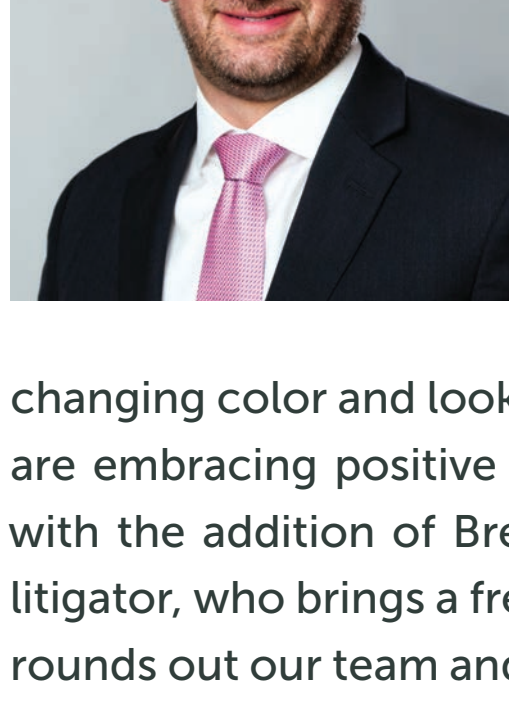


LEGAL BEACON

Navigating the legal waters of the Jersey Shore

CLDDS NEWSLETTER | FALL 2022



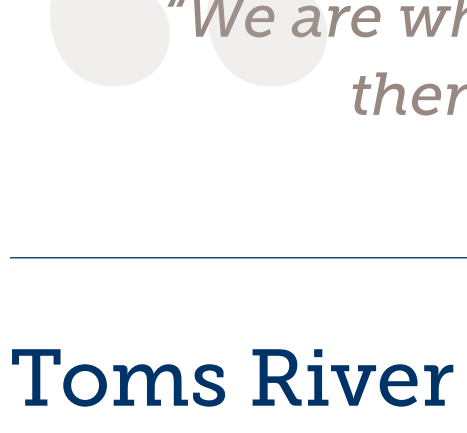
A word from Jonathan Petro, Managing Partner

New Season, New Faces, Same Quality Service

With a brisk chill in the air, as we watch the leaves changing color and look forward to those Friday night lights, we at CLDDS are embracing positive change. Our firm continues to grow, particularly with the addition of Brett Rosen, Esq., an experienced criminal and civil litigator, who brings a fresh, young perspective to the practice of law. Brett rounds out our team and fills a niche necessary to our full-service law firm.

In this issue of the Legal Beacon, we highlight several of our attorneys, including Brett, and their work in the community and on behalf of our clients. We also highlight accomplishments of our staff, with some welcome compliments from satisfied clients.

From the founding of this firm in 1997, our goal has always been to provide "value-added" service to our clients and community. This remains the vision of our Founding Partner, Stephan R. Leone, who continues to captain our ship with wisdom, enthusiasm and guidance. While some of the faces around our conference room table may change, the goals have never changed, and we at CLDDS look forward to continuing to deliver sage legal advice and quality service to our clients.



"Here, we have rebranded our newsletter as the Legal Beacon, to embrace and celebrate our community and environment here at the Jersey Shore."

"We are what we repeatedly do; excellence then is not an act but a habit."

-Aristotle

Toms River is Now Requiring a Certificate of Occupancy to Sell Property

As of July 1st, 2022, a new law requires a Municipal Certificate of Continued Use and Occupancy (MCCUO) for residential home sales in Toms River. This \$300 fee to Toms River covers the cost of a township inspector's visit to the home. Township officials say this law is intended to provide more protection for buyers.

The MCCUO focuses on code issues and/or violations which could threaten a person's safety upon purchasing a home. An application must be made at least thirty (30) business days before the scheduled closing and the inspection submitted typically takes place seven (7) business days after the application is submitted. The application process should be started as early as possible to avoid delays. What is notable here, for our clients, is that "quick closings," will now be few and far between, regardless of lender approvals and title work processing.

After the report is finalized, the home will be issued a MCCUO or denied. If the property fails inspection, the owner will be given a list of violations and a set time period to make repairs, and must pay an additional \$150 fee to have the property reinspected.

According to township officials, a growing number of people who recently purchased in Toms River found their homes had serious issues which they were unaware including damage from superstorm Sandy, illegal basement apartments, or boat lifts and pools, where electrical service is not properly grounded.

