator**  
**Collingswood Fire Department**  
**P. (856)854-7447 ext. 100**  
**F. (856)854-1279**  
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**hmannel@collingswood.com**

---

**From:** Chief Keith Davis <kdavis@collingswood.com>  
**Sent:** Tuesday, July 2, 2019 2:36 PM  
**To:** James Maley  
**Cc:** khastings@collingswood.com; fireprevention@collingswood.com;  
jleonard@collingswood.com; Robert Lewandowski; Edward F Paul III; Kevin J. Carey;  
Joseph Nardi (jnardi@brownconnery.com)  
**Subject:** RE: 328 Harvard Ave abandoned house - Update

X

[REDACTED]

Keith A. Davis Jr., CPM  
Chief of Department  
Emergency Management Coordinator  
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**From:** James Maley [mailto:jmaley@maleygivens.com]  
**Sent:** Tuesday, July 02, 2019 2:26 PM  
**To:** Chief Keith Davis <kdavis@collingswood.com>  
**Cc:** khastings@collingswood.com; fireprevention@collingswood.com; jleonard@collingswood.com; Robert Lewandowski <rlwandowski@collingswood.com>; Edward F Paul III <epaul@pennsaukenfire.org>; Kevin J. Carey <kcarey@collingswood.com>; Joseph Nardi (jnardi@brownconnery.com) <jnardi@brownconnery.com>  
**Subject:** RE: 328 Harvard Ave abandoned house - Update

X

[REDACTED]

M. James Maley, Jr.  
Maley Givens  
Suite 210  
1150 Haddon Avenue

Collingswood, New Jersey 08108  
P 856-854-1515  
F 856-858-2944  
[www.maleygivens.com](http://www.maleygivens.com)

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---

**From:** Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>  
**Sent:** Tuesday, July 02, 2019 2:18 PM  
**To:** Kim Fox <[kimafox@gmail.com](mailto:kimafox@gmail.com)>  
**Cc:** Fox, Kim <[KFox@inquirer.com](mailto:KFox@inquirer.com)>; [khastings@collingswood.com](mailto:khastings@collingswood.com); James Maley <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)>; [fireprevention@collingswood.com](mailto:fireprevention@collingswood.com); [jleonard@collingswood.com](mailto:jleonard@collingswood.com); Robert Lewandowski <[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)>; Edward F Paul III <[epaul@pennsaukenfire.org](mailto:epaul@pennsaukenfire.org)>; Kevin J. Carey <[kcarey@collingswood.com](mailto:kcarey@collingswood.com)>; Joseph Nardi ([jnardi@brownconnery.com](mailto:jnardi@brownconnery.com)) <[jnardi@brownconnery.com](mailto:jnardi@brownconnery.com)>  
**Subject:** RE: 328 Harvard Ave abandoned house - Update



Ms. Fox, Myself and Mr. Hastings met with the restoration company today and assisted them with gaining access for evaluation. Here is an update of what will be taking place. There was no standing water left in the basement as of today. The police have removed the vehicles (3 + motorcycle) from the property. A dumpster is on location and the restoration company will be cleaning up the outside trash tomorrow. They have secured all the openings around the home. The public works will then be taking care of the weeds on the side and rear yards once the clean-up is completed.

The restoration company is proving us with an assessment of the interior conditions and remediation and we should have that in hand tomorrow to take the next steps. In the meantime the Borough has taken the steps to add this property to the Abandoned Property list, which will give us some additional resources to work with.

If you have any questions or concerns, please contact me.

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**hmannel@collingswood.com**

---

**From:** Robert Lewandowski <roblew@njlecet.org>  
**Sent:** Tuesday, July 2, 2019 2:56 PM  
**To:** Chief Keith Davis; James Maley  
**Cc:** khastings@collingswood.com; fireprevention@collingswood.com;  
jleonard@collingswood.com; Robert Lewandowski; Edward F Paul III; Kevin J. Carey;  
Joseph Nardi (jnardi@brownconnery.com)  
**Subject:** Re: 328 Harvard Ave abandoned house - Update

X

[REDACTED]

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** Chief Keith Davis <kdavis@collingswood.com>  
**Date:** 7/2/19 2:36 PM (GMT-05:00)  
**To:** James Maley <jmaley@maleygivens.com>  
**Cc:** khastings@collingswood.com, fireprevention@collingswood.com, jleonard@collingswood.com, Robert Lewandowski <rlewandowski@collingswood.com>, Edward F Paul III <epaul@pennsaukenfire.org>, "Kevin J. Carey" <kcarey@collingswood.com>, "Joseph Nardi (jnardi@brownconnery.com)" <jnardi@brownconnery.com>  
**Subject:** RE: 328 Harvard Ave abandoned house - Update

X

[REDACTED]

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**Sent:** Tuesday, July 02, 2019 2:26 PM

**To:** Chief Keith Davis <kdavis@collingswood.com>

**Cc:** khastings@collingswood.com; fireprevention@collingswood.com; jleonard@collingswood.com; Robert Lewandowski <rlwandowski@collingswood.com>; Edward F Paul III <epaul@pennsaukenfire.org>; Kevin J. Carey <kcarey@collingswood.com>; Joseph Nardi (jnardi@brownconnery.com) <jnardi@brownconnery.com>

**Subject:** RE: 328 Harvard Ave abandoned house - Update

M. James Maley, Jr.  
Maley Givens  
Suite 210  
1150 Haddon Avenue  
Collingswood, New Jersey 08108  
P 856-854-1515  
F 856-858-2944  
[www.maleygivens.com](http://www.maleygivens.com)

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**From:** Chief Keith Davis <kdavis@collingswood.com>

**Sent:** Tuesday, July 02, 2019 2:18 PM

**To:** Kim Fox <kimafox@gmail.com>

**Cc:** Fox, Kim <KFox@inquirer.com>; khastings@collingswood.com; James Maley <jmaley@maleygivens.com>; fireprevention@collingswood.com; jleonard@collingswood.com; Robert Lewandowski <rlwandowski@collingswood.com>; Edward F Paul III <epaul@pennsaukenfire.org>; Kevin J. Carey <kcarey@collingswood.com>; Joseph Nardi (jnardi@brownconnery.com) <jnardi@brownconnery.com>

**Subject:** RE: 328 Harvard Ave abandoned house - Update

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Keith A. Davis Jr., CPM  
Chief of Department  
Emergency Management Coordinator  
Collingswood Fire Department  
P. (856)854-7447 ext. 100  
F. (856)854-1279

E. [kdavis@collingswood.com](mailto:kdavis@collingswood.com)

Website: [www.collingswoodfire.com](http://www.collingswoodfire.com)

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**hmannel@collingswood.com**

---

**From:** Chief Keith Davis <kdavis@collingswood.com>  
**Sent:** Tuesday, July 2, 2019 3:02 PM  
**To:** Robert Lewandowski; James Maley  
**Cc:** khastings@collingswood.com; fireprevention@collingswood.com;  
jleonard@collingswood.com; Robert Lewandowski; Edward F Paul III; Kevin J. Carey;  
Joseph Nardi (jnardi@brownconnery.com)  
**Subject:** RE: 328 Harvard Ave abandoned house - Update



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**From:** Robert Lewandowski [mailto:roblew@njlecet.org]  
**Sent:** Tuesday, July 02, 2019 2:56 PM  
**To:** Chief Keith Davis <kdavis@collingswood.com>; James Maley <jmaley@maleygivens.com>  
**Cc:** khastings@collingswood.com; fireprevention@collingswood.com; jleonard@collingswood.com; Robert Lewandowski <rlewandowski@collingswood.com>; Edward F Paul III <epaul@pennsaukenfire.org>; Kevin J. Carey <kcarey@collingswood.com>; Joseph Nardi (jnardi@brownconnery.com) <jnardi@brownconnery.com>  
**Subject:** Re: 328 Harvard Ave abandoned house - Update



Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

This e-mail message from the law firm of Maley Givens, P.C. is for the sole use of the intended recipients(s) and contains advisory, consultative and deliberative material and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original, and all copies of the original, message.

**From:** Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>

**Sent:** Tuesday, July 02, 2019 2:18 PM

**To:** Kim Fox <[kimafox@gmail.com](mailto:kimafox@gmail.com)>

**Cc:** Fox, Kim <[KFox@inquirer.com](mailto:KFox@inquirer.com)>; [khastings@collingswood.com](mailto:khastings@collingswood.com); James Maley <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)>; [fireprevention@collingswood.com](mailto:fireprevention@collingswood.com); [jleonard@collingswood.com](mailto:jleonard@collingswood.com); Robert Lewandowski <[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)>; Edward F Paul III <[epaul@pennsaukenfire.org](mailto:epaul@pennsaukenfire.org)>; Kevin J. Carey <[kcarey@collingswood.com](mailto:kcarey@collingswood.com)>; Joseph Nardi ([jnardi@brownconnery.com](mailto:jnardi@brownconnery.com)) <[jnardi@brownconnery.com](mailto:jnardi@brownconnery.com)>

**Subject:** RE: 328 Harvard Ave abandoned house - Update

Ms. Fox, Myself and Mr. Hastings met with the restoration company today and assisted them with gaining access for evaluation. Here is an update of what will be taking place. There was no standing water left in the basement as of today. The police have removed the vehicles (3 + motorcycle) from the property. A dumpster is on location and the restoration company will be cleaning up the outside trash tomorrow. They have secured all the openings around the home. The public works will then be taking care of the weeds on the side and rear yards once the clean-up is completed.

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**From:** Kim Fox <kimafox@gmail.com>  
**Sent:** Tuesday, July 2, 2019 3:10 PM  
**To:** Chief Keith Davis  
**Cc:** Fox, Kim; khastings@collingswood.com; James Maley; fireprevention@collingswood.com; jleonard@collingswood.com; Robert Lewandowski; Edward F Paul III; Kevin J. Carey; Joseph Nardi (jnardi@brownconnery.com)  
**Subject:** Re: 328 Harvard Ave abandoned house - Update

Chief Davis,

Thank you for the update.

Tomorrow, once the remediation company has analyzed the interior conditions, and next steps (and timing) are defined, I look forward to an update as regular communication is comforting during this time.

Also, it isn't clear to me whether the interior house trash will also be cleaned by the remediation company? You mention that the remediation will clean out the outside trash, but it's the interior conditions of Mr Skinner's home which is causing the sizable cockroaches to continue streaming into our home over the past 75 days (we've had a pest company come in to confirm that - and treat our home.) Please advise.

Also, you mention that the basement is dry, but did not mention the condition (is there trash and debris located in it?)

I appreciate everyone's efforts.

Best,  
Kim

On Tue, Jul 2, 2019 at 2:18 PM Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)> wrote:

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--  
Kim Fox

@kimfox

<https://www.linkedin.com/in/kimafox>

**From:** Chief Keith Davis <kdavis@collingswood.com>  
**Sent:** Tuesday, July 2, 2019 4:26 PM  
**To:** Kim Fox  
**Cc:** Fox, Kim; khastings@collingswood.com; James Maley; fireprevention@collingswood.com; jleonard@collingswood.com; Robert Lewandowski; Edward F Paul III; Kevin J. Carey; Joseph Nardi (jnardi@brownconnery.com)  
**Subject:** RE: 328 Harvard Ave abandoned house - Update

Ms. Fox, The outside was something that we could take care of immediately, so that is why I emphasized what we were doing there. The interior is still our primary focus. There is storage and contents throughout the entire dwelling, including the basement. I just wanted to let you know that the water has receded and there is no standing water currently.

I have contacted the Borough exterminator to explain the situation and get them to the property to treat for the insects, none were noticed by the restoration company during their walk through (does not mean they do not exist).

Once we receive the report from the restoration company on what needs to be done to correct any interior issues, we will consult with the Borough team to come up with what to do from there. We will surely keep you informed along the way.

Again, I am sorry you have to experience this and hope we get a successful resolution in the very near future. Please do not hesitate to reach out with any additional questions. We hope to have more answers for you tomorrow.

Respectfully,

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**From:** Kim Fox [mailto:kimafox@gmail.com]  
**Sent:** Tuesday, July 02, 2019 3:10 PM  
**To:** Chief Keith Davis <kdavis@collingswood.com>

**Cc:** Fox, Kim <KFox@inquirer.com>; khastings@collingswood.com; James Maley <jmaley@maleygivens.com>; fireprevention@collingswood.com; jleonard@collingswood.com; Robert Lewandowski <rlewandowski@collingswood.com>; Edward F Paul III <epaul@pennsaukenfire.org>; Kevin J. Carey <kcarey@collingswood.com>; Joseph Nardi (jnardi@brownconnery.com) <jnardi@brownconnery.com>  
**Subject:** Re: 328 Harvard Ave abandoned house - Update

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Also, you mention that the basement is dry, but did not mention the condition (is there trash and debris located in it?)

I appreciate everyone's efforts.

Best,  
Kim

On Tue, Jul 2, 2019 at 2:18 PM Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)> wrote:

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--  
Kim Fox  
@kimfox  
<https://www.linkedin.com/in/kimafox>  


**hmannel@collingswood.com**

---

**From:** Kim Fox <kimafox@gmail.com>  
**Sent:** Tuesday, July 2, 2019 6:46 PM  
**To:** Chief Keith Davis  
**Cc:** Fox, Kim; khastings@collingswood.com; James Maley; fireprevention@collingswood.com; jleonard@collingswood.com; Robert Lewandowski; Edward F Paul III; Kevin J. Carey; Joseph Nardi (jnardi@brownconnery.com)  
**Subject:** Re: 328 Harvard Ave abandoned house - Update

Thank you Chief Davis, appreciate the update.  
Kim

Sent from my iPhone

On Jul 2, 2019, at 4:25 PM, Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)> wrote:

Ms. Fox, The outside was something that we could take care of immediately, so that is why I emphasized what we were doing there. The interior is still our primary focus. There is storage and contents throughout the entire dwelling, including the basement. I just wanted to let you know that the water has receded and there is no standing water currently.

I have contacted the Borough exterminator to explain the situation and get them to the property to treat for the insects, none were noticed by the restoration company during their walk through (does not mean they do not exist).

Once we receive the report from the restoration company on what needs to be done to correct any interior issues, we will consult with the Borough team to come up with what to do from there. We will surely keep you informed along the way.

Again, I am sorry you have to experience this and hope we get a successful resolution in the very near future. Please do not hesitate to reach out with any additional questions. We hope to have more answers for you tomorrow.

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**Emergency Management Coordinator**  
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**hmannel@collingswood.com**

---

**From:** Chief Keith Davis <kdavis@collingswood.com>  
**Sent:** Monday, July 8, 2019 9:58 AM  
**To:** Kim Fox  
**Cc:** Fox, Kim; khastings@collingswood.com; James Maley;  
fireprevention@collingswood.com; jleonard@collingswood.com; Robert Lewandowski;  
Edward F Paul III; Kevin J. Carey; Joseph Nardi (jnardi@brownconnery.com)  
**Subject:** RE: 328 Harvard Ave abandoned house - Update

Ms. Fox, I hope you had a nice Holiday and weekend. I just wanted to keep you updated. The restoration company will be starting the process of cleaning the contents from the house today. Along with this we are working with the lien holder for the long term plan of getting the property renovated and occupied.

