

Hon. Arnold L. Natali Jr.'s Motion List for September 1, 2017							
CAPTION	DK	DK #	YR	MTN #	MOTION TYPE	OUTCOME	NOTES
BLAZAS DAWN VS NJ DIVISION OF PENSION	C	34	17		MOTION TO DISMISS	ADJOURNED	ADJ TO 10/13/2017
DICKENS TRACEY VS CAVALRY SPV	L				MOTION TO DISMISS	ADJOURNED	ADJ TO 9/15/2017
GALAMB JOSEPH VS HUTSON JOHN	C	38	16	16	EXTEND DISCOVERY	GRANTED	Trial date set - 12/21/17
GREGG LUTHER VS DELUXE AUTO SALES INC	L	6190	16		MOTION TO DISMISS	ADJOURNED	ADJ TO 9/15/2017
HARTH MARY VS DE JOHN JOANN	C	142	15	12	VACATE ORDER	ADJOURNED	ADJ TO 9/29/2017
HRUSHKOWSKI DZMITRY VS CAVALRY SPV	L	5866	16		MOTION TO DISMISS	ADJOURNED	ADJ TO 9/8/2017
JAJE KRZYSTOF VS UNITED AIR SPECIALISTS	L	5595	14		MOTION FOR PROTECTIVE ORDER	ADJOURNED	ADJ TO 9/15/2017
					MOTION TO COMPEL	ADJOURNED	ADJ TO 9/15/2017
KVK TECH INC VS AMURTHAM INC	L	1040	17	108	MOTION TO DISMISS	ADJOURNED	ADJ TO 9/15/2017
LATTANZIO MICHELLE VS NAYYAR SANJEEV	L	1430	15		SUPPLEMENT RECORD	PARTIAL	
					PARTIAL SUMMARY JUDGMENT	GRANTED	
MARITIME PARK, LLC VS NOVA CASUALTY	C	24	16	5	STRIKE ANSWER	ADJOURNED	ADJ TO 9/29/2017
MCDAID ROBERT VS DELILAH ROAD ASSOCS.	C	18	17	7	VACATE DEFAULT	GRANTED	
				8	VACATE DEFAULT	GRANTED	
				9	VACATE DEFAULT	GRANTED	
				10	VACATE DEFAULT	GRANTED	
				11	VACATE DEFAULT	GRANTED	
MENDEZ v. CONVERY	L	332	16		SUMMARY JUDGMENT	PARTIAL	
NATIONSTAR MORTGAGE VS REDDISH JASON	F	988	17		SUMMARY JUDGMENT	RESERVED	
PRICE WENDY VS WALGREEN COMPANY	L	6424	16		MOTION TO AMEND COMPLAINT	GRANTED	
RAHEB GINA VS QBE SPECIALTY INSURANCE	C	198	14	6	AMEND COMPLAINT	ADJOURNED	ADJ TO 9/15/2017
RAMAN BALAMURUGAN VS PERUMAL RAMAN	C	26	15		MOTION TO COMPEL SALE	WITHDRAWN	
RUSHMORE LOAN MANAGEMENT VS FIRST SAVINGS	C	64	17	13	FINAL DEFAULT	GRANTED	
SIERRA ERIK VS H&S CONSTRUCTION	L	6636	16		MOTION TO DISMISS	ADJOURNED	ADJ 9/15/2017
SPHERE INFRASTRUCTURE VS VGS GROUP	L	1907	17		PRO HAC VICE	GRANTED	
US BANK VS KENNEDY PETER	F	29846	15		AMEND JUDGMENT	ADJOURNED	ADJ TO 9/15/2017
US BANK VS RANDALL ENG	F	7579	17		SUMMARY JUDGMENT	RESERVED	
US BANK VS SHEIKH	F	38041	9		MOTION FOR FINAL JUDGMENT	ADJOURNED	ADJ TO 9/15/2017
					CROSS-MOTION TO DENY	ADJOURNED	ADJ TO 9/15/2017
WELLS FARGO VS BENNET DAVID	F	21225	14		PROTECTIVE ORDER	DENIED	
WELLS FARGO VS FRIAS MIGUEL	F	24324	15		MOTION TO VACATE SALE	WITHDRAWN	
WELLS FARGO VS LAM LLOYD	F	3971	17		PERMITTING FINAL JUDGMENT	RESERVED	
WELLS FARGO VS SHERIDAN	F	36467	9		RESTORE MORTGAGE	GRANTED	
WELLS FARGO VS SORIANO NILO	F	18398	16		MOTION TO VACATE DEFAULT	ADJOURNED	ADJ TO 9/15/2017
365 HOME WARRANTY VS TMI SOLUTIONS	C	192	14	15	MOTION TO COMPEL	RESERVED	
8K MILES MEDIA GROUP, INC. VS EBCMUSIC	C	42	17		MOTION TO DISMISS	ADJOURNED	ADJ TO 9/29/2017

THE CASSIDY LAW FIRM

Harold J. Cassidy 011831975
Derek M. Cassidy 041562007
750 Broad Street
Suite 3
Shrewsbury, New Jersey 07702
(732) 747-3999
Attorneys for Plaintiff Gwen E. Barsel
as Executrix of the Estate of Michelle Lattanzio

FILED

SEP 01 2017

ARNOLD L. NATALI JR., P.J.Ch.

