

BECKER NE P.C.

John Prisco (Bar Id. No. 030022010)
360 Mount Kemble Avenue, Suite 2004
Morristown, New Jersey 07960
(973) 898-6502
Attorneys for Defendants

KEVIN WINE and VINCENT MARCHITTO,
individually and on behalf of all others
similarly situated,

Plaintiffs

v.

SOCIETY HILL AT PISCATAWAY
CONDOMINIUM ASSOCIATION, INC.;
BOARD OF TRUSTEES OF SOCIETY HILL
AT PISCATAWAY.; MATTHEW
PHILLIPS; MOHIUDDIN SYED; MARK
KELSEY; YUQING WAN; JOHN DOES 1-
10, and ABC CORPS. 1-10

Defendants.

SUPERIOR COURT OF NEW JERSEY

**CHANCERY DIVISION – GENERAL
EQUITY, MIDDLESEX COUNTY**

CIVIL ACTION

DOCKET NO. MID-C-50-26

NOTICE OF CROSS-MOTION

TO: ALL COUNSEL OF RECORD AND PRO SE PARTIES

PLEASE TAKE NOTICE that Defendants, Society Hill at Piscataway Condominium Association, Inc., Board of Trustees of Society Hill at Piscataway, Matthew Phillips, Mohiuddin Syed, Mark Kelsey, and Yuqing Wan (collectively the “Association”), will move before the Superior Court of New Jersey, Chancery Division, General Equity, Middlesex County, for an Order dismissing Plaintiffs’ Verified Complaint and compelling the parties to Alternative Dispute Resolution.

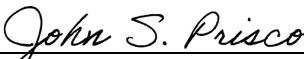
PLEASE TAKE FURTHER NOTICE that the undersigned shall rely upon the enclosed brief in support of this motion. A proposed form of Order is also submitted herewith.

PLEASE TAKE FURTHER NOTICE that pursuant to R. 1:6-2, oral argument is requested should opposition be timely filed and served.

April 13, 2026

Respectfully submitted,

BECKER NE P.C.
Attorneys for Defendants



John S. Prisco, Esq.

BECKER NE P.C.

John Prisco (Bar Id. No. 030022010)
360 Mount Kemble Avenue, Suite 2004
Morristown, New Jersey 07960
(973) 898-6502
Attorneys for Defendants

KEVIN WINE and VINCENT MARCHITTO,
individually and on behalf of all others
similarly situated,

Plaintiffs

v.

SOCIETY HILL AT PISCATAWAY
CONDOMINIUM ASSOCIATION, INC.;
BOARD OF TRUSTEES OF SOCIETY HILL
AT PISCATAWAY.; MATTHEW
PHILLIPS; MOHIUDDIN SYED; MARK
KELSEY; YUQING WAN; JOHN DOES 1-
10, and ABC CORPS. 1-10

Defendants.

SUPERIOR COURT OF NEW JERSEY

**CHANCERY DIVISION – GENERAL
EQUITY, MIDDLESEX COUNTY**

CIVIL ACTION

DOCKET NO. MID-C-50-26

ORDER

THIS MATTER having been opened to the Court by Becker NE P.C., A professional corporation incorporated in the State of New York, attorneys for Defendants, Society Hill at Piscataway Condominium Association, Inc., Board of Trustees of Society Hill at Piscataway, Matthew Phillips, Mohiuddin Syed, Mark Kelsey, and Yuqing Wan (collectively the “Association”), on cross-motion upon notice to all parties, for an Order dismissing without prejudice Plaintiffs’ Verified Complaint and compelling the parties to ADR; and the Court having reviewed the moving papers; and for good cause shown;

IT IS on this _____ day of _____, 2026,

ORDERED AS FOLLOWS:

1. The Association’s Cross-Motion is **GRANTED**;

2. **IT IS FURTHER ORDERED THAT** Plaintiffs' Complaint is hereby DISMISSED WITHOUT PREJUDICE;
3. **IT IS FURTHER ORDERED THAT** the Parties are to engage in good faith attempt to resolve the claims in dispute through ADR prior to the refiling of any civil action by either party.

Hon.

Opposed

Unopposed

BECKER NE P.C.

John Prisco (Bar Id. No. 030022010)
360 Mount Kemble Avenue, Suite 2004
Morristown, New Jersey 07960
(973) 898-6502

Attorneys for Defendants

KEVIN WINE and VINCENT
MARCHITTO, individually and on behalf of
all others similarly situated,

Plaintiffs

v.

SOCIETY HILL AT PISCATAWAY
CONDOMINIUM ASSOCIATION, INC.;
BOARD OF TRUSTEES OF SOCIETY
HILL AT PISCATAWAY.; MATTHEW
PHILLIPS; MOHIUDDIN SYED; MARK
KELSEY; YUQING WAN; JOHN DOES 1-
10, and ABC CORPS. 1-10

Defendants.

SUPERIOR COURT OF NEW JERSEY

**CHANCERY DIVISION – GENERAL
EQUITY, MIDDLESEX COUNTY**

CIVIL ACTION

DOCKET NO. MID-C-50-26

**CERTIFICATION OF JOHN S. PRISCO,
ESQ.**

I, John S. Prisco, Esq., certify:

1. I am an attorney at law of the State of New Jersey and a Shareholder of the law firm Becker NE P.C., counsel for Defendants, Society Hill at Piscataway Condominium Association, Inc., Board of Trustees of Society Hill at Piscataway, Matthew Phillips, Mohiuddin Syed, Mark Kelsey, and Yuqing Wan (collectively the “Association”).

2. Unless otherwise stated, I have personal knowledge of the facts set forth herein.

3. I submit this certification in support of the Association’s Opposition to Plaintiffs’ Order to Show Cause and in support of Defendants’ Cross-motion for an Order dismissing without prejudice Plaintiffs’ Verified Complaint and compelling the parties to Alternative Dispute Resolution.

4. Arbitration in connection with the Vicent Marchitto removal proceedings is

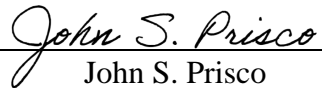
scheduled before the Hon. Judge Camp, Ret., for April 20, 2026.

5. A true and accurate copy of the Piscataway Police Department CAD Incident Report #22033983, incident date December 20, 2022 is attached hereto at **Exhibit 1**.

6. A true and accurate copy of the Association's March 2, 2026 Notice of Suspension is attached hereto at **Exhibit 2**.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Date: April 13, 2026



John S. Prisco

EXHIBIT 1

9/9/25, 1:42 PM

Main Form



PISCATAWAY POLICE DEPARTMENT
PISCATAWAY, NJ

CAD Incident Report #22033983

Incident #		Incident Date		Call Taker	
22033983		12/20/2022 12:17:33		evanembden	
Incident Type		Description		Priority	
38 DISORDERLY COND				3	
Ems Level	Alarm Level	Modified By		Modified Date	
		evanembden		12/20/2022 12:19:40	
Municipality			Business Name		
1 PISCATAWAY			SOCIETY HILL ASSOC OFFICE		
Fire Box			RA		
1643			204		
Correct Location					
SOCIETY HILL ASSOC OFFICE / 550 CHESTERFIELD DR					
Street #		Street Name		Apartment #	Cross Street
550		CHESTERFIELD DR			
Near			Landmarks	Additional	
HAMPSHIRE CT TO CANTERBURY CT					
RP Name		RP Phone		How Received	
				911	
RP Address		Closed By		Date Closed	
		evanembden		12/20/2022 12:46:08	

Incident Types

AMBULANCE	
FIRE/RESCUE	
MEDICS	
POLICE	DISORDERLY COND

9/9/25, 1:42 PM

Main Form

Note(s)

CALL-TKR	12/20/2022 12:18:04	evanembden
hostile homeowner yelling at management		
CALL-TKR	12/20/2022 12:18:04	evanembden
Added by Update-and-Continue: More information to follow.		
PAST INC	12/20/2022 12:18:18	auto
THERE ARE 6 PAST INCIDENTS AT 550 CHESTERFIELD DR		
CALL-TKR	12/20/2022 12:19:27	evanembden
Vinny Marchitto - 477 Harwick Ct - 50's tan jacket, jeans, white male, balding		
LOC CHG	12/20/2022 12:19:39	evanembden
FROM: (1) 550 CHESTERFIELD DR TO (1) SOCIETY HILL ASSOC OFFICE / 550 CHESTERFIEL		
PAST INC	12/20/2022 12:19:59	auto
THERE ARE 6 PAST INCIDENTS AT 550 CHESTERFIELD DR		
INFO	12/20/2022 12:46:24	evanembden
all parties satisfied		

Officers and Units

Agency Name	Unit ID	Personnel Id	Officer Name
PIS-PD	101	1150	NEE,D
PIS-PD	201	1170	RICE,J
PIS-PD	801	1146	PAIANO, M

9/9/25, 1:42 PM

Main Form

Unit Statuses

Unit ID	Status	Date/Time	Avail?	Location	Disp ID
101	RESP	12:18:35	N		lcoppola
201	RESP	12:18:35	N		lcoppola
101	CLEAR	12:19:12	Y		lcoppola
801	RESP	12:19:16	N		lcoppola
801	ONLOC	12:28:47	N		lcoppola
201	ONLOC	12:33:02	N		lcoppola
201	CLEAR	12:46:07	Y		evanembden
801	CLEAR	12:46:08	Y		evanembden

Dispositions

Type	Disposition	Incident Report?	Accident Report?	Due By
POLICE	(HBO) HAND BY OFF			RICE,J

EXHIBIT 2

Tia Mitchell, Esq.
 trmitchell@beckerlawyers.com
 Phone: (862) 309-5925 Fax: (973) 898-6506



Becker NE P.C.
 1776 On The Green
 67 East Park Place, Ste. 800
 Morristown, New Jersey 07960

March 2, 2026

VIA EMAIL ONLY (jvvyzas@schiller.law)

K. Joseph Vyzas, Esq.
 Schiller, Pittenger & Galvin, P.C.
 1771 Front Street
 Scotch Plains, New Jersey 07076

**Re: Society Hill at Piscataway Condominium Association, Inc.
 Unacceptable Conduct on Behalf of Vincent Marchitto**

Dear Mr. Vyzas:

As you know, this firm represents Society Hill at Piscataway Condominium Association, Inc. (the "*Association*"). Per your discussion with my colleague Tana Bucca, we are writing to you regarding an urgent matter concerning your client Vincent Marchitto's unacceptable conduct towards the Association's Property Managers, Sonia Danquah and Liz Tome ("*Management*").

Specifically, we have been informed that on February 26, 2026, Mr. Marchitto verbally accosted Ms. Danquah in a hostile and threatening manner. Ms. Danquah reported that upon entering the Association's Clubhouse, Mr. Marchitto inquired as to his "Board View" access in Connect. Ms. Danquah advised Mr. Marchitto that Management's IT team confirmed that his access has been enabled. Shortly thereafter Mr. Marchitto became visibly agitated and accused Ms. Danquah of intentionally blocking his access. Mr. Marchitto then proceeded to yell and point his finger at Ms. Danquah, causing her to feel threatened and afraid for her safety. This confrontation ceased only after Ms. Danquah locked herself and Ms. Tome in the Management Office. A video documenting this conduct is enclosed with the email transmitting this letter for your reference.

As you are aware, this is not the first time Mr. Marchitto has exhibited threatening and hostile behavior towards Management. Indeed, the Piscataway Police Department has responded to the Management Office on three prior occasions, December 20, 2022 (CAD Incident Report #22033983), August 26, 2025 (Dispatch Incident #25020206), and November 5, 2025 (Police Incident #25026238), to address such behavior. Page two of the aforementioned December 20, 2022 police report specifically provides "hostile homeowner yelling at management" as the reason for the call and proceeds to identify your client as the aggressor. Mr. Marchitto is also named as the aggressor under the "Incident Notes" on page two of the August 26, 2025 police report ("Vincent Marchitto of 477 Harwick Ct was verbally abusive to staff"). Copies of the police reports referenced herein are enclosed herewith for ease of reference.

In addition to the aforementioned police reports, the Association has sent several letters to both you and Mr. Marchitto, one of which is dated as recently as January 15, 2026, concerning Mr. Marchitto's conduct. Said letters, copies of which are attached hereto, are dated as follows: i) December 22, 2022, ii) September 24, 2024, iii) June 6, 2025, iv) August 26, 2025, and v) January 15, 2026. As indicated in this firm's January 15, 2026 correspondence, Mr. Marchitto's repeated offensive conduct is in violation of the Association's Policy Resolution No. 1 Regarding Rules of Conduct.

K. Joseph Vyzas, Esq.
 March 2, 2026
 Page 2

These letters coupled with the above-mentioned police reports clearly demonstrate a pattern of threatening, hostile, and abusive conduct towards Management which is in violation of the Association's Rules. Evidently, Mr. Marchitto has been given several warnings regarding his behavior but nonetheless has continued to act in such a manner. Mr. Marchitto has demonstrated an inability to control his emotions and has continuously acted reprehensibly both when interacting with Management and while attending Board meetings. **The behavior described herein is unacceptable and will no longer be tolerated.**

In light of the foregoing, the Board of Trustees (the "**Board**") has decided, based upon good cause, to immediately begin procedures to remove Mr. Marchitto from the Board. **CONSEQUENTLY, MR. MARCHITTO IS HEREBY SUSPENDED FROM THE BOARD EFFECTIVE IMMEDIATELY.** All such attendant rights, privileges, authority, and responsibilities are likewise hereby suspended.

Given the serious nature of Mr. Marchitto's behavior, he is no longer entitled access to the Clubhouse in accordance with Section 4.12 of the Association's By-Laws (the "By-Laws**"). Moreover, Mr. Marchitto is prohibited from contacting, communicating with, or coming within 20 feet of Management. Instead, please direct all communications with respect to the Association to the undersigned's attention.**

In furtherance of the above, the Board will be voting on Mr. Marchitto's removal from the Board at an open meeting scheduled for Wednesday, March 4, 2026 in accordance with Section 5.05 of the By-Laws. Mr. Marchitto will be given an opportunity to make a brief statement prior to said vote. **Before continuing with the process of removal, the Board is providing Mr. Marchitto with the opportunity to voluntarily resign from his seat on the Board. Please advise this office no later than 5:00 PM on March 3, 2026, if Mr. Marchitto will be accepting the Board's offer to voluntarily resign for personal reasons. If we do not hear from you on or before that time, we will assume Mr. Marchitto does not wish to voluntarily resign and will advise the Board accordingly.** The Association will immediately proceed with scheduling arbitration of this matter with the Hon. Richard Camp, Ret. should Mr. Marchitto decline to resign.

This notice is being sent without prejudice to, nor waiver of any rights, claims, defenses or contentions of the Association. The Association reserves all of its rights and remedies with respect to the above-mentioned matter, including but not limited to the right to recover all attorneys' fees and costs incurred in connection with this matter. The Association also expressly reserves all rights to implement any and all fines and costs as permitted by the Association's governing documents in connection with this matter and Mr. Marchitto's conduct as stated above.

Please be guided accordingly.

Very truly yours,

BECKER NE P.C.


 Tia Mitchell, Esq.