Once the contents are removed that should hopefully correct many of your concerns, we will get an exterminator in there to treat the property and if you would like we can have them treat yours also.

Any questions, let me know.

Thanks,

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**From:** Kim Fox <kimafox@gmail.com>  
**Sent:** Monday, July 8, 2019 10:48 AM  
**To:** Chief Keith Davis  
**Cc:** Fox, Kim; khastings@collingswood.com; James Maley; fireprevention@collingswood.com; jleonard@collingswood.com; Robert Lewandowski; Edward F Paul III; Kevin J. Carey; Joseph Nardi (jnardi@brownconnery.com)  
**Subject:** Re: 328 Harvard Ave abandoned house - Update

Good morning Chief Davis, thank you for the update.

I can't emphasize enough how grateful I am that everyone is working to end the challenges we're going through. I'm very much looking forward to having the inside of Mr Skinner's house cleaned - with the current heat, the stench has been very strong, and it causes our home to smell too.

I think your idea of having the extermination company treat both sides of the building is a great idea. Let me know once we reach that stage, and we can coordinate making this happen.

Best,  
Kim Fox  


On Mon, Jul 8, 2019 at 9:58 AM Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)> wrote:

Ms. Fox, I hope you had a nice Holiday and weekend. I just wanted to keep you updated. The restoration company will be starting the process of cleaning the contents from the house today. Along with this we are working with the lien holder for the long term plan of getting the property renovated and occupied.

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Thanks,

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--  
Kim Fox

@kimfox

<https://www.linkedin.com/in/kimafox>

**hmannel@collingswood.com**

---

**From:** Chief Keith Davis <kdavis@collingswood.com>  
**Sent:** Monday, August 5, 2019 1:49 PM  
**To:** Kim Fox  
**Cc:** Fox, Kim; khastings@collingswood.com; James Maley; fireprevention@collingswood.com; jleonard@collingswood.com; Robert Lewandowski; Edward F Paul III; Kevin J. Carey; Joseph Nardi (jnardi@brownconnery.com)  
**Subject:** RE: 328 Harvard Ave abandoned house - Update



Ms. Fox, As you are probably aware the clean out of the property has been completed by the restoration company. Please let us know if there are any issues you are concerned about.

I will be sending you a separate email to try and coordinate with the pest control company to do both properties at the same time.

Any questions or concerns, please let us know.

Thanks,

Keith A. Davis Jr., CPM  
Chief of Department  
Emergency Management Coordinator  
Collingswood Fire Department  
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**From:** Kim Fox [mailto:kimafox@gmail.com]  
**Sent:** Monday, July 08, 2019 10:48 AM  
**To:** Chief Keith Davis <kdavis@collingswood.com>  
**Cc:** Fox, Kim <KFox@inquirer.com>; khastings@collingswood.com; James Maley <jmaley@maleygivens.com>; fireprevention@collingswood.com; jleonard@collingswood.com; Robert Lewandowski <rlewandowski@collingswood.com>; Edward F Paul III <epaul@pennsaukenfire.org>; Kevin J. Carey <kcarey@collingswood.com>; Joseph Nardi (jnardi@brownconnery.com) <jnardi@brownconnery.com>  
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Best,  
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X

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Any questions, let me know.

Thanks,

Keith A. Davis Jr., CPM

Chief of Department

Emergency Management Coordinator

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F. (856)854-1279

E. [kdavis@collingswood.com](mailto:kdavis@collingswood.com)

**hmannel@collingswood.com**

---

**From:** Fox, Kim <KFox@inquirer.com>  
**Sent:** Monday, August 5, 2019 2:01 PM  
**To:** Chief Keith Davis; Kim Fox  
**Cc:** khastings@collingswood.com; James Maley; fireprevention@collingswood.com; jleonard@collingswood.com; Robert Lewandowski; Edward F Paul III; Kevin J. Carey; Joseph Nardi (jnardi@brownconnery.com)  
**Subject:** Re: 328 Harvard Ave abandoned house - Update

Thank you so much for the update Chief Davis, I was just going to follow up with you today to inquire about the status.

Some questions:

- 1) There is still an old truck in the backyard, debris, and the overgrowth that has not been taken care of. Will someone be addressing?
- 2) The front of the house (bushes) are overgrown, will someone be addressing?
- 3) Can I get confirmation that the upstairs – specifically the back of the house – has been completely emptied and cleaned? There was a strong smell coming from the back of the house this morning – which used to happen downstairs, but has stopped since the restoration crew emptied the bottom of the house.

I really appreciate all of your help here, and I look forward to coordinating the pest control work, thank you again.

Kim

---

**From:** Chief Keith Davis <kdavis@collingswood.com>  
**Date:** Monday, August 5, 2019 at 1:49 PM  
**To:** Kim Fox <kimafox@gmail.com>  
**Cc:** "Fox, Kim" <KFox@inquirer.com>, "khastings@collingswood.com" <khastings@collingswood.com>, James Maley <jmaley@maleygivens.com>, "fireprevention@collingswood.com" <fireprevention@collingswood.com>, "jleonard@collingswood.com" <jleonard@collingswood.com>, Robert Lewandowski <rlwandowski@collingswood.com>, Edward F Paul III <epaul@pennsaukenfire.org>, "Kevin J. Carey" <kcarey@collingswood.com>, "Joseph Nardi (jnardi@brownconnery.com)" <jnardi@brownconnery.com>  
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Thanks,

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Collingswood Fire Department

**hmannel@collingswood.com**

---

**From:** Chief Keith Davis <kdavis@collingswood.com>  
**Sent:** Monday, August 5, 2019 2:36 PM  
**To:** Fox, Kim; Kim Fox  
**Cc:** khastings@collingswood.com; James Maley; fireprevention@collingswood.com; jleonard@collingswood.com; Robert Lewandowski; Edward F Paul III; Kevin J. Carey; Joseph Nardi (jnardi@brownconnery.com)  
**Subject:** RE: 328 Harvard Ave abandoned house - Update

Ms. Fox, Our inspector was just over there and walked through the property. There are no contents left in the property and he stated he did not have any abnormal odors that were of concern. The company will be back to get to remove the rest of the debris from the back yard.

Our public works director is copied on this email and will have someone handle the weeds and overgrowth once I let him know when the debris has been removed.

Thanks,

**Keith A. Davis Jr., CPM**  
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---

**From:** Fox, Kim [mailto:KFox@inquirer.com]  
**Sent:** Monday, August 05, 2019 2:01 PM  
**To:** Chief Keith Davis <kdavis@collingswood.com>; Kim Fox <kimafox@gmail.com>  
**Cc:** khastings@collingswood.com; James Maley <jmaley@maleygivens.com>; fireprevention@collingswood.com; jleonard@collingswood.com; Robert Lewandowski <rlwandowski@collingswood.com>; Edward F Paul III <epaul@pennsaukenfire.org>; Kevin J. Carey <kcarey@collingswood.com>; Joseph Nardi (jnardi@brownconnery.com) <jnardi@brownconnery.com>  
**Subject:** Re: 328 Harvard Ave abandoned house - Update

Thank you so much for the update Chief Davis, I was just going to follow up with you today to inquire about the status.

Some questions:

- 1) There is still an old truck in the backyard, debris, and the overgrowth that has not been taken care of. Will someone be addressing?
- 2) The front of the house (bushes) are overgrown, will someone be addressing?
- 3) Can I get confirmation that the upstairs – specifically the back of the house – has been completely emptied and cleaned? There was a strong smell coming from the back of the house this morning – which used to happen downstairs, but has stopped since the restoration crew emptied the bottom of the house.

I really appreciate all of your help here, and I look forward to coordinating the pest control work, thank you again.

Kim

---

**From:** Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>

**Date:** Monday, August 5, 2019 at 1:49 PM

**To:** Kim Fox <[kimafox@gmail.com](mailto:kimafox@gmail.com)>

**Cc:** "Fox, Kim" <[KFox@inquirer.com](mailto:KFox@inquirer.com)>, "[khastings@collingswood.com](mailto:khastings@collingswood.com)" <[khastings@collingswood.com](mailto:khastings@collingswood.com)>, James Maley <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)>, "[fireprevention@collingswood.com](mailto:fireprevention@collingswood.com)" <[fireprevention@collingswood.com](mailto:fireprevention@collingswood.com)>, "[jleonard@collingswood.com](mailto:jleonard@collingswood.com)" <[jleonard@collingswood.com](mailto:jleonard@collingswood.com)>, Robert Lewandowski <[rlewandowski@collingswood.com](mailto:rlewandowski@collingswood.com)>, Edward F Paul III <[epaul@pennsaukenfire.org](mailto:epaul@pennsaukenfire.org)>, "Kevin J. Carey" <[kcarey@collingswood.com](mailto:kcarey@collingswood.com)>, "Joseph Nardi ([jnardi@brownconnery.com](mailto:jnardi@brownconnery.com))" <[jnardi@brownconnery.com](mailto:jnardi@brownconnery.com)>

**Subject:** RE: 328 Harvard Ave abandoned house - Update

Ms. Fox, As you are probably aware the clean out of the property has been completed by the restoration company. Please let us know if there are any issues you are concerned about.

I will be sending you a separate email to try and coordinate with the pest control company to do both properties at the same time.

Any questions or concerns, please let us know.

Thanks,

Keith A. Davis Jr., CPM

Chief of Department

Emergency Management Coordinator

Collingswood Fire Department

P. (856)854-7447 ext. 100

F. (856)854-1279

E. [kdavis@collingswood.com](mailto:kdavis@collingswood.com)

Website: [www.collingswoodfire.com](http://www.collingswoodfire.com)

Facebook: <http://www.facebook.com/Collingswoodfiredepartment?ref=hl>

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**hmannel@collingswood.com**

---

**From:** Kim Fox <kimafox@gmail.com>  
**Sent:** Tuesday, July 2, 2019 7:25 AM  
**To:** Chief Keith Davis  
**Cc:** Fox, Kim; khastings@collingswood.com; James Maley; fireprevention@collingswood.com; jleonard@collingswood.com; Robert Lew  
**Subject:** Re: 328 Harvard Ave abandoned house - flooding

Good morning Chief Davis,

Please let the restoration company know they are free to enter our backyard today, if they need to. There is a chair set up near the fence which they can stand on, which will allow them to get a good view of the large open hole in the house, the rusting cars in the yard, and the overgrown vegetation which currently sits about four feet above the ground.

Thanks so much, and I look forward to your updates.

Best,  
Kim Fox

Sent from my iPhone

On Jul 1, 2019, at 6:16 PM, Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)> wrote:

Ms. Fox, We have contacted a local restoration company to meet us at the property tomorrow morning to assess your concerns and make repairs that are causing any health concerns or issues. I will keep you advised of the progress. Any questions feel free to reach out to me.

Respectfully,

Keith A. Davis Jr.  
Chief of Department  
Emergency Management Coordinator  
Collingswood Fire Department  
856.854.7447 Ext. 100  
[kdavis@collingswood.com](mailto:kdavis@collingswood.com)

----- Original message -----

From: Kim Fox <kimafox@gmail.com>  
Date: 7/1/19 4:06 PM (GMT-05:00)  
To: Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>

Sent from my iPhone

On Jul 1, 2019, at 9:21 AM, Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)> wrote:

Mrs. Fox, We will have someone meet you at your property at 3:30p. We are working on getting this taken care of as soon as possible and will keep you posted of our progress. Sorry that you are experiencing this and we want to help get it resolved as quickly as possible.

**Keith A. Davis Jr., CPM**  
Chief of Department  
Emergency Management Coordinator  
Collingswood Fire Department  
P. (856)854-7447 ext. 100  
F. (856)854-1279  
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**From:** Fox, Kim [<mailto:KFox@inquirer.com>]

**Sent:** Monday, July 01, 2019 9:02 AM

**To:** Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>; [khastings@collingswood.com](mailto:khastings@collingswood.com); James Maley <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)>

**Cc:** Nuisance <[nuisance@collingswood.com](mailto:nuisance@collingswood.com)>; [jleonard@collingswood.com](mailto:jleonard@collingswood.com); Robert Lewandowski <[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)>; Kim Fox <[kimafox@gmail.com](mailto:kimafox@gmail.com)>

**Subject:** Re: 328 Harvard Ave abandoned house - flooding

I can be home for 3:30 pm if that works. Please confirm.

Kim

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On Mon, Jul 1, 2019 at 8:55 AM -0400, "Chief Keith Davis"  
<[kdavis@collingswood.com](mailto:kdavis@collingswood.com)> wrote:

Ms. Fox, Will you or another adult be home today to meet with one of our inspectors?  
If, so what time would be best?

**Keith A. Davis Jr., CPM**  
Chief of Department

Emergency Management Coordinator  
Collingswood Fire Department  
P. (856)854-7447 ext. 100  
F. (856)854-1279  
E. [kdavis@collingswood.com](mailto:kdavis@collingswood.com)

Website: [www.collingswoodfire.com](http://www.collingswoodfire.com)

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**From:** Fox, Kim [<mailto:KFox@inquirer.com>]

**Sent:** Monday, July 01, 2019 12:15 AM

**To:** Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>; [khastings@collingswood.com](mailto:khastings@collingswood.com);  
James Maley <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)>

**Cc:** Nuisance <[nuisance@collingswood.com](mailto:nuisance@collingswood.com)>; [jleonard@collingswood.com](mailto:jleonard@collingswood.com); Robert Lewandowski <[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)>; Kim Fox <[kimafox@gmail.com](mailto:kimafox@gmail.com)>

**Subject:** Re: 328 Harvard Ave abandoned house - flooding

Good evening all,

It is after midnight, we continue to smell strong odors coming from Mr. Skinner's house, and we have yet to hear from anyone.

This weekend we have had multiple large roaches come in from Robert Skinner's house. They tend to be 1.5-2 inches in length.

There are also continual water issues coming from his house from the flood last week.

Best,

Kim

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---

**From:** Fox, Kim <[kfox@inquirer.com](mailto:kfox@inquirer.com)>

**Sent:** Tuesday, June 25, 2019 7:54 AM

**To:** Chief Keith Davis; [khastings@collingswood.com](mailto:khastings@collingswood.com); James Maley

**Cc:** Nuisance; [jmaley@collingswood.com](mailto:jmaley@collingswood.com); [jleonard@collingswood.com](mailto:jleonard@collingswood.com); Robert Lewandowski; Fox, Kim; Kim Fox

**Subject:** 328 Harvard Ave abandoned house - flooding

Good morning,

I understand from our neighbors that the fire inspector was out to Mr Skinner's property yesterday. I'm wondering if there's any update?

