

FLORENCE TOWNSHIP

RESOLUTION NO. 2026-70

**AUTHORIZING A LIEN AGAINST PRIVATE PROPERTY 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 48, Lot 7 on the Tax Map of the Township of Florence and more commonly known as 18 West Front Street, Florence Township (hereinafter the “Subject Property”); and

WHEREAS, the Township served the property owner, ASA Investment and Management LLC, 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 January 26, 2023; 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 contracted with 1-800-BOARDUP of South Jersey to correct the unsafe conditions on the Subject Property, and Cartier Landscaping for property maintenance; and

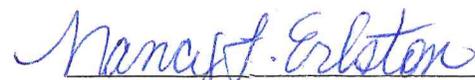
WHEREAS, N.J.S.A. 40:48-1 provides authority to a municipality to assess the cost of securing an unsafe property as a municipal lien against the premises and N.J.S.A. 40:48-2.5 permits the municipality to include the cost of filing legal papers, expert witnesses’ fees, search fees and advertising charges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

WHEREAS, between the period of November 4, 2025 and March 13, 2026, the Township has incurred \$1,442.88 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 48, Lots 7, Florence Township, in the amount of \$1,442.88, representing the total costs for the period of November 4, 2025 and March 13, 2026 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 March 18, 2026 meeting.



Nancy L. Erlston, RMC
Township Clerk