

SPECIAL MASTER CODE ENFORCEMENT HEARING OF SEPT. 08, 1998

MINUTES
TOWN OF OCEAN RIDGE
SPECIAL MASTER CODE ENFORCEMENT HEARING
SEPTEMBER 08, 1998

Present: Paul Nicoletti, Town Attorney; Gary Lanker, Town Manager/Building Official; Karen Hancsak, Town Clerk; Edward Hillery, Director of Public Safety

Present via telephone: Randy Zeldin, Special Master

Meeting called to order at 8:30 A.M.

B. VIOLATION HEARING

CASE #CE98-10 California Federal Bank % Cindi Ohe
RE: 60 Spanish River Drive

Special Master Randy Zeldin apologized for not being present due to minor illness. Respondent was not present. Atty Nicoletti advised that the violations involved piles of trash/garbage on the north and south sides of the lot; having pool water that is stagnant and filled with algae and having a boatlift that is rotting and in need of repair. He further advised that the grass and pool violations have been brought into compliance, however, the boatlift still remains in the same condition and the trash and debris is still on the grounds. Special Master Zeldin questioned whether the bank is the mortgage holder to which he was advised that they were the sole owners.

The Special Master verified that the owner was properly notified. Atty Nicoletti advised that they were notified via certified letter on July 17, 1998. He added that they were also notified on August 14, 1998 regarding painting the front of the house.

The Special Master questioned whether the town wanted to present any testimony at which time Lt. Katz was sworn in. Lt. Katz commented that the trash and debris could be resolved immediately, however, the town has tried to have this violation resolved since July. Lt. Katz added that the main violation was the condition of the boatlift because it was rusting and a large piece was actually semi-attached and lying the water. The Special Master questioned whether cutting off the extended piece would constitute compliance to which he was advised that it would. Lt. Katz stated that he had previously spoken with a representative from ReMax who has the home listed regarding the boatlift but the condition was never corrected.

The Special Master questioned whether the painting has been complied with and Lt. Katz advised that the painting is now in compliance. Lt. Katz also advised that photographs were taken at 6:30 AM this morning that still show the violation. Lt. Katz also mentioned a fence that was in violation, however, it was determined that the respondent had not been noticed regarding this issue as of yet.

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Special Master Randy Zeldin stated that even though the respondent was not present, they were cited via certified mail, he would find that that allegations with respect to the inoperable boatlift and that the trash and debris on the site was substantiated by evidence and ordered that the violations be corrected within seven (7) days of the Final Order failing which would result in a \$150.00 daily fine.

There being no further testimony the Special Master stated he would prepare an order consistent with the terms of the stipulation.

C. Adjournment

The meeting was adjourned at approximately 8:20 AM.

Town Clerk