GWEN E. BARSEL, as Executrix of the
Estate of Michelle Lattanzio,

Plaintiff,

vs.

SANJEEV NAYYAR, MD; GARDEN
STATE GASTROENTEROLOGY,
A CORPORATION; et al.

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
LAW DIVISION

Docket No.: MID-L-1430-15

Civil Action

**ORDER GRANTING PLAINTIFF
LEAVE TO SUPPLEMENT HER
RECORD IN OPPOSITION TO
DEFENDANTS' MOTION FOR
PARTIAL SUMMARY JUDGMENT
WITH THE CERTIFICATION OF
MEYER N. SOLNY, MD, FACG, AGAF**

THIS MATTER having been brought to the attention the Court by counsel for Plaintiff on a Motion for leave to supplement Plaintiffs record on her Opposition to Defendants' Motion for Partial Summary Judgment, seeking an order to dismiss Plaintiffs claim for punitive damages, and the Court having heard argument of counsel, Harold Cassidy, appearing on behalf of Plaintiff, and Buckley Theroux, Esqs., appearing on behalf of Defendants Nayyar and Garden State Gastroenterology, and for good cause having been shown,

IT IS ON this 1st day of September 2017;

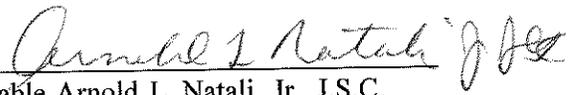
*and for the reasons stated
on the record on
9.1.17*

ORDERED THAT leave be and is hereby granted to the Plaintiff to supplement her record

in part and denied in part (initials)

in opposition to Defendants' Motion for Partial Summary Judgment by supplementing the record with the Certification of Meyer N. Solny, MD, FACG, AGAF, dated August 11, 2017;

IT IS FURTHER ORDERED that a true copy of this order be served upon counsel for the Defendants within 5 days from the date hereof.



Honorable Arnold L. Natali, Jr., J.S.C.

FILED

SEP 01 2017

ARNOLD L. NATALI JR., P.J.Ch.

Sean P. Buckley (Atty. ID #: 035861984)
Noah L. Dennison (Atty. ID #: 114282014)

**BUCKLEY THEROUX
KLINE & PETRASKE, LLC**

932 STATE ROAD
PRINCETON, N.J. 08540
(609) 924-9099

Attorneys for Defendants
Sanjeev Nayyar, MD and Garden State Gastroenterology, PC

MICHELLE LATTANZIO

Plaintiff

vs.

SANJEEV NAYYAR, MD; GARDEN
STATE GASTROENTEROLOGY, A
CORPORATION; et al.

Defendants

: SUPERIOR COURT OF NEW JERSEY
: LAW DIVISION: MIDDLESEX COUNTY
: DOCKET NO. MID-L-1430-15

Civil Action

ORDER

This matter having been brought before the Court by Buckley Theroux Kline & Petraske, LLC, attorneys for Defendants, Sanjeev Nayyar, MD and Garden State Gastroenterology, PC, for an Order granting partial Summary Judgment dismissing Plaintiff's Punitive Damage claim, and good cause having been shown, *and for the reasons stated in the record.*

IT IS ON THIS *1st* day of *September* 2017;

ORDERED that the Motion for partial Summary Judgment dismissing Plaintiff's punitive damage claim is hereby granted; and

IT IS FURTHER ORDERED that Plaintiff's punitive damage claim is hereby dismissed with prejudice; and

IT IS FURTHER ORDERED that a copy of this Order shall be served on all counsel within seven (7) days of receipt.


Hon. _____, J.S.C.

ARNOLD L. NATALI JR., P.J.Ch.

Opposed

Unopposed

ORDERED that all plaintiff's claims against defendant Lillian Convery are hereby dismissed with prejudice; and it is further

ORDERED that a copy of this Order shall be served upon all parties within 5 days of receipt of this Order.


ARNOLD L. NATALI JR., P.J.Ch.

PAPERS CONSIDERED

- Notice of Motion
- Movant's Affidavits or Certifications, *w/ exhibits*
- Movant's Brief
- Answering Affidavits or Certifications
- Answering Brief
- Cross-Motion
- Movant's Reply
- Other

(See)

OPPOSED

UNOPPOSED

9-1
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Craig J. Coughlin, Esq. (Attorney ID # 012801984)
RAINONE COUGHLIN MINCHELLO, LLC
One Woodbridge Center
Suite 515
Woodbridge, New Jersey 07095
Tel: (732) 709-4182
Fax: (732) 791-1555
Attorney for Plaintiff, Joseph Galamb

FILED

SEP 05 2017

ARNOLD L. NATALI JR., P.J.Ch.

JOSEPH GALAMB,

Plaintiff,

v.

