

Denise Brouse

From: Yumi Kawasaki <opra+request-73111-3a5af4a0@requests.opramachine.com>
Sent: Monday, March 10, 2025 11:25 AM
To: Denise Brouse
Subject: OPRA request - 112 E Park Ave, Merchantville, NJ 08109 - OPRA Request

Dear Merchantville Borough,

Please accept this electronic request for public records made under OPRA and the common law right of access. I am not required to fill out an official form or use a particular software platform to submit my request per NJSA 47:1A-6(f), which states that an email from a requestor including all of the information required on the adopted form shall suffice in place of a completed form as a valid government record request.

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Records requested:

I would like to request for any documents for the following records or info :

10 years of open and closed records for permits, applications, certificates of occupancy, violations, easements, discoveries, inspections, restrictions, liens, judgments, code issues, unpaid taxes, summons, variances, surveys, number of bedrooms and bathrooms on the certificate of occupancy, is the property for 2-family.

My preferred delivery method for response(s) to this request is by E-mail as attachments. Please confirm you have received this request. If you are not the custodian of records, please forward my request to that person and provide their email address to me for future reference.

Yours faithfully,

Yumi Kawasaki

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

opra+request-73111-3a5af4a0@requests.opramachine.com

Is dbrouse@merchantvillenj.gov the wrong address for OPRA requests to Merchantville Borough? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=merchantville_borough

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/112_e_park_ave_merchantville_nj

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

"OPRAMachine's mission is to give people easy and affordable access to New Jersey public records.

For more information, contact us at: (732) 707-1628 or PO Box 3180, New Brunswick, NJ 08903."



CONSTRUCTION PERMIT

Date Issued DEC 0:5 '05

Control #

Permit # 05-147

IDENTIFICATION Block 60 Lot 1.01
Work Site Location 112 E. PARK AVE Contractor McALLISTER
MERCHANTVILLE Address 7116 PARK
Owner in Fee WEAVER PENNSAUKEN
Address 3302 E. HOLLYWOOD CIR. Tel. () 665-4545
PENNSAUKEN NJ Lic. No. or Bldrs. Reg. No.
Tel. () 662-7397 Fed. Emp. No. 212510480

Is hereby granted permission to perform the following work:

[] BUILDING [] PLUMBING [] LEAD HAZARD ABATEMENT
[X] ELECTRICAL [X] FIRE PROTECTION [] DEMOLITION
[] ELEVATOR DEVICES [] ASBESTOS ABATEMENT [] OTHER
(Subchapter 8 only)

DESCRIPTION OF WORK:

Seater

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$ 3595.00

William Joseph
Construction Official

11/15/05
Date

U.C.C. F170
(rev. 3/96)

1 WHITE—INSPECTOR COPY 2 CANARY—OFFICE COPY 3 PINK—OFFICE COPY 4 GOLD—APPLICANT COPY

PAYMENTS (Office Use Only)

Building _____
Electrical 8.00
Plumbing _____
Fire Protection 36.80
Elevator Devices _____
Other _____
DCA Training Fee 5.00
Cert. of Occupancy _____
Other 6.72
Total 56.52
Check No. 37112
Cash _____
Collected by *M. J.*

(see reverse side)



CONSTRUCTION PERMIT

Date Issued 2-10-98
Control #
Permit # 9B-13

IDENTIFICATION Block 60 Lot 1.01

Work Site Location 112 E. PARK AVE
MERCHANTVILLE

Contractor CHARLES KAUFFMAN
Address 112 E. FRONT

Owner in Fee L. STEVENS

Address 3362 E. HOLLYWOOD CIRCLE

PENNSAUKEN NJ

Tele. () 662-7397

Tele. ()

Lic. No. or Bldrs. Reg. No. Exp. Date

Federal Emp. No.

or Social Security No.

is hereby granted permission to perform the following work:

☐ BUILDING ☐ PLUMBING ☐ OTHER

☒ ELECTRICAL ☐ FIRE PROTECTION

☐ ELEVATOR DEVICES

DESCRIPTION OF WORK:

150 Amp Service

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$ 1100

Wm Joseph
CONSTRUCTION OFFICIAL

PAYMENTS (Office Use Only)

Building

Electrical 23.00

Plumbing

Fire Protection

Elevator Devices

Other

DCA Training Fee .88

Cert. of Occ.