Encl.

cc: Society Hill at Piscataway Condominium Association, Inc. (via email)



PISCATAWAY POLICE DEPARTMENT
PISCATAWAY, NJ
Dispatch Incident
25020206

Printed on: 09/05/2025 10:53:11

Basic Information					
INCIDENT #		DATE/TIME RECEIVED		CALL TAKER	
25020206		08-26-2025 10:06:57		lcoppola	
INCIDENT TYPE	DESCRIPTION	PRIORITY	ALARM LEVEL	FIRE PLAN TYPE	
VERBAL DISPUTE		2		A	
MUN. CODE	MUNICIPALITY	BOX ID	BUSINESS NAME		
1	PISCATAWAY		SOCIETY HILL ASSOC OFFICE		
CORRECT LOCATION					
SOCIETY HILL ASSOC OFFICE / 550 CHESTERFIELD DR					
ADDRESS	STREET NAME	APT #	FLOOR	CROSS STREET	
550	CHESTERFIELD DR				
NEAR		LANDMARKS			
HAMPSHIRE CT TO CANTERBURY CT					
ADDITIONAL LOCATION INFORMATION					
REPORTING PERSON		RP PHONE	HOW RECEIVED	RP REFUSED?	
			TELEPHONE	NO	
REPORTING PERSON ADDRESS					
LATITUDE		LONGITUDE		FORCED?	
40.53169		-74.45646		NO	
UPDATED BY	DATE/TIME UPDATED	CLOSED BY		DATE/TIME CLOSED	
	08-26-2025 10:33:07	akasapidis		08-26-2025 10:47:31	

Geocodes		
DISPATCH CLASS	MAP LAYER	MAP AREA
FIRE/RESCUE	ENGINE DISTRICT	DIST2
FIRE/RESCUE	FIRE BOX	1643
FIRE/RESCUE	RESCUE DISTRICT	RRRS
POLICE	REPORTING AREA	204



PISCATAWAY POLICE DEPARTMENT
PISCATAWAY, NJ
Dispatch Incident
25020206

Printed on: 09/05/2025 10:53:11

POLICE	SECTOR	2
--------	--------	---

Incident Report Numbers			
AGENCY	INCIDENT NUMBER	DATE/TIME ASSIGNED	ASSIGNED BY
PIS-PD	25020206	08-26-2025 10:33:07	lcoppola

Incident Types	
DISPATCH CLASS	INCIDENT TYPE
AMBULANCE	
FIRE/RESCUE	
MEDICS	
POLICE	

Incident Notes			
DATE/TIME ENTERED	TYPE	USER ID	NOTE
08-26-2025 10:09:28	CALL-TKR	lcoppola	Vincent Marcitto of 477 Harwick Ct was verbally abusive to staff. Caller wishes to document the incident. Occurred 10 mins ago, male left the area.
08-26-2025 10:09:32	INFO	auto	*Leasing office is at the clubhouse. Corner of Chesterfield Dr/Buckingham Dr
08-26-2025 10:09:32	PAST INC	auto	THERE ARE 6 PAST INCIDENTS AT 550 CHESTERFIELD DR
08-26-2025 10:49:47	INFO	akasapi dis	patrol updates: spoke to the caller she is satisfied speaking to patrol. she was advised to send the resident a no trespass letter not allowing him in the club house

Units and Personnel		
AGENCY	UNIT ID	PERSONNEL
PIS-PD	801	BELL, JR., F

Unit Statuses



PISCATAWAY POLICE DEPARTMENT
PISCATAWAY, NJ
Dispatch Incident
25020206

Printed on: 09/05/2025 10:53:11

UNIT ID	TIME	STATUS	LOCATION	AVAILABL E?	DISPATCHER
801	08-26-2025 10:33:07	RESP		NO	lcoppola
801	08-26-2025 10:39:16	ONLOC		NO	kcase
801	08-26-2025 10:47:31	CLEAR		YES	akasapidis

Dispositions				
TYPE	DISPOSITION	INCIDENT REPORT?	ACCIDENT REPORT?	ASSIGNED TO
POLICE	HAND BY OFF	NO	NO	PIS-PD 1132 BELL, JR., F

BECKER NE P.C.

John Prisco (Bar Id. No. 030022010)
360 Mount Kemble Avenue, Suite 2004
Morristown, New Jersey 07960
(973) 898-6502
Attorneys for Defendants

KEVIN WINE and VINCENT
MARCHITTO, individually and on behalf of
all others similarly situated,

Plaintiffs

v.

SOCIETY HILL AT PISCATAWAY
CONDOMINIUM ASSOCIATION, INC.;
BOARD OF TRUSTEES OF SOCIETY
HILL AT PISCATAWAY.; MATTHEW
PHILLIPS; MOHIUDDIN SYED; MARK
KELSEY; YUQING WAN; JOHN DOES 1-
10, and ABC CORPS. 1-10

Defendants.

SUPERIOR COURT OF NEW JERSEY

**CHANCERY DIVISION – GENERAL
EQUITY, MIDDLESEX COUNTY**

CIVIL ACTION

DOCKET NO. MID-C-50-26

**DEFENDANTS’ MEMORANDUM OF LAW IN OPPOSITION TO PLAINTIFFS’
ORDER TO SHOW CAUSE AND IN SUPPORT OF DEFENDANTS’ CROSS-MOTION
TO DISMISS**

Of Counsel and On Brief:

John S. Prisco, Esq.
Tia Mitchell, Esq.

PRELIMINARY STATEMENT

“The cumulative toll of these incidents has left me feeling anxious, unsettled, and vulnerable while attempting to perform my professional responsibilities.”

*– Sonia Danquah, Community Manager
Certification, April 10, 2026, ¶17*

The Board of Trustees (the “Board”) comprised in part by the individual defendants, Matthew Phillips, Mohiuddin Syed, Mark Kelsey, and Yuqing Wan of the Society Hill Condominium Association, Inc., (collectively the “Association”) did not arrive at the decision to suspend Vincent Marchitto through a vacuum of policy disagreement or political friction. Rather, the Board was forced into action by a multi-year, documented campaign of hostility, physical intimidation, and professional harassment that rendered the Association’s daily operations untenable and its employees’ safety precarious. Plaintiffs, Kevin Wine and Vincent Marchitto (“Plaintiffs”) now move before this Court for the extraordinary remedy of a mandatory preliminary injunction, seeking to bypass a pending neutral arbitration and force the immediate reinstatement of an individual who is currently subject to a court-sanctioned no-contact order. This application must be denied because the law does not require—and indeed, should not permit—a community association to provide a platform for harassment under the guise of “governance.”

Since at least 2022, Mr. Marchitto has engaged in conduct that necessitated repeated police intervention, including, but not limited to, an incident in August 2025 resulting in a no-trespass notice and a November 2025 incident where he knowingly violated that notice. The situation peaked on February 26, 2026, when his aggressive behavior in the clubhouse was so intimidating that management staff were forced to lock themselves in an office in fear for their physical safety. Mr. Marchitto has required police intervention on no less than five different occasions because of his aggressive and hostile behavior. These are not the actions of a trustee fulfilling a fiduciary

duty and an association cannot function under such conditions, nor should it or its staff be required to.

As a matter of law, Plaintiffs' legal arguments fail and the Order to Show Cause ("OTSC") must be denied in full. First, the claim that removal requires a two-thirds membership vote under Bylaw Article 5.05 ignores the independent, disjunctive authority granted to boards under N.J.A.C. §5:26-8.11(b). That regulation provides a separate path for the Board to act for "good cause," a power distinct from the Bylaws. Moreover, the Board's actions are protected by the Business Judgment Rule, as the decision to suspend was an authorized, good-faith response to a documented safety crisis and an effort to mitigate the Association's exposure to workplace liability.

Moreover, the exclusion of Mr. Marchitto from the clubhouse, as has been historically necessary, was a lawful exercise of the Board's power under Bylaw Sections 4.12 and 5.11 to abate a continuing nuisance and protect the workplace. Similarly, Plaintiffs' attack on the Defendants' right to indemnification is both retaliatory and legally premature, as Bylaw Section 8.00 clearly provides for indemnification unless a trustee is "finally adjudged" to have committed gross negligence or willful misconduct.

Ultimately, Plaintiffs fail to satisfy the stringent standard set forth in Crowe v. De Gioia. There is no likelihood of success on the merits where the Board has followed the procedural framework of state regulations and referred the matter to arbitration. There is no irreparable harm in a temporary suspension from a volunteer position, while the harm to the Association—physical risk to staff and legal liability—is both immediate and irreparable. And the public interest and the balance of hardships are clearly in favor of protecting the workplace. For the reasons set forth herein, Plaintiffs' OTSC must be denied.

Beyond failing to establish the need for extraordinary relief, Plaintiffs—outside of Mr. Marchitto’s removal—have not sought nor requested alternative dispute resolution with regard to any other issue raised in this action. The Association, under the law, is entitled to bring these claims to alternative dispute resolution and seeks by way of cross-motion for dismissal of the action to do so.

STATEMENT OF FACTS

A. Incident #1 - December 2022

In December 2022, the Piscataway Police Department responded to the Association’s clubhouse following a call regarding Mr. Marchitto’s “disorderly and abusive conduct” during which he “interrupted work and confronted management personnel in a loud, insulting and abusive manner.” See Certification of Sonia Danquah, dated April 10, 2026, (“Danquah Cert.”), Exhibit E, at pg. 6; see also Certification of John S. Prisco, Esq., dated April 13, 2026, (“Prisco Cert.”), Exhibit 1.

As a result, the Association’s prior legal counsel, Radom & Wetter, issued a violation notice to Mr. Marchitto regarding his conduct. Id. This notice advised that because of his conduct, Mr. Marchitto was no longer allowed in the clubhouse or to address the Association’s employees or contractors directly. Id. Moreover, the notice specifically warned that the police would be called if Mr. Marchitto appeared at the clubhouse. Id.

B. Incident #2 - September 2024 Meeting

In a letter dated September 24, 2024, Radom & Wetter advised Mr. Marchitto that moving forward he is no longer permitted to attend meetings of the Board of Trustees or of the membership. See Danquah Cert., Exhibit E, at pg. 7.

First and foremost, the letter explains that Mr. Marchitto is not a unit owner and is therefore not permitted to attend said meetings. Id. In 2024, Mr. Marchitto’s father owned 477 Harwick

Court and while Mr. Marchitto claimed that he had been appointed as his father's agent "to attend meetings of the Board of Trustees of the Association," he had failed to provide any such documents stating as much. Id.

Secondly, and more critically, the letter advised that Mr. Marchitto was no longer permitted to attend Association meetings because he has "conducted [himself] at the meetings in such a rude, aggressive and disruptive manner, contrary to even a minimal standard of civility and the Association's Code of Conduct." Id. Similar to the December 22, 2022 correspondence, Mr. Marchitto was instructed to "refrain from interacting with the Association's personnel entirely." Id. The letter proceeds to explain that the Association's personnel are entitled to a safe workplace and describes Mr. Marchitto's behavior as "hostile, intimidating, over-bearing and rude." Id.

Mr. Marchitto's conduct during the September 2024 meeting is recounted in the Certification in Support of Probable Cause by Mohiuddin Syed, Vice President of the Board of Trustees. See Certification in Support of Probable Cause by Mohiuddin Syed, dated March 27, 2026 ("Mohiuddin Cert."), §III. Mr. Syed has filed the certification in the Piscataway Municipal Court alleging that Mr. Marchitto has, among other things, harassed and verbally assaulted him. See generally Mohiuddin Cert. In Mr. Mohiuddin's certification, he states that Mr. Marchitto was disruptive during the Q&A portion. See Mohiuddin Cert., §III. Shortly thereafter, while Mr. Syed was leaving the meeting, Mr. Marchitto approached him and asked him, "To see him outside – man to man." Id.

C. June 6, 2025 Notice re Attendance at Meetings & Interactions with Staff

On June 6, 2025, Radom & Wetter sent another letter to Mr. Marchitto reminding of the following:

Because you are not a member of the association and, more importantly, because of your rude, aggressive and disruptive behavior, we have previously advised you that you are not welcome

to attend meetings and previously advised you to refrain from interacting with the Association's personnel entirely.

See Danquah Cert., Exhibit E, at pg. 9. The letter explicitly warned that the police would be called if Mr. Marchitto continued to “show up and harass the association's personnel or board members anywhere on the property.” Id.

D. Incident #3 - August 26, 2025

The Piscataway Police Department was once again dispatched to the clubhouse on August 26, 2025, as a result of Mr. Marchitto's behavior. See Danquah Cert., Exhibit A; see also Mohiuddin Cert., §IV. The Dispatch Incident Report #25020206 explains that Mr. Marchitto was “verbally abusive to staff.” Id. Sonia Danquah, the Association's Community Manager at the time and presently, recalls that Mr. Marchitto entered the clubhouse “in a loud, intimidating, aggressive, and combative state accusing [her] of legal violations and verbally harassing and abusing [her],” forcing her to contact the police in fear for her safety. See Danquah Cert., ¶¶4-5.

A formal trespass notice was issued to Mr. Marchitto by Radom & Wetter on this same date, reiterating that he is no longer allowed in the clubhouse due to his “rude, aggressive, combative behavior, use of foul language, and effort to intimidate and harass the employees, volunteers and agents of the association.” See Danquah Cert., ¶6; see also id. at Exhibit B. Moreover, the letter specifically advised: “This letter shall service to advise you in no uncertain terms that your presence at the clubhouse is trespassing.” See Danquah Cert., Exhibit B.

E. Incident #4 - November 5, 2025

Less than three months later, on November 5, 2025, the Piscataway Police Department returned to the clubhouse. See Danquah Cert., ¶6; see also id. at Exhibit C. The “Officer Report Narrative” states that despite being explicitly told he was no longer permitted to enter the clubhouse less than three months earlier, Mr. Marchitto had attempted to enter the clubhouse to

attend an in-person board meeting. See Danquah Cert., Exhibit C. Mr. Marchitto explained to the responding officer that he was running for a chair position and wanted to ensure there was a fair count of the votes. Id. Mr. Marchitto left the area to attend the meeting via Zoom, as he had previously been instructed. Id.

Following this event, Mr. Marchitto agreed to abide by specific written conduct guidelines to be permitted re-entry into the clubhouse. Mr. Marchitto executed an agreement on December 15, 2025, promising to, among other things, “refrain from behavior which disrupts the order of the meeting,” including “shouting, demonstrations, interruptions, speaking out of turn,” and “engaging in any activity that disturbs, disrupts or impedes the orderly conduct of the meeting.” See Danquah Cert., Exhibit D.

F. Incident #5 – January 2026 Meeting

In January 2026, Mr. Marchitto again received a warning from the Association’s legal counsel arising from his aggressive and hostile behavior during an open Board meeting. See Danquah Cert., ¶ Exhibit E. The letter included the Association’s formal Resolution on the Conduct at Meetings, which requires that

- a. All attendees will refrain from behavior which disrupts the order of the meeting. This will include shouting, demonstrations, interruptions, speaking out of turn. In short, engaging in any activity that disturbs, disrupts or impedes the orderly conduct of the meeting.

See Danquah Cert., ¶ Exhibit E. The Code of Conduct further allows for penalties, including removal from the Board for violating the provisions thereof. See Danquah Cert., ¶ Exhibit E.

G. Incident #6 - February 27, 2026

Then on February 27, 2026, the Piscataway Police Department responded to the Association’s clubhouse upon receiving a call from Ms. Danquah regarding yet another incident involving Mr. Marchitto. See Danquah Cert., ¶10; see also id. at Exhibit F. Ms. Danquah reported

that Mr. Marchitto had entered the clubhouse and began berating her and her assistant, Elizangena Tome and acting in an aggressive and angry manner, yelling at both women and wagging his finger in their faces. See Danquah Cert., ¶¶10-13; see also id. at Exhibit F. Fearing for their safety, Ms. Danquah locked herself and Ms. Tome in the management office and called the police. See Danquah Cert., ¶11. Upon exiting the office, Mr. Marchitto forcefully slammed the clubhouse door and continued to yell threats. See Danquah Cert., ¶12.

As a direct result of this most recent incident, as well as Mr. Marchitto's repeated displays of intimidating and aggressive conduct, the clubhouse door and security system were updated to ensure the safety of the Association's staff. See Danquah Cert., ¶15; see also id. at Exhibit H. Moreover, following Ms. Danquah's report, a mediation was held between her and Mr. Marchitto with the Municipal Court on April 7, 2026, which resulted in Mr. Marchitto agreeing, among other things, to no direct or indirect contact with Ms. Danquah stemming from the February 26th incident. See Danquah Cert., ¶14; see also id. at Exhibit G.

H. Mr. Marchitto's Suspension and Removal Proceedings

Due to Mr. Marchitto's uncontrollable harassing, aggressive and hostile behavior that has plagued not only current but former management for years, and fellow Trustees, and culminating with the February 26th incident, the Board on March 2, 2026, suspended Mr. Marchitto from the Board. See Prisco Cert., Exhibit 2. Mr. Marchitto was further advised that barring his voluntary resignation, he would be formally removed at an open meeting scheduled for March 4, 2026, and be provided arbitration in connection with his removal. Id. Having refused to voluntarily resign, Mr. Marchitto's removal was voted on and confirmed by a majority of the Board on March 4, 2026, see Plfs' Verified Compl., Exhibit T, which removal is pending before the Hon. Judge Camp, Ret. for arbitration on April 20, 2026. See Prisco Cert., ¶4.

