



MUNICIPAL COMPLEX • PISCATAWAY, N.J. 08854

TOWNSHIP OF PISCATAWAY

July 25, 2022

Dear Friends at Society Hill:

I am sure you are upset to have read a letter sent by your condominium association that it is charging Society Hill owners a \$2,000 special assessment. These are especially tough financial times and this is an unexpected and significant cost to bear.

I am writing to you because the letter did not accurately describe what led to this assessment. It is not because of any action of the Township. The prior leadership of the association hired a contractor to dredge a pond and perform other work on site. The pond was dredged by the condominium association without obtaining any permits or necessary approvals from the State of New Jersey or Piscataway Township. In fact, the Township has tried to help resolve the problem. In actuality, the blame lies squarely with the condominium association and those who served on your condominium board several years ago.

The soil that was removed was tested and certain contaminants were found. Because of the danger of these contaminants, state law requires special disposal. This is to protect all of us. This is enforced by the New Jersey Department of Environmental Protection (NJDEP) and the Township has no ability to waive these requirements. If the condominium association had been responsible in following the permit process, perhaps the problem would not have occurred or be as expensive as it is now to resolve.

Moving forward, I hope the new condominium board coordinates with NJDEP and the Township. Nevertheless, please know Township officials remain committed to doing whatever we can to improve your quality of life and make our community affordable for all. This will include monitoring the situation and requiring that all permits and approvals be obtained to ensure that you live in a safe and healthy environment. Once again, this is for your protection.

Sincerely yours,

Steven D. Cahn

Steven D. Cahn
Councilmember
Ward 3

SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC.

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August 3, 2022

Dear Owners,

There have been many misconceptions and a good deal of noise surrounding the recent special assessment for your Association, and the reasons why.

We, as the current Board of Trustees, would like to set the record straight. Unfortunately, we are forced to pay for past mistakes under a different board and prior self-management, Kevin Wine.

2014 - Prior management conducted **unapproved construction projects, without township approval, or properly approved permits**. Sidewalk projects, dredging of the pond, fiber optic cables buried under the roads, among others.

Piscataway was aware, yet did not enforce these violations, during these years. Delays over the years caused the unapproved projects to be pending for an indefinite amount of time.

2018 - Kevin Wine was removed as the Property Manager, but still remained on the board.

2021 - A homeowner on Harwick Court complained to the Township about the improper grading of his backyard, causing a drainage concern. This brought the Association back onto the radar of the township.

June 2021 - several summons' were issued to the HOA for the drainage behind Harwick Ct and the deviation of the site plan of this community, known as "the hill".

December 2021 - Board approved for Management to have the soil tested. Contaminants were found, and further testing was required.

Piscataway requires this section of the property to be restored to original grade, all materials must be removed from the site. Board approved for Management to go out to bid for this scope of work. Five vendors were asked to bid on this project.

Multiple board meetings included these updates to the owners.

June 2022 - Three bids were presented to the board, one was approved for the soil removal and remediation, proper disposal of contaminated soil, restoration to the original grade, per Piscataway Township.

The violations issued to the Association for the drainage problem on Harwick Ct and the site plan deviation due to "the hill" were resolved in court by the imposition of a fine and the agreement to give the association six months within which to rectify the volatile conditions without further fines imposed.

For detailed information, please refer to our attorney's letter and/or correspondence with the Township of Piscataway. Additional information on the Association's website.

Thank you,

Board of Trustees for Society Hill Piscataway