

HILL WALLACK LLP

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FILED

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James J. DeLuca, J.S.C.

RIVER RIDGE CONDOMINIUM UNIT OWNERS' COALITION, an unincorporated association; **ELLIOT CHAN; ELIZABETH LEE;** and **MI SUN KAREN LEE,**

Plaintiffs

vs.

RIVER RIDGE CONDOMINIUM ASSOCIATION, INC., a Non-Profit Corporation of New Jersey; and **NORMAN ADAMS; SHERRI BENEKE; DAVID BEREZIN; MICHAEL DEMATTIA; PAUL KIM; ARIELE KRANTZOW; BOB MOHL; MOUNZER TCHELEBI;** and **JOHN DOE(S), which name or names are fictitious**, in their capacities as Directors and/or Officers of River Ridge Condominium Association, Inc.,

Defendants

SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION – BERGEN COUNTY

Docket No. BER-C-178-21

Civil Action

ORDER GRANTING PRELIMINARY INJUNCTION

This matter coming before the Court upon the application of Hill Wallack LLP, attorneys for plaintiffs, by Michael S. Karpoff, Esq. and Catherine M. Brennan, Esq., for preliminary injunctive relief; upon notice to Gallo Vitucci Klar LLP, attorneys for defendants, by Kenneth S. Merber, Esq. and Jae W. Joo, Esq.; and the application being opposed; and the Court having read the papers submitted on behalf of the parties and having heard the arguments of counsel; and for

~~the reasons set forth on the record and good cause shown~~ *AND for the reasons SET FORTH on the RECORD on September 10, 2021*

It is on this 10 day of September, 2021, **ORDERED** as follows:

1. Until the announcement of the results of the September 19, 2021 vote by the Unit Owners of River Ridge Condominium regarding the removal or retention of the Condominium

Association's current Directors, defendants shall be and hereby are enjoined from (1) entering ~~into any contracts or creating new financial obligations for the Condominium, unless necessary~~ *the Skyline contract or any contract related thereto, except that the current DIRECTORS MAY AGREE TO REPAIRS REQUIRED TO DEAL WITH EMERGENT SAFETY OR* to deal with emergent safety or health issues, (2) ~~imposing upon the Unit Owners any additional financial obligations, or (3) seeking to enforce the increased common expense assessments that~~ *HEALTH ISSUES WITH RESPECT TO THE FACADE OF THE CONDOMINIUM BUILDING(S) OR AS OTHERWISE DESCRIBED IN THE FALCON REPORT. ALL OTHER REQUESTS FOR RELIEF ARE DENIED* *JJD* were implemented August 1, 2021.

2. If at least one Director is removed by the September 19, 2021 vote, such *19/9/21 at 4:00P.M JJD* injunction shall continue to October ~~31~~, 2021 *10/19/21* or as otherwise ordered by the Court.

3. Plaintiffs' attorney shall serve a copy of this Order upon defendants' attorneys.

James J. DeLuca
JAMES J. DELUCA, J.S.C.