LEGAL ARGUMENTS

I. PLAINTIFF IS NOT ENTITLED TO A MANDATORY INJUNCTION

A mandatory injunction is an equitable remedy that is to be “administered with sound discretion and always upon consideration of justice, equity, and morality in a given case.” Zoning Bd. Of Adjustment of the Township of Sparta v. Serv. Elec. Cable Television of N.J., Inc., 198 N.J. Super. 370, 379 (App. Div. 1985). The standard for the issuance of a mandatory injunction mirrors that of a preliminary injunction. See Samaritan Center, Inc. v. Borough of Englishtown, 294 N.J. Super. 437, 445 (App. Div. 1996). In considering an application for a mandatory injunction, the Court must review the record to determine whether plaintiffs have demonstrated: (1) imminent substantial and irreparable injury; (2) that the legal right underlying the movant’s claim is settled; (3) a reasonable probability of success on the claim underlying the relief requested; and (4) that the harm to the movant, if the relief is not granted, outweighs the harm to the opponent if it does. See id.; see also Crowe v. DeGioia, 90 N.J. 126, 132-34 (1982). However, “[a] mandatory injunction is ‘an extraordinary remedy that is only granted sparingly by the courts.’ Consequently, a ‘party who seeks mandatory preliminary injunctive relief must satisfy a particularly heavy burden . . . such that the ‘moving party’s right to relief must be indisputably clear’.” Davidovich v. Israel Ice Skating Federation, 446 N.J. Super. 127, 160-161 (App. Div. 2016).

In the case at bar, for the reasons that follow, Plaintiffs’ request for injunctive relief must be denied. Plaintiffs have failed to present any competent evidence demonstrating their right to the requested relief against the Association, and more critically, Plaintiffs’ right to the requested relief is not “indisputably clear,” but to the contrary, the law is indisputably clear that the Association’s actions were proper and in conformity with the law.

II. PLAINTIFFS FAIL TO MEET THE REQUIRED CROWE FACTORS FOR INJUNCTIVE RELIEF TO REINSTATE MR. MARCHITTO

The request for injunctive relief seeking the immediate reinstatement of Vincent Marchitto to the Board of Trustees must be denied because the Plaintiffs cannot satisfy any of the four requirements for a preliminary injunction established in Crowe v. De Gioia, 90 N.J. 126 (1982). A preliminary injunction is an extraordinary remedy that should only be granted when the law and the facts are clear. In this case, the Board’s decision to suspend and proceed to removal proceedings of Mr. Marchitto was a necessary, legally authorized exercise of its power to protect the community’s safety, the physical and mental well-being of its staff, and the Association’s legal integrity.

a. Plaintiffs Cannot Demonstrate a Likelihood of Success on the Merits

Under the first Crowe factor, the Plaintiffs have failed to demonstrate a likelihood of success on the merits because the Board’s actions are grounded in the independent authority granted by New Jersey regulations. The Plaintiffs’ reliance on the general removal provisions of the New Jersey Non-profit Corporation Act, N.J.S.A. §15A:6-6(a) and Article 5.05 of the Bylaws to argue that removal requires a two-thirds vote of the membership ignores the prevailing authority of N.J.A.C. §5:26-8.11(b).

The removal of board members in the community association context is specifically controlled by the more targeted regulations of N.J.A.C. §5:26-8.11(b). Under the established statutory interpretation, where a general statute and a specific regulation address the same subject matter, the more specific provision takes precedence. See State v. Gomes, 253 N.J. 6, 28 (2023) (“a more specific statutory provision usually controls over a more general one.”). N.J.S.A. §15A:6-6(a) provides a broad, default framework for all non-profit entities, whereas N.J.A.C. §5:26-8.11(b) was promulgated by the Department of Community Affairs specifically to govern

community associations under the Planned Real Estate Development Full Disclosure Act (“PREDFDA”). This regulation provides an independent grant of authority to the Board, stating in the disjunctive that a member may be removed “in accordance with the bylaws or by the board for good cause directly impacting the member's ability to serve.” N.J.A.C. §5:26-8.11(b) (emphasis added). The use of “or” creates a separate path for board-led removal that exists independently of any membership-driven process stated in the Bylaws and clearly establishes that the Legislature intended the Board (and all board of trustees of community associations) to possess the inherent authority to act for “good cause” to remove board members.

This interpretation follows the legislative intent of the 2017 Radburn Law, which sought to modernize association governance and provide boards with the tools necessary to fulfill their statutory duty to protect community welfare. Recent case law confirms that the judiciary views this regulation, N.J.A.C. §5:26-8.11(b), as the controlling standard. In Boyle v. Huff, 257 N.J. 468 (2024), the New Jersey Supreme Court analyzed a board-led removal through the lens of N.J.A.C. §5:26-8.11(b) rather than the general Non-Profit Act, treating the regulation as the relevant procedural framework.

Here, the “good cause” supporting this suspension and pending removal is rooted in a robust factual record of hostile, aggressive, harassing and threatening behavior that has made the Association’s operations untenable and the environment unbearable. As set forth in the Statement of Facts, supra, and in the Certification of Community Manager Sonia Danquah, Mr. Marchitto has engaged in a continuous and escalating pattern of harassment for years prior to and continuing since she assumed her role in June 2025.

On August 26, 2025, Mr. Marchitto entered the management office in such a combative state that a police response was required, and he was subsequently issued a no-trespass letter at the

direction of the responding patrol, barring him from the clubhouse. See Danquah Cert., ¶¶4-6; see also id. at Exhibit A and Exhibit B. Despite this, he knowingly flouted this directive on November 5, 2025, necessitating another police intervention. See Danquah Cert., ¶¶7-8; see also id. at Exhibit C and Exhibit D.

This volatility reached a breaking point on February 26, 2026, when Mr. Marchitto burst into the clubhouse in a fit of rage yelling and “wagging his finger” in Ms. Danquah’s face—an event so intimidating that Ms. Danquah and her assistant, Ms. Tome, were forced to lock themselves in the management office out of genuine fear for their physical safety. See Danquah Cert., ¶¶10-13; see also id. at Exhibit F.

Yet, Mr. Marchitto’s history of violent outbursts began well before August 2025 or February 2026. This history, including police intervention goes back to 2022, see Danquah Cert., Exhibit E, at pg. 6; see also Prisco Cert., Exhibit 1, and includes a documented September 17, 2024, encounter where Mr. Marchitto directed physical threats toward Board member Mohiuddin Syed, challenging him to settle a dispute “man to man.” See Mohiuddin Cert., §III. The events of February 2026, led Ms. Danquah to file another Police Report against Mr. Marchitto, which culminated in a Municipal Mediation Agreement on April 7, 2026, in which Mr. Marchitto consented to a no-contact order prohibiting him from communicating with or visiting Ms. Danquah. See Danquah Cert., ¶¶14; see also id. at Exhibit F and Exhibit G. Reinstating a member who is currently barred by a court-sanctioned agreement from communicating with the community’s manager would render the Board’s operational functions impossible.

With an abundance of caution, despite the clear authority provided by N.J.A.C. §5:26-8.11(b), the Board has further referred the matter to the Hon. Judge Camp, Ret., for arbitration for

a formal determination of good cause, thereby unequivocally ensuring due process. That arbitration is scheduled for April 20, 2026.

Furthermore, the Board's immediate suspension of Mr. Marchitto's rights and privileges, including his participation on the Board of Trustees and access to the clubhouse, is a necessary and legally authorized exercise of its power to maintain community safety and fulfill its fiduciary obligations. This authority is explicitly established by Section 4.12 and Section 5.11 of the Association's Bylaws.

Under Section 4.12, the Board is granted the discretionary authority to suspend the "rights and privileges of any person" found to be in violation of the Association's Rules and Regulations. Critically, this section provides that where a violation is of a "continuing nature," such a suspension may remain in place "indefinitely until such time as the violation is abated." See Plfs' Verified Compl., Exhibit C, Bylaws, Section 4.12. This specific enforcement power is further bolstered by the broad grant of authority found in Section 5.11 of the Bylaws, which states in relevant part:

The Board of Trustees shall have and exercise all lawful powers and duties necessary for the proper conduct and administration of the affairs of the Association and the operation and maintenance of a residential condominium project and may do or cause to be done all such other lawful acts and things as are required by law, by these By Laws or otherwise directed or required to be done or exercised by Members of the Association or owners of units, or by others.

See Plfs' Verified Compl., Exhibit C, Bylaws, Section 5.11.

Furthermore, Section 5.11(I) provides the Board with the specific duty and power:

To collect delinquent penalties, fines, levies or assessments made by the Association through the Board of Trustees against any dwelling units and the respective owners thereof, together with such costs and expenses incurred in connection therewith . . . ***to abate nuisances and enforce observance of the Rules and Regulations relating to the Condominiums, by injunction or such other legal actions***

means as the Board of Trustees may deem necessary or appropriate.

See Plfs' Verified Compl., Exhibit C, Bylaws, Section 5.11(I) (emphasis added).

Mr. Marchitto's documented and escalating pattern of aggressive, hostile behavior toward staff and other Trustees constitutes a clear "nuisance" and a "continuing violation" that the Board was compelled to abate under its Section 5.11 powers to ensure the continued functioning of the Association.

Beyond the physical safety of its employees, the Board has a non-delegable statutory duty under N.J.S.A. §45:22A-44(b) to "exercise its powers and discharge its functions in a manner that protects and furthers the health, safety and general welfare of the residents." This mandate inherently includes protecting the Association, its staff and members from the safety, legal and financial risks associated with a hostile work environment. Under Section 5.11(I), the Board determined that immediate suspension was the "necessary and appropriate" legal means to abate this nuisance and protect the Association from both physical harm and legal liability.

The Business Judgment Rule provides an additional, robust layer of legal protection for the Board's decision to suspend Mr. Marchitto. In New Jersey, the actions of a community association board are traditionally shielded by the Business Judgment Rule, which creates a rebuttable presumption that the trustees acted in good faith, with the care of a reasonably prudent person, and in the belief that their actions were in the best interests of the association. See Papalexou v. Tower W. Condo., 167 N.J. Super. 516, 528 (Ch. Div. 1979). Under the two-pronged test established in Papalexou, a court will not second-guess a board's decision if (1) the board possessed the requisite authority to act under the governing documents, and (2) the action was not fraudulent, self-dealing, or unconscionable. Id.

The Board's suspension of Mr. Marchitto clearly satisfies both prongs of this standard. First, the Board's authority is explicitly established by Bylaw Section 4.12, which permits the suspension of privileges for "continuing" violations, Section 5.11, which mandates the Board to "abate nuisances" and N.J.S.A. §45:22A-44(b) to "protect the safety and general welfare" of the community. Second, there is no evidence—nor even a credible allegation—of fraud or self-dealing. The Board did not act for personal gain, nor did it act because the Board disagreed with Mr. Marchitto; rather, it acted in direct response to a documented safety crisis. The decision was an operational judgment made to mitigate the Association's exposure to significant legal liability and to protect its employees from a hostile work environment.

When a board makes an informed decision to manage a documented safety risk, such as the risk posed by an individual with a history of physical threats and police required intervention, it is performing a core business function of the corporation. The Board's assessment that Mr. Marchitto's continued participation during the pendency of arbitration posed an unacceptable risk to the community's operations and employee safety is a rational business judgment entitled to judicial deference. Because the Board acted within its authority and in good faith to protect the Association's staff, its decision is protected from judicial interference under the Business Judgment Rule.

As such, Plaintiffs cannot establish that there is a likelihood of success on the merits and their application must be denied.

b. Plaintiffs Cannot Demonstrate "Irreparable Harm"

Beyond failing to show a likelihood of success on the merits, the Plaintiffs cannot demonstrate "irreparable harm," the second Crowe factor. The temporary loss of a voluntary, uncompensated board position pending an arbitration hearing does not constitute harm that cannot

be remedied by later relief. Moreover, the suspension and pending removal is not due to the actions of the Association but rather as a consequence of Mr. Marchitto's violent and aggressive tendencies.

In stark contrast, as discussed, supra, Section II(a), the harm to the Association and its staff is immediate and irreparable. The Association has a non-delegable statutory duty under N.J.S.A. §45:22A-44(b) to “exercise its powers and discharge its functions in a manner that protects and furthers the health, safety and general welfare of the residents,” which inherently includes providing a safe environment for those who serve the residents. Beyond physical safety, the Board has a fiduciary obligation to mitigate the Association's exposure to liability for violations of the New Jersey Law Against Discrimination (“NJLAD”). Reinstating an individual with a documented history of harassment and a standing no-contact agreement regarding the Community Manager would effectively create a *per se* hostile work environment. Failing to act would leave the Association defenseless against future claims of constructive discharge or workplace harassment, causing irreparable financial and reputational damage to the community.

The Association has taken the reasonable, necessary, and prudent steps to maintain a safe and protective workplace environment. Requiring Mr. Marchitto to be reinstated would be throwing a firecracker into a crowd and hoping it didn't hurt anyone. Such irreparable harm can and should be prevented.

c. The Balance of the Hardships Requires Denial of the OTSC

On one side is Mr. Marchitto's desire to hold a board seat; on the other is the physical safety of community employees. The severity of the situation is evidenced by the fact that the Association has been forced to lock the clubhouse doors during business hours and shift to an appointment-only model solely to protect staff from Mr. Marchitto's behavior. See Danquah Cert.,

¶¶15-16; see also id. at Exhibit H. Forcing the Association to reinstate an individual who creates such a palpable threat would place the Board in an impossible legal position, trapped between a court order and its statutory safety obligations.

d. The Public Interest Weighs in Favor of the Association

The public interest is not served by a judicial order that forces an association to reinstate an individual who has demonstrated a consistent disregard for community safety, staff welfare, and who is a volatile threat. New Jersey has a significant public interest in the stability and safe operation of common interest communities, which house a substantial portion of the state's residents. This interest is codified in N.J.S.A. §45:22A-44(b), which mandates that associations act to protect the "health, safety and general welfare" of their communities. Reinstating Mr. Marchitto whose behavior has been so unpredictable and aggressive that both past and present management have been forced to contact the police and were most recently forced to lock themselves in their offices in fear would directly subvert this legislative mandate. The public has a clear interest in ensuring that the individuals who govern these communities do so within the bounds of civility, professionalism, and the law, and that associations remain empowered to remove disruptive influences that threaten the peace and safety of residents and staff alike.

Furthermore, there is a profound public interest in upholding the integrity of the workplace and protecting employees from harassment and hostility. The NJLAD represents a clear public policy prioritizing a safe, non-discriminatory work environment. If this Court were to grant injunctive relief, it would be forcing the Association to violate this public policy by knowingly subjecting its Community Manager and staff to an individual currently under a court-sanctioned no-contact agreement. Reinstating a member who has required multiple police interventions and who has physically challenged other trustees to "settle it man to man" would signal to the public

that board status provides a license for harassment. The public interest is served by upholding the rule of law; it is not served by granting an extraordinary remedy that would expose an association to significant liability for a hostile work environment.

Because the Board's actions were legally authorized under N.J.A.C. §5:26-8.11(b), factually supported by a history of threats, and procedurally fair through the use of arbitration, the request for a preliminary injunction must be denied.

III. PLAINTIFFS FAIL TO MEET THE REQUIRED CROWE FACTORS FOR INJUNCTIVE RELIEF REGARDING SPECIAL MEETING AGENDA ITEMS

In addition to seeking reinstatement of Mr. Marchitto, Plaintiffs further ask this Court to inject itself into the day-to-day functioning of the Association and command via mandatory injunction that the Association "is required to call a special meeting of the Board, with the requested agenda items, when Plaintiffs request a special meeting of the Board." See Proposed Order. Plaintiffs have failed to demonstrate, in the first instance, that any such requests have been rejected or denied, and second and more significantly, have failed to demonstrate in any fashion satisfaction of the Crowe factors warranting a mandatory injunction. For these reasons, this request must be denied.

Moreover, the factual record submitted does not demonstrate any denials of requests for special meetings. What the evidence demonstrates is in fact to the contrary, that the Association called not only one but multiple special meetings. See Plfs' Verified Compl., Exhibits V, W, X and Y. Plaintiffs' frustration that certain items took longer requiring other agenda items to be carried to subsequent meetings does not amount to any denial of special meetings or denial of the placement of agenda items, and certainly does not warrant a mandatory injunction.