I'm growing concerned: while other properties around us are drying out, we cannot seem to achieve the same, and I'm worried it is tied to the fact that no one has been dealing with the abandoned property.

I have also been talking to real estate, health and legal contacts, and they point out the potential health risks we are being exposed to: neighbors have informed us that there is 'a lot' of items in Tom's basement (there are donors there are auto parts) and that leads to potential mold and chemical exposure.

Before I escalate this further, I'm hoping you can provide me with an update on what the town plans to do to resolve this matter?

Thanks so much.

Kim

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On Fri, Jun 21, 2019 at 3:54 PM -0400, "Fox, Kim" <KFox@inquirer.com> wrote:

Good afternoon,

Hope you are all doing well.

In light of the recent flooding - our basement is a mess and we strongly suspect 326 is too - what is being done to check-up/ensure safety of Mr. Skinner's house? We are concerned because as an attached house this directly effects our health and well-being.

Appreciate the help!

Kim

Kim Fox

Managing Editor, Audience and Innovation

The Inquirer

  
[kfox@inquirer.com](mailto:kfox@inquirer.com)

---

**From:** Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>

**Date:** Wednesday, April 24, 2019 at 1:46 PM

**To:** "Fox, Kim" <[KFox@philly.com](mailto:KFox@philly.com)>, "[khastings@collingswood.com](mailto:khastings@collingswood.com)" <[khastings@collingswood.com](mailto:khastings@collingswood.com)>

**Cc:** James Maley <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)>, Nuisance <[nuisance@collingswood.com](mailto:nuisance@collingswood.com)>, "[jmaley@collingswood.com](mailto:jmaley@collingswood.com)" <[jmaley@collingswood.com](mailto:jmaley@collingswood.com)>, "[jleonard@collingswood.com](mailto:jleonard@collingswood.com)" <[jleonard@collingswood.com](mailto:jleonard@collingswood.com)>, Robert Lewandowski <[rlewandowski@collingswood.com](mailto:rlewandowski@collingswood.com)>

**Subject:** RE: 328 Harvard Avenue

Mrs. Fox, Our inspector went to the property yesterday and issued violations. I have sent Mr. Purcell's information to our Code Official to have as a contact to try and get the violations repaired and identify the responsible party.

**Keith A. Davis Jr., CPM**  
**Chief of Department**  
**Emergency Management Coordinator**  
**Collingswood Fire Department**  
**P. (856)854-7447 ext. 100**  
**F. (856)854-1279**  
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**From:** Fox, Kim [<mailto:KFox@philly.com>]

**Sent:** Wednesday, April 24, 2019 9:58 AM

**To:** [khastings@collingswood.com](mailto:khastings@collingswood.com)

**Cc:** James Maley <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)>; Nuisance  
<[nuisance@collingswood.com](mailto:nuisance@collingswood.com)>; [jmaley@collingswood.com](mailto:jmaley@collingswood.com);

[jleonard@collingswood.com](mailto:jleonard@collingswood.com); Robert Lewandowski

<[rlewandowski@collingswood.com](mailto:rlewandowski@collingswood.com)>; Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>

**Subject:** Re: 328 Harvard Avenue

Good morning,

Just following up to get a status update.

On my end, I have emailed a company called Tower Capital Management LLC (website:<http://tcmfund.com/contact-us/>) as Propel Financial Services informed me they no longer own the lien.

Thanks so much.

Kim

---

**From:** "[khastings@collingswood.com](mailto:khastings@collingswood.com)" <[khastings@collingswood.com](mailto:khastings@collingswood.com)>  
**Date:** Monday, April 22, 2019 at 2:39 PM  
**To:** "Fox, Kim" <[KFox@philly.com](mailto:KFox@philly.com)>  
**Cc:** James Maley <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)>, Nuisance <[nuisance@collingswood.com](mailto:nuisance@collingswood.com)>, "[jmaley@collingswood.com](mailto:jmaley@collingswood.com)" <[jmaley@collingswood.com](mailto:jmaley@collingswood.com)>, "[jleonard@collingswood.com](mailto:jleonard@collingswood.com)" <[jleonard@collingswood.com](mailto:jleonard@collingswood.com)>, Robert Lewandowski <[rlewandowski@collingswood.com](mailto:rlewandowski@collingswood.com)>, Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>, "[volvo13@verizon.net](mailto:volvo13@verizon.net)" <[volvo13@verizon.net](mailto:volvo13@verizon.net)>  
**Subject:** Re: 328 Harvard Avenue

Also, as per our conversation, the 3rd party lienholder is moving forward with the foreclosure action. Will keep you posted.

Regards,

Keith Hastings

On Apr 22, 2019 2:30 PM, "Fox, Kim" <[KFox@philly.com](mailto:KFox@philly.com)> wrote:

Thank you so much, Wayne and I really appreciate it.

Kim

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On Mon, Apr 22, 2019 at 2:03 PM -0400, "James Maley"

<jmaley@maleygivens.com> wrote:

We will have someone out to take a look.

M. James Maley, Jr.

Mayor

Borough of Collingswood

678 Haddon Avenue

Collingswood, New Jersey 08108

[www.collingswood.com](http://www.collingswood.com)

*"One of the 10 Most Transformed Communities in America"*

*Forbes*

*"Best Small Town Food Scene in America"*

*USA Today*

**From:** Fox, Kim <KFox@philly.com>

**Sent:** Monday, April 22, 2019 10:23 AM

**To:** [nuisance@collingswood.com](mailto:nuisance@collingswood.com); [jmaley@collingswood.com](mailto:jmaley@collingswood.com);

[jleonard@collingswood.com](mailto:jleonard@collingswood.com); [rlewandowski@collingswood.com](mailto:rlewandowski@collingswood.com)

**Subject:** 328 Harvard Avenue

**Importance:** High

Good morning,

My partner, Wayne McDermott, and I purchased a home at **326 Harvard Avenue in Collingswood**. It is a twin, and is attached to **328 Harvard Avenue** (We live at 326 Harvard Avenue.)

The former owner of 328 Harvard Avenue is **Thomas Salado (formerly Robert Skinner.)** I have been informed by Collingswood city staff that Mr. Salado/Skinner is **deceased**, with no next of kin, and that the property is vacant (We learned all of this after purchasing the home.)

We have noticed that the property is in disrepair and the inside of the house appears to be very dirty. This weekend, while in our basement, we noticed that a large number of cockroaches are making their way into our new home from 328 Harvard (through the walls). We are also deeply concerned about the state of the house overall (fire hazard) as it is unattended and over run.

I am appealing to the Fire Prevention Bureau, and the town administration, because we are seriously concerned about our new investment and quality of our life in our new home town. Any advice is greatly appreciated.

Kim

--

Kim Fox

@kimfox

managing editor, audience and innovation

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---

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**hmannel@collingswood.com**

---

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**Sent:** Monday, July 1, 2019 12:15 AM  
**To:** Chief Keith Davis; khastings@collingswood.com; James Maley  
**Cc:** Nuisance; jleonard@collingswood.com; Robert Lewandowski; Kim Fox  
**Subject:** Re: 328 Harvard Ave abandoned house - flooding

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**To:** Chief Keith Davis; khastings@collingswood.com; James Maley  
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M. James Maley, Jr.  
Mayor  
Borough of Collingswood  
678 Haddon Avenue  
Collingswood, New Jersey 08108  
[www.collingswood.com](http://www.collingswood.com)

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*USA Today*

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**To:** [nuisance@collingswood.com](mailto:nuisance@collingswood.com); [jmaley@collingswood.com](mailto:jmaley@collingswood.com); [jleonard@collingswood.com](mailto:jleonard@collingswood.com);  
[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)

**Subject:** 328 Harvard Avenue

**Importance:** High

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Kim

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Kim Fox

[@kimfox](#)

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---

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**From:** James Maley  
**Sent:** Monday, July 1, 2019 7:28 AM  
**To:** Chief Keith Davis; khastings@collingswood.com  
**Cc:** Nuisance; jleonard@collingswood.com; Robert Lewandowski  
**Subject:** RE: 328 Harvard Ave abandoned house - flooding

Status?

Mr. James Maley, Jr.  
Maley Givens  
Suite 210  
1150 Haddon Avenue  
Collingswood, New Jersey 08108  
P 856-854-1515  
F 856-858-2944  
[www.maleygivens.com](http://www.maleygivens.com)

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---

**From:** Fox, Kim <KFox@inquirer.com>  
**Sent:** Monday, July 01, 2019 12:15 AM  
**To:** Chief Keith Davis <kdavis@collingswood.com>; khastings@collingswood.com; James Maley <jmaley@maleygivens.com>  
**Cc:** Nuisance <nuisance@collingswood.com>; jleonard@collingswood.com; Robert Lewandowski <rlwandowski@collingswood.com>; Kim Fox <kimafox@gmail.com>  
**Subject:** Re: 328 Harvard Ave abandoned house - flooding

Good evening all,

It is after midnight, we continue to smell strong odors coming from Mr. Skinner's house, and we have yet to hear from anyone.

This weekend we have had multiple large roaches come in from Robert Skinner's house. They tend to be 1.5-2 inches in length.

There are also continual water issues coming from his house from the flood last week.

Best,

hmannel@collingswood.com

---

**From:** khastings@collingswood.com  
**Sent:** Monday, July 1, 2019 7:48 AM  
**To:** James Maley; Jnardi@Brownconnery. Com  
**Cc:** Chief Keith Davis; Nuisance; jleonard@collingswood.com; Robert Lewandowski  
**Subject:** RE: 328 Harvard Ave abandoned house - flooding

[REDACTED]

[REDACTED]

On Jul 1, 2019 7:28 AM, James Maley <jmaley@maleygivens.com> wrote:  
Status?

M. James Maley, Jr.  
Maley Givens  
Suite 210  
1150 Haddon Avenue  
Collingswood, New Jersey 08108  
P 856-854-1515  
F 856-858-2944  
[www.maleygivens.com](http://www.maleygivens.com)

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**Cc:** Nuisance <nuisance@collingswood.com>; jleonard@collingswood.com; Robert Lewandowski <rlewandowski@collingswood.com>; Kim Fox <kimafox@gmail.com>  
**Subject:** Re: 328 Harvard Ave abandoned house - flooding

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There are also continual water issues coming from his house from the flood last week.

Best,  
Kim

Get Outlook for iOS

---

**From:** Fox, Kim <kfox@inquirer.com>

**Sent:** Tuesday, June 25, 2019 7:54 AM

**To:** Chief Keith Davis; khastings@collingswood.com; James Maley

**Cc:** Nuisance; jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski; Fox, Kim; Kim Fox

**Subject:** 328 Harvard Ave abandoned house - flooding

Good morning,

I understand from our neighbors that the fire inspector was out to Mr Skinner's property yesterday. I'm wondering if there's any update?

I'm growing concerned: while other properties around us are drying out, we cannot seem to achieve the same, and I'm worried it is tied to the fact that no one has been dealing with the abandoned property.

I have also been talking to real estate, health and legal contacts, and they point out the potential health risks we are being exposed to: neighbors have informed us that there is 'a lot' of items in

Tom's basement (there are donors there are auto parts) and that leads to potential mold and chemical exposure.

Before I escalate this further, I'm hoping you can provide me with an update on what the town plans to do to resolve this matter?

Thanks so much.

Kim

Get Outlook for iOS

On Fri, Jun 21, 2019 at 3:54 PM -0400, "Fox, Kim" <[KFox@inquirer.com](mailto:KFox@inquirer.com)> wrote:

Good afternoon,

Hope you are all doing well.

In light of the recent flooding - our basement is a mess and we strongly suspect 326 is too -- what is being done to check-up/ensure safety of Mr. Skinner's house? We are concerned because as an attached house this directly effects our health and well-being.

Appreciate the help!

Kim

Kim Fox

Managing Editor, Audience and Innovation

The Inquirer

917-280-7302

[kfox@inquirer.com](mailto:kfox@inquirer.com)

---

**From:** Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>

**Date:** Wednesday, April 24, 2019 at 1:46 PM

hmannel@collingswood.com

---

**From:** James Maley  
**Sent:** Monday, July 1, 2019 8:14 AM  
**To:** khastings@collingswood.com; Jnardi@Brownconnery. Com  
**Cc:** Chief Keith Davis; Nuisance; jleonard@collingswood.com; Robert Lewandowski  
**Subject:** RE: 328 Harvard Ave abandoned house - flooding

[REDACTED] in we stop fixing public health hazards.

M. James Maley, Jr.  
Maley Givens  
Suite 210  
1150 Haddon Avenue  
Collingswood, New Jersey 08108  
P 856-854-1515  
F 856-858-2944  
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**Cc:** Chief Keith Davis <kdavis@collingswood.com>; Nuisance <nuisance@collingswood.com>;  
jleonard@collingswood.com; Robert Lewandowski <rlewandowski@collingswood.com>  
**Subject:** RE: 328 Harvard Ave abandoned house - flooding

[REDACTED] has proof that this is an abandoned list they are prepared to make repairs. What is

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M. James Maley, Jr.  
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**Cc:** Nuisance <[nuisance@collingswood.com](mailto:nuisance@collingswood.com)>; [jleonard@collingswood.com](mailto:jleonard@collingswood.com); Robert Lewandowski <[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)>; Kim Fox <[kimafox@gmail.com](mailto:kimafox@gmail.com)>  
**Subject:** Re: 328 Harvard Ave abandoned house - flooding

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Best,  
Kim

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**hmannel@collingswood.com**

---

**From:** Chief Keith Davis <kdavis@collingswood.com>  
**Sent:** Monday, July 1, 2019 8:56 AM  
**To:** Fox, Kim; khastings@collingswood.com; James Maley  
**Cc:** Nuisance; jleonard@collingswood.com; Robert Lewandowski; Kim Fox  
**Subject:** RE: 328 Harvard Ave abandoned house - flooding

Ms. Fox, Will you or another adult be home today to meet with one of our inspectors? If, so what time would be best?

Keith A. Davis Jr., CPM  
Chief of Department  
Emergency Management Coordinator  
Collingswood Fire Department  
P. (856)854-7447 ext. 100  
F. (856)854-1279  
E. [kdavis@collingswood.com](mailto:kdavis@collingswood.com)

Website: [www.collingswoodfire.com](http://www.collingswoodfire.com)

Facebook: <http://www.facebook.com/Collingswoodfiredepartment?ref=hl>

Twitter: [@CollingswoodFD](https://twitter.com/CollingswoodFD)

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**To:** Chief Keith Davis <kdavis@collingswood.com>; khastings@collingswood.com; James Maley <jmaley@maleygivens.com>  
**Cc:** Nuisance <nuisance@collingswood.com>; jleonard@collingswood.com; Robert Lewandowski <rlwandowski@collingswood.com>; Kim Fox <kimafox@gmail.com>  
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Get Outlook for iOS

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**To:** Chief Keith Davis; [khastings@collingswood.com](mailto:khastings@collingswood.com); James Maley

**Cc:** Nuisance; [jmaley@collingswood.com](mailto:jmaley@collingswood.com); [jleonard@collingswood.com](mailto:jleonard@collingswood.com); Robert Lewandowski; Fox, Kim; Kim Fox

**Subject:** 328 Harvard Ave abandoned house - flooding

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Thanks so much.