JOHN HUTSON, RON CORDERO, and
CRAIG LEHMAN,

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY: CHANCERY
DIVISION

DOCKET NO.: MID-C-38-16

CIVIL ACTION

ORDER

THIS MATTER having been brought before the Court on motion of Plaintiff, Joseph Galamb, by and through his attorney, Craig J. Coughlin, Esq., of Rainone Coughlin Minchello, LLC for an Order seeking to extend the discovery end date, and the Court, having reviewed and considered the moving papers and the opposition papers, and having heard and considered the arguments of counsel, and good cause having been shown;

IT IS on this 5th day of September 2017;

ORDERED that the discovery end date be extended an additional ninety (90) days to November 28, 2017;

ORDERED that the following discovery shall take place prior to November 28, 2017:

1. All outstanding written discovery and fact witness depositions shall be completed on or before October 16, 2017;
2. Plaintiff shall serve his forensic accountant report on or before October 31, 2017;

3. The depositions of all expert witnesses shall be completed on or before November 28, 2017; and it is further (A)

ORDERED that a copy of this Order shall be served upon all counsel of record within seven (7) days of the date of entry of this Order.

Arnold L. Natali, Jr. P.C.
ARNOLD L. NATALI JR., P.J.Ch.

 Opposed

 X Unopposed

4. The trial date in this matter, in light of the aforementioned discovery extensions, is adjourned and now has a peremptory date of December 21, 2017. There shall be no further extensions of discovery or the trial date without Court Order. Any request for an Order extending pre-trial or trial dates shall be made in accordance with the New Jersey Court Rules (i.e., formal motion) and upon a showing of extraordinary circumstances. (AW)

FILED

SEP 05 2017

ARNOLD L. NATALI JR., P.J.Ch.

THE HONORABLE ARNOLD L. NATALI JR., P.J.Ch.
SUPERIOR COURT OF NEW JERSEY
56 PATERSON STREET
P.O. BOX 964
NEW BRUNSWICK, NEW JERSEY 08903-2633

HELEN HORAN, EXECUTOR OF THE
ESTATE OF GEORGIA COUTROS

Plaintiff(s),

vs.

COUTROS BROTHERS, INC. AND
PEGGY H. KANTOR, EXECUTOR OF
THE ESTATE OF SPERO COUTROS

Defendant(s).

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
GENERAL EQUITY PART
MIDDLESEX COUNTY
DOCKET NO. MID C-134-16

CIVIL ACTION

ORDER VACATING DISMISSAL

THIS MATTER having been opened by the Court and for good cause shown;

It is on this 5th day of September, 2017

ORDERED that the court initiated dismissal entered on January 6, 2017 by the Deputy Clerk of the Superior Court, Middlesex County, as to Defendants Coutros Brothers Inc. and Peggy H. Kantor, is hereby vacated; and

IT IS FURTHER ORDERED that counsel for Defendant Coutros Brothers Inc. and Peggy H. Kantor shall serve a copy of this Order upon all counsel of record within seven (7) days of the date herein.


ARNOLD L. NATALI JR., P.J. Chancery

Our File No. 16034851
RAGAN & RAGAN, P.C.
Counsellors At Law
3100 Route 138
Brinley Plaza, Building One
Wall, NJ 07719
(732) 280-4100

FILED

SEP 05 2017

ARNOLD L. NATALI JR., P.J.Ch.

W. Peter Ragan, Sr., Esq. ID#012621974
Attorneys for Plaintiff, Robert McDaid

ROBERT McDAID, CHELSEA VIEW : SUPERIOR COURT OF NEW JERSEY
ASSOCIATES, LLC, PHYLLIS AVENUE : LAW DIVISION MIDDLESEX COUNTY
ASSOCIATES, LLC, MCMA, LLC, :
AND BLOCK 846 ASSOCIATES, LLC, : DOCKET NO. C-140-11, J-032200-12

Plaintiffs,

vs.

JOSEPH MUSUMECI,

Defendant.

Civil Action

: ORDER CORRECTING CLERICAL MISTAKE
: IN ORDER CHARGING LLC MEMBER
: INTEREST ENTERED AND FILED
: DECEMBER 16, 2016

This matter being opened to the Court by W. Peter Ragan, Sr., Esq. of the firm of Ragan & Ragan, P.C., attorneys for the plaintiff, on application for a corrective order pursuant to R. 1:13-1 on notice to all interested parties, and for good cause shown;

It is on this 5th day of September, 2017

ORDERED as follows:

The spelling of "DILILAH ROAD ASSOCIATES, LLC" in paragraph # 1. of this Court's Order entered and filed December 16, 2016 be and the same is hereby corrected to "DELILAH ROAD ASSOCIATES, LLC". All other provisions of the Order remain unchanged.


Hon. Arnold L. Natali, Jr., P. J.Ch.

McCABE, WEISBERG & CONWAY, P.C.
 Carol R. Cobb, Esquire - 028761994
 John M. Kolesnik, Esquire - 012412010
 216 HADDON AVENUE, SUITE 201
 WESTMONT, NEW JERSEY 08108
 (856) 858-7080
 ATTORNEYS FOR DEFENDANT
 Matter No 17-201722 - 17-201722

FILED

SEP 01 2017

ARNOLD L. NATALI JR., P.J.Ch.