IV. PLAINTIFFS FAIL TO MEET THE REQUIRED CROWE FACTORS FOR INJUNCTIVE RELIEF REGARDING PURPORTED DOCUMENT REQUESTS

Like Plaintiffs' request for Special Meetings, Plaintiffs' have failed to address in any fashion their entitlement to a mandatory injunction under the Crowe factors. While Plaintiffs allege they have been denied access to records, there is simply no factual support for such denials. Plaintiffs' Exhibits AA through AB do not demonstrate any alleged denials or restrictions on access to records. See Plfs' Verified Compl., Exhibit AA and Exhibit AB.

V. PLAINTIFFS FAIL TO MEET THE REQUIRED CROWE FACTORS FOR INJUNCTIVE RELIEF REGARDING INDEMNIFICATION OF DEFENDANT BOARD MEMBERS

Plaintiffs' final brief Point, "Trustees Who Violate the Law or the Association's Bylaws Are Not Entitled To Indemnification," shows the true of purpose of this endeavor – retaliation and retribution. The right to indemnification of a defendant board member has absolutely zero relation to any allegation or Mr. Marchitto's reinstatement. Plaintiffs' sole purpose and goal is an effort to punish board members Plaintiffs consider in all aspects of life even outside this proceeding as the "opposition."

As to the vitiation of any right to indemnification, Plaintiffs are incorrect and it is inaccurate to state that any such right to indemnification under the Bylaws was "lost." See Plf. Br. at 19. That provision provides: "The Association shall indemnify every Trustee and Officer, his heirs, executors and administrators, against all loss, costs and expenses, including counsel fees, reasonably incurred by him in connection with any action, suit or proceeding to which he may be made a party by reason of his being or having been a Trustee or officer of the Association, except as to matters to which he shall be ***finally adjudged*** in such action, suit or proceeding to be liable

for gross negligence or willful misconduct.” See Plfs’ Verified Compl., Exhibit C, Bylaws, Section 8.00.

Unless and until a defendant Board member is “finally adjudged” to be liable for gross negligence or willful misconduct they are entitled to indemnification. Moreover, as stated throughout, the Defendants acted at all times in accordance with the law.

VI. PLAINTIFFS’ VERIFIED COMPLAINT SHOULD BE DISMISSED IN FAVOR OF ALTERNATIVE DISPUTE RESOLUTION

Beyond the matter of Mr. Marchitto’s removal, which is subject to arbitration as previously discussed, the issues raised by Plaintiffs have never been submitted to alternative dispute resolution (“ADR”) as they were only raised by Plaintiffs through this litigation. Given that the Association has not had the opportunity for alternative dispute resolution on these issues, it hereby respectfully moves before the Court to dismiss Plaintiffs’ Verified Complaint and to compel the parties to ADR.

The New Jersey Condominium Act provides that “an association shall provide a fair and efficient procedure for the resolution of housing-related disputes **between individual unit owners and the association, and between unit owners, which shall be readily available as an alternative to litigation.**” N.J.S.A. 46:8B-14(k) (*emphasis added*). Thus, **either party** may to seek dismissal without prejudice “if they choose to make use of the alternative remedy which must be made available to them under the Condominium Act.” Finderine Heights Condominium Ass’n, Inc. v. Rabinowitz, 390 N.J. Super. 154, 163 (App. Div. 2007) (*emphasis added*). To be sure, in Finderine, the court specifically found that:

[While] so long as the unit owner and Association have a legitimate basis under the by-laws, the deed, or related covenants to file a suit, same may be filed pursuant to N.J.S.A. 46:8B–16(b) without first resorting to alternative dispute resolution. **However, consistent with N.J.S.A. 46:8B–14(k), once a suit is filed, either litigant**

may seek to dismiss the matter if they choose to make use of the alternative dispute remedy which must be made available to them under the Condominium Act. In other words, submission to ADR is not a prerequisite to suit, **but once a suit is filed, the respondent in the action may seek to have the matter sent to ADR under the statute.**

Generally, should an appropriate party seek ADR under N.J.S.A. 46:8B-14(k) after suit is filed, absent some compelling circumstances, the trial judge should dismiss the matter without prejudice and require it be submitted for alternative dispute resolution. We recognize, however, that there may certainly be instances in which the trial judge, in an appropriate exercise of discretion, may refuse to dismiss the action and send it to alternate dispute resolution. The compelling circumstances which may cause a court to bypass ADR would include an immediate threat to the safety of others or an immediate and substantial threat to property. This approach is consistent with both sections of the Condominium Act, recognizes the public policy favoring alternative dispute resolution and is consistent with our view that “[l]itigation should be a last resort, not a first one.” Billig v. Buckingham Towers Condo. Assoc., 287 N.J. Super. 551, 564 (App. Div. 1996).

Id. at 163-164 (*emphasis added*).

Here, the Association seeks alternative dispute resolution with regard to Plaintiffs’ claims against it. Given that there is no immediate threat to the safety of others or an immediate substantial threat to property, the Association is entitled to ADR on these issues, which have not been subject to ADR or an ADR request by Plaintiffs.

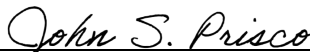
CONCLUSION

For the reasons set forth above, the Association respectfully requests that the Court deny Plaintiffs’ Order to Show Cause and grant its Motion to Dismiss.

Dated: April 13, 2026

Respectfully submitted,

BECKER NE P.C.
Attorneys for Defendants



John S. Prisco, Esq.

BECKER NE P.C.

John Prisco (Bar Id. No. 030022010)
360 Mount Kemble Avenue, Suite 2004
Morristown, New Jersey 07960
(973) 898-6502
Attorneys for Defendants

KEVIN WINE and VINCENT
MARCHITTO, individually and on behalf of
all others similarly situated,

Plaintiffs

v.

SOCIETY HILL AT PISCATAWAY
CONDOMINIUM ASSOCIATION, INC.;
BOARD OF TRUSTEES OF SOCIETY
HILL AT PISCATAWAY.; MATTHEW
PHILLIPS; MOHIUDDIN SYED; MARK
KELSEY; YUQING WAN; JOHN DOES 1-
10, and ABC CORPS. 1-10

Defendants.

SUPERIOR COURT OF NEW JERSEY

**CHANCERY DIVISION – GENERAL
EQUITY, MIDDLESEX COUNTY**

CIVIL ACTION

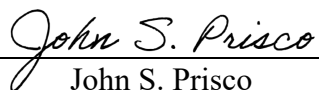
DOCKET NO. MID-C-50-26

CERTIFICATE OF SERVICE

JOHN S. PRISCO, of full age, certifies and states that on this date I caused the following documents to be served via ecourts upon all Parties and by certified mail return receipt requested on pro se parties Kevin Wine, at 345 Lancaster Court, Piscataway, NJ 08854, and Vincent Marchitto, at 477 Harwick Court, Piscataway, NJ 08854, with a courtesy copy via New Jersey Lawyers Service to the Court: (i) Notice of Cross-Motion to Dismiss Plaintiffs’ Verified Complaint (ii) Proposed Order; (iii) Memorandum of Law with supporting certifications and exhibits and (v) this Certification of Service.

I hereby certify that the foregoing statements are true. If any of the foregoing statements made by me are willfully false, I may be subject to punishment.

Date: April 13, 2026


John S. Prisco

BECKER NE P.C.

John Prisco (Bar Id. No. 030022010)
360 Mount Kemble Avenue, Suite 2004
Morristown, New Jersey 07960
(973) 898-6502
Attorneys for Defendants

KEVIN WINE and VINCENT
MARCHITTO, individually and on behalf of
all others similarly situated,

Plaintiffs

v.

SOCIETY HILL AT PISCATAWAY
CONDOMINIUM ASSOCIATION, INC.;
BOARD OF TRUSTEES OF SOCIETY
HILL AT PISCATAWAY.; MATTHEW
PHILLIPS; MOHIUDDIN SYED; MARK
KELSEY; YUQING WAN; JOHN DOES 1-
10, and ABC CORPS. 1-10

Defendants.

SUPERIOR COURT OF NEW JERSEY

**CHANCERY DIVISION – GENERAL
EQUITY, MIDDLESEX COUNTY**

CIVIL ACTION

DOCKET NO. MID-C-50-26

**CERTIFICATION OF MOHIUDDIN
SYED**

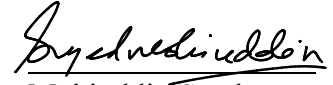
I, Mohiuddin Syed, certify as follows:

1. I am providing this certification in support of the Association’s Opposition to the Plaintiffs’ Order to Show Cause and the statements made in this certification are based on my personal knowledge and experiences.
2. I am resident and member of the Board of Trustees of Society Hill at Piscataway Condominium Association, Inc., (the “Association.”).
3. I prepared the attached Certification in Support of Probable Cause attached to this Certification as **Exhibit 1**, which was submitted in connection with my criminal complaints against Mr. Vincent Marchitto and Kevin Wine.

I certify that the foregoing statements made by me are true. I am aware that if any of the

foregoing statements made by me are willfully false, I am subject to punishment.

Date: April 10, 2026


Mohiuddin Syed

PISCATAWAY MUNICIPAL COURT

555 Sidney Road, Piscataway, NJ 08854 | Middlesex County

CERTIFICATION IN SUPPORT OF PROBABLE CAUSE*Pursuant to N.J. Court Rule 7:2-2 | Piscataway Municipal Court*

Complainant:	MOHIUDDIN SYED, NJ [Address confidential due to safety concerns — available to Judge/Clerk upon request] (Board Member, Society Hill at Piscataway, December 2022 – Present)
Subject 1:	VINCENT ANGELO MARCHITTO, 477 Harwick Court, Piscataway, NJ 08854
Subject 2:	KEVIN ERIC WINE, 345 Lancaster Court, Piscataway, NJ 08854
Charges:	2C:33-4 Harassment 2C:12-1(a) Assault (Marchitto) 2C:33-4.1 Cyber-Harassment (Wine) Bias Intimidation Investigation Requested (2C:16-1)
Incident Dates:	Dec. 22, 2022 (earliest documented); Sept. 17, 2024; Aug. 26–28, 2025
Location:	550 Chesterfield Drive & Board Email Communications, Piscataway, NJ
Police Incident #:	PIS-PD 25020417 — Approved 08-29-2025, Sgt. Manco D. (Badge 1114)
Date Filed:	March 27, 2026, Summary with Supporting Docs: 4.7.2026

I. INTRODUCTION

Complainant Mohiuddin Syed, a unit owner and member of the Board of Trustees of Society Hill at Piscataway Condominium Association, Inc. from December 2022 through the present, submits this statement in support of probable cause against the Subjects Vincent Angelo Marchitto and Kevin Eric Wine for a sustained, documented pattern of harassment, physical threats, and intimidating conduct directed at Complainant personally — conduct that arose directly from and was enabled by his service on the Board during that period. The incidents described herein are supported by six formal attorney letters, multiple Piscataway Police Department incident reports, Board email records, and mass electronic communications distributed to homeowners through a dedicated website and email list, spanning December 2022 through April 2026. Complainant initiated a formal Alternative Dispute Resolution process on August 28, 2025 to address Subject Wine's conduct through proper channels. Complainant additionally requests that the Court consider whether the sustained personal targeting of Complainant — a Muslim American of Indian national origin — warrants investigation into whether bias under N.J.S.A. 2C:16-1 contributed to the conduct described herein.

II. ESTABLISHED PATTERN — MARCHITTO (December 2022 Onward)

Subject Marchitto's documented conduct toward Association management staff and Board members spans from December 2022 through February 2026, as reflected in six formal attorney letters — the most recent being the March 2, 2026 letter from current Association counsel Becker NE P.C. to Subject Marchitto's attorney [Supporting Document R], which itself encloses the five prior letters and three police reports — and multiple police incident reports. The documented history is as follows:

December 20, 2022 — The Piscataway Police Department responded to 550 Chesterfield Drive (Society Hill Association Office) following a call of a hostile homeowner yelling at management staff (CAD Incident Report #22033983). The dispatch record identifies Subject Marchitto by name and description and notes six prior incidents at the same address. Two days later, on December 22, 2022, Association counsel issued the first formal attorney letter documenting his abusive and disruptive conduct and formally barring him from the clubhouse. [Supporting Document A]

The pattern continued through 2024 and 2025 with additional police responses on August 26, 2025 (Dispatch Incident #25020206 — Vincent Marchitto of 477 Harwick Ct was verbally abusive to staff) and November 5, 2025 (Police Incident #25026238 — Marchitto returned to the clubhouse after being served the trespass notice, classified as Disorderly Conduct, approved by Sgt. Manco D., Badge 1114). In connection with the November 5, 2025 incident, the responding officer advised management that they had the right to come to municipal court to press charges. Additionally, a January 15, 2026 attorney letter from current Association counsel Becker NE P.C. formally notified Subject Marchitto that his conduct at a virtual Board meeting breached the Association's Meeting Conduct Policy (Policy Resolution No. 1) and constituted a breach of a Code of Conduct agreement he personally signed on December 15, 2025 — less than one month prior.

Subject Marchitto is the adult son of the titled owner of Unit 477 at 477 Harwick Court. He had no ownership or membership standing at the time of the December 2022 incident, the September 2024 threat, or the attorney letters through June 2025. He was added to the deed of Unit 477 in July 2025 — after three formal bans had already been issued. The six formal attorney letters issued to Subject Marchitto are: December 22, 2022 [Supporting Document A]; September 24, 2024 [Supporting Document C]; June 6, 2025 [Supporting Document D]; August 26, 2025 [Supporting Document E]; January 15, 2026 (Becker NE P.C. — Notice to Cease following virtual Board meeting conduct); and March 2, 2026 [Supporting Document R] — all of which are enclosed within or referenced in Supporting Document R. As documented in Supporting Document R, Association counsel formally suspended Subject Marchitto from the Board effective March 2, 2026, prohibited him from entering the clubhouse pursuant to By-Law Section 4.12, barred him from coming within 20 feet of management staff, and directed all future communications through his attorney. The direct, documented threat to Complainant personally occurred on September 17, 2024, as described in Section III below. [Supporting Document B]

III. INCIDENT 1 — DIRECT PHYSICAL THREAT TO COMPLAINANT (September 17, 2024)

A. The Threatening Conduct

On September 17, 2024, Complainant conducted a duly noticed open Board of Trustees meeting inside the Society Hill clubhouse. Subject Marchitto was present as a non-member attendee. During the meeting he was disruptive and talkative through the Q&A period. As the meeting concluded and Subject Marchitto was leaving the clubhouse, he directed a personal physical challenge at Complainant in the presence of witnesses, stating:

"To see him outside — man to man."

In Complainant's observation, this statement constituted a challenge to meet physically, made by a person with a documented history of aggressive conduct toward Association personnel, directed personally at Complainant — then a serving Board member — in an official setting and in the presence of other attendees.

B. Immediate Documentation & Legal Response

Complainant documented the threat the same evening at 11:18 PM in a written email to Association counsel Susan J. Radom, Esquire, copying select Board members. [Supporting Document B — Email: Meeting Disruptions and Threat from Unit 477, September 17, 2024] Association counsel issued a formal cease-and-desist letter to Subject Marchitto dated September 24, 2024 (via First Class and Certified Mail, RRR#: 9589 0710 5270 0606 9623 34). [Supporting Document C] The letter confirmed Subject Marchitto had conducted himself in a rude, aggressive, and disruptive manner contrary to even a minimal standard of civility, formally barred him from all future Board and membership meetings, and directed him to cease all direct interaction with Association personnel.