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Appreciate the help!

Kim

Kim Fox

Managing Editor, Audience and Innovation

The Inquirer

  
[kfox@inquirer.com](mailto:kfox@inquirer.com)

---

**From:** Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>

**Date:** Wednesday, April 24, 2019 at 1:46 PM

**To:** "Fox, Kim" <[KFox@philly.com](mailto:KFox@philly.com)>, "[khastings@collingswood.com](mailto:khastings@collingswood.com)" <[khastings@collingswood.com](mailto:khastings@collingswood.com)>

**Cc:** James Maley <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)>, Nuisance <[nuisance@collingswood.com](mailto:nuisance@collingswood.com)>,"

[jmaley@collingswood.com](mailto:jmaley@collingswood.com)" <[jmaley@collingswood.com](mailto:jmaley@collingswood.com)>, "[jleonard@collingswood.com](mailto:jleonard@collingswood.com)"

<[jleonard@collingswood.com](mailto:jleonard@collingswood.com)>, Robert Lewandowski <[rlewandowski@collingswood.com](mailto:rlewandowski@collingswood.com)>

**Subject:** RE: 328 Harvard Avenue

Mrs. Fox, Our inspector went to the property yesterday and issued violations. I have sent Mr. Purcell's information to our Code Official to have as a contact to try and get the violations repaired and identify the responsible party.

**Keith A. Davis Jr., CPM**

**Chief of Department**

**Emergency Management Coordinator**

**Collingswood Fire Department**

**P. (856)854-7447 ext. 100**

**F. (856)854-1279**

**E. [kdavis@collingswood.com](mailto:kdavis@collingswood.com)**

Website: [www.collingswoodfire.com](http://www.collingswoodfire.com)

Facebook: <http://www.facebook.com/Collingswoodfiredepartment?ref=hl>

Twitter: [@CollingswoodFD](https://twitter.com/CollingswoodFD)

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---

**From:** Fox, Kim [<mailto:KFox@philly.com>]

**Sent:** Wednesday, April 24, 2019 9:58 AM

**To:** [khastings@collingswood.com](mailto:khastings@collingswood.com)

**Cc:** James Maley <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)>; Nuisance <[nuisance@collingswood.com](mailto:nuisance@collingswood.com)>; [jmaley@collingswood.com](mailto:jmaley@collingswood.com); [jleonard@collingswood.com](mailto:jleonard@collingswood.com); Robert Lewandowski <[rlewandowski@collingswood.com](mailto:rlewandowski@collingswood.com)>; Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>

**Subject:** Re: 328 Harvard Avenue

Good morning,

Just following up to get a status update.

On my end, I have emailed a company called Tower Capital Management LLC (website:<http://tcmfund.com/contact-us/>) as Propel Financial Services informed me they no longer own the lien.

Thanks so much.

Kim

---

**From:** "khastings@collingswood.com" <[khastings@collingswood.com](mailto:khastings@collingswood.com)>

**Date:** Monday, April 22, 2019 at 2:39 PM

**To:** "Fox, Kim" <[KFox@philly.com](mailto:KFox@philly.com)>

**Cc:** James Maley <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)>, Nuisance <[nuisance@collingswood.com](mailto:nuisance@collingswood.com)>, "jmaley@collingswood.com" <[jmaley@collingswood.com](mailto:jmaley@collingswood.com)>, "jleonard@collingswood.com" <[jleonard@collingswood.com](mailto:jleonard@collingswood.com)>, Robert Lewandowski <[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)>, Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>, "volvo13@verizon.net" <[volvo13@verizon.net](mailto:volvo13@verizon.net)>

**Subject:** Re: 328 Harvard Avenue

Also, as per our conversation, the 3rd party lienholder is moving forward with the foreclosure action. Will keep you posted.

Regards,

Keith Hastings

On Apr 22, 2019 2:30 PM, "Fox, Kim" <[KFox@philly.com](mailto:KFox@philly.com)> wrote:

Thank you so much, Wayne and I really appreciate it.

Kim

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On Mon, Apr 22, 2019 at 2:03 PM -0400, "James Maley" <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)> wrote:

We will have someone out to take a look.

M. James Maley, Jr.

**From:** Kim Fox <kimafox@gmail.com>  
**Sent:** Monday, July 1, 2019 4:06 PM  
**To:** Chief Keith Davis  
**Cc:** Fox, Kim; khastings@collingswood.com; James Maley; fireprevention@collingswood.com; jleonard@collingswood.com; Robert Lewandowski  
**Subject:** Re: 328 Harvard Ave abandoned house - flooding

Good afternoon Chief Davis, Mayor Maley,

Lieutenant Paul came by today with his colleague at 3:30 PM, and I was able to show them around the property.

He has taken several pictures, but I'd like to emphasize this one taken from over my fence:



This is a hole in Me Skinner's house, where a basement window used to be. Currently there is a hole in the home, and this has been there since we took possession of the home and informed the town of the issues (April 2019.)

This hole was present during last week's flooding and there's no trace of a sump pump.

My partner and I spent all yesterday cleaning up the water and bugs, and I strongly suspect this is part of the problem. The Lieutenant remarked it was 'unfortunate there was no water in the basement', and while I'm sure it wasn't meant to be dismissive of the situation, let me emphasize my partner and I have been cleaning all leaks daily. As we've been removing the bugs and any other problems. Our roofers has to deal with animals from the home.

In addition to this, neighbors who knew him, report he has an entire VW bus in pieces inside his house. As you can imagine we are deeply concerned by the toxic risks which come with auto parts and gas tanks. This could be the source of the noxious smells which keep occurring.

The property has now been abandoned for 6+ months so I'm hoping that between that point, and the health risks, the Borough of Collingswood will move ahead and do the right thing:

Reference: <https://www.nipen.com/collingswood-to-tackle-dirty-dozen-abandoned-properties-under-new-rehab-rules/>

I look forward to an update and timeline to securing the permit to enter and cleaning up.

Kim

Sent from my iPhone

On Jul 1, 2019, at 9:21 AM, Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)> wrote:

Mrs. Fox, We will have someone meet you at your property at 3:30p. We are working on getting this taken care of as soon as possible and will keep you posted of our progress. Sorry that you are experiencing this and we want to help get it resolved as quickly as possible.

Keith A. Davis Jr., CPM  
Chief of Department  
Emergency Management Coordinator  
Collingswood Fire Department  
P. (856)854-7447 ext. 100  
F. (856)854-1279  
E. [kdavis@collingswood.com](mailto:kdavis@collingswood.com)

Website: [www.collingswoodfire.com](http://www.collingswoodfire.com)

Facebook: <http://www.facebook.com/Collingswoodfiredepartment?ref=hl>

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**Sent:** Monday, July 01, 2019 9:02 AM  
**To:** Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>; [khastings@collingswood.com](mailto:khastings@collingswood.com); James Maley <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)>  
**Cc:** Nuisance <[nuisance@collingswood.com](mailto:nuisance@collingswood.com)>; [jleonard@collingswood.com](mailto:jleonard@collingswood.com); Robert Lewandowski <[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)>; Kim Fox <[kimafox@gmail.com](mailto:kimafox@gmail.com)>  
**Subject:** Re: 328 Harvard Ave abandoned house - flooding

I can be home for 3:30 pm if that works. Please confirm.  
Kim

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On Mon, Jul 1, 2019 at 8:55 AM -0400, "Chief Keith Davis" <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)> wrote:

Ms. Fox, Will you or another adult be home today to meet with one of our inspectors? If, so what time would be best?

Keith A. Davis Jr., CPM  
Chief of Department  
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**hmannel@collingswood.com**

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**Sent:** Monday, July 1, 2019 5:10 PM  
**To:** Chief Keith Davis; khastings@collingswood.com  
**Cc:** jleonard@collingswood.com; Robert Lewandowski; Joe Nardi;  
khastings@collingswood.com; Edward F Paul III  
**Subject:** RE: 328 Harvard Ave abandoned house - flooding


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**To:** James Maley <jmaley@maleygivens.com>; khastings@collingswood.com  
**Cc:** jleonard@collingswood.com; Robert Lewandowski <rlewandowski@collingswood.com>; Joe Nardi <jnardi@brownconnery.com>; khastings@collingswood.com; Edward F Paul III <epaul@pennsaukenfire.org>  
**Subject:** Re: 328 Harvard Ave abandoned house - flooding


Keith A. Davis Jr.  
Chief of Department  
Emergency Management Coordinator  
Collingswood Fire Department  
856.854.7447 Ext. 100  
[kdavis@collingswood.com](mailto:kdavis@collingswood.com)

----- Original message -----

**From:** James Maley <jmaley@maleygivens.com>  
**Date:** 7/1/19 4:10 PM (GMT-05:00)

To: Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>, [khastings@collingswood.com](mailto:khastings@collingswood.com)  
Cc: [fireprevention@collingswood.com](mailto:fireprevention@collingswood.com), [jleonard@collingswood.com](mailto:jleonard@collingswood.com), Robert Lewandowski  
<[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)>, Joe Nardi <[jnardi@brownconnery.com](mailto:jnardi@brownconnery.com)>  
Subject: RE: 328 Harvard Ave abandoned house - flooding

X



M. James Maley, Jr.  
Maley Givens  
Suite 210  
1150 Haddon Avenue  
Collingswood, New Jersey 08108  
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**Cc:** Fox, Kim <[KFox@inquirer.com](mailto:KFox@inquirer.com)>; [khastings@collingswood.com](mailto:khastings@collingswood.com); James Maley <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)>; [fireprevention@collingswood.com](mailto:fireprevention@collingswood.com); [jleonard@collingswood.com](mailto:jleonard@collingswood.com); Robert Lewandowski <[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)>  
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**hmannel@collingswood.com**

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**Sent:** Monday, July 1, 2019 5:24 PM  
**To:** James Maley; khastings@collingswood.com  
**Cc:** jleonard@collingswood.com; Robert Lewandowski; Joe Nardi; Edward F Paul III  
**Subject:** Re: 328 Harvard Ave abandoned house - flooding

X

[REDACTED]

Keith A. Davis Jr.  
Chief of Department  
Emergency Management Coordinator  
Collingswood Fire Department  
856.854.7447 Ext. 100  
kdavis@collingswood.com

----- Original message -----

**From:** James Maley <jmaley@maleygivens.com>  
**Date:** 7/1/19 5:09 PM (GMT-05:00)  
**To:** Chief Keith Davis <kdavis@collingswood.com>, khastings@collingswood.com  
**Cc:** jleonard@collingswood.com, Robert Lewandowski <rlwandowski@collingswood.com>, Joe Nardi <jnardi@brownconnery.com>, khastings@collingswood.com, Edward F Paul III <epaul@pennsaukenfire.org>  
**Subject:** RE: 328 Harvard Ave abandoned house - flooding

X

[REDACTED]

M. James Maley, Jr.  
Maley Givens  
Suite 210  
1150 Haddon Avenue  
Collingswood, New Jersey 08108  
P 856-854-1515  
F 856-858-2944  
[www.maleygivens.com](http://www.maleygivens.com)

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**From:** Chief Keith Davis <kdavis@collingswood.com>  
**Sent:** Monday, July 01, 2019 4:31 PM  
**To:** James Maley <jmaley@maleygivens.com>; khastings@collingswood.com  
**Cc:** jleonard@collingswood.com; Robert Lewandowski <rlwandowski@collingswood.com>; Joe Nardi

<jnardi@brownconnery.com>; khastings@collingswood.com; Edward F Paul III <epaul@pennsaukenfire.org>

**Subject:** Re: 328 Harvard Ave abandoned house - flooding

Keith A. Davis Jr.  
Chief of Department  
Emergency Management Coordinator  
Collingswood Fire Department  
856.854.7447 Ext. 300  
[kdavis@collingswood.com](mailto:kdavis@collingswood.com)

----- Original message -----

**From:** James Maley <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)>  
**Date:** 7/1/19 4:10 PM (GMT-05:00)  
**To:** Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>, [khastings@collingswood.com](mailto:khastings@collingswood.com)  
**Cc:** [fireprevention@collingswood.com](mailto:fireprevention@collingswood.com), [jleonard@collingswood.com](mailto:jleonard@collingswood.com), Robert Lewandowski  
<[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)>, Joe Nardi <[jnardi@brownconnery.com](mailto:jnardi@brownconnery.com)>  
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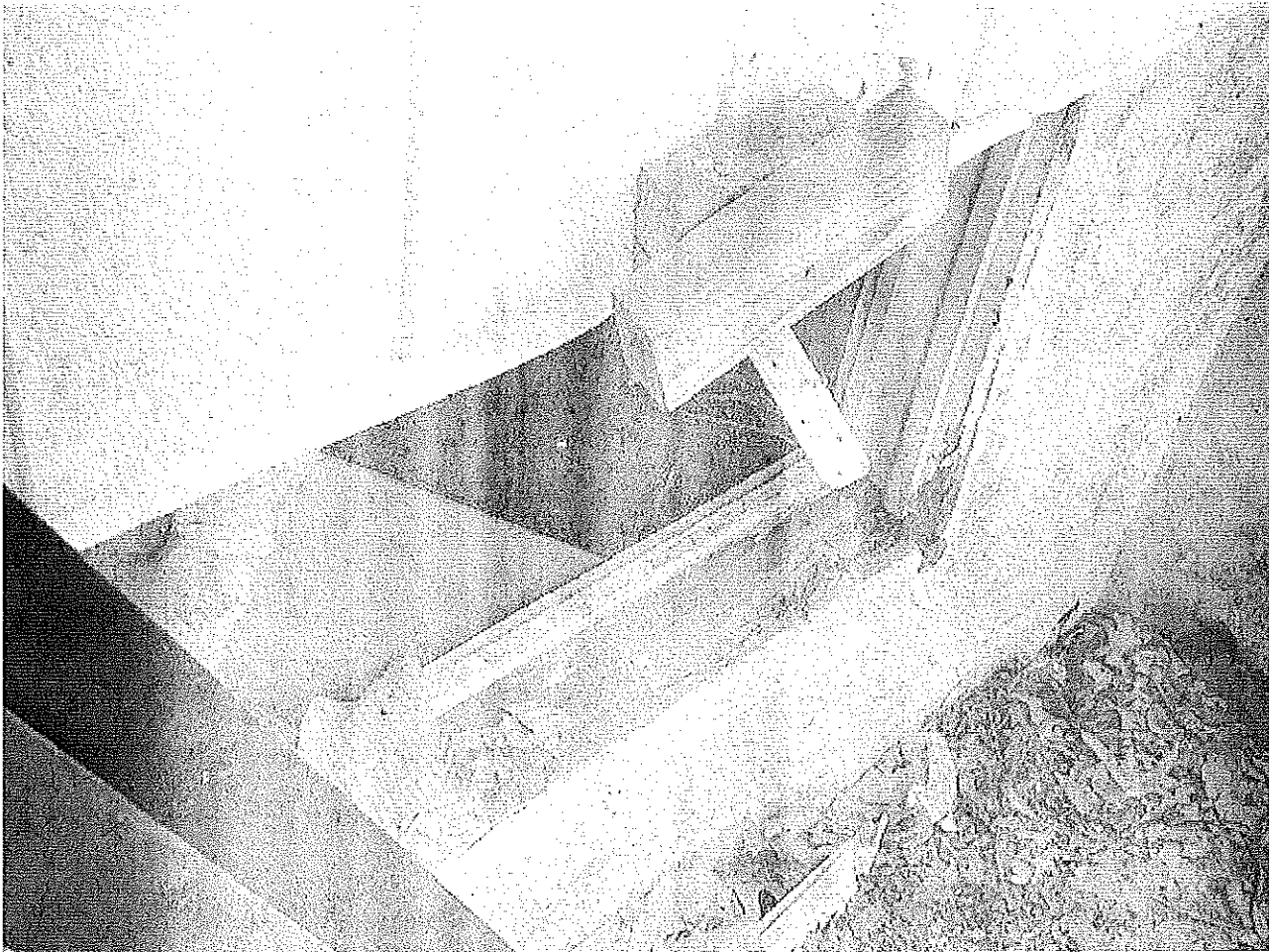
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**From:** Kim Fox <[kimafox@gmail.com](mailto:kimafox@gmail.com)>  
**Sent:** Monday, July 01, 2019 4:06 PM  
**To:** Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>  
**Cc:** Fox, Kim <[KFox@inquirer.com](mailto:KFox@inquirer.com)>; [khastings@collingswood.com](mailto:khastings@collingswood.com); James Maley <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)>;  
[fireprevention@collingswood.com](mailto:fireprevention@collingswood.com); [jleonard@collingswood.com](mailto:jleonard@collingswood.com); Robert Lewandowski  
<[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)>  
**Subject:** Re: 328 Harvard Ave abandoned house - flooding