ROBERT McDAID, Plaintiff, v. DELILAH ROAD ASSOCIATES, LLC, et al., Defendants,	SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY Docket No. MID-C-18-17 Civil Action ORDER VACATING DEFAULT
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This matter having been opened to the Court by the Firm McCabe, Weisberg & Conway, P.C., on behalf of the Defendant, ^{REO America Abstract} for entry of Order vacating default pursuant to Rule 4:43-3 of the

New Jersey Rules of Court, and the Court having reviewed the moving papers and the Certification and Brief supporting the Motion, and good cause having been shown:

IT IS on this 1st day of September, 2017

ORDERED that the default previously entered in the above-captioned matter is hereby vacated; and it is further ^(A)

ORDERED, defendant, REO America Abstract, shall answer or otherwise respond to the complaint of the plaintiff, Robert McDaid, within 5 days of the ^{receipt of this Order} date of this Order.

Arnold L. Natali Jr. P.J.Ch.
ARNOLD L. NATALI JR., P.J.Ch.

 Opposed

 X Unopposed

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

¹⁰
 (A) The Court's review of the ACMS system indicates default has not been entered against defendant. Accordingly, defendant shall file a responsive pleading within five days of receipt of this Order.

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FILE

FILED

SEP 05 2017

Robert Musumeci, *Pro Se*
3119 Brigantine Blvd.
Brigantine, NJ 08203
609-266-7676

SEP 05 2017

ARNOLD L. NATALI JR., P.J.Ch.

ARNOLD L. NATALI JR., P.J.Ch.

ROBERT MCDAID,	:	SUPERIOR COURT OF NEW JERSEY
	:	CHANCERY DIVISION
Plaintiff,	:	MIDDLESEX COUNTY
	:	
vs.	:	Civil Action
	:	
DELILAH ROAD ASSOCIATES, LLC	:	Docket No.: MID-C-18-17
RALPH AVERSA; ROSE PATTERSON;	:	
TONY JOST; GREGORY KRAVITZ;	:	
DOUGLAS KEEFE; FRANK	:	
GROTOLLA; LAVA FUNDING; JANET	:	
HALEY; FRANCIS J. LAMB;	:	ORDER
ATLANTIC COAST REALTY; DONNA	:	
SCHOENING; JOHN ROGGE; REO	:	
AMERICA ABSTRACT; JOSEPH	:	
MUSUMECI AND; HANCE C.	:	
JAQUETT, ESQ.,	:	
	:	
Defendants,	:	
	:	

This matter having been brought before the Court by Defendant Robert Musumeci, the Court having considered the matter for good cause shown;

It is on this 5th day of September, 2017

ORDERED as follows:

1. Defendant's Motion to Vacate ^{the entry of} ~~Default Judgment~~ as against Defendant Donna Schoening is hereby granted and the Judgment against Defendant vacated.
2. Defendant shall be permitted to submit Defendant's Answer, Separate Defenses, and Crossclaim out of time.



 ARNOLD L. NATALI JR., P.J.Ch.

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

FILED

SEP 05 2017

Rose Paterson, *Pro Se*
4252 C Atlantic-Brigantine Blvd.
Brigantine, NJ 08203
609-266-7637

SEP 05 2017

ARNOLD L. NATALI JR., P.J.Ch.

ARNOLD L. NATALI JR., P.J.Ch.

ROBERT MCDAID,	:	SUPERIOR COURT OF NEW JERSEY
	:	CHANCERY DIVISION
Plaintiff,	:	MIDDLESEX COUNTY
	:	
vs.	:	Civil Action
	:	
DELILAH ROAD ASSOCIATES, LLC	:	Docket No.: MID-C-18 -17
RALPH AVERSA; ROSE PATTERSON;	:	
TONY JOST; GREGORY KRAVITZ;	:	
DOUGLAS KEEFE; FRANK	:	
GROTOLLA; LAVA FUNDING; JANET:	:	
HALEY; FRANCIS J. LAMB;	:	ORDER
ATLANTIC COAST REALTY; DONNA :	:	
SCHOENING; JOHN ROGGE; REO :	:	
AMERICA ABSTRACT; JOSEPH :	:	
MUSUMECI AND; HANCE C. :	:	
JAQUETT, ESQ., :	:	
Defendants,	:	

This matter having been brought before the Court by Defendant Rose Paterson, the Court having considered the matter for good cause shown;

It is on this 5th day of September, 2017

ORDERED as follows:

1. Defendant's Motion to Vacate ^{entry of} Default Judgment as against Defendant Donna Schoening is hereby granted and the Judgment against Defendant vacated.
2. Defendant shall be permitted to submit Defendant's Answer, Separate Defenses, and Crossclaim ~~out of time~~ ^{within five days of receipt.}

3. Defendant shall serve a copy of this order on all parties within five days of receipt.

Arnold L. Natali Jr.
ARNOLD L. NATALI JR., P.J.Ch.

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

FILED

SEP 05 2017

ARNOLD L. NATALI JR., P.J.Ch.