Critically, on September 24, 2024 — the same day the formal bar notice letter [Supporting Document C] was issued — Subject Marchitto entered the management office and indicated to the property manager that he had prior knowledge of the Board's internal deliberations about restricting his access, stating he had heard about it the night before. [Supporting Document J] In response to Complainant's inquiry, Board members confirmed in writing that they had not shared internal Board information with Marchitto — with the exception of Board members Anthony Blanco and Subject Wine, who did not provide written confirmation. [Supporting Document J] Complainant submits this sequence for the Court's consideration alongside the August 26, 2025

incident in which Subject Marchitto entered the management office reciting internal Board email content verbatim. [Supporting Document H, Supporting Document E]

IV. INCIDENT 2 — CONTINUED TRESPASS & AGGRESSION AT MANAGEMENT OFFICE (August 26, 2025)

Notwithstanding three prior formal legal notices banning him from Association premises — December 2022, September 2024, and June 6, 2025 [Doc. A, Doc. C, Doc. D] — Subject Marchitto entered the Society Hill management office on August 26, 2025 in a loud, aggressive, and combative manner, verbally abused staff, and was found to be reciting verbatim content from confidential internal Board email communications. It is noted that Subject Marchitto was added to the deed of Unit 477 in July 2025, approximately one month prior to this incident. While this may confer certain ownership rights as a member of the Association, it does not grant any right to engage in threatening, abusive, or harassing conduct toward Association employees, Board members, or management personnel. The conduct bans issued by Association counsel remain valid on the basis of behavior, independent of ownership status. The Association's attorney, with full knowledge of his ownership status, reissued the formal trespass notice on August 26, 2025 [Supporting Document E], confirming that his behavior — not merely his membership standing — is the operative basis for the bar.

The Association's attorney issued a formal trespass notice that same day, August 26, 2025 (via Overnight, Regular, and Certified Mail #: 1z25e05y2210001132 and 9589 0710 5270 1904 1207 85). [Supporting Document E] The letter advised Subject Marchitto in unambiguous terms that his presence on the property constitutes criminal trespass and that any further trespass or assault toward employees, volunteers, agents, or other members would result in immediate calls to the authorities and complaints filed with law enforcement.

NOTE: The Association's Community Manager filed a separate municipal court complaint arising from Subject Marchitto's conduct toward management staff, which has been referred to mediation by this Court as an independent matter. A subsequent incident on February 26, 2026 — documented by current Association counsel Becker NE P.C. in a formal letter to Subject Marchitto's attorney dated March 2, 2026 [Supporting Document R] — recorded another hostile confrontation at the clubhouse involving management staff, referencing prior police responses on December 20, 2022 (CAD #22033983), August 26, 2025 (Dispatch #25020206), and November 5, 2025 (Incident #25026238), as well as a January 15, 2026 Notice to Cease. Complainant references these matters solely to provide the Court with a complete picture of Subject Marchitto's continuing pattern of conduct toward Association personnel through the date of this filing.

V. INCIDENT 3 — THREATENING EMAILS BY WINE & REFUSAL TO RETRACT (August 27–28, 2025)

A. The Threatening Email — August 28, 2025, 2:07 AM

On August 26, 2025, the Association's property management circulated a formal incident report to the Board documenting Subject Marchitto's conduct at the management office and requesting the Board address the matter. Complainant, then serving as Board President, responded to that incident report communication by reminding all Board members of their professional conduct obligations under the Board's adopted Code of Conduct [Supporting Document M]. Subject Wine — a fellow Board Trustee — sent a reply at 2:07 AM on August 28, 2025, addressed to the full Board, Association counsel, and property management. [Supporting Document H] That reply contained the following statements directed personally at Complainant:

"Yes — you should be concerned for your safety if you push people too far."

"If you need to run the association from a bunker, something is wrong with you — not the association."

Complainant found the first statement particularly alarming. Subject Wine's statement appeared to directly link Complainant's personal safety to whether his official decisions were agreeable to others. This communication was sent in writing to multiple recipients simultaneously — the full Board, Association counsel, and property management — the morning after an aggressive incident at the management office involving an individual whose conduct Subject Wine had publicly supported.

When Complainant formally raised personal safety concerns in the same email chain, Subject Wine responded that the fear of personal safety was 'being exaggerated to make political theater.' Subject Wine did not acknowledge the safety concern or reference the prior documented incidents. Complainant found this response insufficient and alarming, given the documented history of prior threats and attorney correspondence. It was this dismissal of his safety concerns that led Complainant to report the matter directly to the Piscataway Police Department the following day, as documented in the approved incident report. [Doc. H, Doc. I]

It was precisely because of this dismissal — Subject Wine's explicit refusal to acknowledge the seriousness of Complainant's safety concerns — that Complainant found it necessary to report the matter directly to the Piscataway Police Department the following day. Complainant's statement to Officers Perez Jr. and Medvecky on August 28, 2025 explicitly identified his concerns for the safety of his home and family as the reason for his report, a fact documented in the approved police incident narrative. Subject Wine's rebuff of those same concerns the night before is the direct cause of that police report.

B. Formal Demand for Retraction — Subject Wine's Deliberate Refusal

On August 27, 2025, Complainant issued a formal written demand to Subject Wine requiring: (1) clarification or retraction of the safety-linked statement; (2) written acknowledgment of the duty to maintain confidentiality of Board communications; and (3) a written commitment to professional conduct. [Supporting Document H] Subject Wine's response was an explicit, defiant refusal:

"I'm afraid I will not be able to retract any statements. You are being ridiculous."

"So go ahead and formally advise all you want, ban all you want, retaliate all you want."

Subject Wine did not retract or clarify either statement. He responded that he was unable to retract any statements and added: 'So go ahead and formally advise all you want, ban all you want, retaliate all you want.' Complainant submits this documented refusal to retract for the Court's consideration as to Subject Wine's intent in making the original statements.

C. Electronic Communications via savethehill.org — N.J.S.A. 2C:33-4.1

Subject Wine operated a website (savethehill.org) and mass email distribution list through which he sent electronic communications to the Association's homeowner community that named and described Complainant personally. Complainant submits the following electronic communications for the Court's consideration under N.J.S.A. 2C:33-4.1, which addresses electronic communications made with purpose to harass another or in a manner likely to cause annoyance or alarm:

- On August 25, 2025, Subject Wine distributed a mass electronic communication via savethehill.org to all homeowners on his mailing list characterizing Board leadership as a 'dictator' and directly naming Complainant in connection with false and damaging statements. [Supporting Document F]
- On August 31, 2025 — three days after sending the threatening emails and the same day he received formal notice of the ADR proceedings — Subject Wine distributed a second mass electronic communication titled 'Candidate's Night Report, Board Member Removal Begins!' [Supporting Document N] containing the following statements directed personally at Complainant published to the entire community:

In his August 31, 2025 mass email to homeowners, Subject Wine published the following statement regarding Complainant's documented safety concerns: "President Syed is so full of himself that he has now insisted that an armed security guard be at every meeting because his personal safety is not negotiable. If he keeps moving like he does he probably should be worried, but that is something he has brought upon himself." This statement was distributed electronically to hundreds of homeowners. Complainant notes that the statement suggests his personal safety concerns are self-inflicted, published three days after Subject Wine had communicated to the full Board that Complainant "should be concerned for your safety if you push people too far."

Second, Wine wrote regarding the community's response to Complainant's governance: "when the very system by which we resolve these matters in a civilized way becomes itself corrupted, there are going to be sparks." Published to the entire community three days after threatening Complainant's personal safety in a private Board email, the word "sparks" in this context is a foreseeable incitement — a public warning that violence or serious disruption is an expected consequence of Complainant's continued service. This language, disseminated electronically to hundreds of residents, satisfies the elements of cyber-harassment and, read with the August 28 emails, constitutes a continuing course of threatening electronic communications.

- On April 1, 2026, Subject Wine distributed a third mass electronic communication via savethehill.org titled 'Save The Hill News - 2026 Election Update, Another Lawsuit, Candidate Nominations.' [Supporting Document O] In that communication, Subject Wine continued his pattern of publicly naming and targeting Complainant, attributed the Association's election litigation costs to Complainant's governance decisions, and mischaracterized the Board's reliance on legal counsel's advice as wrongdoing — distributing these statements to the Association's full homeowner mailing list. This communication establishes that Subject Wine's electronic campaign targeting Complainant by name was active and ongoing as of April 1, 2026, two days before this complaint was filed.

Complainant submits these electronic communications, taken together with the direct Board email communications of August 28, 2025, for the Court's consideration in determining whether probable cause exists under N.J.S.A. 2C:33-4.1.

C(i). Knowingly False Statements of Fact — Published to Hundreds of Homeowners

Of particular legal significance is a specific factual misrepresentation Subject Wine published in his August 31, 2025 mass email [Supporting Document N]. In describing the conduct of Subject Marchitto and other individuals at Board meetings, Wine wrote to the entire homeowner community:

"I have not directly witnessed any of the exchanges, but I hear about them and apparently there is sometimes some yelling involved. But that has been it — no threats, no fighting words, no physical contact."

This statement is demonstrably and provably false — and Subject Wine knew it was false when he published it. The documentary record establishes beyond dispute that threats, fighting words, and threatening physical conduct did in fact occur, all of which were documented in writing and transmitted directly to Subject Wine as a Board member:

- September 17, 2024 — Complainant emailed Association counsel and select Board members documenting Subject Marchitto's direct physical challenge: 'to see him outside, man to man.' [Supporting Document B] Subject Wine was not a named recipient of this initial email.
- September 19, 2024 — Complainant sent a second email to all Board members including Subject Wine formally documenting 'clear and blatant disregard of meeting policies with constant disruptions, disrespectful comments/behavior, and threats to Board Member' and requesting armed security in response. [Supporting Document K] Subject Wine replied directly to this email chain, confirming he had read and received it.
- September 23, 2024 — Association counsel Susan J. Radom, Esquire responded to the full Board email chain — again including Subject Wine — explicitly listing 'specific threats against members or attendees' and 'inciting violence or using fighting words' as conduct already exhibited at meetings, and recommending a uniformed police officer for future meetings. [Supporting Document K] Subject Wine was a named recipient of counsel's safety email.
- September 24, 2024 — The Association's attorney issued a formal cease-and-desist letter to Subject Marchitto confirming his 'rude, aggressive and disruptive manner' and formally barring him from all meetings. [Supporting Document C] This letter was copied to the full Board.
- August 28, 2025 — The Piscataway Police Department approved Incident Report No. 25020417 classifying Marchitto's conduct as 2C:33-4 Harassment, with Marchitto listed as a suspect. [Supporting Document I] This police report arose directly from the same conduct Wine falsely characterized as involving 'no threats, no fighting words, no physical contact.'

Subject Wine was a named recipient of the Board email communications dated September 19, 23, and 24, 2024 referenced above — he was not a recipient of the initial September 17 email to counsel. The Piscataway Police Department Incident Report No. 25020417 is the only other document in this record that Subject Wine would not have received directly. Complainant submits for the Court's consideration that Subject Wine's August 31, 2025 statement to hundreds of homeowners — that the conduct involved 'no threats, no fighting words, no physical contact' — is directly contradicted by the written Board communications he personally received from September 19, 2024 onward. Complainant found this public characterization alarming and damaging to his standing in the community where he resides.

D. ADR Good Faith — Subject Wine's Weaponization of the Process

On August 28, 2025, following the Board email exchange and the police report filed that same day, Complainant requested initiation of a formal Alternative Dispute Resolution process through the Association's property manager and Association counsel to address Subject Wine's conduct — specifically his public dissemination of internal Board communications to homeowners. The CAI-NJ ADR Mediation Request Form was provided to Complainant at 12:53 PM on August 28, 2025. [Supporting Document P] Complainant completed, signed, and returned the form the same day at 3:25 PM. [Supporting Document Q] The ADR form addressed Subject Wine's conduct and his public communications to homeowners — it did not seek his removal from the Board. The ADR process is a standard dispute resolution mechanism available to community association members under N.J.A.C. 5:26-8.2(c).

Subject Wine, upon receiving notice of the ADR process, published its existence to homeowners via his August 31, 2025 mass email [Supporting Document N], characterizing it publicly as Complainant 'forcibly removing me from the Board of Trustees' and describing it as 'putting me on trial.' The ADR form and process do not reference removal — they address dispute resolution regarding conduct. Subject Wine's public characterization of the ADR process to hundreds of homeowners is submitted for the Court's consideration as part of the overall pattern of electronic communications targeting Complainant.

The ADR documents confirm: (1) Complainant acted immediately and in good faith to resolve the dispute through proper channels on August 28, 2025; (2) Subject Wine received notice of the ADR on August 28, 2025; and (3) rather than participating, Subject Wine published a defamatory account of the process to the community within three days. This sequence — threat, police report, ADR filing, and Wine's public weaponization of the ADR — all occurred within a 72-hour period, demonstrating a coordinated and deliberate course of harassment.

E. Request for Bias Intimidation Investigation — N.J.S.A. 2C:16-1

Complainant respectfully requests that the Court and the Municipal Prosecutor consider whether the conduct described herein was motivated in whole or in part by bias based on Complainant's race, religion, or national origin. Complainant is a Muslim American of Indian national origin. Both Subjects are identified in the police record as white males. Complainant submits the following observations for the Court's consideration:

- The sustained personal targeting of Complainant — by name, repeatedly, through multiple channels — while other Board members of different backgrounds were not similarly targeted, is consistent with personal animus directed at Complainant's identity in addition to his governance role.
- Subject Wine's public characterization of Complainant as a 'king' and 'dictator' — language with historically charged connotations when applied to minority leaders in positions of authority — and his references to 'other places in the world' where such actions 'would land you in jail and quite possibly dead' [Supporting Document N], may reflect cultural and ethnic stereotyping directed at a Muslim American leader of Indian origin.
- Following the September 17, 2024 threat to Complainant, internal Board communications discussing the response — including the forthcoming bar notice letter [Supporting Document C] — were documented as having reached Subject Marchitto prior to the letter's issuance, as evidenced by his confrontation at the management office on September 24, 2024, the same day the formal bar notice was sent. In August 2025, Subject Marchitto's conduct was directed primarily at management staff, giving rise to a separate independent complaint before this Court. Complainant submits the pattern of Subject Marchitto obtaining knowledge of internal Board communications followed by confrontational conduct at the management office for the Court's consideration. [Supporting Document J, Supporting Document H, Supporting Document E]

Complainant acknowledges that a formal bias intimidation charge under N.J.S.A. 2C:16-1 requires evidence of purpose to intimidate based on a protected characteristic. Complainant does not assert that the existing documentary record, standing alone, conclusively establishes that element. Rather, Complainant requests that the Court and the Municipal Prosecutor note this concern and consider whether an investigation — including a review of the Subjects' prior communications, associations, and patterns of conduct — is warranted to determine whether bias motivated or contributed to the sustained targeting of Complainant.

F. Police Report

On August 28, 2025, Complainant reported the communications to the Piscataway Police Department. [Supporting Document I] Officers Perez Jr. (Badge 1217) and Medvecky took Complainant's sworn statement and reviewed the email evidence. The officer narrative records that Complainant reported being alarmed due to concern for the safety of his home and family. The Department issued Incident Report No. 25020417 classifying the reported offense as 2C:33-4 Harassment, listing Complainant Mohiuddin Syed as the victim and both Vincent Angelo Marchitto and Kevin Eric Wine as suspects. The report was approved by Sgt. Manco D. (Badge 1114) on August 29, 2025.

VI. SUMMARY OF FACTS IN SUPPORT OF PROBABLE CAUSE

Complainant respectfully submits the following documented facts for the Court's review in determining whether probable cause exists to issue complaints under N.J.S.A. 2C:33-4 (Harassment), N.J.S.A. 2C:12-1(a) (Simple Assault), and N.J.S.A. 2C:33-4.1 (Cyber-Harassment):

Complainant notes that Subject Wine may assert a free speech defense with respect to his public communications. Complainant respectfully submits that the communications at issue go beyond protected opinion or policy criticism — particularly those conditioning Complainant's personal safety on his official conduct and those where retraction was explicitly refused when formally requested. Complainant submits the documented communications for the Court's review and requests the Court determine whether they constitute protected speech or conduct that falls within the scope of N.J.S.A. 2C:33-4 and N.J.S.A. 2C:33-4.1.