Good afternoon Chief Davis, Mayor Maley,

Lieutenant Paul came by today with his colleague at 3:30 PM, and I was able to show them around the property.

He has taken several pictures, but I'd like to emphasize this one taken from over my fence:



This is a hole in Me Skinner's house, where a basement window used to be. Currently there is a hole in the home, and this has been there since we took possession of the home and informed the town of the issues (April 2019.)

This hole was present during last week's flooding and there's no trace of a sump pump.

My partner and I spent all yesterday cleaning up the water and bugs, and I strongly suspect this is part of the problem. The Lieutenant remarked it was 'unfortunate there was no water in the basement', and while I'm sure it wasn't meant to be dismissive of the situation, let me emphasize my partner and I have been cleaning all leaks daily. As we've been removing the bugs and any other problems. Our roofers has to deal with animals from the home.

In addition to this, neighbors who knew him, report he has an entire VW bus in pieces inside his house. As you can imagine we are deeply concerned by the toxic risks which come with auto parts and gas tanks. This could be the source of the noxious smells which keep occurring.

The property has now been abandoned for 6+ months so I'm hoping that between that point, and the health risks, the Borough of Collingswood will move ahead and do the right thing:

Reference: <https://www.njpen.com/collingswood-to-tackle-dirty-dozen-abandoned-properties-under-new-rehab-rules/>

I look forward to an update and timeline to securing the permit to enter and cleaning up.

Kim

Sent from my iPhone

On Jul 1, 2019, at 9:21 AM, Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)> wrote:

Mrs. Fox, We will have someone meet you at your property at 3:30p. We are working on getting this taken care of as soon as possible and will keep you posted of our progress. Sorry that you are experiencing this and we want to help get it resolved as quickly as possible. X

Keith A. Davis Jr., cpm  
Chief of Department  
Emergency Management Coordinator  
Collingswood Fire Department  
P. (856)854-7447 ext. 100  
F. (856)854-1279  
E. [kdavis@collingswood.com](mailto:kdavis@collingswood.com)

Website: [www.collingswoodfire.com](http://www.collingswoodfire.com)  
Facebook: <http://www.facebook.com/Collingswoodfiredepartment?ref=hl>  
Twitter: [@CollingswoodFD](https://twitter.com/CollingswoodFD)

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---

**From:** Fox, Kim [<mailto:kFox@inquirer.com>]  
**Sent:** Monday, July 01, 2019 9:02 AM  
**To:** Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>; [khastings@collingswood.com](mailto:khastings@collingswood.com); James Maley <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)>  
**Cc:** Nuisance <[nuisance@collingswood.com](mailto:nuisance@collingswood.com)>; [jleonard@collingswood.com](mailto:jleonard@collingswood.com); Robert Lewandowski

<rlwandowski@collingswood.com>; Kim Fox <kimafox@gmail.com>

**Subject:** Re: 328 Harvard Ave abandoned house - flooding

I can be home for 3:30 pm if that works. Please confirm.

Kim

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On Mon, Jul 1, 2019 at 8:55 AM -0400, "Chief Keith Davis" <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)> wrote:

Ms. Fox, Will you or another adult be home today to meet with one of our inspectors? If, so what time would be best?

**Keith A. Davis Jr., cpm**  
**Chief of Department**  
**Emergency Management Coordinator**  
**Collingswood Fire Department**  
**P. (856)854-7447 ext. 100**  
**F. (856)854-1279**  
**E. [kdavis@collingswood.com](mailto:kdavis@collingswood.com)**

Website: [www.collingswoodfire.com](http://www.collingswoodfire.com)

Facebook: <http://www.facebook.com/Collingswoodfiredepartment?ref=hl>

Twitter: [@CollingswoodFD](https://twitter.com/CollingswoodFD)

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**From:** Fox, Kim [<mailto:kfox@inquirer.com>]

**Sent:** Monday, July 01, 2019 12:15 AM

**To:** Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>; [khastings@collingswood.com](mailto:khastings@collingswood.com); James Maley <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)>

**Cc:** Nuisance <[nuisance@collingswood.com](mailto:nuisance@collingswood.com)>; [jleonard@collingswood.com](mailto:jleonard@collingswood.com); Robert Lewandowski <[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)>; Kim Fox <[kimafox@gmail.com](mailto:kimafox@gmail.com)>

**Subject:** Re: 328 Harvard Ave abandoned house - flooding

Good evening all,

It is after midnight, we continue to smell strong odors coming from Mr. Skinner's house, and we have yet to hear from anyone.

This weekend we have had multiple large roaches come in from Robert Skinner's house. They tend to be 1.5-2 inches in length.

There are also continual water issues coming from his house from the flood last week.

Best,

Kim

Get Outlook for iOS

---

**From:** Fox, Kim <[kfox@inquirer.com](mailto:kfox@inquirer.com)>

**Sent:** Tuesday, June 25, 2019 7:54 AM

**To:** Chief Keith Davis; [khastings@collingswood.com](mailto:khastings@collingswood.com); James Maley

**Cc:** Nuisance; [jmaley@collingswood.com](mailto:jmaley@collingswood.com); [jleonard@collingswood.com](mailto:jleonard@collingswood.com); Robert Lewandowski; Fox, Kim;  
Kim Fox

**Subject:** 328 Harvard Ave abandoned house - flooding

Good morning,

I understand from our neighbors that the fire inspector was out to Mr Skinner's property yesterday. I'm wondering if there's any update?

I'm growing concerned: while other properties around us are drying out, we cannot seem to achieve the same, and I'm worried it is tied to the fact that no one has been dealing with the abandoned property.

I have also been talking to real estate, health and legal contacts, and they point out the potential health risks we are being exposed to: neighbors have informed us that there is 'a lot' of items in Tom's basement (there are donors there are auto parts) and that leads to potential mold and chemical exposure.

Before I escalate this further, I'm hoping you can provide me with an update on what the town plans to do to resolve this matter?

Thanks so much.

Kim

Get Outlook for iOS

On Fri, Jun 21, 2019 at 3:54 PM -0400, "Fox, Kim" <KFox@inquirer.com> wrote:

Good afternoon,

Hope you are all doing well.

In light of the recent flooding - our basement is a mess and we strongly suspect 326 is too – what is being done to check-up/ensure safety of Mr. Skinner's house? We are concerned because as an attached house this directly effects our health and well-being.

Appreciate the help!

Kim

Kim Fox

Managing Editor, Audience and Innovation

The Inquirer

[REDACTED]

[kfox@inquirer.com](mailto:kfox@inquirer.com)

---

**From:** Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>

**Date:** Wednesday, April 24, 2019 at 1:46 PM

**To:** "Fox, Kim" <[KFox@philly.com](mailto:KFox@philly.com)>, "[khastings@collingswood.com](mailto:khastings@collingswood.com)" <[khastings@collingswood.com](mailto:khastings@collingswood.com)>

**hmannel@collingswood.com**

---

**From:** James Maley <jmaley@maleygivens.com>  
**Sent:** Monday, April 22, 2019 2:03 PM  
**To:** Fox, Kim; Nuisance; jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski; khastings@collingswood.com; Chief Keith Davis  
**Subject:** RE: 328 Harvard Avenue

We will have someone out to take a look.

M. James Maley, Jr.  
Mayor  
Borough of Collingswood  
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[www.collingswood.com](http://www.collingswood.com)

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*Forbes*

*"Best Small Town Food Scene in America"*  
*USA Today*

---

**From:** Fox, Kim <KFox@philly.com>  
**Sent:** Monday, April 22, 2019 10:23 AM  
**To:** nuisance@collingswood.com; jmaley@collingswood.com; jleonard@collingswood.com; rlewandowski@collingswood.com  
**Subject:** 328 Harvard Avenue  
**Importance:** High

Good morning,

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The former owner of 328 Harvard Avenue is **Thomas Salado (formerly Robert Skinner.)** I have been informed by Collingswood city staff that Mr. Salado/Skinner is **deceased**, with no next of kin, and that the property is vacant (We learned all of this after purchasing the home.)

We have noticed that the property is in disrepair and the inside of the house appears to be very dirty. This weekend, while in our basement, we noticed that **a large number of cockroaches are making their way into our new home from 328 Harvard (through the walls).** We are also deeply concerned about the state of the house overall (fire hazard) as it is unattended and over run.

I am appealing to the Fire Prevention Bureau, and the town administration, because we are seriously concerned about our new investment and quality of our life in our new home town. Any advice is greatly appreciated.

Kim

--

Kim Fox  
[@kimfox](#)  
managing editor, audience and innovation  
[Philly.com](#) • [The Philadelphia Inquirer](#) • [Philadelphia Daily News](#)

---

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**From:** khastings@collingswood.com  
**Sent:** Monday, April 22, 2019 2:11 PM  
**To:** James Maley  
**Subject:** RE: 328 Harvard Avenue

We have been checking on this property, fortunately 3rd party lienholder is pretty far along on foreclosure. I have spoken to these folks a few times.

Regards,  
Keith Hastings

On Apr 22, 2019 2:03 PM, James Maley <jmaley@maleygivens.com> wrote:  
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**hmannel@collingswood.com**

---

**From:** James Maley <jmaley@maleygivens.com>  
**Sent:** Monday, April 22, 2019 2:11 PM  
**To:** khastings@collingswood.com  
**Subject:** RE: 328 Harvard Avenue

Report to them in an email so everyone knows. Thanks.

M. James Maley, Jr.  
Maley Givens  
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**To:** James Maley <jmaley@maleygivens.com>  
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**From:** Fox, Kim <KFox@philly.com>

**Sent:** Monday, April 22, 2019 10:23 AM

**To:** [nuisance@collingswood.com](mailto:nuisance@collingswood.com); [jmaley@collingswood.com](mailto:jmaley@collingswood.com); [jleonard@collingswood.com](mailto:jleonard@collingswood.com); [rlewandowski@collingswood.com](mailto:rlewandowski@collingswood.com)

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**Sent:** Monday, April 22, 2019 2:31 PM  
**To:** James Maley; Nuisance; jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski; khastings@collingswood.com; Chief Keith Davis  
**Cc:** volvo13@verizon.net  
**Subject:** Re: 328 Harvard Avenue

Thank you so much, Wayne and I really appreciate it.  
Kim

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On Mon, Apr 22, 2019 at 2:03 PM -0400, "James Maley" <jmaley@maleygivens.com> wrote:

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**hmannel@collingswood.com**

---

**From:** khastings@collingswood.com  
**Sent:** Monday, April 22, 2019 2:40 PM  
**To:** Fox, Kim  
**Cc:** James Maley; Nuisance; jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski; Chief Keith Davis; volvo13@verizon.net  
**Subject:** Re: 328 Harvard Avenue

Also, as per our conversation, the 3rd party lienholder is moving forward with the foreclosure action. Will keep you posted.

Regards,  
Keith Hastings

On Apr 22, 2019 2:30 PM, "Fox, Kim" <KFox@philly.com> wrote:  
Thank you so much, Wayne and I really appreciate it.  
Kim

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**Sent:** Wednesday, April 24, 2019 1:46 PM  
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**Cc:** James Maley; Nuisance; jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski  
**Subject:** RE: 328 Harvard Avenue

Mrs. Fox, Our inspector went to the property yesterday and issued violations. I have sent Mr. Purcell's information to our Code Official to have as a contact to try and get the violations repaired and identify the responsible party.

Keith A. Davis Jr., CPM  
Chief of Department  
Emergency Management Coordinator  
Collingswood Fire Department  
P. (856)854-7447 ext. 100  
F. (856)854-1279  
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**Subject:** Re: 328 Harvard Avenue

Good morning,

Just following up to get a status update.

On my end, I have emailed a company called Tower Capital Management LLC (website: <http://tcmfund.com/contact-us/>) as Propel Financial Services informed me they no longer own the lien.

Thanks so much.  
Kim

---

**From:** "khastings@collingswood.com" <khastings@collingswood.com>  
**Date:** Monday, April 22, 2019 at 2:39 PM  
**To:** "Fox, Kim" <KFox@philly.com>  
**Cc:** James Maley <jmaley@maleygivens.com>, Nuisance <nuisance@collingswood.com>, "jmaley@collingswood.com" <jmaley@collingswood.com>, "jleonard@collingswood.com" <jleonard@collingswood.com>, Robert Lewandowski <rlwandowski@collingswood.com>, Chief Keith Davis <kdavis@collingswood.com>, "volvo13@verizon.net" <volvo13@verizon.net>  
**Subject:** Re: 328 Harvard Avenue

Also, as per our conversation, the 3rd party lienholder is moving forward with the foreclosure action. Will keep you posted.