Donna Schoening, *Pro Se*
7 Randolph Drive
Sicklerville, NJ 08081
856-481-4385

ROBERT MCDAID,	:	SUPERIOR COURT OF NEW JERSEY
	:	CHANCERY DIVISION
Plaintiff,	:	MIDDLESEX COUNTY
	:	
vs.	:	Civil Action
	:	
DELILAH ROAD ASSOCIATES, LLC	:	Docket No.: MID-C-18-17
RALPH AVERSA; ROSE PATTERSON;	:	
TONY JOST; GREGORY KRAVITZ;	:	
DOUGLAS KEEFE; FRANK	:	
GROTOLLA; LAVA FUNDING; JANET	:	
HALEY; FRANCIS J. LAMB;	:	ORDER
ATLANTIC COAST REALTY; DONNA	:	
SCHOENING; JOHN ROGGE; REO	:	
AMERICA ABSTRACT; JOSEPH	:	
MUSUMECI AND; HANCE C.	:	
JAQUETT, ESQ.,	:	
Defendants,	:	

This matter having been brought before the Court by Defendant Donna Schoening, the Court having considered the matter for good cause shown;

It is on this 5th day of September, 2017

ORDERED as follows:

1. Defendant's Motion to Vacate ^{entry} ~~Default Judgment~~ as against Defendant Donna Schoening is hereby granted and the Judgment against Defendant vacated.
2. Defendant shall be permitted to submit Defendant's Answer, Separate Defenses, and Crossclaim ~~out of time.~~ *within five (5) days of receipt.*

3. Defendant shall serve a copy of this order in all parties within five days of receipt.

Arnold L. Natali Jr.
J.S.C.

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

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FILED

SEP 05 2017

ARNOLD L. NATALI JR., P.J.Ch.

Ralph Aversa, Pro Se
801 NJ-168
Turnersville, NJ 08012
609-221-6323

ROBERT MCDAID,	:	SUPERIOR COURT OF NEW JERSEY
	:	CHANCERY DIVISION
Plaintiff,	:	MIDDLESEX COUNTY
	:	
vs.	:	Civil Action
	:	
DELILAH ROAD ASSOCIATES, LLC	:	Docket No.: MID-C-18: -17
RALPH AVERSA; ROSE PATTERSON;	:	
TONY JOST; GREGORY KRAVITZ;	:	
DOUGLAS KEEFE; FRANK	:	
GROTOLLA; LAVA FUNDING; JANET:	:	
HALEY; FRANCIS J. LAMB;	:	ORDER
ATLANTIC COAST REALTY; DONNA :	:	
SCHOENING; JOHN ROGGE; REO :	:	
AMERICA ABSTRACT; JOSEPH :	:	
MUSUMECI AND; HANCE C. :	:	
JAQUETT, ESQ., :	:	
Defendants,	:	

This matter having been brought before the Court by Defendant Ralph Aversa, the Court having considered the matter for good cause shown;

It is on this 5th day of September, 2017

ORDERED as follows:

1. Defendant's Motion to Vacate ^{entry of} ~~Default Judgment~~ as against Defendant Donna Schoening is hereby granted and the Judgment against Defendant vacated.
2. Defendant shall be permitted to submit Defendant's Answer, Separate Defenses, and Crossclaim ~~out of time~~ ^{within five (5) days of receipt.}

3. Defendant shall serve a copy of this Order on all parties within five days of receipt.

Arnold L. Natali Jr.
ARNOLD L. NATALI JR., P.J.Ch.

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

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FILED

SEP 05 2017

Joseph Musumeci, Pro Se ✓
3119 Brigantine Blvd.
Brigantine, NJ 08203
609-266-7676

ARNOLD L. NATALI JR., P.J.Ch.

ROBERT MCDAID,	:	SUPERIOR COURT OF NEW JERSEY
	:	CHANCERY DIVISION
Plaintiff,	:	MIDDLESEX COUNTY
	:	
vs.	:	Civil Action
	:	
DELILAH ROAD ASSOCIATES, LLC	:	Docket No.: MID-C-18-17
RALPH AVERSA; ROSE PATTERSON;	:	
TONY JOST; GREGORY KRAVITZ;	:	
DOUGLAS KEEFE; FRANK	:	
GROTOLLA; LAVA FUNDING; JANET:	:	
HALEY; FRANCIS J. LAMB;	:	ORDER
ATLANTIC COAST REALTY; DONNA :	:	
SCHOENING; JOHN ROGGE; REO :	:	
AMERICA ABSTRACT; JOSEPH :	:	
MUSUMECI AND; HANCE C. :	:	
JAQUETT, ESQ., :	:	
Defendants,	:	

This matter having been brought before the Court by Defendant Joseph Musumeci, the Court having considered the matter for good cause shown;

It is on this 5th day of September, 2017

ORDERED as follows: *the entry of*

1. Defendant's Motion to Vacate ~~Default Judgment~~ as against Defendant Donna Schoening is hereby granted and the Judgment against Defendant vacated.

2. Defendant shall be permitted to submit Defendant's Answer, Separate Defenses, and Crossclaim ~~out of time~~ *within five (5) days of receipt of this Order.*

3. *Defendant shall serve a copy of this Order on all parties within five days of receipt.*

Arnold L. Natali Jr.
ARNOLD L. NATALI JR., P.J.Ch.

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

FILED

SEP 01 2017

ARNOLD L. NATALI JR., P.J.Ch.