- **Multi-Year Documented Pattern (Marchitto):** Subject Marchitto's conduct toward Association personnel is documented across six formal attorney letters (December 22, 2022 [Doc. A]; September 24, 2024 [Doc. C]; June 6, 2025 [Doc. D]; August 26, 2025 [Doc. E]; January 15, 2026; and March 2, 2026 [Doc. R]), multiple Piscataway Police Department responses (CAD #22033983, December 20, 2022; Dispatch #25020206, August 26, 2025; Incident #25026238, November 5, 2025), and the March 2, 2026 formal Board suspension and proximity prohibition documented in Supporting Document R. Subject Marchitto personally signed a Code of Conduct agreement on December 15, 2025 and violated it within weeks. At the time of the December 2022 incident, the September 2024 threat, and the attorney letters through June 2025, Subject Marchitto had no ownership standing. His July 2025 deed addition does not nullify behavior-based restrictions confirmed by multiple independent legal notices.
- **Physical Threat / Assault (Marchitto):** On September 17, 2024, Subject Marchitto issued a direct personal physical challenge — "to see him outside, man to man" — to Complainant as he departed a Board meeting, in the presence of witnesses, documented the same evening by Complainant to Association counsel. [Doc. B, Doc. C]
- **Continued Trespass in Defiance of Legal Notice (Marchitto):** On August 26, 2025, Subject Marchitto trespassed on Association property in direct defiance of the three prior formal bans, engaging in aggressive and abusive conduct toward staff. [Doc. D, Doc. E]
- **Public Defamation & Targeting Campaign (Wine):** Subject Wine publicly defamed and targeted Complainant by name through mass homeowner email communications [Doc. F] and campaign flyers distributed to homeowners' doors [Doc. G1, G2], characterizing Board leadership as a "dictator" and publicly defending individuals formally barred from Association premises — creating and amplifying a hostile environment that emboldened further harassment.
- **Written Statements re: Complainant's Safety (Wine):** On August 28, 2025 at 2:07 AM, Subject Wine transmitted written statements to multiple recipients — the full Board, Association counsel, and management — stating that Complainant 'should be concerned for your safety if you push people too far' and that if Complainant needed to 'run the association from a bunker, something is wrong with you.' [Doc. H]
- **Dismissal of Safety Concerns (Wine):** When Complainant formally raised personal safety concerns in the Board email chain, Subject Wine explicitly dismissed them as "political theater" — demonstrating knowing awareness of the threatening environment and deliberate indifference to Complainant's safety. Complainant's decision to report to the Piscataway Police Department the

following day was a direct consequence of this dismissal, as documented in the officer narrative. [Doc. H, Doc. I]

- **Deliberate Refusal to Retract (Wine):** When formally demanded in writing to clarify or retract, Subject Wine explicitly refused, stating he could not retract his statements and that Complainant should "go ahead" with any formal action. [Doc. H] This confirms the threatening statements were knowing and intentional.
- **Cyber-Harassment via Electronic Platform (Wine):** Subject Wine operated a dedicated website and mass email platform (savethehill.org) as vehicles for sustained electronic harassment of Complainant, distributing threatening and defamatory content by name to hundreds of homeowners on August 25, 2025 [Doc. F], August 31, 2025 [Doc. N], and April 1, 2026 [Doc. O] — including a public statement that Complainant 'probably should be worried' and that 'there are going to be sparks' — satisfying the elements of cyber-harassment under N.J.S.A. 2C:33-4.1.
- **ADR Initiated in Good Faith — Wine's Public Mischaracterization:** On August 28, 2025, Complainant requested initiation of the CAI-NJ ADR process through the property manager regarding Subject Wine's conduct and public communications targeting Complainant. Complainant completed and signed the CAI-NJ ADR Mediation Registration Form the same day. [Doc. P, Doc. Q] The ADR process is available under N.J.A.C. 5:26-8.2(c). Subject Wine publicly described the ADR process to homeowners as Complainant attempting to forcibly remove him — a characterization not reflected in the ADR form or process. [Doc. N]
- **Bias Intimidation — Investigation Requested (N.J.S.A. 2C:16-1):** Complainant, a Muslim American of Indian national origin, was repeatedly and personally targeted by both the Subjects while other Board members were not similarly singled out. The sustained personal nature of the targeting, the 'king' and 'dictator' characterizations, and references to 'other places in the world' where such leadership 'would land you in jail' support a request for investigation into whether bias under N.J.S.A. 2C:16-1 motivated or contributed to the conduct.
- **Independent Law Enforcement Corroboration:** The Piscataway Police Department independently reviewed the evidence, took Complainant's sworn statement, and approved Incident Report No. 25020417 classifying the conduct as 2C:33-4 Harassment, with both the Subjects listed as suspects. [Doc. I]

VII. PERSONAL IMPACT AND APPEAL TO THE COURT

Complainant respectfully brings to the Court's attention the personal toll that the conduct described in this certification has caused — not as an element of legal argument, but as a statement of fact from an individual who has endured this pattern for over three years while volunteering in service to his community.

The physical threat issued by Subject Marchitto on September 17, 2024 — made in a public setting in front of witnesses — has caused Complainant persistent anxiety whenever he attends Association meetings or functions at the community where he resides. Complainant has been compelled to consider his personal security in his own neighborhood and has had to advise family members of safety concerns arising directly from his Board service. This is not a position any volunteer community member should be placed in.

Subject Wine's written statements on August 28, 2025 — stating that Complainant 'should be concerned for your safety if you push people too far' — caused Complainant genuine fear for his personal safety and that of his home, family, and guests. Complainant reported these concerns to the Piscataway Police Department the following day specifically because he was alarmed for his family's wellbeing. The officer narrative independently documents this fear. In the days and weeks that followed, Complainant experienced difficulty sleeping, heightened anxiety, and a persistent sense of personal vulnerability that has not fully abated. No Board member — and no person — should be placed in fear for their family's safety as a consequence of volunteer community service.

Subject Wine's ongoing mass electronic communications — published to hundreds of Complainant's neighbors by name, characterizing him falsely and disparagingly — have caused Complainant reputational harm in the community where he lives and has resided for years. Complainant has experienced the distress of being publicly and repeatedly maligned to his own neighbors through electronic communications that he cannot prevent and that remain accessible through Subject Wine's website.

Taken together, the documented conduct of both Subjects has caused Complainant sustained emotional distress, disruption to his personal and family life, loss of sleep, anxiety attending community functions, and genuine ongoing concern for the safety of himself, his family, and visitors to his home.

Complainant respectfully appeals to this Court to review the facts presented in this certification and the accompanying supporting documents, and to make an independent determination as to whether probable cause exists to issue complaints against Subject Vincent Angelo Marchitto and Subject Kevin Eric Wine for the offenses described herein. Complainant further requests that the Court, upon any finding of probable cause, consider conditions that would protect Complainant, his family, and Association management staff from further contact by either Subject — including at Complainant's residence, workplace, any Association property, or through electronic communications, social media, or mass email platforms.

Complainant additionally respectfully requests that the Municipal Prosecutor consider whether an investigation into possible bias motivation under N.J.S.A. 2C:16-1 is warranted, given the sustained personal targeting of Complainant — a Muslim American of Indian national origin — by name through mass electronic communications to hundreds of homeowners, while other Board members were not similarly singled out.

Finally, Complainant appeals to this Court for protection from further retaliation. The documented history presented herein reflects a pattern in which formal actions taken to address threatening conduct — reporting incidents to counsel, requesting ADR, filing police reports, and now filing this certification — have themselves been met with further escalation. Subject Wine publicly characterized the ADR process as political persecution and distributed that characterization to hundreds of homeowners within days of being notified of it. Subject Marchitto continued to appear at Association premises in defiance of each successive formal notice. Complainant is not filing this certification to silence legitimate criticism or disagreement — he has endured years of both. He files it because the conduct has crossed from criticism into threats, intimidation, and a sustained effort to alarm him personally, damage his reputation in his own community, and create fear for his family's safety. Complainant respectfully asks the Court to consider that any further retaliation against him — in the form of electronic communications, physical presence, or public mischaracterization of these proceedings — would compound the harm already documented herein, and requests that the Court take this concern into account in any conditions it may impose.

VIII. CERTIFICATION

I, Mohiuddin Syed, certify that the foregoing statements are true. I am aware that if any of the foregoing statements are wilfully false, I am subject to punishment.

NOTE: Complainant's residential address is confidential due to documented safety concerns arising directly from the conduct described herein. Complainant's address is available to the Judge or Court Clerk upon request.

Signature: 

Name: Mohiuddin Syed Date: March 27, 2026

Address: Confidential due to safety concerns — available to Judge/Clerk upon request

Telephone: 862-312-3870 | Email: mohi2210@yahoo.com

IX. SUPPORTING DOCUMENTS REFERENCED

- Supporting Document A: Attorney Letter — Threatening and Harassing Behavior, Radom & Wetter to Vincent Marchitto (December 22, 2022, Certified Mail RRR# 7019 1640 0001 1176 3869)
- Supporting Document B: Email — 'Meeting Disruptions and Threat from Unit 477,' Mohiuddin Syed to Association Counsel (September 17, 2024)
- Supporting Document C: Attorney Letter — Comportment / Formal Bar from Premises, Radom & Wetter to Vincent Marchitto (September 24, 2024, Certified Mail RRR#: 9589 0710 5270 0606 9623 34)
- Supporting Document D: Attorney Letter — Continued Bar Notice, Radom & Wetter to Vinny Marchitto (June 6, 2025, Certified Mail #: 9589 0710 5270 2321 2612 42)
- Supporting Document E: Attorney Letter — Formal Trespass Notice, Radom & Wetter to Vincent Marchitto (August 26, 2025, Certified Mail #: 9589 0710 5270 1904 1207 85 / Overnight: 1z25e05y2210001132)
- Supporting Document F: Save The Hill / savethehill.org Mass Email to Homeowners — '2025 Election Drama is ON' (August 25, 2025)
- Supporting Document G1a: Homeowner Flyer — Targeting Complainant by Name, Front (Save The Hill)
- Supporting Document G1b: Homeowner Flyer — Targeting Complainant by Name, Back (Save The Hill)
- Supporting Document G2: Homeowner Flyer — Defending Individuals Formally Barred from Association Premises (Save The Hill)
- Supporting Document H: Email Chain — Incident Report / Safety Concerns / Subject Wine's Statements / Refusal to Retract (August 26–28, 2025)
- Supporting Document I: Piscataway Police Department Incident Report No. 25020417 — Harassment, Complainant as Victim, Marchitto and Wine as Suspects (Reported 08-28-2025, Approved 08-29-2025)
- Supporting Document J: Email Chain — Board Email Leaks / 477 Harwick Ct Complaint / Board Member Confirmations (September 24, 2024)
- Supporting Document K: Board Safety Email Chain — Subject Wine's Comment, Counsel Safety Recommendation, Board Member Responses (September 19–24, 2024)
- Supporting Document L: Board Member Safety Corroboration Emails (September 24, 2024)
- Supporting Document M: Society Hill Board Member Code of Conduct and Confidentiality Agreement, signed by Complainant (November 19, 2025)
- Supporting Document N: Save The Hill Mass Email — 'Candidate's Night Report, Board Member Removal Begins!' — containing 'sparks,' 'worried,' and 'king' statements directed at Complainant (August 31, 2025)
- Supporting Document O: Save The Hill Mass Email — 2026 Election Update, Ongoing Campaign targeting Complainant (April 1, 2026)
- Supporting Document P: ADR Request Email and Form — Property Management to Complainant (August 28, 2025, 12:53 PM)
- Supporting Document Q: CAI-NJ ADR Mediation Registration Form — Completed and Signed by Complainant (August 28, 2025, 3:25 PM)
- Supporting Document R: Becker NE P.C. Letter to Subject Marchitto's Counsel — Documenting February 26, 2026 Incident, Prior Police Responses (CAD #22033983, Dispatch #25020206, Incident #25026238), January 15, 2026 Notice to Cease, Board Suspension, and 20-Foot Proximity Prohibition (March 2, 2026)

BECKER NE P.C.

John Prisco (Bar Id. No. 030022010)
360 Mount Kemble Avenue, Suite 2004
Morristown, New Jersey 07960
(973) 898-6502
Attorneys for Defendants

KEVIN WINE and VINCENT
MARCHITTO, individually and on behalf of
all others similarly situated,

Plaintiffs

v.

SOCIETY HILL AT PISCATAWAY
CONDOMINIUM ASSOCIATION, INC.;
BOARD OF TRUSTEES OF SOCIETY
HILL AT PISCATAWAY.; MATTHEW
PHILLIPS; MOHIUDDIN SYED; MARK
KELSEY; YUQING WAN; JOHN DOES 1-
10, and ABC CORPS. 1-10

Defendants.

SUPERIOR COURT OF NEW JERSEY

**CHANCERY DIVISION – GENERAL
EQUITY, MIDDLESEX COUNTY**

CIVIL ACTION

DOCKET NO. MID-C-50-26

**CERTIFICATION OF SONIA
DANQUAH**

I, Sonia Danquah, certify as follows:

1. I am providing this certification in support of the Association’s Opposition to the Plaintiff’s Order to Show Cause and the statements made in this certification are based on my personal knowledge and experiences.
2. I am employee of FirstService Residential and the Community Manager for Society Hill at Piscataway Condominium Association, Inc., (the “Association”), a position I have held since June 2025.
3. Since assuming management of the Association, I have been subjected to a continuous and escalating pattern of hostile, aggressive, and harassing behavior by Mr. Vincent Marchitto.

4. On August 26, 2025, Mr. Marchitto entered the management office in a loud, intimidating, aggressive, and combative state accusing me of legal violations and verbally harassing and abusing me.
5. During this August encounter, I felt so threatened by his behavior that I was forced to contact the police and file an official complaint. See Exhibit A.
6. I was advised by patrol to issue a no-trespass letter barring him from the clubhouse, which was issued to him. See Exhibit B.
7. On November 5, 2025, Mr. Marchitto knowingly violated prior legal directives by returning to the clubhouse in person for an Association meeting after being served with a letter from Association counsel stating he was no longer welcome. See Exhibit C.
8. To be permitted back into the clubhouse following these incidents, Mr. Marchitto signed a formal agreement on December 15, 2025, promising to abide by the Association's code of conduct. See Exhibit D.
9. On January 15, 2026, I was copied on a formal "Notice to Cease" issued to Mr. Marchitto for breaching his conduct agreement by acting inappropriately and disrupting the meeting with his aggressive and hostile behavior. See Exhibit E.
10. On February 26, 2026, another severe incident occurred when Mr. Marchitto burst into the clubhouse in an aggressive and angry state yelling at me and wagging his finger near my face and falsely accused me of intentionally blocking his computer access.
11. Mr. Marchitto's behavior during this February incident became so unpredictable and aggressive that I was forced to lock myself and my assistant in the management office in fear for our physical safety.