Regards,  
Keith Hastings

On Apr 22, 2019 2:30 PM, "Fox, Kim" <KFox@philly.com> wrote:  
Thank you so much, Wayne and I really appreciate it.  
Kim

Get [Outlook for iOS](#)

On Mon, Apr 22, 2019 at 2:03 PM -0400, "James Maley" <jmaley@maleygivens.com> wrote:

We will have someone out to take a look.

M. James Maley, Jr.  
Mayor  
Borough of Collingswood  
678 Haddon Avenue  
Collingswood, New Jersey 08108  
[www.collingswood.com](http://www.collingswood.com)

*"One of the 10 Most Transformed Communities in America"*  
Forbes

*"Best Small Town Food Scene in America"*  
USA Today

---

**From:** Fox, Kim <KFox@philly.com>  
**Sent:** Monday, April 22, 2019 10:23 AM  
**To:** nuisance@collingswood.com; jmaley@collingswood.com; jleonard@collingswood.com; rlwandowski@collingswood.com  
**Subject:** 328 Harvard Avenue  
**Importance:** High

Good morning,

My partner, Wayne McDermott, and I purchased a home at **326 Harvard Avenue in Collingswood**. It is a twin, and is attached to **328 Harvard Avenue** (We live at 326 Harvard Avenue.)

The former owner of 328 Harvard Avenue is **Thomas Salado (formerly Robert Skinner.)** I have been informed by Collingswood city staff that Mr. Salado/Skinner is **deceased**, with no next of kin, and that the property is vacant (We learned all of this after purchasing the home.)

We have noticed that the property is in disrepair and the inside of the house appears to be very dirty. This weekend, while in our basement, we noticed that **a large number of cockroaches are making their way into our new home from 328 Harvard (through the walls).** We are also deeply concerned about the state of the house overall (fire hazard) as it is unattended and over run.

I am appealing to the Fire Prevention Bureau, and the town administration, because we are seriously concerned about our new investment and quality of our life in our new home town. Any advice is greatly appreciated.

Kim

--

Kim Fox

[@kimfox](#)

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---

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**hmannel@collingswood.com**

---

**From:** khastings@collingswood.com  
**Sent:** Wednesday, April 24, 2019 1:54 PM  
**To:** Chief Keith Davis  
**Cc:** Fox, Kim; James Maley; Nuisance; jmaley@collingswood.com;  
jleonard@collingswood.com; Robert Lewandowski  
**Subject:** RE: 328 Harvard Avenue

I was at the property & spoke to the appraiser from the new servicer. I stressed that it was important to clean up immediately.

Regards,  
Keith Hastings

**hmannel@collingswood.com**

---

**From:** Fox, Kim <KFox@philly.com>  
**Sent:** Wednesday, April 24, 2019 2:04 PM  
**To:** khastings@collingswood.com; Chief Keith Davis  
**Cc:** James Maley; Nuisance; jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski  
**Subject:** Re: 328 Harvard Avenue

Thank you Keith.

Mr. Purcell stated the following to me:

We understand your concerns, but TLF National Tax Lien Trust "The Trust" does not own the property. The Trust owns the delinquent tax liens on the property and by statute cannot enter the property.

Mr. Skinner or his estate is responsible for the upkeep of the property.

Regards,  
Jim Purcell  
Servicer for TLF Nation Tax Lien Trust

So it sounds like this is stuck – with no one attending to the issues – would that be a correct interpretation?

Any advice on what I can do – this is going to cost my partner and I a significant amount of money in pest control for as long as this goes unresolved. I am also very worried about the fire risk.

Kim

---

**From:** "khastings@collingswood.com" <khastings@collingswood.com>  
**Date:** Wednesday, April 24, 2019 at 1:53 PM  
**To:** Chief Keith Davis <kdavis@collingswood.com>  
**Cc:** "Fox, Kim" <KFox@philly.com>, James Maley <jmaley@maleygivens.com>, Nuisance <nuisance@collingswood.com>, "jmaley@collingswood.com" <jmaley@collingswood.com>, "jleonard@collingswood.com" <jleonard@collingswood.com>, Robert Lewandowski <rlwandowski@collingswood.com>  
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Every region has a leader. Ours is [Philly.com](http://Philly.com). Powered by the Inquirer and Daily News.

**From:** Daniel L. Kerr Jr. <dkerr@pennsaukenfire.org>  
**Sent:** Thursday, April 25, 2019 1:56 PM  
**To:** jpurcell@tcmfund.com  
**Cc:** jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski;  
khastings@collingswood.com; Chief Keith Davis; Ed Paul; Steve Schwegel;  
kfox@philly.com  
**Subject:** 328 Harvard Avenue Collingswood, NJ  
**Attachments:** Notice.pdf  
  
**Importance:** High

Mr. Purcell,

Our office has been charged with enforcing the Property Maintenance Code, and Abandoned Property Ordinance of the Borough of Collingswood. With regard to the above listed property, we have conducted numerous inspections and have noted that it is vacant due to the owners passing, and no next of kin. The property has become severely degraded and in need of immediate repairs.

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If you have any questions, or need assistance scheduling a follow-up inspection, please contact our office at 856.665.0774 Monday, Tuesday, Thursday, or Friday between 9:00am and 4:30pm.

Please respond to this email to confirm receipt and also provide your physical mailing address and telephone number.

Thank you,

**Daniel L. Kerr Jr. | Captain | Pennsauken Fire Department**  
**5301 Lexington Avenue | Pennsauken, New Jersey 08109**  
**Office 856.663.1208 ext. 6 | Fax 856.663.8929 | Cell 609.685.2065**

[www.twp.pennsauken.nj.us](http://www.twp.pennsauken.nj.us)

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**Cc:** jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski; khastings@collingswood.com; Chief Keith Davis; Ed Paul; Steve Schwegel; kfox@philly.com; 'Adam Greenberg (agreenberg@hgllclaw.com)'  
**Subject:** RE: 328 Harvard Avenue Collingswood, NJ

Mr. Kerr,

Our attorney will be drafting a response and you will have it by Monday

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**From:** Daniel L. Kerr Jr. [mailto:dkerr@pennsaukenfire.org]  
**Sent:** Thursday, April 25, 2019 1:56 PM  
**To:** Jim Purcell  
**Cc:** James Maley; Joan Leonard; Robert Lewandowski; Keith Hastings; Keith Davis; Ed Paul; Steve Schwegel; kfox@philly.com  
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**From:** Daniel L. Kerr Jr. <dkerr@pennsaukenfire.org>  
**Sent:** Thursday, April 25, 2019 2:22 PM  
**To:** Jim Purcell  
**Cc:** jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski; khastings@collingswood.com; Chief Keith Davis; Ed Paul; Steve Schwegel; kfox@philly.com; 'Adam Greenberg (agreenberg@hgllclaw.com)'  
**Subject:** RE: 328 Harvard Avenue Collingswood, NJ

Thank you Jim

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----- Original Message -----

**Subject:** RE: 328 Harvard Avenue Collingswood, NJ  
**From:** Jim Purcell <jpurcell@tcmfund.com>  
**Date:** Thu, April 25, 2019 2:13 pm  
**To:** "Daniel L. Kerr Jr." <dkerr@pennsaukenfire.org>  
**Cc:** James Maley <jmaley@collingswood.com>, Joan Leonard <jleonard@collingswood.com>, Robert Lewandowski <rlwandowski@collingswood.com>, Keith Hastings <khastings@collingswood.com>, Keith Davis <kdavis@collingswood.com>, Ed Paul <epaul@pennsaukenfire.org>, Steve Schwegel <sschwegel@pennsaukenfire.org>, "kfox@philly.com" <kfox@philly.com>, "Adam Greenberg (agreenberg@hgllclaw.com)" <agreenberg@hgllclaw.com>

Mr. Kerr,

Our attorney will be drafting a response and you will have it by Monday

Jim Purcell  


---

**From:** Daniel L. Kerr Jr. [<mailto:dkerr@pennsaukenfire.org>]  
**Sent:** Thursday, April 25, 2019 1:56 PM  
**To:** Jim Purcell

**Cc:** James Maley; Joan Leonard; Robert Lewandowski; Keith Hastings; Keith Davis; Ed Paul; Steve Schwegel;  
[kfox@philly.com](mailto:kfox@philly.com)

**Subject:** 328 Harvard Avenue Collingswood, NJ

**Importance:** High

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Thank you,

**Daniel L. Kerr Jr. | Captain | Pennsauken Fire Department**  
**5301 Lexington Avenue | Pennsauken, New Jersey 08109**  
**Office 856.663.1208 ext. 6 | Fax 856.663.8929 | Cell 609.685.2065**

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**From:** Adam Greenberg <agreenberg@hgllclaw.com>  
**Sent:** Monday, April 29, 2019 12:05 PM  
**To:** Daniel L. Kerr Jr.; Jim Purcell  
**Cc:** jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski;  
khastings@collingswood.com; Chief Keith Davis; Ed Paul; Steve Schwegel;  
kfox@philly.com  
**Subject:** RE: 328 Harvard Avenue Collingswood, NJ

Mr. Kerr,

We represent US Bank as Custodian which received correspondence from you attempting to compel maintenance of property located at 328 Harvard Avenue, Block 19.04, Lot 28, in Collingswood. The notice you provided was sent to the owner and it appears that a courtesy copy was provided to our client. Please confirm that the proposed penalties are to be assessed against the property owner only and that no charges are contemplated against our client.

As you note, our client is only the holder of a tax sale certificate against the property and not a mortgage. Unlike the holder of a mortgage, the “owner of a Tax Sale Certificate has no right to possession of the property covered by the Certificate” and would be a trespasser if they went into or upon the property. Kahn v. Moorestown, 243 N.J.Super. 328, 335 (Ch. Div. 1990). “A tax sale certificate does not operate to give the purchaser thereof title to the land and does not divest the tax delinquent owners of their title.” Ibid.

Because a tax certificate holder has no right to possession, when the State enacted the New Jersey Creditor Responsibility Law, N.J.S. 46:10B-51(a), it restricted its application to “a creditor serving a summons and complaint in an action to foreclose on a mortgage on residential property in this state ...” Emphasis added. If the property in foreclosure later becomes abandoned, the holder of the mortgage may then be responsible to abate any nuisances. N.J.S. 46:10B-51(b). Since our client is not the holder of a mortgage, the Act does not apply to it. Nevertheless, it is my understanding that my client is in the closing stages of tax foreclosure. If or when title is acquired, our client will take immediate steps to secure the property and proceed towards a sale or other means of restoring the property to habitable condition.

We truly want to work with you so that the municipality's concerns are addressed quickly, however, we do ask that any threatened municipal court summonses or complaints not be issued since our client, by law, is not liable for any code violations. We ask that you review this with the municipal solicitor and/or Mayor Maley at your earliest convenience so that this may be resolved promptly and amicably. We look forward to working with you to remedy your concerns about the property.

Adam D. Greenberg  
Honig & Greenberg, L.L.C.  
1949 Berlin Road  
Suite 200  
Cherry Hill, N.J. 08003-3737  
(856) 770-0990, Facsimile 770-8511, [agreenberg@hgllclaw.com](mailto:agreenberg@hgllclaw.com)

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---

**From:** Daniel L. Kerr Jr. [mailto:[dkerr@pennsaukenfire.org](mailto:dkerr@pennsaukenfire.org)]  
**Sent:** Thursday, April 25, 2019 2:22 PM  
**To:** Jim Purcell  
**Cc:** James Maley; Joan Leonard; Robert Lewandowski; Keith Hastings; Keith Davis; Ed Paul; Steve Schwegel; [kfox@philly.com](mailto:kfox@philly.com); Adam Greenberg  
**Subject:** RE: 328 Harvard Avenue Collingswood, NJ

Thank you Jim

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----- Original Message -----

Subject: RE: 328 Harvard Avenue Collingswood, NJ

From: Jim Purcell <[jpurcell@tcmfund.com](mailto:jpurcell@tcmfund.com)>

Date: Thu, April 25, 2019 2:13 pm  
To: "Daniel L. Kerr Jr." <[dkerr@pennsaukenfire.org](mailto:dkerr@pennsaukenfire.org)>  
Cc: James Maley <[jmaley@collingswood.com](mailto:jmaley@collingswood.com)>, Joan Leonard <[jleonard@collingswood.com](mailto:jleonard@collingswood.com)>, Robert Lewandowski <[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)>, Keith Hastings <[khastings@collingswood.com](mailto:khastings@collingswood.com)>, Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>, Ed Paul <[epaul@pennsaukenfire.org](mailto:epaul@pennsaukenfire.org)>, Steve Schwegel <[sschwegel@pennsaukenfire.org](mailto:sschwegel@pennsaukenfire.org)>, "kfox@philly.com" <[kfox@philly.com](mailto:kfox@philly.com)>, "Adam Greenberg ([agreenberg@hglclaw.com](mailto:agreenberg@hglclaw.com))" <[agreenberg@hglclaw.com](mailto:agreenberg@hglclaw.com)>

Mr. Kerr,

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Jim Purcell  


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**Cc:** Ed Paul; Steve Schwegel; Kim Fox  
**Subject:** Re: 328 Harvard Avenue Collingswood, NJ

Removed TCM – and HGLLC Law – from this thread.

Please advise on next steps, and we're still experiencing significant issues here.

Thanks in advance.