SPEVACK LAW OFFICES
525 Green Street
Iselin, NJ 08830
Phone No: (732) 636-3030
Attorneys for the Plaintiffs
N216591

WENDY PRICE,)
)
Plaintiff,)
)
vs.)
)
WALGREEN, COMPANY, AMC CARTERET,)
LLC, "John Doe" 1 through 7 (a fictitious name,)
true name being unknown) and "ABC Corp." 1)
through 7 (a fictitious name, true name being)
unknown),)
)
Defendants)

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
LAW DIVISION

Docket No.: MID-L-6424-16

CIVIL ACTION

ORDER

This matter having been brought before the Court by Motion of Ronald Wm . Spevack , Esq., attorney for Plaintiff for an Order granting Plaintiff leave to file Amended Complaint, to acid Third Party Defendant, The Sod Father, Inc. as a direct defendant, and good cause having been shown,

It is on this 1st day of September, 2017

ORDERED that Plaintiff is permitted to file Amended Complaint to acid Third Party Defendant, The Sod Father, Inc. as a direct defendant, and it is further

ORDERED that said Amended Complaint be filed within 14 days from the date hereof;

and it is further *ad served as prescribed by the N.J. Court Rules; and it is further*

*by counsel for
Plaintiff*

ORDERED that a copy of this Order shall be served upon all parties within 5 days from
its online posting.
the date hereof.

Arnold L. Natali Jr.

ARNOLD L. NATALI JR., P.J.Ch.

OPPOSED
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RWS:d
216591

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

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PLUESE, BECKER & SALTZMAN, LLC
Attorneys At Law
20000 Horizon Way, Suite 900
Mount Laurel, New Jersey 08054
(856) 813-1700
Attorneys for Plaintiff

FILED

SEP 05 2017

ARNOLD L. NATALI JR., P.J.Ch.

Filing Attorney:

- Rob Saltzman, Esquire ID #043891988
- Sanford J. Becker, Esquire ID #243731972
- Robert F. Thomas, Esquire ID #018621993
- Stuart West, Esquire ID #015672002
- Kevin Diduch, Esquire ID #124612014
- Kathleen L. Stanton, Esquire ID #012202011

File 086569

RUSHMORE LOAN
MANAGEMENT SERVICES, LLC,

Plaintiff,

v.

FIRST SAVINGS AND
LOAN ASSOCIATION OF
EAST PATERSON, NJ A/K/A
FIRST SAVINGS AND
LOAN ASSOCIATION,
EAST PATERSON,

and

FIRST SAVINGS AND
LOAN ASSOCIATION OF
NEW BRUNSWICK A/K/A
FIRST SAVINGS AND
LOAN ASSOCIATION,

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. MID-C-64-17

CIVIL ACTION

**FINAL JUDGMENT
BY DEFAULT
PURSUANT TO R. 4:43-2(b)**

THIS MATTER being opened to the Court by Pluese, Becker & Saltzman, LLC, Attorneys for Plaintiff, and for good cause having been shown;

IT IS, on this 5th day of September, 2017, **ORDERED** as

follows:

1. Final Judgment by Default in accordance with R. 4:43-2(b) is hereby GRANTED in Plaintiff's favor; and

2. The First Savings and Loan Association of East Paterson, N.J. Mortgage delivered by Joseph Papadinec and Margaret Papadinec, dated August 22, 1952, and duly recorded with the Middlesex County Clerk/Register on August 28, 1952, at Mortgage Book Volume 1143 at Page 46, *et seq.*, is hereby deemed fully satisfied;

3. The First Savings and Loan Association of East Paterson, N.J., and its successors (if any), has no further interest in the subject Mortgage;

4. The First Savings and Loan Association of New Brunswick a/k/a First Savings and Loan Association Mortgage delivered by Joseph Papadinec and Margaret Papadinec, dated February 16, 1962, was duly recorded with the Middlesex County Clerk/Register on February 19, 1962, at Mortgage Book Volume 1806 at Page 158, *et seq.*, is hereby deemed fully satisfied;

5. The First Savings and Loan Association of New Brunswick Mortgage, and its successors (if any), has no further interest in the subject Mortgage;

6. The Middlesex County Clerk/Register is hereby directed to cancel said Mortgages of record pursuant to N.J.S.A. 2A:51-1, *et seq.*; and

7. Plaintiff shall, at its own expense, record a true and correct copy of this Order by the Middlesex County Clerk/Register; and

8. Service of the within Order shall be made by Plaintiff's counsel upon Defendants and/or their counsel of record (if any), by regular mail within seven (7) days after counsel's receipt of an executed copy of this Order.

BY THE COURT:

Arnold L. Natali, Jr. JJC
The Honorable Arnold L. Natali, Jr., P.J.Ch.

Opposed

Unopposed

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers. (d)

(*) The Stipulation provided to the Court by Plaintiff confirms that the non-answering Defendants (who have not opposed this application) affirmatively consent to the relief requested and clearly consent to entry of default as well. See R. 4:43-1. As such, Defendants had notice of the Complaint, the relief requested and the request for judgment. Under these circumstances, judgment by default is appropriate. (JALN)

FILED

SEP 05 2017

ARNOLD L. NATALI JR., P.J.Ch.