Other 3.45

Total 27.33

Check No. 10134

Cash

Collected By: Madra L. Hughes

(see reverse side)



A. IDENTIFICATION

APPLICANT - Complete unshaded areas only

When changing contractors, notify this office

Owner William Lichenwasser Contractor Michael DeVetris
Address 3362 E. Hollywood Address 3364 E. Hollywood
Parsippany, NJ Parsippany, NJ
Tel. (609) 662-7397-662-8080 Tel. ()



CONSTRUCTION PERMIT

A. IDENTIFICATION

Owner William Lichenwasser Contractor Michael DeVetris
Address 3362 E. Hollywood Address 3364 E. Hollywood
Parsippany, NJ Parsippany, NJ
Tel. (609) 662-7397-662-8080 Tel. ()
Work Site Address 112 E. Park Ave Lic. No.
Parsippany, NJ Federal Emp. No.

is hereby granted permission to perform the following work:

- ☒ BUILDING ☐ ELECTRICAL
☐ PLUMBING ☐ FIRE PROTECTION
☐ OTHER

Description of work:

REPLACE FRONT PORCH

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work: \$ 12,000.00

Matthew C. [Signature]
CONSTRUCTION OFFICIAL

PERMIT NO. MV 055-89
DATE ISSUED 7/12/89
REVISION DATE
Block 60 Lot 1A
Subdivision

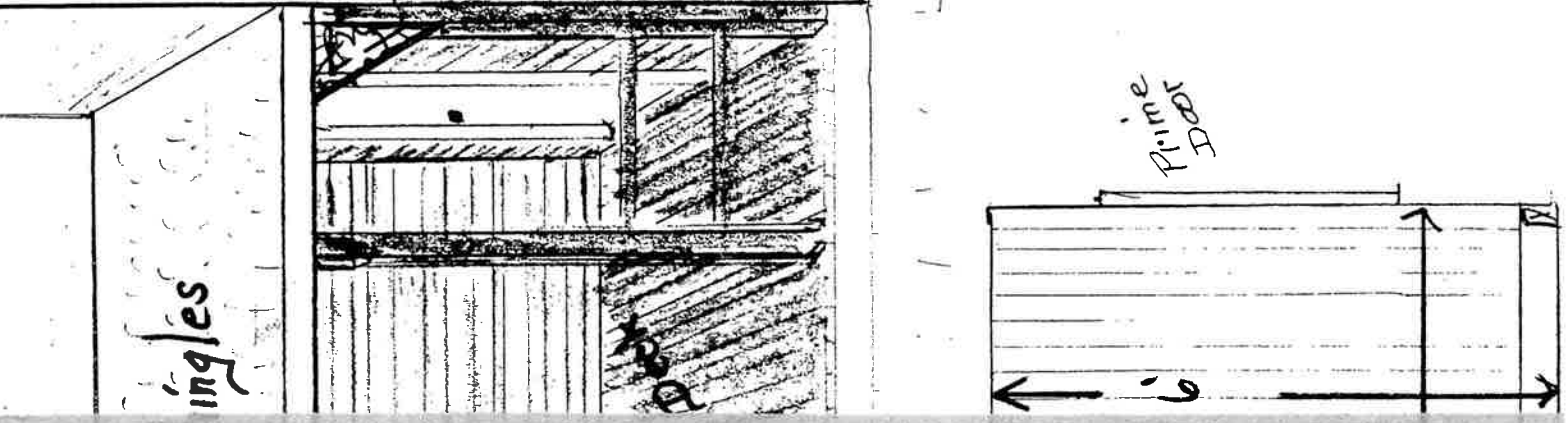
CERTIFICATION IN LIEU OF OATH:
(Complete for Minor Work and Small Job Only)

I hereby certify that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his agent

PERMIT NO. MV 055-89
DATE ISSUED 7/12/89
Block 60 Lot 1A
Subdivision

PAYMENTS

Permit Fee \$ 25
Fees Remitted \$ 21
☒ Check No. 1591
☐ Cash
☐ Other
Collected By: WCM
Date: 7/12/89