The new law passed by a 5 to 1 vote. Many objectors argue that the \$300 fee is "government overreach" and could make selling a house difficult for those who can't afford it.

Fees: Application \$300 | **Re-inspection:** \$150 | **Transfer of Title:** \$175

All charges by HVAC/Chimney/Electrician to get certifications.

*Does not cover cost to remedy any violations.

For an overview of the inspection requirements, visit the township's website:

<https://rb.gy/m4q02c>

For more information regarding residential real estate transactions, click here to learn more about our Real Estate services or contact **732-797-1600**.

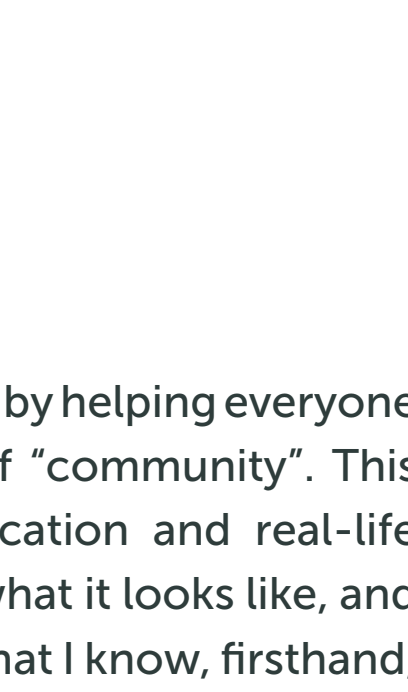
ATTORNEY SPOTLIGHT

Welcome aboard!

Please join us in welcoming Brett. M. Rosen, Associate – Criminal Litigation, Civil Litigation.

Congratulations to you! We are so proud to have you on #TeamCLDDS

Read all about Brett at CLDDS.com/attorney-profiles



Brett Rosen, Esq.

The Literature Landscape

Book Review by Michael Nolan, Esq.

The Different Drum – Community Making and Peace

– By M. Scott Peck, M.D.

Dr. Peck wrote this book in 1987 to "save all of our skins" by helping everyone understand the true meaning and incredible value of "community". This book integrates Dr. Peck's medical psychiatric education and real-life experiences to explain what real community means, what it looks like, and how powerful it is in healing. I have been fortunate in that I know, firsthand, what community is – having achieved this mental and emotional state a number of times. With experience, I can tell you that Dr. Peck has done an excellent job in documenting the rarest of healing environments – real community.

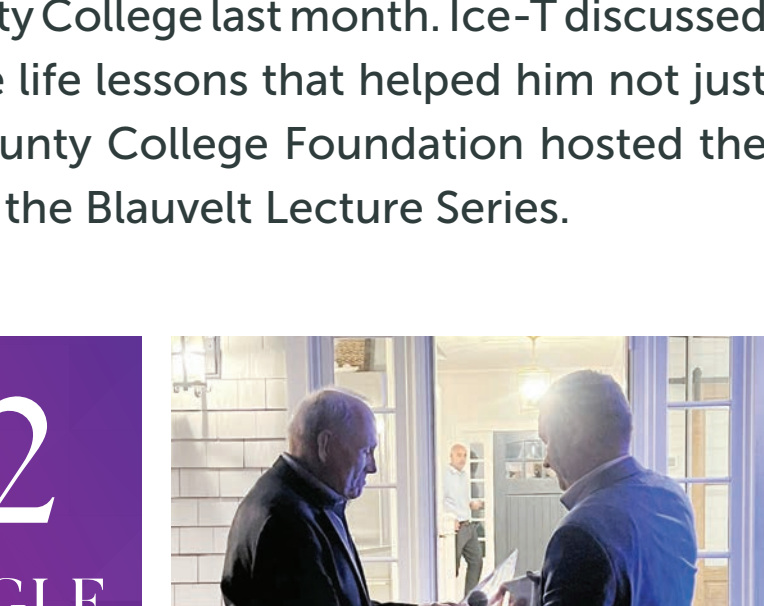
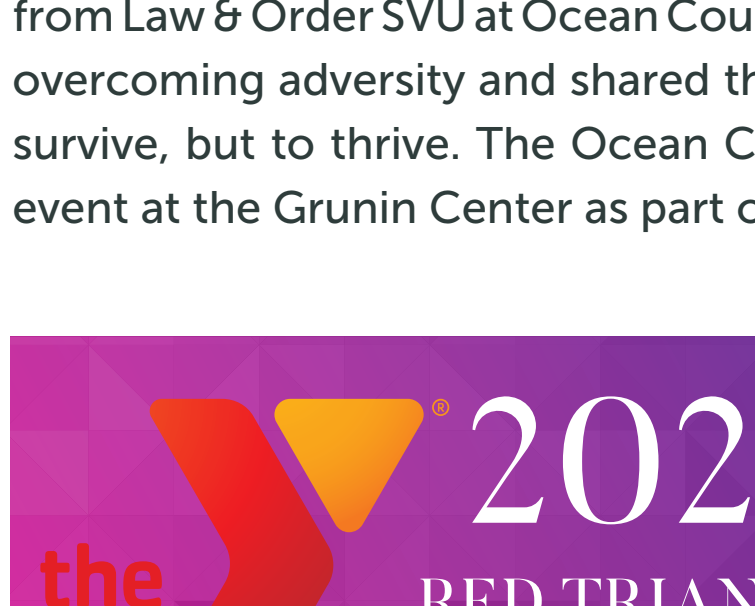
One of the key issues of community and perhaps what determines if a group is even a community is the concept of inclusivity. His position is that real community must be inclusive – a place where all members can admit their "brokenness," their problems; their deepest darkest secrets, a place where others will not judge but simply accept unconditionally.