Kim

--  
Kim Fox  
[@kimfox](mailto:@kimfox)  
managing editor, audience and innovation  
[Philly.com](http://Philly.com) • [The Philadelphia Inquirer](http://The Philadelphia Inquirer) • [Philadelphia Daily News](http://Philadelphia Daily News)

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Adam D. Greenberg  
Honig & Greenberg, L.L.C.  
1949 Berlin Road  
Suite 200  
Cherry Hill, N.J. 08003-3737  
(856) 770-0990, Facsimile 770-8511, [agreenberg@hglclaw.com](mailto:agreenberg@hglclaw.com)

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---

**From:** Daniel L. Kerr Jr. [<mailto:dkerr@pennsaukenfire.org>]  
**Sent:** Thursday, April 25, 2019 2:22 PM  
**To:** Jim Purcell  
**Cc:** James Maley; Joan Leonard; Robert Lewandowski; Keith Hastings; Keith Davis; Ed Paul; Steve Schwegel; [kfox@philly.com](mailto:kfox@philly.com); Adam Greenberg  
**Subject:** RE: 328 Harvard Avenue Collingswood, NJ

Thank you Jim

Daniel L. Kerr Jr. | Captain | Pennsauken Fire Department  
5301 Lexington Avenue | Pennsauken, New Jersey 08109  
Office 856.663.1208 ext. 6 | Fax 856.663.8929 | Cell 609.685.2065

[www.twp.pennsauken.nj.us](http://www.twp.pennsauken.nj.us)

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----- Original Message -----

Subject: RE: 328 Harvard Avenue Collingswood, NJ  
From: Jim Purcell <[jpurcell@tcmfund.com](mailto:jpurcell@tcmfund.com)>  
Date: Thu, April 25, 2019 2:13 pm  
To: "Daniel L. Kerr Jr." <[dkerr@pennsaukenfire.org](mailto:dkerr@pennsaukenfire.org)>  
Cc: James Maley <[jmaley@collingswood.com](mailto:jmaley@collingswood.com)>, Joan Leonard <[jleonard@collingswood.com](mailto:jleonard@collingswood.com)>, Robert Lewandowski <[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)>, Keith Hastings <[khastings@collingswood.com](mailto:khastings@collingswood.com)>, Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>, Ed Paul <[epaul@pennsaukenfire.org](mailto:epaul@pennsaukenfire.org)>, Steve Schwegel <[sschwegel@pennsaukenfire.org](mailto:sschwegel@pennsaukenfire.org)>, "kfox@philly.com" <[kfox@philly.com](mailto:kfox@philly.com)>, "Adam Greenberg ([agreenberg@hglclaw.com](mailto:agreenberg@hglclaw.com))" <[agreenberg@hglclaw.com](mailto:agreenberg@hglclaw.com)>

Mr. Kerr,

Our attorney will be drafting a response and you will have it by Monday

Jim Purcell  


---

**From:** Daniel L. Kerr Jr. [<mailto:dkerr@pennsaukenfire.org>]  
**Sent:** Thursday, April 25, 2019 1:56 PM  
**To:** Jim Purcell  
**Cc:** James Maley; Joan Leonard; Robert Lewandowski; Keith Hastings; Keith Davis; Ed Paul; Steve Schwegel; [kfox@philly.com](mailto:kfox@philly.com)  
**Subject:** 328 Harvard Avenue Collingswood, NJ  
**Importance:** High

Mr. Purcell,

Our office has been charged with enforcing the Property Maintenance Code, and Abandoned Property Ordinance of the Borough of Collingswood. With regard to the above listed property, we have conducted numerous inspections and have noted that it is vacant due to the owners passing, and no next of kin. The property has become severely degraded and in need of immediate repairs.

Attached you will find a Notice of Violation and Order to Correct, copies of which have been forwarded to the property address for service in accordance with the code requirements. A copy of this notice is also being sent

to your company, as the lien holder of the property. In accordance with N.J.S.A. 54:5-86 – *"Any person holding a tax sale certificate on a property that meets the definition of abandoned property as set forth in P.L.2003, c. 210 (C.55:19-78 et al.), either at the time of the tax sale or thereafter, may enter upon that property at any time after written notice to the owner by certified mail return receipt requested in order to make repairs, or abate, remove or correct any condition harmful to the public health, safety and welfare, or any condition that is materially reducing the value of the property."*, please make timely repairs to the property. Failure to abate the violations and maintain the property moving forward may result in court summons, penalties up to \$1,000 per violation, per day that the violation exists.

If you have any questions, or need assistance scheduling a follow-up inspection, please contact our office at 856.665.0774 Monday, Tuesday, Thursday, or Friday between 9:00am and 4:30pm.

Please respond to this email to confirm receipt and also provide your physical mailing address and telephone number.

Thank you,

**Daniel L. Kerr Jr. | Captain | Pennsauken Fire Department**  
**5301 Lexington Avenue | Pennsauken, New Jersey 08109**  
**Office 856.663.1208 ext. 6 | Fax 856.663.8929 | Cell 609.685.2065**

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---

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**hmannel@collingswood.com**

---

**From:** Daniel L. Kerr Jr. <dkerr@pennsaukenfire.org>  
**Sent:** Tuesday, April 30, 2019 1:06 PM  
**To:** Adam Greenberg; Jim Purcell  
**Cc:** jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski; khastings@collingswood.com; Chief Keith Davis; Ed Paul; Steve Schwegel; kfox@philly.com  
**Subject:** RE: 328 Harvard Avenue Collingswood, NJ

Mr. Greenberg,

Thank you for the reply. We are reviewing same and will provide feedback as quickly as we can. Obviously, in the mean time, all summonses or penalties will be held at bay until such time as we have a final response.

Thank you,

**Daniel L. Kerr Jr. | Captain | Pennsauken Fire Department**  
**5301 Lexington Avenue | Pennsauken, New Jersey 08109**  
**Office 856.663.1208 ext. 6 | Fax 856.663.8929 | Cell 609.685.2065**

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----- Original Message -----

Subject: RE: 328 Harvard Avenue Collingswood, NJ  
From: Adam Greenberg <[agreenberg@hgllclaw.com](mailto:agreenberg@hgllclaw.com)>  
Date: Mon, April 29, 2019 12:04 pm  
To: "Daniel L. Kerr Jr." <[dkerr@pennsaukenfire.org](mailto:dkerr@pennsaukenfire.org)>, Jim Purcell <[jpurcell@tcmfund.com](mailto:jpurcell@tcmfund.com)>  
Cc: James Maley <[jmaley@collingswood.com](mailto:jmaley@collingswood.com)>, Joan Leonard <[jleonard@collingswood.com](mailto:jleonard@collingswood.com)>, Robert Lewandowski <[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)>, Keith Hastings <[khastings@collingswood.com](mailto:khastings@collingswood.com)>, Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>, Ed Paul <[epaul@pennsaukenfire.org](mailto:epaul@pennsaukenfire.org)>, Steve Schwegel <[sschwegel@pennsaukenfire.org](mailto:sschwegel@pennsaukenfire.org)>, "kfox@philly.com" <[kfox@philly.com](mailto:kfox@philly.com)>

Mr. Kerr,

We represent US Bank as Custodian which received correspondence from you attempting to compel maintenance of property located at 328 Harvard Avenue,

Block 19.04, Lot 28, in Collingswood. The notice you provided was sent to the owner and it appears that a courtesy copy was provided to our client. Please confirm that the proposed penalties are to be assessed against the property owner only and that no charges are contemplated against our client.

As you note, our client is only the holder of a tax sale certificate against the property and not a mortgage. Unlike the holder of a mortgage, the "owner of a Tax Sale Certificate has no right to possession of the property covered by the Certificate" and would be a trespasser if they went into or upon the property. Kahn v. Moorestown, 243 N.J.Super. 328, 335 (Ch. Div. 1990). "A tax sale certificate does not operate to give the purchaser thereof title to the land and does not divest the tax delinquent owners of their title." Ibid.

Because a tax certificate holder has no right to possession, when the State enacted the New Jersey Creditor Responsibility Law, N.J.S. 46:10B-51(a), it restricted its application to "a creditor serving a summons and complaint in an action to foreclose on a mortgage on residential property in this state ..." Emphasis added. If the property in foreclosure later becomes abandoned, the holder of the mortgage may then be responsible to abate any nuisances. N.J.S. 46:10B-51(b). Since our client is not the holder of a mortgage, the Act does not apply to it. Nevertheless, it is my understanding that my client is in the closing stages of tax foreclosure. If or when title is acquired, our client will take immediate steps to secure the property and proceed towards a sale or other means of restoring the property to habitable condition.

We truly want to work with you so that the municipality's concerns are addressed quickly, however, we do ask that any threatened municipal court

summonses or complaints not be issued since our client, by law, is not liable for any code violations. We ask that you review this with the municipal solicitor and/or Mayor Maley at your earliest convenience so that this may be resolved promptly and amicably. We look forward to working with you to remedy your concerns about the property.

Adam D. Greenberg  
Honig & Greenberg, L.L.C.  
1949 Berlin Road  
Suite 200  
Cherry Hill, N.J. 08003-3737  
(856) 770-0990, Facsimile 770-8511, [agreenberg@hgllclaw.com](mailto:agreenberg@hgllclaw.com)

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---

**From:** Daniel L. Kerr Jr. [<mailto:dkerr@pennsaukenfire.org>]  
**Sent:** Thursday, April 25, 2019 2:22 PM  
**To:** Jim Purcell  
**Cc:** James Maley; Joan Leonard; Robert Lewandowski; Keith Hastings; Keith Davis; Ed Paul; Steve Schwegel; [kfox@philly.com](mailto:kfox@philly.com); Adam Greenberg  
**Subject:** RE: 328 Harvard Avenue Collingswood, NJ

Thank you Jim

**Daniel L. Kerr Jr. | Captain | Pennsauken Fire Department**  
**5301 Lexington Avenue | Pennsauken, New Jersey 08109**  
**Office 856.663.1208 ext. 6 | Fax 856.663.8929 | Cell 609.685.2065**

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----- Original Message -----

Subject: RE: 328 Harvard Avenue Collingswood, NJ  
From: Jim Purcell <[jpurcell@tcmfund.com](mailto:jpurcell@tcmfund.com)>

Date: Thu, April 25, 2019 2:13 pm  
To: "Daniel L. Kerr Jr." <dkerr@pennsaukenfire.org>  
Cc: James Maley <jmaley@collingswood.com>, Joan Leonard <jleonard@collingswood.com>, Robert Lewandowski <rlwandowski@collingswood.com>, Keith Hastings <khastings@collingswood.com>, Keith Davis <kdavis@collingswood.com>, Ed Paul <epaul@pennsaukenfire.org>, Steve Schwegel <sschwegel@pennsaukenfire.org>, "kfox@philly.com" <kfox@philly.com>, "Adam Greenberg (agreenberg@hgllclaw.com)" <agreenberg@hgllclaw.com>

Mr. Kerr,

Our attorney will be drafting a response and you will have it by Monday

Jim Purcell  


---

**From:** Daniel L. Kerr Jr. [mailto:dkerr@pennsaukenfire.org]

**Sent:** Thursday, April 25, 2019 1:56 PM

**To:** Jim Purcell

**Cc:** James Maley; Joan Leonard; Robert Lewandowski; Keith Hastings; Keith Davis; Ed Paul; Steve Schwegel; kfox@philly.com

**Subject:** 328 Harvard Avenue Collingswood, NJ

**Importance:** High

Mr. Purcell,

Our office has been charged with enforcing the Property Maintenance Code, and Abandoned Property Ordinance of the Borough of Collingswood. With regard to the above listed property, we have conducted numerous inspections and have noted that it is vacant due to the owners passing, and no next of kin. The property has become severely degraded and in need of immediate repairs.

Attached you will find a Notice of Violation and Order to Correct, copies of which have been forwarded to the property address for service in accordance with the code requirements. A copy of this notice is also being sent to your company, as the lien holder of the property. In accordance with N.J.S.A. 54:5-86 – "Any person holding a tax sale certificate on a property that meets the definition of abandoned property as set forth in P.L.2003, c. 210 (C.55:19-78 et al.), either at the time of the tax sale or thereafter, may enter upon that property at any time after written notice to the owner by certified mail return receipt requested in order to make repairs, or abate, remove or correct any condition harmful to the public health, safety and welfare, or any condition that is materially reducing the value of the property.", please make timely repairs to the property. Failure to abate the violations and maintain the property moving forward may result in court summons, penalties up to \$1,000 per violation, per day that the violation exists.

If you have any questions, or need assistance scheduling a follow-up inspection, please contact our office at 856.665.0774 Monday, Tuesday, Thursday, or Friday between 9:00am and 4:30pm.

Please respond to this email to confirm receipt and also provide your physical mailing address and telephone number.

Thank you,

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5301 Lexington Avenue | Pennsauken, New Jersey 08109  
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**hmannel@collingswood.com**

---

**From:** Fox, Kim <KFox@philly.com>  
**Sent:** Monday, May 20, 2019 11:08 AM  
**To:** khastings@collingswood.com; Chief Keith Davis  
**Cc:** James Maley; Nuisance; jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski  
**Subject:** Re: 328 Harvard Avenue

Good morning,

I am emailing to follow up on the status of the property?

Thanks so much.  
Kim

--  
Kim Fox  
[@kimfox](mailto:@kimfox)  
managing editor, audience and innovation  
[Philly.com](http://Philly.com) • [The Philadelphia Inquirer](http://The Philadelphia Inquirer) • [Philadelphia Daily News](http://Philadelphia Daily News)

---

**From:** "khastings@collingswood.com" <khastings@collingswood.com>  
**Date:** Wednesday, April 24, 2019 at 1:53 PM  
**To:** Chief Keith Davis <kdavis@collingswood.com>  
**Cc:** "Fox, Kim" <KFox@philly.com>, James Maley <jmaley@maleygivens.com>, Nuisance <nuisance@collingswood.com>, "jmaley@collingswood.com" <jmaley@collingswood.com>, "jleonard@collingswood.com" <jleonard@collingswood.com>, Robert Lewandowski <rlwandowski@collingswood.com>  
**Subject:** RE: 328 Harvard Avenue

I was at the property & spoke to the appraiser from the new servicer. I stressed that it was important to clean up immediately.

Regards,  
Keith Hastings

---

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**hmannel@collingswood.com**

---

**From:** khastings@collingswood.com  
**Sent:** Monday, May 20, 2019 11:12 AM  
**To:** 'Fox, Kim'; Chief Keith Davis  
**Cc:** James Maley; Nuisance; jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski  
**Subject:** RE: 328 Harvard Avenue

We're working with the lienholder, he had no next of kin and they needed proof of death. We found an advertisement from the Medical Examiner's office that was proof of death. Hopefully this will help with their foreclosure.  
Keith

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**From:** Fox, Kim <KFox@philly.com>  
**Sent:** Monday, May 20, 2019 11:08 AM  
**To:** khastings@collingswood.com; Chief Keith Davis <kdavis@collingswood.com>  
**Cc:** James Maley <jmaley@maleygivens.com>; Nuisance <nuisance@collingswood.com>; jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski <rlwandowski@collingswood.com>  
**Subject:** Re: 328 Harvard Avenue

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I am emailing to follow up on the status of the property?

Thanks so much.  
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---

**From:** "khastings@collingswood.com" <khastings@collingswood.com>  
**Date:** Wednesday, April 24, 2019 at 1:53 PM  
**To:** Chief Keith Davis <kdavis@collingswood.com>  
**Cc:** "Fox, Kim" <KFox@philly.com>, James Maley <jmaley@maleygivens.com>, Nuisance <nuisance@collingswood.com>, "jmaley@collingswood.com" <jmaley@collingswood.com>, "jleonard@collingswood.com" <jleonard@collingswood.com>, Robert Lewandowski <rlwandowski@collingswood.com>  
**Subject:** RE: 328 Harvard Avenue

I was at the property & spoke to the appraiser from the new servicer. I stressed that it was important to clean up immediately.

