

**EMERGENCY RESOLUTION**

**WHEREAS**, 275 Northfield Avenue (Block 81.01, Lot 1.02) consists of forty-four (44) apartments contained in a two-floor apartment building which is owned by Ronjelyn Realty & P.S. Realty (“Owner”) (the “Property”); and

**WHEREAS**, in the aftermath of Hurricane Ida a substantial failure occurred to the slope on the Property’s westly side; and

**WHEREAS**, the Owner retained various professionals including a contractor and public adjuster; and

**WHEREAS**, the Owner’s public adjuster attempted to contact three (3) engineering firms to determine the repairs necessary for the westerly slope; and

**WHEREAS**, on October 8, 2021, the Owner’s public adjuster contacted Langan Engineering conducted a site inspection;

**WHEREAS**, on October 11, 2021, the Mayor, Construction Official, Township Engineer and Owner received a letter indicating that “the Apartment Complex must be evacuated immediately . . .” due to the stability of the slope including a risk of “possible loss of life. . .”; and

**WHEREAS**, upon receipt of the Langan Engineering letter, the Mayor verbally invoked his emergency powers vested as Mayor; and

**WHEREAS**, the Township contacted the Owner to determine whether any immediate safety steps can be taken to alleviate the impact on the residents; and

**WHEREAS**, after determining that no immediate steps were possible to safeguard the residents, the Township determined that evacuation was necessary; and

**WHEREAS**, on October 11, 2021 and October 12, 2021, the Township Construction Official issued a Notice of Unsafe Structure in conformance with the Uniform Construction Code of the State of New Jersey directing that the structure be vacated immediately; and

**WHEREAS**, the Township OEM coordinated the evacuation on October 11, 2021; and

**WHEREAS**, the Township’s CERT Team were activated and assisted in the evacuation; and

**WHEREAS**, Laura Van Dyke, Housing Coordinator, contacted local hotels and obtained immediate housing for all residents interested in emergency assistance; and

**WHEREAS**, the Fire Department, the Police Department and the Health Department assisted in all respects; and

**WHEREAS**, additional steps will be necessary including the expenditure of funds which will sought for reimbursement from the Owner and other appropriate authorities;

**NOW, BE IT HEREBY RESOLVED**, by the Township Council of the Township of West Orange hereby authorizes the Township to incur necessary and emergent expenses to ensure the safety of the Property and assist the residents, and take all other necessary and appropriate steps to protect the public safety and health; and it is further

**RESOLVED**, that the Township shall exercise all efforts to recover any funds expended through FEMA and reimbursement from the Owner including but not limited to placement of liens on the Property.

---

**Karen J. Carnevale, R.M.C.**  
**Municipal Clerk**

---

**Cindy Matute-Brown,**  
**Council President**

**Adopted: October 12, 2021**

**I hereby certify funds are available from:**  
**Account No.**

---

**John O. Gross, CFO**