

# NEIGHBORHOOD WATCH

## WARNING – STOP AT STOP SIGNS!

Though I have written articles about stopping at **STOP** signs, I felt compelled to write an article again.



- Motorists are to stop at **STOP** signs! There are no exceptions. The Berkeley Township Police Department tells me that many times residents that live in our senior communities often tell police officers when stopped that they don't have to stop at **STOP** signs because they live in our community. That is beyond ludicrous; it's INSANITY!

You are to stop at **STOP** signs– period; **NO EXCEPTIONS!** You would not believe how many times I see motorist driving through **STOP** signs when entering Bananier Drive from the side streets that intersect Bananier Drive. Many times the motorists don't even brake or hesitate when driving; it's one sweeping motion. I use Bananier Drive as an example to the many times I see the same sweeping motion at the side streets throughout our communities

Whether or not it is a resident of our Holiday City Carefree community or another senior village; a motorist from outside our communities, young or old; it occurs at an alarming rate.

Don't trivialize what I am saying. Motorists that don't obey the rules of the road are jeopardizing their safety and the safety of others. Don't worry about what others do; worry about what you do!

Drive defensively, expect the unexpected, and take precautionary measures. Take the time to follow the rules of the road and don't break the law. The few seconds it takes to stop at a **STOP** sign may save your life and that of a fellow motorist.

In closing, you will get ticketed by the police if you are observed not stopping at **STOP** signs ... and rightfully so.

*Joseph R. Palmerson*



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## QUIT CLAIM DEED – PROPERTY ALERT SERVICE REVISITED

As you may recall, back in 2023, the Quit Claim Deed Scam gave birth or at least became more publicized. In short, some counties via the County Clerk's Office instituted a Property Alert Service to inform residents when a claim came in to alter the ownership of a home.

Notably, the Quit Claim Deed has a two (2) day mandatory period to record and transfer property allowing unscrupulous criminals easy access time and a very short time to transfer ownership in their name.

As your Neighborhood Watch Chairperson, in short, I did an extensive amount of work to address this scam and to change the two (2) day waiting period to a ten (10) day waiting period.

I drafted a resolution and proposed an amendment to change the existing State law and to modify the Property Alert Service so that the resident is notified in enough time to contact the County Clerk's Office to prevent the transfer

of property. Efforts to correct the transfer after the two (2) day period can be a nightmare ... and become very costly.

I brought to the attention of our State Senator and his Legislative Staff in 2023. Unfortunately, then State Senator Chris Connors retired shortly thereafter and the proposal hit a roadblock. Note that I had the support of our Mayor, Town Council, Police Department and our local Senior Coalition of Berkeley Township and its' residents.

Cutting to the chase, our County Clerk was in opposition of my amendment claiming that deed would require each staff person to review the deed in detail; ascertain what type of deed transfer it was; that it would burden the office by requiring additional time and that it would be an "added expense".

In rebuttal to his argument, I provided doable alternatives with the heading on the form; computer technology of the tracking and counting of the days, along with notification to the resident involved, etc. I clearly let him know that he is there to serve our community and residents ... and, sometimes the "added expense", if any, is the price (cost) of doing business.

The way the Property Alert Service stands now, all is in favor of the criminal and not in favor of the unsuspecting law-abiding resident. We must change the existing law which encompasses the entire State, and modify the Property Alert Service to better serve and protect our New Jersey residents. Note that not every county has the Property Alert Service for its residents.

On October 8, 2024 I wrote to State Senator Carmen Amato sending him all the documentation I have, asking him to bring this issue and proposed amendment to the forefront of the State Legislature if he is still in support of the proposed amendment.

On November 19, 2024, I faxed him the documents I initially mailed him as my letter and documents appeared to have been misplaced. I await his response.

In closing, I will inform you of my progress.

**Joseph R. Palmerson**

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