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September 16, 2020

**Via Certified Mail/RRR and Regular Mail**

Estate of Joseph Griffith  
c/o Ms. Lori Wright  
233 Sunset Avenue  
Old Bridge, NJ 08857

Monmouth County Surrogate's Office  
Rosemarie D. Peters. Esq.  
1 East Main Street  
Freehold, NJ 07728

Office of the Surrogate  
Kevin J. Hoagland  
Middlesex County Administration Building  
75 Bayard Street, 1st Floor  
New Brunswick, NJ 08901

**Re: Complaint Pursuant to N.J.S.A. 40:48-2.5(b)  
75 Highfield Avenue, Aberdeen, NJ 07747**

To All Parties:

This law firm represents the Township of Aberdeen ("Township"), in the above-referenced matter. Upon information and belief, the property owner, Mr. Joseph Griffith ("Mr. Griffith") passed away on or about May 27, 2020 which is why we have copied both the Monmouth County and Middlesex County Surrogates Offices to said letter.

The Township Department of Construction conducted an inspection of the subject property located at 75 Highfield Avenue Aberdeen, New Jersey 07747. The inspection was conducted on

January 10, 2019, by Mr. John Quinn (“Mr. Quinn”), the Township Construction Official.

During Mr. Quinn’s inspection, he observed major structural defects and deficiencies in the dwelling located at the property, due to a reported structure fire. Mr. Quinn also observed that the dwelling was open and unguarded. As a result, Mr. Quinn believed that the dwelling posed serious fire hazards which required immediate abatement.

In a letter dated January 11, 2019, Mr. Quin communicated to the late owner, Mr. Joseph Griffith, that as a result of his inspection the previous day, he determined the property was in an unsafe condition. Specifically, Mr. Quinn found that the unguarded structure was an attractive nuisance and potentially dangerous to human life and the public welfare. Accordingly, Mr. Quinn ordered Mr. Griffith to make all necessary repairs and/or improvements to render the structure safe, secure, and habitable within ninety (90) days or to demolish the structure within thirty (30) days.

The letter also required the late Mr. Griffith to inform the Township Construction Department in writing of his intent to either demolish or rehabilitate the structure within ten (10) days of receipt of said letter. The letter went on to explain that if he chose to rehabilitate the structure, he must obtain the services of a licensed engineer and submit a written report describing the actual condition and extent of any concealed damage or defects within ten (10) days of receipt of said letter. Such report required that Mr. Griffith specify the safeguards he planned to put in place to prevent potential collapse and to ensure the protection of the adjoining properties including the public right-of-way.

Lastly, the late Mr. Griffith was required to obtain all necessary construction permits and a certificate of occupancy before reoccupying the structure. The letter advised Mr. Griffith that his failure to comply with any of the above requirements would result in the matter being forwarded to legal counsel for prosecution and assessment of penalties up to \$2,000.00 per week per violation. Mr. Griffith was further advised that he had the right to contest the validity of the action and file an appeal with the Monmouth County Board of Appeals within fifteen (15) business days of service as provided by N.J.A.C. 5:23-2.32(a)(4).

To date, the property owner has failed to abate the unsafe conditions that exist on the property, the Township is still not in receipt of a written remediation proposal and no appeal was timely filed within the fifteen (15) day time frame as required by N.J.A.C. 5:23-2.32(a)(4).

Due to the above-referenced conditions of the dwelling and the dangers it poses to life health and safety, the Township has determined that the property is in violation of Aberdeen Township Ordinance § 12-3.3 and the dwelling is so out of repair as to be unsafe or otherwise unfit for human habitation or occupancy. Accordingly, such conditions require **immediate** repair or correction.

Pursuant to N.J.S.A. 40:48-2.5(b) and Township Ordinance § 12-3.4, a hearing will be held on October 8, 2020 at 2:00 p.m. via Zoom video conferencing, before the Township Manager, Mr. Bryan Russell, to determine whether an order should issue requiring repair, improvement,

alteration, removal or demolition of the subject property. A Zoom invite will be distributed to all parties closer to the hearing date. In accordance with N.J.S.A. 40:48-2.5(b) and Township Ordinance § 12-3.4, you have the right to file an answer to the complaint, and to appear in person (via the Zoom video conference link to be provided), or otherwise, and testify at the hearing.

Should you wish to discuss this matter prior to the date of the hearing or if the undersigned can provide any additional information, please do not hesitate to contact me at your convenience.

Very truly yours,

**RAINONE COUGHLIN MINCHELLO, LLC**

By:   
Ronald H. Gordon, Esq

RHG/mw

cc: Bryan A. Russell, Township Manager

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