The book has three sections, the Foundation, the Bridge and the Solution. In the Foundation section, Dr. Peck describes his personal experience of community and his efforts to teach and develop a working method to create community. The section labeled the Bridge details the relation between community and spiritual growth and healing. True community is a safe place that has incredible healing power and is an environment of unconditional love and acceptance. This summary leads to the last section of the book, the Solution, a practical application of community to our current (or then current) world. A world now, as it was then, that is not in good shape. Daily we see the stories of violence, war, rioting, civil disturbance, sadness and evil. Without a doubt, this world, our world, needs healing, inclusivity, unconditional love and acceptance – or community.

Dr. Peck's book is about community making, avoiding war, developing relationships, brotherhood and real community. This book is worth reading for no other reason than to learn of real community – even between two people in any relationship.

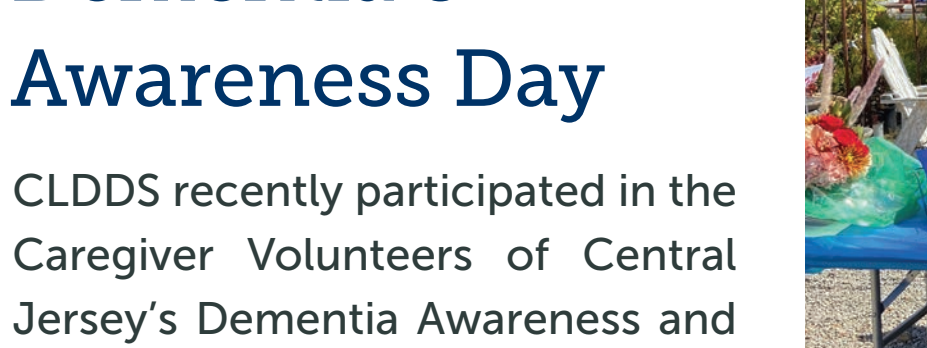
"Change is the law of life. And those who look only to the past or present are certain to miss the future."

– John F. Kennedy.



CLDDS meets Ice-T from SVU!

Our very own Jonathan and Maureen had the opportunity to meet Ice-T from Law & Order SVU at Ocean County College last month. Ice-T discussed overcoming adversity and shared the life lessons that helped him not just survive, but to thrive. The Ocean County College Foundation hosted the event at the Grunin Center as part of the Blauvelt Lecture Series.

