

FLORENCE TOWNSHIP

RESOLUTION NO. 2023-121

AUTHORIZING ADDITIONAL LIEN AGAINST PRIVATE PROPERTY (BLOCK 50, LOT 7) TO COVER THE COSTS OF SECURING AN UNSAFE STRUCTURE

WHEREAS, as a result of an inspection by the Township Construction Official, an imminent hazard as defined by N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32, was determined to exist in the principal structure located on the property identified as Block 50, Lot 7 on the Tax Map of the Township of Florence and more commonly known as 307 Broad Street, Florence Township (hereinafter the “Subject Property”); and

WHEREAS, the Township served the property owner, Datta Moshome, and all parties in interest with notice in accordance with the provisions of N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32, and the Township gave the property owner the required opportunity to take action to correct the unsafe conditions or demolish the compromised structure by no later than April 27, 2022; and

WHEREAS, the property owner failed to take action to correct the unsafe conditions, demolish the structure and/or otherwise comply with the Notice of Unsafe Structure within the time constraints set forth in the Notice; and

WHEREAS, due to the property owner’s failure to take timely corrective action, the Township solicited competitive quotes and contracted with Hale Built Group to correct the unsafe conditions on the Subject Property; and

WHEREAS, N.J.S.A. 40:48-1 provides authority to a municipality to assess the cost of securing an unsafe property as a municipal lien against the premises and N.J.S.A. 40:48-2.5 permits the municipality to include the cost of filing legal papers, expert witnesses’ fees, search fees and advertising charges incurred in the course of any proceeding; and

WHEREAS, on May 18, 2022, the Township adopted Resolution 2022-105 to place a \$16,250.00 lien on the Subject Property to secure the Township’s costs of securing the property through May 4, 2022; and

WHEREAS, on December 21, 2022, the Township adopted Resolution 2022-215 to add an additional \$8,200 lien on the Subject Property to secure the Township’s costs of securing the property through November 10, 2022; and

WHEREAS, on January 18, 2023, the Township adopted Resolution 2023-50 to add an additional \$2,750.00 lien on the Subject Property to secure the Township’s costs of securing the property through January 13, 2023; and


WHEREAS, the property owner has failed to take any action to cure the unsafe conditions on the Subject Property and therefore the Township continues to expend money to undertake corrective actions on the Subject Property; and

WHEREAS, from January 14, 2023 through June 16, 2023, the Township will incur an additional \$800.00 in costs associated with securing the Subject Property, as set forth in the invoices attached hereto as "**Exhibit A**"; and

NOW, THEREFORE BE IT RESOLVED, by the Township Council of the Township of Florence, County of Burlington, State of New Jersey, that the Township Tax Collector is hereby authorized to place a lien on Block 50, Lot 7, Florence Township, in the additional amount of \$800.00, in addition to the previous liens in the amount of \$27,200.00, for a total lien of \$28,000.00, representing the total costs to date incurred by the Township for securing the unsafe structure at this location.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be filed with the Florence Township Tax Collector and any other custodian of the records of tax liens and a copy shall be forwarded to the property owner by registered mail.

I, NANCY L. ERLSTON, Clerk of the Township of Florence, County of Burlington, State of New Jersey, do hereby certify that the foregoing Resolution is a true copy of the resolution approved by Township Council at their June 7, 2023 meeting.


Nancy L. Erlston, RMC
Township Clerk