12. Upon exiting the office, Mr. Marchitto forcefully slammed the clubhouse door and continued to yell threats.
13. Police responded to this confrontation, where I reported that Mr. Marchitto's behavior made me feel threatened and afraid for my safety. See Exhibit F.
14. In connection with my police report of the February incident, on April 7, 2026, a Municipal Mediation Agreement was executed wherein Mr. Marchitto consented to initiate no direct or indirect contact with me, including personal visits, phone calls, text messages, and emails. See Exhibit G.
15. Due to these safety concerns, the Association had to fundamentally alter our daily operations, including seeing homeowners strictly by appointment and keeping the main clubhouse door locked during office hours. See Exhibit H.
16. The Board has also authorized the installation of an access-controlled office door to provide a physical barrier to prevent further unauthorized entry or harassment. See Exhibit H.
17. The cumulative emotional toll of these incidents has left me feeling anxious, unsettled, and vulnerable while attempting to perform my professional responsibilities.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Date: April 10th, 2026

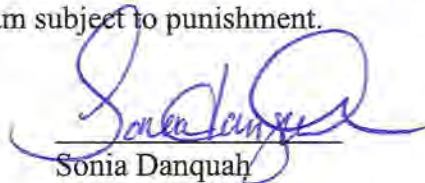

Sonia Danquah

EXHIBIT A



PISCATAWAY POLICE DEPARTMENT
PISCATAWAY, NJ
Dispatch Incident
25020206

Printed on: 09/05/2025 10:53:11

Basic Information					
INCIDENT #		DATE/TIME RECEIVED		CALL TAKER	
25020206		08-26-2025 10:06:57		lcoppola	
INCIDENT TYPE	DESCRIPTION	PRIORITY	ALARM LEVEL	FIRE PLAN TYPE	
VERBAL DISPUTE		2		A	
MUN. CODE	MUNICIPALITY	BOX ID	BUSINESS NAME		
1	PISCATAWAY		SOCIETY HILL ASSOC OFFICE		
CORRECT LOCATION					
SOCIETY HILL ASSOC OFFICE / 550 CHESTERFIELD DR					
ADDRESS	STREET NAME	APT #	FLOOR	CROSS STREET	
550	CHESTERFIELD DR				
NEAR		LANDMARKS			
HAMPSHIRE CT TO CANTERBURY CT					
ADDITIONAL LOCATION INFORMATION					
REPORTING PERSON		RP PHONE	HOW RECEIVED		RP REFUSED?
			TELEPHONE		NO
REPORTING PERSON ADDRESS					
LATITUDE		LONGITUDE		FORCED?	
40.53169		-74.45646		NO	
UPDATED BY	DATE/TIME UPDATED	CLOSED BY		DATE/TIME CLOSED	
	08-26-2025 10:33:07	akasapidis		08-26-2025 10:47:31	

Geocodes		
DISPATCH CLASS	MAP LAYER	MAP AREA
FIRE/RESCUE	ENGINE DISTRICT	DIST2
FIRE/RESCUE	FIRE BOX	1643
FIRE/RESCUE	RESCUE DISTRICT	RRRS
POLICE	REPORTING AREA	204



PISCATAWAY POLICE DEPARTMENT
PISCATAWAY, NJ
Dispatch Incident
25020206

Printed on: 09/05/2025 10:53:11

POLICE	SECTOR	2
--------	--------	---

Incident Report Numbers			
AGENCY	INCIDENT NUMBER	DATE/TIME ASSIGNED	ASSIGNED BY
PIS-PD	25020206	08-26-2025 10:33:07	lcoppola

Incident Types	
DISPATCH CLASS	INCIDENT TYPE
AMBULANCE	
FIRE/RESCUE	
MEDICS	
POLICE	

Incident Notes			
DATE/TIME ENTERED	TYPE	USER ID	NOTE
08-26-2025 10:09:28	CALL-TKR	lcoppola	Vincent Marcitto of 477 Harwick Ct was verbally abusive to staff. Caller wishes to document the incident. Occurred 10 mins ago, male left the area.
08-26-2025 10:09:32	INFO	auto	*Leasing office is at the clubhouse. Corner of Chesterfield Dr/Buckingham Dr
08-26-2025 10:09:32	PAST INC	auto	THERE ARE 6 PAST INCIDENTS AT 550 CHESTERFIELD DR
08-26-2025 10:49:47	INFO	akasapi dis	patrol updates: spoke to the caller she is satisfied speaking to patrol. she was advised to send the resident a no trespass letter not allowing him in the club house

Units and Personnel		
AGENCY	UNIT ID	PERSONNEL
PIS-PD	801	BELL, JR., F

Unit Statuses



PISCATAWAY POLICE DEPARTMENT
PISCATAWAY, NJ
Dispatch Incident
25020206

Printed on: 09/05/2025 10:53:11

UNIT ID	TIME	STATUS	LOCATION	AVAILABL E?	DISPATCHER
801	08-26-2025 10:33:07	RESP		NO	lcoppola
801	08-26-2025 10:39:16	ONLOC		NO	kcase
801	08-26-2025 10:47:31	CLEAR		YES	akapidis

Dispositions				
TYPE	DISPOSITION	INCIDENT REPORT?	ACCIDENT REPORT?	ASSIGNED TO
POLICE	HAND BY OFF	NO	NO	PIS-PD 1132 BELL, JR., F

EXHIBIT B



August 26, 2025

*Sent via Overnight, Regular and Certified Mail #: 1z25e05y2210001132 and
9589 0710 5270 1904 1207 85*

Susan J. Radom
& Mark A. Wetter

Vincent Marchito
477 Harwick Court
Piscataway, New Jersey 08854

**Re: Society Hill at Piscataway Homeowner Association, Inc. Continuing
Trespass**

Dear Mr. Marchito,

You have been advised on two prior occasions, June 6, 2025 and December 24, 2024 that because of your rude, aggressive, combative behavior, use of foul language, and effort to intimidate and harass the employees, volunteers and agents of the association, you are not allowed in the clubhouse. As evidenced by today's outburst, this pattern of abuse continues.

This letter shall serve to advise you in no uncertain terms that your presence at the clubhouse is trespassing.

Additional trespasses or assaults towards the employees, volunteers, agents or other members will be met with calls to the authorities. Please be guided accordingly.

Sincerely,

Susan J. Radom
cc: Board of Trustees

Reply to:

245 Route 22 West
Suite 102
Bridgewater, NJ 08807
908.707.1500
FAX 908.707.4181
radomandwetter.com

25 Main Street
P.O. Box 143
Blairstown, NJ 07825
908.707.1500
FAX 908.707.4181
radomandwetter.com

EXHIBIT C



PISCATAWAY POLICE DEPARTMENT
PISCATAWAY, NJ
Police Incident
25026238

Printed on: 11-25-2025 09:33:45

Basic Information		
AGENCY	INCIDENT NUMBER	REPORT NUMBER
PIS-PD	25026238	1
REPORT TYPE	REVIEW STATUS	
INCIDENT	APPROVED	
CASE TITLE	LOCATION	
DISORDERLY CONDUCT	550 CHESTERFIELD DR PISCATAWAY, NJ 08854	
DATE/TIME REPORTED	DATE/TIME OCCURRED EARLIEST	DATE/TIME OCCURRED LATEST
11-05-2025 18:51:28	11-05-2025 18:51:28	11-05-2025 18:51:28
INCIDENT TYPE / OFFENSES		
(2C:33-2) DISORDERLY CONDUCT		

Person(s)			
ROLE	NAME	SEX	RACE
INVOLVED PARTY	VINCENT ANGELO MARCHITTO	MALE	WHITE
REPORTING PERSON	SONIA N DANQUAH	FEMALE	BLACK

Officer Report		
REPORT NUMBER	REPORT TYPE	REVIEW STATUS
1	INCIDENT	APPROVED
OFFICER REPORT NARRATIVE		
<p>On Wednesday, November 5, 2025 at approximately 6:51 p.m. Ptl Azambuja and I responded to the Society Hill Association Office for a male who returned after being trespassed. The male, Vincent Marchitto, was reported to be at the club house during a homeowner's association meeting.</p> <p>Once on scene, Ptl Azambuja spoke with the caller, Sonia Danquah, who stated that Marchitto, who is a resident of the neighborhood, returned to the club house after he was served with a letter from the association's lawyer. In the letter, it stated he was no longer</p>		



PISCATAWAY POLICE DEPARTMENT
PISCATAWAY, NJ
Police Incident
25026238

Printed on: 11-25-2025 09:33:45

welcome at the clubhouse after a previous incident when Marchitto became upset at a meeting. While Marchitto was served with the letter, he was never trespassed from the clubhouse by Piscataway Police. Danquah stated that Marchitto is more than welcome to attend the meeting via Zoom, but he was not welcome to the in person meeting.

Officers spoke with Marchitto regarding the incident. He showed me a copy of the letter he was sent by the association's lawyer. I am familiar with Marchitto from an incident in August when the association called about him attempting to go to a meeting. (CAD 25020206). At that time he left the area to attend the meeting online. I spoke with him and he stated he was running for a chair position and tonight the votes were being counted. He wanted to be present to confirm a fair count and that there were no issues with the voting. He advised the meeting is also online and there was a camera on the individuals counting the votes. Marchitto was advised that he was not currently welcome at the meeting but he could attend online. He stated that we was currently in talks with a lawyer to try and come to a resolution for the ongoing problem. Marchitto left the area without incident.

Ptl Azambuja returned to Danquah and advised her she has the right to come to municipal court to press charges against Marchitto if she would like.

Officer Data		
REPORTING OFFICER	REPORTING OFFICER RANK	DATE/TIME ENTERED
BARRY,P (1211)	PTL	11-05-2025 22:18:31
APPROVING OFFICER	APPROVING OFFICER RANK	DATE/TIME APPROVED
MANCO, D (1114)	SGT	11-05-2025 23:30:12

EXHIBIT D

I, Vincent Marchito, agree to abide by the following provisions of the code of conduct in meetings:

- a. refrain from behavior which disrupts the order of the meeting. This will include shouting, demonstrations, interruptions, speaking out of turn. In short, engaging in any activity that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b. refrain from creating, provoking or participating in any type of disturbance involving unwelcome or threatening physical contact or verbal abuse.
- c. Endeavor to be cordial and respectful in communicating

Vincent Marchitto

December 15, 2025

EXHIBIT E

Laura Borth
Senior Attorney
Phone: 973.898.6502 Fax: 973.898.6506
lborth@beckerlawyers.com



Becker NE, P.C.
A professional corporation incorporated in the State of New York
1776 on the Green
67 East Park Place, Suite 800
Morristown, NJ 07960

January 15, 2026

**VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED
REGULAR MAIL AND EMAIL [troutman15@optimum.net]**

Vincent Marchitto
477 Harwick Court
Piscataway, New Jersey 08854

NOTICE TO CEASE

Re: **Society Hill at Piscataway Condominium Association, Inc. ("Association") – Inappropriate Conduct at Virtual Board Meeting**

Dear Mr. Marchitto:

As you know, this law firm is counsel to the Association. This letter will confirm that you breached the Association's Policy Resolution No. 1 Regarding Rules of Conduct and Confidentiality for All Attendees at Meetings (the "**Meeting Conduct Policy**") during a recent virtual open Board meeting by acting inappropriately and talking out of turn.

The Meeting Conduct Policy, which was approved by a majority of the Board at an open Board meeting on July 17, 2024¹, expressly provides that:

- a. All attendees will refrain from behavior which disrupts the order of the meeting. This will include shouting, demonstrations, interruptions, speaking out of turn. In short, engaging in any activity that disturbs, disrupts or impedes the orderly conduct of the meeting.

- c. Communication during a meeting must be cordial and respectful and limited in duration so as not to monopolize discussion or overwhelm the orderly progress of the meeting.

¹ A copy of the Meeting Conduct Policy and the July 17, 2024 Open Meeting Minutes are attached.

Vincent Marchitto

January 15, 2026

Page 2

Your conduct at the recent meeting violated these provisions. We understand that this is not the first time that you have violated the Association's Meeting Conduct Policy and otherwise acted inappropriately with respect to Association matters. As you will recall, you signed an agreement to abide by the code of conduct on or around December 15, 2025 in order to be permitted back into the clubhouse. (A copy of that signed agreement is attached). Your recent conduct constitutes a breach of that agreement.

In addition, we refer you to letters sent to you by the Association's prior counsel on December 22, 2022, September 24, 2024, and June 6, 2025, copies of which are enclosed. This is a final warning.

As you are aware, pursuant to the Meeting Conduct Policy:

Failure to comply with this Code of Conduct, use of inappropriate, threatening, abusive language or conduct which disturbs, disrupts or impedes the orderly conduct of meetings **may result in exclusion from the meeting, exclusion from future meetings for a time, removal from service on the board, or any other remedy available at law.** (emphasis added).

Further, it is the duty of the Board President to preside at all meetings of the Members and of the Board of Trustees. This duty includes maintaining order to ensure that the meeting runs smoothly so that Association business may be conducted in an orderly and efficient manner.

Finally, as a reminder, copies of the Society Hill at Piscataway Board Member Confidentiality Agreement and the Board of Trustees Code of Ethics are attached for you to sign and return to Management.

Be guided accordingly.

Very truly yours,



Laura Borth
Senior Attorney

Encls.

**POLICY RESOLUTION NO. 1 REGARDING
RULES OF CONDUCT AND CONFIDENTIALITY
FOR ALL ATTENDEES AT MEETINGS**

These rules of conduct and confidentiality are intended to promote the conduct of civil and constructive meetings.

- a. All attendees will refrain from behavior which disrupts the order of the meeting. This will include shouting, demonstrations, interruptions, speaking out of turn. In short, engaging in any activity that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b. All attendees will refrain from creating, provoking or participating in any type of disturbance involving unwelcome or threatening physical contact or verbal abuse.
- c. Communication during a meeting must be cordial and respectful and limited in duration so as not to monopolize discussion or overwhelm the orderly progress of the meeting.
- d. The meeting's official record is the approved minutes. No recording will be made or kept.
- e. Each trustee of the Association acknowledges and agrees to keep confidential any and all matters of which he or she becomes aware as a result of the participation or involvement as a trustee of the Association, which pertain to the following:
 1. Any matter, the disclosure of which, would constitute an unwarranted invasion of individual privacy;
 2. Any pending or anticipated litigation or contract negotiations;
 3. Any matters falling within the attorney/client privilege; or
 4. Any matter involving the employment, promotion, discipline or dismissal of a specific officer, contractor or employee of the Association
- f. Each trustee of the Association acknowledges and agrees that participation and attendance at meetings is an important component of service on the board of trustees. The failure of a trustee to participate and attend meetings on a regular basis constitutes a breach that adversely affects the interests of the association's members. As such, missing 2 consecutive meetings or 50% of the meetings within 12 months may be considered good cause for removal. The trustee will be afforded Alternative Dispute Resolution (ADR) if so, requested by the subject trustee pursuant to N.J.A.C. 5:26-8.11(b)(1) in which the ADR provider may conclude that there was a breach that adversely affected the interests of the association members.

- g. In the event that a trustee is not in "good standing" as defined in NJSA 45:22A-23(r), the trustee will be deemed ineligible to participate in board business or meetings or otherwise act in a trustee capacity. For first instance where "good standing" is not maintained, if the trustee's membership is not restored to good standing within 30 days, the trustee's seat shall be considered vacant and subject to replacement pursuant to the bylaws regarding vacancies on the board. Thereafter, if within 12 months, "good standing" is not maintained, in that event, if the trustee's membership is not restored to "good standing" within 15 days, the trustee's seat shall be considered vacant and subject to replacement pursuant to the bylaws regarding vacancies on the board.

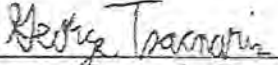
Failure to comply with this Code of Conduct, use of inappropriate, threatening, abusive language or conduct which disturbs, disrupts or impedes the orderly conduct of meetings may result in exclusion from the meeting, exclusion from future meetings for a time, removal from service on the board, or any other remedy available at law.

This resolution was adopted by the Board of Trustees at a duly called open meeting held: July 16th, 2024.

Attest: Society Hill at Piscataway
Condominium Association, Inc.

Mohiuddin Syed
2024.07.26 12:19:32 -04'00'

Mohiuddin Syed, President



George Tsacnaris, Treasurer

I, Vincent Marchito, agree to abide by the following provisions of the code of conduct in meetings:

- a. refrain from behavior which disrupts the order of the meeting. This will include shouting, demonstrations, interruptions, speaking out of turn. In short, engaging in any activity that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b. refrain from creating, provoking or participating in any type of disturbance involving unwelcome or threatening physical contact or verbal abuse.
- c. Endeavor to be cordial and respectful in communicating

Vincent Marchitto

December 15, 2025



December 22, 2022

Via First Class & Certified Mail RRR# 7019 1640 0001 1176 3869

Susan J. Radom
& Mark A. Wetter

Vincent Marchitto
477 Harwick Court
Piscataway, New Jersey 08854

OF COUNSEL
Dona Feeney
admitted in New Jersey,
Massachusetts,
New Hampshire,
Vermont and Maine

**RE: Threatening and Harassing Behavior of Association Representatives
Society Hill at Piscataway Condominium Association, Inc.**

Lawrence J. Nagy
admitted in New Jersey
and Florida

Dear Mr. Marchitto,

We represent Society Hill at Piscataway Condominium Association, Inc. I am advised that it was necessary for the Association's managing agent to call upon the police due to your disorderly and abusive conduct while in the clubhouse of the Association. I am advised that you interrupted work and confronted management personnel in a loud, insulting, and abusive manner and refused to leave.

Such behavior cannot be accepted without consequences. The Association cannot tolerate the infliction of hostile, intimidating, insulting, or rude behavior directed to the Association's members, employees or contractors. The Association's employees and contractors are entitled to a safe work environment. As such, this is to inform you that you will not be allowed in the clubhouse and are not allowed to address the Association's employees or contractors directly. Do not interrupt the Association's contractors or make efforts to influence the work that they are contracted to perform. Further, do not deliver criticism or antagonistic debate to management by way of personal appearance at the management office or by phone. Use of vulgar or foul language is not appropriate in any forum. All communication going forward should be by United States Postal Service or other delivery carrier directed to the Board of Trustees. If you appear at the clubhouse, the police will be called. If warranted, complaints will be filed.

Reply to:

As you know, the affairs of the Association are governed by the Board of Trustees, not management personnel. The Board of Trustees is given all lawful powers and duties necessary for the proper conduct and administration of affairs of the Association and the operation and maintenance of the development.