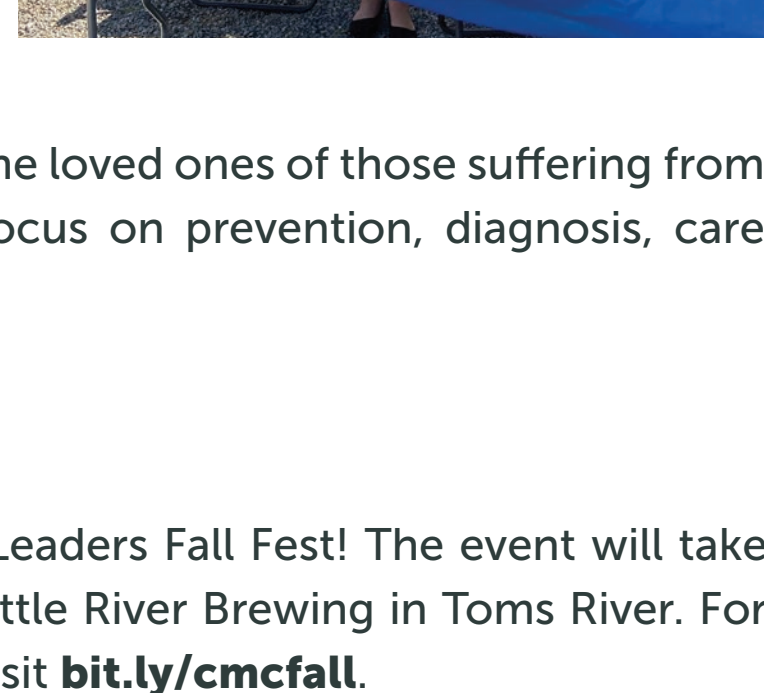


Red Triangle Event

Our friends at the Ocean County YMCA hosted its 2022 Red Triangle Reception, honoring Russell Whitman, Esq. on October 6 from 6pm to 8pm. To learn more about this exciting event, visit our website at CLDDS.com.

Calgo Gardens Dementia & Awareness Day

CLDDS recently participated in the Caregiver Volunteers of Central Jersey's Dementia Awareness and Wellness Day at Calgo Gardens in Freehold. This impactful event offered education and resources to the loved ones of those suffering from dementia and Alzheimer's, with a focus on prevention, diagnosis, care and support.



CMC 2022 Fall Fest

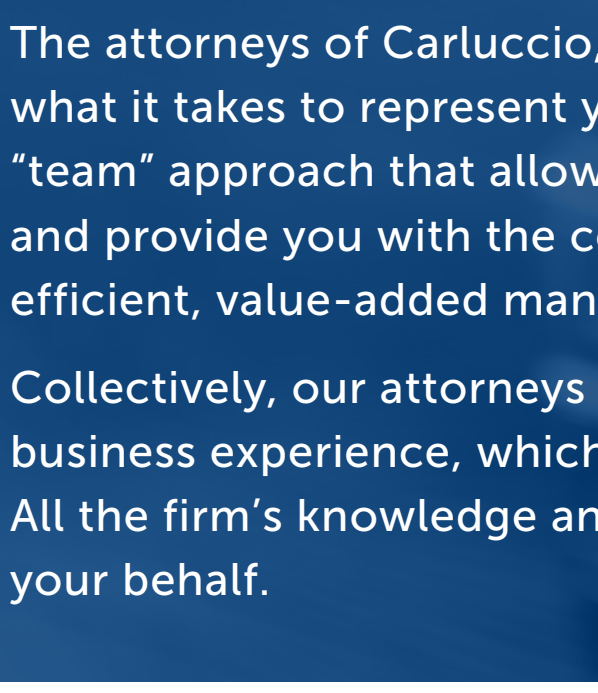
Join us at the Council of Emerging Leaders Fall Fest! The event will take place on Thursday, October 27 at Battle River Brewing in Toms River. For tickets or sponsorship information, visit bit.ly/cmcfall.

About the Council of Emerging Leaders. The Emerging Leaders Advisory Council is a group of men and women who live and work in Ocean County and are interested in learning about their hospital. They educate others and raise funds for Community Medical Center.



A Walk in their Shoes

Planting seeds of change to enable our youth to feel safe today, empowered tomorrow.



Ocean's Harbor House's A Walk in Their Shoes will be held on November 6th. The two-mile walk, sponsored by CLDDS, coincides with National Homeless Youth Awareness Month. We would like to thank Ocean's Harbor House for providing shelter, support and services for vulnerable youth in our community.

About Us

Experience Matters

The attorneys of Carluccio, Leone, Dimon, Doyle & Sacks know what it takes to represent your interests. We follow a collaborative "team" approach that allows us to maximize all available resources and provide you with the complete package in an expeditious, cost efficient, value-added manner.

Collectively, our attorneys have over 440 years of diverse legal and business experience, which enables us to offer a full suite of services. All the firm's knowledge and talent are always brought to bear on your behalf.