22 East Park Avenue • Merchantville, New Jersey 08109
(856) 488-0404 • FAX: (856) 488-1228

NEW JERSEY UNIFORM FIRE CODE CERTIFICATE OF INSPECTION

Issued To: DUPLEX - 112 E PARK AVE
112 East Park Ave
Merchantville, N.J. 08109

Date: July 18, 2018
Reg #: R100260

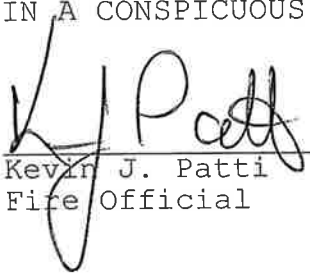
Issued By: BOROUGH OF MERCHANTVILLE
BUREAU OF FIRE PREVENTION
22 East Park Avenue
Merchantville, New Jersey 08109
LEA Code # 0424-001

Expiration Date: July 18, 2019

THIS CERTIFIES THAT THE REFERENCED PROPERTY HAS BEEN INSPECTED
PURSUANT TO THE UNIFORM FIRE SAFETY ACT AND SATISFIES MINIMUM
REQUIREMENTS OF THE NEW JERSEY UNIFORM FIRE CODE.

THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS LOCATION IN
THE ABOVE PREMISES.

Date


Kevin J. Patti
Fire Official



22 East Park Avenue • Merchantville, New Jersey 08109
(856) 488-0404 • FAX: (856) 488-1228

Registration No.: R100260
Municipality: Borough of Merchantville
County: Camden County
Inspector: Tom Connelly
Inspected: July 10, 2018
Page: 1

To: Francis X Reed Jr
8 King arthur Drive
Medford NJ 08055

NOTICE OF VIOLATIONS and ORDER TO CORRECT

Premises: DUPLEX - 112 E PARK AVE

~~Address:~~ 112 East Park Ave, Merchantville, N.J. 08109

Phone: Type of use: R1

OWNER
Name: Francis X Reed Jr
Address: 8 King arthur Drive
Medford NJ 08055
Phone: 856-662-7397

AGENT

TENANT/OPERATOR
Reed Enterprises
112 E Park ave
Merchantville NJ 08109

YOU ARE HEREBY NOTIFIED THAT an inspection by the Borough of Merchantville Bureau of Fire Prevention disclosed violations of the Uniform Fire Code (N.J.A.C. 5:70-1 et. seq.) promulgated pursuant to the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et. seq.). The violations are specified on the accompanying "Violations Report" page(s).

YOU ARE HEREBY ORDERED by the FIRE OFFICIAL to correct the violations listed on the accompanying "Violations Report" page(s) within the time, or by the date specified. If a reinspection discloses that violations have not been corrected, and an extension has NOT been requested and granted, you will be subject to penalties of up to \$5,000 per violation per day, or as otherwise authorized by the Act and Bureau Regulations.

IN ADDITION, the ACT imposes liability on the owner for the actual costs of fire suppression where a violation directly or indirectly results in fire.

If you do not understand this order, need assistance, or desire further information, please call the Bureau of Fire Prevention at Phone: (856) 488-0404

By: 
Kevin J. Patti, Fire Official

APPEAL RIGHTS-EXTENSIONS

See the attached page of information concerning your administrative appeal rights, authorized penalties and the procedure for requesting an extension of time in which to correct violations.

Signature of Owner or Representative

Printed Name of Owner or Representative

Date

remises: DUPLEX - 112 E PARK AVE
112 East Park Ave
Merchantville, N.J. 08109

Registration No. R100260
Inspection Date: July 10, 2018
Initial Inspector:
Print Name: Tom Connelly
Page number: 2

Owner/Agent: Reed Enterprises
112 E Park ave
Merchantville NJ 08109

VIOLATIONS

Date:

Inspector:

The violations cited on the above premises are as follows:

Number	Description (Maintenance: 1 Retrofit: 0)	Abate by	U/A	U/A	U/A
1.	Location: 1st Fl. Bedroom Nature: Extension cords prohibited Code Section: N.J.A.C. 5:70-3,605.5	08/09/2018			

Key: The numbering of violations is for identification purposes only and shall not be construed as bearing in any way on the seriousness of any violation.
"U" Unabated - Violation uncorrected.
"A" Abated - Violation corrected.