✓ 245 Route 22 West
Suite 102
Bridgewater, NJ 08807
908.707.1500
FAX 908.707.4181
radomandwetter.com

Please be guided accordingly.

Very Truly Yours,


SUSAN J. RADOM, ESQUIRE
SJR:cg

□ 23 Main Street
Blairstown, NJ 07825
908.707.1500
FAX 908.707.4181
radomandwetter.com

cc: Board of Trustees – Society Hill at Piscataway Condominium Association, Inc.



September 24, 2024

Via First Class & Certified Mail, RRR#: 9589 0710 5270 0606 9623 34

Susan J. Radom
& Mark A. Wetter

Vinny Marchitto
477 Harwick Court
Piscataway, New Jersey 08854

OF COUNSEL
Dona Feeny
admitted in New Jersey,
Massachusetts,
New Hampshire,
Vermont and Maine

RE: Society Hill at Piscataway Condominium Association, Inc.
Unit: 477 Harwick Court, Piscataway, New Jersey 08854
Unit Owner: Ralph A. Marchitto

Lawrence J. Nagy
admitted in New Jersey
and Florida

Dear Mr. Marchitto,

This firm represents Society Hill at Piscataway Condominium Association, Inc. I am advised that you claim to have been appointed by your father, the owner of the above-referenced unit, as his agent to attend meetings of the Board of Trustees of the Association. We have advised your father, Ralph A. Marchitto, that this practice cannot continue for the following reasons.

The Association's Secretary has not been presented with any document indicating that you have been appointed in the first place and, more importantly, because you have conducted yourself at the meetings in such a rude, aggressive and disruptive manner, contrary to even a minimal standard of civility and the Association's Code of Conduct that will not be tolerated.

You may not attend meetings of the Board of Trustees or of the membership and are directed to refrain from interacting with the Association's personnel entirely. Complaints, inquiries, or service requests must be presented by the title holder of the property or, at least, by indirect communication.

The volunteer members of the Board and the Association's personnel are engaged in a work environment and, as such, are entitled to a safe workplace. Board meetings are held for the benefit of the members. There is no right of participation by attendees. The purpose of the meeting is for the Board to conduct the Association's business according to the agenda it has set. When the Board offers attendees the opportunity to express opinions or voice questions at meeting, it is anticipated and required that member comments and suggestions be conveyed in an appropriate, civil and mature fashion. Attendees are not at liberty to yell, use obscenities, talk over people, invite attendees to fight or to issue threats, etc. Neither Board members, staff, nor your neighbors in attendance, should be subjected to the hostile, intimidating, over-bearing, and rude behavior demonstrated by you at the last Board meeting. Please be clear that it is not criticism of the Board's actions with which exception is taken; rather, it is the rude, angry, insulting manner in which you chose to conduct yourself and how you confronted meeting participants. Since you are not a member and have refused to conform to the

Reply to:

245 Route 22 West
Suite 102
Bridgewater, NJ 08807
908.707.1500
FAX 908.707.4181
radomandwetter.com

23 Main Street
Blairstown, NJ 07825
908.707.1500
FAX 908.707.4181
radomandwetter.com



RADOM & WETTER
ATTORNEYS AT LAW

required Code of Conduct, you will not be allowed to attend future meetings or act in a representative capacity.

As you know, the affairs of the Association are governed by the Board of Trustees. The Board is given all lawful powers and duties necessary for the proper conduct and administration of affairs of the Association and the operation and maintenance of the development. The Board may do or cause to be done all such lawful acts and things as are not required to be done or exercised by the members. The authority granted is substantial with respect to the development. Board members are authorized and empowered to exercise their discretion in a variety of matters. Certainly, reasonable minds will differ in the best way to handle and resolve the various issues presented to the Board of Trustees. However, it is the Board's discretion that will prevail.

Please be guided accordingly.

Very Truly Yours,

SUSAN J. RADOM, ESQUIRE
SJR:cg

cc: Board of Trustees – Society Hill at Piscataway Condominium Association, Inc.



RADOM & WETTER

ATTORNEYS AT LAW

June 6, 2025

Sent via regular and certified mail #: 9589 0710 5270 2321 2612 42

Susan J. Radom
& Mark A. Wetter

Vinny Marchito
477 Harwick Court
Piscataway, New Jersey 08854

OF COUNSEL
Dona Feeney
admitted in New Jersey,
Massachusetts,
New Hampshire,
Vermont and Maine

**Re: Society Hill at Piscataway Condominium Association, Inc./477
Harwick Court**

Lawrence J. Nagy
admitted in New Jersey
and Florida

Dear Mr. Marchito,

Because you are not a member of the association and, more importantly, because of your rude, aggressive and disruptive behavior, we have previously advised you that you are not welcome to attend meetings and previously advised you to refrain from interacting with the Association's personnel entirely. The association's agents and employees are entitled to a workplace free from interference and harassment from you. You are not welcome in or at the clubhouse to interact with management, contractors or employees. If you continue to show up and harass the association's personnel or board members anywhere on the property, the police will be called and complaints lodged with the authorities. Your rude commentary, personal insults and vulgar language is entirely inappropriate and will not be tolerated.

Sincerely,

SUSAN J. RADOM
SJR:dmm

Reply to:

cc: Board of Trustees – Society Hill at Piscataway Condominium Association, Inc.

✓ 245 Route 22 West
Suite 102
Bridgewater, NJ 08807
908.707.1500
FAX 908.707.4181
radomandwetter.com

23 Main Street
P.O. Box 143
Blairstown, NJ 07825
908.707.1500
FAX 908.707.4181
radomandwetter.com

EXHIBIT F



MUNICIPAL COMPLEX • PISCATAWAY, N.J. 08854

TOWNSHIP OF PISCATAWAY

NOTICE OF SCHEDULED VIRTUAL MEDIATION

March 13, 2026

Defendant: Vincent Marchitto
Complainant: Sonia Danquah

Please be advised that the court has referred this case to mediation in an attempt to resolve this dispute.

Your case is scheduled for a **Virtual Mediation**. The virtual session date, time and meeting information is as follows:

Virtual Mediation Date/Time: April 7, 2026 at 11:00 am
Join a Zoom Meeting: www.zoom.us
Zoom Meeting ID: 893 7723 9292
Zoom Passcode: 656206

Mediation Session Guidelines are attached.

Rescheduling or postponements will only be allowed in extraordinary circumstances.

Thank you,
Vanessa Colon, CMCA
Court Administrator

MUNICIPAL COURT

Spero Kalambakas, Presiding Judge
Katty Wong-Taylor, Judge
Vanessa Colon, Court Administrator

Phone: (732) 562-2330
Facsimile: (732) 562-2386



CERTIFICATION IN SUPPORT OF PROBABLE CAUSE

State of New Jersey

Court Name PISCATAWAY

County of: MIDDLESEX

Court Address 555 SIDNEY RD.

Date of Incident: 2/26/24

Location of Incident: Clubhouse/office Municipality: _____

I offer the following facts and information to establish probable cause in this

complaint against Mr. Vincent Marchitto
(Defendant's Name)

whom I would like to charge with 2-C 33-4
(List Statute(s) or Ordinance(s))

How do you know the identity of the person you are charging? yes

Describe incident in detail:

Please refer to the attachment
for Both Liz and 1's Statement.

Certification: I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are wilfully false, I am subject to punishment.

Signature of complaining witness

Date



COMPLAINT INFORMATION FORM

Please complete the following information to the best of your ability. This information will help in the preparation of the complaint.

Defendant's Name: Vincent Marchitto

Defendant's Address: 477 Harwick Pt

Defendant's Phone # (if known): 908-420-1905

Defendant's Date of Birth (if known): N/A

Defendant's Driver's License # (if known): N/A State NJ

If this is a motor vehicle complaint, list license plate # of other vehicle:
State _____

Description of vehicle (if known): N/A

Names and addresses of witnesses (use additional paper if necessary):

Elizabeth Tome - 550 Chesterfield Dr. Piscataway, NJ
08854

Your Name (you are the complainant): Sonia Danquah

Your Address: 550 Chesterfield Dr. Piscataway, NJ 08854

Your Telephone #: 732-463-3434 E-mail: Sonia.danquah@fsresidential

FOR COURT USE ONLY

Court Administrator/Deputy Initials: _____ Date: _____

Corresponding complaint #'s: _____

(Every request **requires** the filing of a complaint.)



PISCATAWAY POLICE DEPARTMENT
PISCATAWAY, NJ
Police Incident
26004680

Printed on: 03-04-2026 14:21:22

Basic Information		
AGENCY	INCIDENT NUMBER	REPORT NUMBER
PIS-PD	26004680	1
REPORT TYPE	REVIEW STATUS	
INCIDENT	APPROVED	
CASE TITLE	LOCATION	
VERBAL DISPUTE/DANQUAH	550 CHESTERFIELD DR PISCATAWAY, NJ 08854	
DATE/TIME REPORTED	DATE/TIME OCCURRED EARLIEST	DATE/TIME OCCURRED LATEST
02-26-2026 12:06:27	02-26-2026 12:06:27	02-26-2026 12:06:27
INCIDENT TYPE / OFFENSES		
(4720) VERBAL DISPUTE-NON DOMESTIC VIOLENCE		

Person(s)			
ROLE	NAME	SEX	RACE
INVOLVED PARTY	ELIZANGENA TOME	FEMALE	WHITE
INVOLVED PARTY	VINCENT ANGELO MARCHITTO	MALE	WHITE
INVOLVED PARTY	SONIA N DANQUAH	FEMALE	BLACK

Officer Report		
REPORT NUMBER	REPORT TYPE	REVIEW STATUS
1	INCIDENT	APPROVED
OFFICER REPORT NARRATIVE		
<p>On February 26, 2026, I responded to 550 Chesterfield Dr for a verbal dispute. Upon arrival, I met with Ms. Sonia Danquah, the caller. Ms. Danquah claimed one of their board members, Mr. Vincent Marchitto, came into the club house today and was berating her and another employee, Ms. Elizangena Tome, regarding information he should have access to as a board member. When Ms. Danquah explained to Mr. Marchitto certain board members can only access certain information and only the board president can access all the information. Mr. Marchitto grew angry and started yelling at both females and pointing</p>		



PISCATAWAY POLICE DEPARTMENT
PISCATAWAY, NJ
Police Incident
26004680

Printed on: 03-04-2026 14:21:22

his fingers at them. Ms. Danquah claimed this is an ongoing issue and simply wishes it be documented for future references.

Officer Data		
REPORTING OFFICER	REPORTING OFFICER RANK	DATE/TIME ENTERED
WEI, R (1140)	PTL	02-26-2026 13:07:45
APPROVING OFFICER	APPROVING OFFICER RANK	DATE/TIME APPROVED
ABODE, T (1121)	LT	02-26-2026 13:48:22

EXHIBIT G



Municipal Mediation Agreement

Municipality: Piscataway, New Jersey

Date: April 7, 2026

Case: Sonia Danquah v. Vincent Marchitto

Complainant: Sonia Danquah

Defendant: Vincent Marchitto

The mediator confirms that the above parties have participated in mediation in which certain matters in dispute were discussed and resolved.

Sonia Danquah and Vincent Marchitto are the parties to this agreement and consent to the following:

1. The parties agree that, as of today, they will not initiate any direct or indirect contact with each other. This includes, but is not limited to, personal visits, phone calls, text messages, emails, social media interactions, or any other form of communication.
2. If the Parties happen to encounter each other, they will treat each other with dignity and respect.

The mediator has read aloud this agreement to the parties. The parties have verbally confirmed that they entered the agreement voluntarily and without force or coercion, that they understand its terms and conditions, and request that the court dismiss their complaint(s).

The parties agree to be bound by this agreement and understand that failure to adhere to it may result in further court action by formal complaint.

Sign	Sonia Danquah		Date	4/9/2026
Sign	Vincent Marchitto		Date	4/8/2026

Mediator	Don Benjamin		
Signature		Date	Apr 7, 2026
Location	Zoom		



**New Jersey Judiciary
Municipal Court Services Division
Mediation Report**

Municipal Court: Piscataway, New Jersey	Time Start: 11:00	End: 11:10
Mediation Case: Danquah v. Marchitto	Date: 4/7/26	
To Judge:		
Mediator: Donald M. Benjamin		

- A mediation session was held and both parties appeared.
 - The parties agree with the recommendation for the court to dismiss the complaint. A copy of the agreement is attached.
 - The parties did not reach an agreement and we have advised the parties that this case will be referred back to the municipal court.
- A mediation session was not held. (Please check all that apply)
 - Person filing the matter failed to appear.
 - Respondent failed to appear.
 - The parties settled before mediation.
 - Other

Other comments (Note: Do not disclose any mediation communication from the session as per Court Rule 1:40-4)

Signatures

Mediator: <i>Donald M. Benjamin</i>	Date: Apr 7, 2026
--	---------------------------------

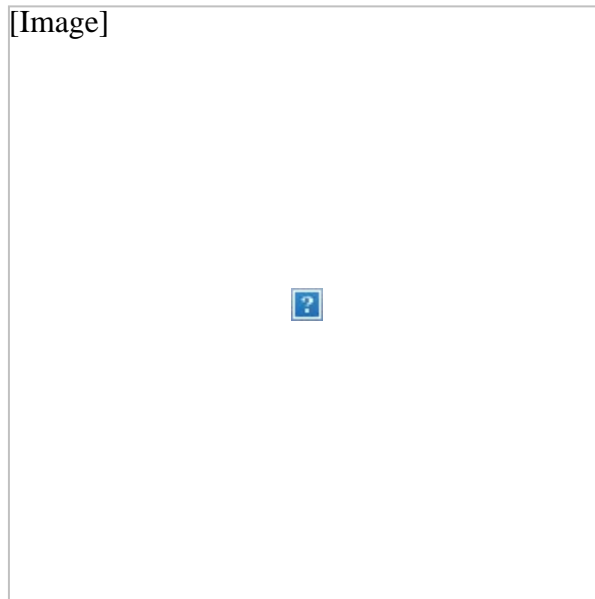
PISCATAWAY M.C.
DISMISSED
APR 07 2026
Completed MEDIATION

EXHIBIT H

REDACTED - ATTY CLIENT PRIV

From: FirstService Residential <Communications@mc.fsresidential.com>
Date: March 25, 2026 at 14:40:02 EDT
To: mattphillips215@gmail.com
Subject: Temporary Office Access Changes & Security Update!!!
Reply-To: Sonia Danquah <sonia.danquah@fsresidential.com>

[Image]



Society Hill at Piscataway Condo
550 Chesterfield Dr, Piscataway , NJ 0884
800-870-0010

March 25, 2026

This is a mass communication email being sent to all residents.

Dear Matthew Phillips

Please be advised that, **effective immediately**, the office door will remain locked until a new door and security intercom system have been installed.

This measure is being implemented due to multiple recent security concerns. It is important that management is able to work in a safe and uninterrupted environment while continuing to serve the community effectively.

Temporary Office Operations:

- The office will operate **remotely on Tuesdays and Thursdays**
- Management will remain fully available via **email and phone will be directed to customer service center**
- **In-person appointments** will be accommodated on a **first come, first served basis**

Document Drop-Off:

- Any documents may be placed in the **office mailbox** on a temporary basis. Please ensure all items are clearly labeled with your name, unit address, and contact information.

Once the new door and intercom system are installed, normal office access will resume. Residents will be able to visit the office as usual using the intercom and controlled access system.

We appreciate your understanding and cooperation as we implement these **measures to enhance safety and maintain smooth operations within the community.**

If you have any questions or require assistance, please do not hesitate to contact us via email.

Thank you,

Sincerely,



Sonia Danquah

Community Manager

Email: sonia.danquah@fsresidential.com

Phone: 732-463-3434

24/7 Customer Care Center: 800.870.0010

HODA, FirstService Residential's Homeowner Digital Assistant is now available. Simply text "Hey HODA" to 1-866-377-0779 followed by your question. HODA is a 24/7 communication tool powered by artificial intelligence, designed to provide you with immediate, reliable support at your fingertips.

This message is being sent in regards to your property at 11 Canterbury Ct.

Unsubscribe

You are currently subscribed as mattphillips215@gmail.com. Please click here to [Unsubscribe](#) if you no longer wish to receive email notifications, or click here to [manage your communication preferences](#).