Regards,  
Keith Hastings

---

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**From:** Fox, Kim <KFox@inquirer.com>  
**Sent:** Tuesday, June 25, 2019 9:23 AM  
**To:** James Maley; Chief Keith Davis; khastings@collingswood.com  
**Cc:** Nuisance; jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski  
**Subject:** 328 Harvard Flooded property affecting 326 Harvard Ave

Thank you so much Mr. Malley for the update.

I want to detail the situation:

- We are smelling noxious odors in our basement, which appear to be coming from Mr Skinner's property. They are growing stronger by the day. We are also hearing concerning noises on a frequent basis.
- Extremely dirty water, smelling metallic and gaseous are entering into our basement from his (neighbors tell me he kept a large amount of auto parts in his basement.)
- We are starting to smell a terrible odor upstairs - coming from his house.
- Also prior to the storm there were 1.5-2 inch roaches pouring into our basement from Mr Skinner's basement.

My boyfriend has looked over our mutual fence, into his extremely overgrown backyard, and he's seen open basement windows. We are confident there is some way to get in because when we were having our roof redone, tons of birds were flying out of his home.

I'm growing concerned about our health and safety and appreciate the urgent attention to the matter.

Best,  
Kim Fox

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**From:** James Maley <jmaley@maleygivens.com>

**Sent:** Tuesday, June 25, 2019 8:59 AM

**To:** Fox, Kim; Chief Keith Davis; khastings@collingswood.com

**Cc:** Nuisance; jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski

**Subject:** RE: !

Sorry for all this trouble. You are experiencing the horrors of abandoned properties – all with some of the worst flooding we have ever seen.

Our Fire Inspector was out at the property again yesterday trying to get access, but with no luck. We have identified the lender and are trying to get action.

In the meantime, given the storms, we are going to work to gain forcible entry – we may need to get an administrative warrant. The Borough forcing entry into a house is not something we can do whenever we want, so our Fire personnel will make contact with you to help in that process. Thanks.

M. James Maley, Jr.

Mayor

Borough of Collingswood

678 Haddon Avenue

Collingswood, New Jersey 08108

[www.collingswood.com](http://www.collingswood.com)

*"One of the 10 Most Transformed Communities in America"*

*Forbes*

*"Best Small Town Food Scene in America"*

*USA Today*

---

**From:** Fox, Kim <KFox@inquirer.com>

**Sent:** Friday, June 21, 2019 3:54 PM

**To:** Chief Keith Davis <kdavis@collingswood.com>; khastings@collingswood.com; James Maley <jmaley@maleygivens.com>

**Cc:** Nuisance <nuisance@collingswood.com>; jmaley@collingswood.com; jleonard@collingswood.com; Robert

**hmannel@collingswood.com**

---

**From:** Fox, Kim <KFox@philly.com>  
**Sent:** Monday, May 20, 2019 11:14 AM  
**To:** khastings@collingswood.com; Chief Keith Davis  
**Cc:** James Maley; Nuisance; jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski  
**Subject:** Re: 328 Harvard Avenue

Thanks so much, very helpful! In the meantime, who check on the internal status of the property? How do we deal with the cleanliness and safety issues I've identified?

---

**From:** "khastings@collingswood.com" <khastings@collingswood.com>  
**Date:** Monday, May 20, 2019 at 11:12 AM  
**To:** "Fox, Kim" <KFox@philly.com>, Chief Keith Davis <kdavis@collingswood.com>  
**Cc:** James Maley <jmaley@maleygivens.com>, Nuisance <nuisance@collingswood.com>, "jmaley@collingswood.com" <jmaley@collingswood.com>, "jleonard@collingswood.com" <jleonard@collingswood.com>, Robert Lewandowski <rlewandowski@collingswood.com>  
**Subject:** RE: 328 Harvard Avenue

We're working with the lienholder, he had no next of kin and they needed proof of death. We found an advertisement from the Medical Examiner's office that was proof of death. Hopefully this will help with their foreclosure.  
Keith

---

**From:** Fox, Kim <KFox@philly.com>  
**Sent:** Monday, May 20, 2019 11:08 AM  
**To:** khastings@collingswood.com; Chief Keith Davis <kdavis@collingswood.com>  
**Cc:** James Maley <jmaley@maleygivens.com>; Nuisance <nuisance@collingswood.com>; jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski <rlewandowski@collingswood.com>  
**Subject:** Re: 328 Harvard Avenue

Good morning,

I am emailing to follow up on the status of the property?

Thanks so much.  
Kim

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Kim Fox  
@kimfox  
managing editor, audience and innovation  
[Philly.com](#) • [The Philadelphia Inquirer](#) • [Philadelphia Daily News](#)

---

**From:** "khastings@collingswood.com" <khastings@collingswood.com>  
**Date:** Wednesday, April 24, 2019 at 1:53 PM  
**To:** Chief Keith Davis <kdavis@collingswood.com>  
**Cc:** "Fox, Kim" <KFox@philly.com>, James Maley <jmaley@maleygivens.com>, Nuisance

<[nuisance@collingswood.com](mailto:nuisance@collingswood.com)>, "[jmaley@collingswood.com](mailto:jmaley@collingswood.com)" <[jmaley@collingswood.com](mailto:jmaley@collingswood.com)>,  
"[jleonard@collingswood.com](mailto:jleonard@collingswood.com)" <[jleonard@collingswood.com](mailto:jleonard@collingswood.com)>, Robert Lewandowski  
<[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)>

**Subject:** RE: 328 Harvard Avenue

I was at the property & spoke to the appraiser from the new servicer. I stressed that it was important to clean up immediately.

Regards,  
Keith Hastings

---

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**From:** Fox, Kim <KFox@inquirer.com>  
**Sent:** Friday, June 21, 2019 3:54 PM  
**To:** Chief Keith Davis; khastings@collingswood.com; James Maley  
**Cc:** Nuisance; jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski; Fox, Kim  
**Subject:** !

Good afternoon,

Hope you are all doing well.

In light of the recent flooding - our basement is a mess and we strongly suspect 326 is too – what is being done to check-up/ensure safety of Mr. Skinner's house? We are concerned because as an attached house this directly effects our health and well-being.

Appreciate the help!

Kim

Kim Fox  
Managing Editor, Audience and Innovation  
The Inquirer

  
kfox@inquirer.com

---

**From:** Chief Keith Davis <kdavis@collingswood.com>  
**Date:** Wednesday, April 24, 2019 at 1:46 PM  
**To:** "Fox, Kim" <KFox@philly.com>, "khastings@collingswood.com" <khastings@collingswood.com>  
**Cc:** James Maley <jmaley@maleygivens.com>, Nuisance <nuisance@collingswood.com>, "jmaley@collingswood.com" <jmaley@collingswood.com>, "jleonard@collingswood.com" <jleonard@collingswood.com>, Robert Lewandowski <rlewandowski@collingswood.com>  
**Subject:** RE: 328 Harvard Avenue

Mrs. Fox, Our inspector went to the property yesterday and issued violations. I have sent Mr. Purcell's information to our Code Official to have as a contact to try and get the violations repaired and identify the responsible party.

Keith A. Davis Jr., CPM  
Chief of Department  
Emergency Management Coordinator  
Collingswood Fire Department  
P. (856)854-7447 ext. 100  
F. (856)854-1279  
E. [kdavis@collingswood.com](mailto:kdavis@collingswood.com)

Website: [www.collingswoodfire.com](http://www.collingswoodfire.com)

Facebook: <http://www.facebook.com/Collingswoodfiredepartment?ref=hl>

Twitter: [@CollingswoodFD](https://twitter.com/CollingswoodFD)

*"A leader is a person you follow to a place you wouldn't go by yourself"*

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**Sent:** Wednesday, April 24, 2019 9:58 AM  
**To:** khastings@collingswood.com  
**Cc:** James Maley <jmaley@maleygivens.com>; Nuisance <nuisance@collingswood.com>; jmaley@collingswood.com; jleonard@collingswood.com; Robert Lewandowski <rlewandowski@collingswood.com>; Chief Keith Davis <kdavis@collingswood.com>  
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E. [kdavis@collingswood.com](mailto:kdavis@collingswood.com)

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M. James Maley, Jr.  
Maley Givens  
Suite 210  
1150 Haddon Avenue  
Collingswood, New Jersey 08108  
P 856-854-1515  
F 856-858-2944  
[www.maleygivens.com](http://www.maleygivens.com)

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Sorry for all this trouble. You are experiencing the horrors of abandoned properties – all with some of the worst flooding we have ever seen.

Our Fire inspector was out at the property again yesterday trying to get access, but with no luck. We have identified the lender and are trying to get action.

In the meantime, given the storms, we are going to work to gain forcible entry – we may need to get an administrative warrant. The Borough forcing entry into a house is not something we can do whenever we want, so our Fire personnel will make contact with you to help in that process. Thanks.

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My partner, Wayne McDermott, and I purchased a home at **326 Harvard Avenue in Collingswood**. It is a twin, and is attached to **328 Harvard Avenue** (We live at 326 Harvard Avenue.)

The former owner of 328 Harvard Avenue is **Thomas Salado (formerly Robert Skinner)**. I have been informed by Collingswood city staff that Mr. Salado/Skinner is **deceased**, with no next of kin, and that the property is vacant (We learned all of this after purchasing the home.)

We have noticed that the property is in disrepair and the inside of the house appears to be very dirty. This weekend, while in our basement, we noticed that **a large number of cockroaches are making their way into our new home from 328 Harvard (through the walls)**. We are also deeply concerned about the state of the house overall (fire hazard) as it is unattended and over run.

I am appealing to the Fire Prevention Bureau, and the town administration, because we are seriously concerned about our new investment and quality of our life in our new home town. Any advice is greatly appreciated.

Kim

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Kim Fox

[@kimfox](#)

managing editor, audience and innovation

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Lewandowski <rlwandowski@collingswood.com>; Fox, Kim <KFox@inquirer.com>

**Subject: !**

Good afternoon,

Hope you are all doing well.

In light of the recent flooding - our basement is a mess and we strongly suspect 326 is too – what is being done to check-up/ensure safety of Mr. Skinner's house? We are concerned because as an attached house this directly effects our health and well-being.

Appreciate the help!

Kim

Kim Fox

Managing Editor, Audience and Innovation

The Inquirer

  
[kfox@inquirer.com](mailto:kfox@inquirer.com)

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**From:** Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>

**Date:** Wednesday, April 24, 2019 at 1:46 PM

**To:** "Fox, Kim" <[KFox@philly.com](mailto:KFox@philly.com)>, "[khastings@collingswood.com](mailto:khastings@collingswood.com)" <[khastings@collingswood.com](mailto:khastings@collingswood.com)>

**Cc:** James Maley <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)>, Nuisance <[nuisance@collingswood.com](mailto:nuisance@collingswood.com)>, "[jmaley@collingswood.com](mailto:jmaley@collingswood.com)" <[jmaley@collingswood.com](mailto:jmaley@collingswood.com)>, "[jleonard@collingswood.com](mailto:jleonard@collingswood.com)" <[jleonard@collingswood.com](mailto:jleonard@collingswood.com)>, Robert Lewandowski <[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)>

**Subject:** RE: 328 Harvard Avenue

Mrs. Fox, Our inspector went to the property yesterday and issued violations. I have sent Mr. Purcell's information to our Code Official to have as a contact to try and get the violations repaired and identify the responsible party.

Keith A. Davis Jr.,CPM

Chief of Department

Emergency Management Coordinator

Collingswood Fire Department

P. (856)854-7447 ext. 100

F. (856)854-1279

E. [kdavis@collingswood.com](mailto:kdavis@collingswood.com)

Website: [www.collingswoodfire.com](http://www.collingswoodfire.com)

Facebook: <http://www.facebook.com/Collingswoodfiredepartment?ref=hl>

Twitter: [@CollingswoodFD](https://twitter.com/CollingswoodFD)

*"A leader is a person you follow to a place you wouldn't go by yourself"*

Borough of Collingswood provides a secure environment for all information concerning our residents and all other business concerns. The information contained in this email is intended only for the individual(s) addressed in this message and may contain privileged and/or confidential information that is exempt from disclosure under applicable law.

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**From:** Fox, Kim [<mailto:KFox@philly.com>]

**Sent:** Wednesday, April 24, 2019 9:58 AM

**To:** [khastings@collingswood.com](mailto:khastings@collingswood.com)

**Cc:** James Maley <[jmaley@maleygivens.com](mailto:jmaley@maleygivens.com)>; Nuisance <[nuisance@collingswood.com](mailto:nuisance@collingswood.com)>; [jmaley@collingswood.com](mailto:jmaley@collingswood.com); [jleonard@collingswood.com](mailto:jleonard@collingswood.com); Robert Lewandowski <[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)>; Chief Keith Davis <[kdavis@collingswood.com](mailto:kdavis@collingswood.com)>

**Subject:** Re: 328 Harvard Avenue

Good morning,

Just following up to get a status update.

On my end, I have emailed a company called Tower Capital Management LLC (website:<http://tcmfund.com/contact-us/>) as Propel Financial Services informed me they no longer own the lien.

Thanks so much.

Kim

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**From:** "khastings@collingswood.com" <khastings@collingswood.com>

**Date:** Monday, April 22, 2019 at 2:39 PM

**To:** "Fox, Kim" <KFox@philly.com>

**Cc:** James Maley <jmaley@maleygivens.com>, Nuisance <nuisance@collingswood.com>,

"jmaley@collingswood.com" <jmaley@collingswood.com>, "jleonard@collingswood.com"

<jleonard@collingswood.com>, Robert Lewandowski <rlewandowski@collingswood.com>, Chief Keith Davis

<kdavis@collingswood.com>, "volvo13@verizon.net" <volvo13@verizon.net>

**Subject:** Re: 328 Harvard Avenue

Also, as per our conversation, the 3rd party lienholder is moving forward with the foreclosure action. Will keep you posted.

Regards,

Keith Hastings

On Apr 22, 2019 2:30 PM, "Fox, Kim" <KFox@philly.com> wrote:

Thank you so much, Wayne and I really appreciate it.

Kim

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On Mon, Apr 22, 2019 at 2:03 PM -0400, "James Maley" <jmaley@maleygivens.com> wrote:

We will have someone out to take a look.

M. James Maley, Jr.

Mayor

Borough of Collingswood

678 Haddon Avenue

Collingswood, New Jersey 08108

[www.collingswood.com](http://www.collingswood.com)

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*Forbes*

*"Best Small Town Food Scene in America"*

*USA Today*

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**From:** Fox, Kim <KFox@philly.com>

**Sent:** Monday, April 22, 2019 10:23 AM

**To:** [nuisance@collingswood.com](mailto:nuisance@collingswood.com); [jmaley@collingswood.com](mailto:jmaley@collingswood.com); [jleonard@collingswood.com](mailto:jleonard@collingswood.com);

[rlwandowski@collingswood.com](mailto:rlwandowski@collingswood.com)

**Subject:** 328 Harvard Avenue

**Importance:** High

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