



ADR Mediation

COMPLAINANT ADR REQUEST PACKET



Fax: 848-480-2302
ADR.SCofBT@gmail.com

ADR Mediation

With the increasing number of suits being filed, the Courts are backlogged. Litigation can be both costly and time-consuming. Litigants may not be happy with the process or the remedy that a judge or jury will impose upon them. Thus, there has been a shift from litigation and adjudication to settlement. Arbitration and Mediation are the two methods most used to assist the parties in reaching a settlement, and they are collectively referred to as Alternative Dispute Resolution (ADR).

The N.J. Condominium Act requires that community associations "provide a fair and efficient procedure for the resolution of disputes between individual unit owners and the association, and between unit owners, which shall be readily available as an alternative to litigation." In short, it is mandatory for every homeowner association within the State of N.J. to provide and maintain an effective ADR program.

The DCA clearly recommends that a mediator be impartial. Therefore, a person who lives within the Association should not be a mediator in that Association. Doing so can lead to a supposed conflict of interest should the matter advance into the courtroom. It is possible that the case could be sent back to the Association to redo the ADR.

HOW DO I REQUEST ADR: COMPLAINANT

- An ADR Complainant Mediation Packet can be obtained at the HOA Office.
- The Complainant should complete the packet and forwarded by fax or email to the Coalition ADR Coordinator hereafter known as Coordinator. If you cannot do either, place your documents in a sealed envelope. Write your name across the sealed flap and deliver it to your HOA office and have them contact the Coordinator for pick up.
- To preserve the integrity and privacy of your request for an ADR, DO NOT send any supporting documentation at this time.
- Your assigned mediator will be in touch with you soon.

Neither the Senior Coalition of Berkeley Township , nor any representative of the Coalition ADR Committee, nor any representative, serving in a proceeding arranged through the Senior Coalition of Berkeley Township: 1)is a necessary party relating to the mediation or to the dispute referred to mediation, nor 2) shall be liable to any party for any act or omission in connection with this service.



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COMPLAINANT ADR MEDIATION REQUEST FORM

Association Name: _____

Please fax to 848-480-2302 or email to adr.scofbt@gmail.com

Complainant/Homeowner:

Name: _____

Address: _____

Telephone Number: _____

Email Address Needed: _____

Second Party:

Name: _____

Address: _____

Telephone Number: _____

Email Address Needed: _____

Association Contact:

Name: _____

Telephone Number: _____

Email Address Needed: _____

Complainant's Signature: _____ Date _____

For your privacy and to uphold the integrity of your request DO NOT send any supporting documents at this time. Your mediator will provide further instructions.