22 East Park Avenue • Merchantville, New Jersey 08109
(856) 488-0404 • FAX: (856) 488-1228

FIRE INSPECTION REGISTRATION FORM
(please print or type all information)

this area office use only

Local ID #: **R100260** State ID #: _____ Date Registered: **08/14/2013**

Business Name: **DUPLEX - 112 E PARK AVE**

Street Address: **112 East Park Ave**

Merchantville, N.J. 08109 Phone #: _____

Block/Lot: _____ Do you... OWN or LEASE the property (circle one)

Building Owner's Name: **FRANCIS X. REES JR.**

Phone #: **609-654-1473** Federal I.D. #: **130-36-8337**

Street Address: **8 KING ARTHUR DRIVE**
MARFORD, N.J. 08055

Business Owner's Name: **SAME**

Phone #: _____ Federal I.D. #: _____

Street Address: _____

Business Type: Individual ☒ Partnership _____ Corporation _____ Other _____

Manager/Agent: **SAME**

Street Address: _____

Phone #: _____

Emergency Contact #1: **Carole L. Rees** Phone #: **609-234-9683**

Emergency Contact #2: _____ Phone #: _____

Emergency Contact #3: _____ Phone #: _____

Alarm/Suppression System Information:

Describe System: _____

Monitoring Co. Name: _____

Address: _____

Phone #: _____

FIRE INSPECTION REGISTRATION FORM

(page 2)

this area office use only

Local ID #: R100260 State ID #: _____ Date Registered: 08/14/2013

Fire Insurance Information (Building):

Name of Carrier: The Angover Corp.Address: 95 Old River RdAngover, MA 01810Phone #: 856-429-7500Policy #: FP 5522359Policy Amt.: \$ 877.10Date of Inception: 9-18-2017

Does building contain three (3) or more dwelling units? Y _____ or N _____

If Yes, is the building registered with the Department
of Community Affairs, State of New Jersey?

Y _____ or N _____

If Yes, please give Registration #: _____

I CERTIFY THAT ALL STATEMENTS MADE ABOVE ARE TRUE

Signature: _____

Liamis X Kees M.Print Name/Title: OwnerAddress: 8 King Arthur Drive, Mendon MA 01855



22 East Park Avenue • Merchantville, New Jersey 08109
(856) 488-0404 • FAX: (856) 488-1228

NEW JERSEY UNIFORM FIRE CODE CERTIFICATE OF INSPECTION

Issued To: DUPLEX - 112 E PARK AVE
112 East Park Ave
Merchantville, N.J. 08109

Date: October 19, 2017
Reg #: R100260

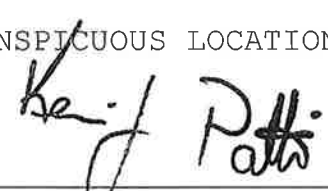
Issued By: BOROUGH OF MERCHANTVILLE
BUREAU OF FIRE PREVENTION
22 East Park Avenue
Merchantville, New Jersey 08109
LEA Code # 0424-001

Expiration Date: October 19, 2018

THIS CERTIFIES THAT THE REFERENCED PROPERTY HAS BEEN INSPECTED
PURSUANT TO THE UNIFORM FIRE SAFETY ACT AND SATISFIES MINIMUM
REQUIREMENTS OF THE NEW JERSEY UNIFORM FIRE CODE.

THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS LOCATION IN
THE ABOVE PREMISES.

Date



Kevin J. Patti
Fire Official



22 East Park Avenue • Merchantville, New Jersey 08109
(856) 488-0404 • FAX: (856) 488-1228

Registration No.: R100260
Municipality: Borough of Merchantville
County: Camden County
Inspector: Tom Connelly
Inspected: September 18, 2017
Page: 1

To: Francis X Reed Jr
8 King arthur Drive
Medford NJ 08055

NOTICE OF VIOLATIONS and ORDER TO CORRECT

Premises: DUPLEX - 112 E PARK AVE

Address: ~~112 East Park Ave~~, Merchantville, N.J. 08109
Phone: Type of use: R1

OWNER
Name: Francis X Reed Jr
Address: 8 King arthur Drive
Medford NJ 08055
Phone: 856-662-7397

AGENT

TENANT/OPERATOR
Reed Enterprises
112 E Park ave
Merchantville NJ 08109

YOU ARE HEREBY NOTIFIED THAT an inspection by the Borough of Merchantville Bureau of Fire Prevention disclosed violations of the Uniform Fire Code (N.J.A.C. 5:70-1 et. seq.) promulgated pursuant to the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et. seq.). The violations are specified on the accompanying "Violations Report" page(s).

