

TOWN WATCH / TOWN PRIDE

LANDLORD 2-STRIKE HEARINGS SET FOR JANUARY 8, 2007

During the summer of 2006, six (6) landlords will be required to appear before Hearing Officer Michael Donohue, Esquire. Under the City's 2 Strike ordinance, these landlords are being notified that there have been two incidents with convictions of noise violations by their tenants, which occurred on their property within a 12-months calendar period. If found in violation of this ordinance, a property owner may be required to post a bond up to \$5,000 and for a period of up to four (4) years. The purpose of the bond is to provide for reimburse neighbors for any future property damage and/or cost (such as loss of rental income) as well as reimbursement to the police for any future enforcement activity.

The 2-strike ordinance has proven the most effective way of dealing with landlords whose tenants infringe on the quality life of their neighbors and increase police enforcement costs.

The hearings are scheduled for Monday, 1/8/07 at 7 PM in the Commissioners' meeting room, the second floor of the Cullinane Public Safety Building, 233 JFK Blvd.

The City Clerk will advise property owners within 200 feet of the cited properties of these hearings.

As stated by James Pickering, Esquire, who conducted the hearings in 2006, "THE APPEARANCE AND THE TESTIMONY OF NEIGHBORS IS EXTREMELY IMPORTANT AND CONTRIBUTES TO DECIDING THES CASES". All neighboring property owners who are notified of these hearings are urged to attend and testify.

The City Solicitor has directed that following property owners be notified to appear for a hearing:

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| 1. Joan E. Weis
131 40th Street | 4. James E. Hack, III
4803 Central Avenue |
| 2. John G. Guiliano
3710 Central Avenue | 5. Robert D. and Paul A. Kravolec
142 37 th |
| 3. Jersey Shore Properties, LLC
25 40th Street | 6. Donald R. Hatton
3820 Central Avenue |

At the January 2006 landlord hearing, the Kravolec owners were required to post a \$2,000 bond for 2 years due to tenant convictions occurring on their property August 2nd and 19th, 2005. The 2006 tenant convictions occurred 8/12/06. At the 2005 hearing, neighbors testified that this property was a "horror show" and in "deplorable and disgraceful" condition. Witnesses claimed instances of underage drinking, public urination, fights and obscene language. One neighbor claimed a loss of family rentals due to the history of conduct occurring on this property and another wants to move.

In 2006 there were 462 noise calls with 59 arrests. In 2005 there were 376 noise calls with 81 arrests.