THE HONORABLE ARNOLD L. NATALI JR., P.J.Ch.
SUPERIOR COURT OF NEW JERSEY
56 PATERSON STREET
P.O. BOX 964
NEW BRUNSWICK, NEW JERSEY 08903-2633

_____	:	SUPERIOR COURT OF NEW JERSEY
SPHERE INFRASTRUCTURE PTE. LTD.	:	CHANCERY DIVISION
	:	GENERAL EQUITY PART
Plaintiff(s),	:	MIDDLESEX COUNTY
	:	DOCKET NO. MID L-1907-17
vs.	:	
	:	
VGS GROUP, INC., a New Jersey	:	
Corporation, VGS CAVALLO ENERGY	:	CIVIL ACTION
GROUP, LLC., a New Jersey Limited	:	
Liability Company, SIVA CORAMUTLA,	:	ORDER GRANTING ADMISSION
S/O KUMARALINGAM CORAMUTLA,	:	<i>PRO HAC VICE</i>
And GAURA V. TIWARI, S/O MAHESH	:	
TIWARI	:	JURY TRIAL DEMANDED
	:	
Defendant(s).	:	
_____	:	

MOTION AND ORDER FOR ADMISSION *PRO HAC VICE*

This matter being opened to the Court by Kaan Ekiner, Esq., a New Jersey attorney and the attorney of record for Sphere Infrastructure Pte. Ltd., to permit A. Ari Ghosal, Esq., an attorney admitted to the practice of law in the State of Maryland, to participate with other counsel for Sphere Infrastructure Pte. Ltd. In all phases of the trial, and it appearing that A. Ari Ghosal, Esq. is a licensed attorney in good standing in the State of Maryland and it appearing that A. Ari Ghosal, Esq. has an extensive relationship with the client, Sphere Infrastructure Pte. Ltd., which predicates its request for representation from A. Ari Ghosal, Esq. in the above-captioned litigation.

It is on this 5th day of September, 2017, **ORDERED** that A. Ari Ghosal, Esq. be and hereby is admitted *pro hac vice* and is authorized to appear and participate with other counsel for

Sphere Infrastructure Pte. Ltd in all phases of the trial, subject to the following conditions:

1. A. Ari Ghosal, Esq. shall abide by the *New Jersey Court Rules* including all disciplinary rules, *R. 1:20-1* and *R. 1:28-2*.
2. A. Ari Ghosal, Esq. shall, and hereby does, consent to provide prompt and reliable communication with and accessibility to his client and opposing counsel.
3. A. Ari Ghosal, Esq. shall, and hereby does, consent to designate one or more fixed physical locations where client files and business records may be inspected on short notice by duly authorized regulatory authorities.
4. A. Ari Ghosal, Esq. shall, and hereby does, consent to designate the location in which mail or hand-deliveries may be made and promptly received.
2. A. Ari Ghosal, Esq. shall, and hereby does, consent to the appointment of the Clerk of the Supreme Court as his/her agent upon whom service of process may be made for all actions against A. Ari Ghosal, Esq. that may arise out of his participation in the matter.
3. A. Ari Ghosal, Esq. shall immediately notify the court of any matter affecting his standing at the Bar of any other jurisdiction.
4. A. Ari Ghosal, Esq. shall have all pleadings, briefs, and other papers filed with the court signed by an attorney of record authorized to practice in New Jersey, who shall be held responsible for them, the conduct of the litigation and the attorney admitted herein.
5. A. Ari Ghosal, Esq. cannot be designed as trial counsel.
6. No discovery, motion, trial, or any other proceeding delay shall occur or be requested by the reason of the inability of A. Ari Ghosal, Esq. to be in attendance.
7. A. Ari Ghosal, Esq. must, within ten (10) days, pay the fees required by *R. 1:20-1(b)*, *R. 1:28-2*, and *R. 1:28B-1(e)* and submit an affidavit of compliance.

8. *Pro hac vice* admission will automatically terminate for failure to make the initial and any annual payment required by *R. 1:20-1(b)*, *R. 1:28-2* and *R. 1:28B-1(e)*.
9. Non-compliance with any of the terms of this order shall constitute grounds for removal.
10. A copy of this order shall be served on all parties within seven (7) days of the date hereof.



ARNOLD L. NATALI JR., P.J.Ch.

WNI15-007765
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054
(856)793-3080
Chandra M. Arkema - 029552006
Krystin M. Alex - 171402015
Renée Pearl Cohen - 019362009
Katherine Knowlton Lopez - 013502011
Kathleen M. Magoon - 040682010
Donna L. Skilton - 013072007
Charles G. Wohlrab - 016592012
Rebecca Cirrinicione - 031212012
Courtney A. Martin - 098782016
Samanatha Gable - 150622016
Attorneys for Plaintiff

FILED
SEP 05 2017
ARNOLD L. NATALI JR., P.J.Ch.

WELLS FARGO BANK, NA

PLAINTIFF,

vs.

CHRISTOPHER F. SHERIDAN; STATE
OF NEW JERSEY; RAVENS CREST
EAST AT PRINCETON MEADOWS
CONDOMINIUM ASSOCIATION, INC.;
KIMBERLY A KUKIS; MIDLAND
FUNDING LLC; RAVENS CREST EAST
@ PRINCETON MEADOWS CONDO
ASSN INC

DEFENDANTS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Docket No: F-036467-09

CIVIL ACTION

ORDER

THIS MATTER being opened to the court by Krystin M. Alex, Esquire, a member of the firm of Shapiro & DeNardo, LLC, attorneys for Plaintiff, appearing on a Motion to Vacate Discharge and Restore Mortgage Recorded February 1, 2007 to Reinstate Lien, and the Court having reviewed the record, supporting certifications, brief, and for good cause shown:

IT IS HEREBY ORDERED ON THIS 5th day of September 2017, THAT:

1. Plaintiff's Motion is hereby granted;

And for the reasons stated in the record on 9.5.17

2. The Discharge of Mortgage and Release of Lien recorded in the Middlesex County Clerk's Office on July 22, 2009 in Book 886 at Page 17, is hereby expunged from the record as though same had never been recorded; and

3. The Mortgage executed by Christopher Sheridan to First Magnus Financial Corporation, an Arizona Corporation, in the amount of \$151,500.00 dated November 16, 2006 and recorded on February 1, 2007 in the Middlesex County Clerk's Office in Mortgage Book 12148 at Page 726 *et. seq.*, is hereby reinstated *nunc pro tunc* as of the original date of recording; and

4. A copy of this Order is to be recorded in the Middlesex County Clerk's Office and notated to the Discharge of Mortgage and Release of Lien described in paragraph two (2) supra; and

5. A copy of this Order is to be recorded in the Middlesex County Clerk's Office and notated to the Mortgage described in paragraph three (3) *supra*; and

6. A copy of this order is to be served on all parties noticed to this motion within seven (7) business days of Plaintiff's receipt thereof.


ARNOLD L. NATALI JR., P.J.Ch.

Papers considered: nom; Brief; Cert. w/ exhibits.
Motion opposed _____
Motion unopposed ✓ _____

Donald J. Sears, Esq.
Township of South Brunswick
540 Ridge Road
P.O. Box 190
Monmouth Junction, NJ 08852
(732) 329-4000
*Attorney for Plaintiff,
Township of South Brunswick*

FILED
SEP 05 2017
ARNOLD L. NATALI JR., P.J.Ch.

IN THE MATTER OF THE APPLICATION OF THE TOWNSHIP OF SOUTH BRUNSWICK, COUNTY OF MIDDLESEX
AVALONBAY COMMUNITIES, INC. Plaintiff, v. TOWNSHIP OF SOUTH BRUNSWICK and PLANNING BOARD OF THE TOWNSHIP OF SOUTH BRUNSWICK, Defendants.
RICHARDSON FRESH PONDS, LLC & PRINCETON ORCHARDS ASSOCIATES, LLC Plaintiffs, v. TOWNSHIP OF SOUTH BRUNSWICK Defendant.
SOUTH BRUNSWICK CENTER, LLC v. TOWNSHIP OF SOUTH BRUNSWICK and PLANNING BOARD OF THE TOWNSHIP OF SOUTH BRUNSWICK, Defendants.

CONSOLIDATED ACTIONS

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION – MIDDLESEX COUNTY

DOCKET No. L-3878-15

Civil Action

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
MIDDLESEX COUNTY

DOCKET NO.: L-2635-16

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
MIDDLESEX COUNTY

DOCKET NO.: L-2638-16

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
MIDDLESEX COUNTY

DOCKET NO.: L-3669-14

WINDSOR ASSOCIATES
v.
TOWNSHIP OF SOUTH BRUNSWICK and
PLANNING BOARD OF THE TOWNSHIP
OF SOUTH BRUNSWICK,
Defendants.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
MIDDLESEX COUNTY

DOCKET NO.: L-2633-16

FILED
SEP 05 2017

STANTON GIRARD, LLC
v.
TOWNSHIP OF SOUTH BRUNSWICK and
PLANNING BOARD OF THE TOWNSHIP
OF SOUTH BRUNSWICK,
Defendants.

SUPERIOR COURT OF NEW JERSEY **ARNOLD, NATALI JR., P.J.Ch.**
LAW DIVISION
MIDDLESEX COUNTY

DOCKET NO.: L-3878-15

AMERICAN PROPERTIES AT SOUTH
BRUNSWICK, LLC
Plaintiff,
v.
TOWNSHIP OF SOUTH BRUNSWICK;
TOWNSHIP COUNCIL OF THE
TOWNSHIP OF SOUTH BRUNSWICK;
AND TOWNSHIP OF SOUTH
BRUNSWICK PLANNING BOARD,
Defendants.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
MIDDLESEX COUNTY

DOCKET NO.: L-4580-16

**ORDER DENYING MOTION TO
DISQUALIFY DONALD J. SEARS, ESQ.
AND DENYING REQUEST FOR
LIMITED DISCOVERY**

This matter having been opened to the Court by way of Motion filed by AvalonBay Communities, Inc., by and through its attorneys Bisgaier Hoff, Robert A. Kasuba, Esq., appearing, on notice to all parties of record, and the Court having considered the moving papers and opposition filed thereto by the Township of South Brunswick, by and through its attorney, Donald J. Sears, Esq., and further the Court having considered the arguments of counsel, for the reasons set forth on the record and otherwise for good cause shown,

IT IS ON THIS 5th day of September, 2017, hereby

ORDERED that the Motion to Disqualify Donald J. Sears, Esq., from representing the

Township of South Brunswick shall be and is hereby DENIED; and it is further

ORDERED that the request for limited discovery on the alleged ethics violation by Donald J. Sears, Esq., shall be and is hereby DENIED; and it is further

ORDERED that a copy of this Order shall be served upon all counsel of record and all interested parties within seven (7) days of the date hereof.



ARNOLD L. NATALI JR., P.J.Ch.

Opposition Filed:

Yes (X) No ()