YOU ARE HEREBY ORDERED by the FIRE OFFICIAL to correct the violations listed on the accompanying "Violations Report" page(s) within the time, or by the date specified. If a reinspection discloses that violations have not been corrected, and an extension has NOT been requested and granted, you will be subject to penalties of up to \$5,000 per violation per day, or as otherwise authorized by the Act and Bureau Regulations.

IN ADDITION, the ACT imposes liability on the owner for the actual costs of fire suppression where a violation directly or indirectly results in fire.

If you do not understand this order, need assistance, or desire further information, please call the Bureau of Fire Prevention at Phone: (856) 488-0404

By: _____
Kevin J. Patti, Fire Official

APPEAL RIGHTS-EXTENSIONS

See the attached page of information concerning your administrative appeal rights, authorized penalties and the procedure for requesting an extension of time in which to correct violations.

Signature of Owner or Representative

Printed Name of Owner or Representative

Date

Premises: DUPLEX - 112 E PARK AVE
112 East Park Ave
Merchantville, N.J. 08109

Registration No. R100260
Inspection Date: September 18, 2017
Initial Inspector:
Print Name: Tom Connelly
Page number: 2

Owner/Agent: Reed Enterprises
112 E Park ave
Merchantville NJ 08109

VIOLATIONS

Date:

Inspector:

The violations cited on the above premises are as follows:

Number	Description (Maintenance: 1 Retrofit: 0)	Abate by	U/A	U/A	U/A
1.	Location: Floor #1 Nature: 3' clearance required around heating appliances Code Section: N.J.A.C. 5:70-3,315.2	10/18/2017			

Key: The numbering of violations is for identification purposes only and shall not be construed as bearing in any way on the seriousness of any violation.

"U" Unabated - Violation uncorrected.

"A" Abated - Violation corrected.



Merchantsville Borough
Merchantsville Bureau of Fire Prevention
22 East Park Ave
Merchantsville, NJ 08109
Phone: 856-662-0900

Premises:

DUPLEX - 112 E PARK AVE
112 East Park Ave
Merchantsville, NJ 08109

Inspection Certificate

Registration Number:
LHU Code/Local Type:

Certificate Number: FPI-23-00071
Inspection Number: FPI-24-00204
Inspector: Thomas Connelly
Inspection Date: 4/3/2024

Take Notice:

This Certifies that the referenced property has been inspected pursuant to the Uniform Fire Safety Act and satisfies minimum requirements of the New Jersey Uniform Fire Code.

**This certificate must be posted in a
conspicuous location at the above premises.**

By: Kevin Patti

**This certificate Expires
March 12, 2025**

**This certificate does not take the place of other approvals, permits, or licenses required by law. It is
non-transferable, and any change in use or occupancy of these premises shall require a new certificate.**

5:71-3.7(b)1.
Version:24.1.25

Local ID - R100260
Printed on 4/3/2024



Merchantville Borough
Merchantville Bureau of Fire Prevention
22 East Park Ave
Merchantville, NJ 08109
Phone: 856-662-0900

Fire Code Violations

- ☒ Maintenance
☐ Continuation Sheet
☐ Retrofit
☐ If box is checked, a New Jersey State Uniform Construction
Code Permit is required.

Page 2 of Page 3
Registration No. _____
Date 3/12/2024
Inspector Thomas Connelly -
Local ID - R100260

Premises: DUPLEX - 112 E PARK AVE
112 East Park Ave
Merchantville NJ, 08109
Owner or Agent Francis X Reed Jr

Violations cited on the above premises are as follows:

NO.	Location	Nature & Description	Code Reference	Inspection Summary
1	UNIT A BATHROOM	MAINTAIN FIRE RATED WALLS, FLOORS, AND CEILINGS (BATHROOM WALL NEEDS TO BE REPAIRED)	703.1	Abate by: 4/11/2024 I-(Thomas Connelly)3/12/2024 A
2	UNIT A KITCHEN ON BRACKET	2A:10BC FIRE EXTINGUISHER REQUIRED	906.1	Abate by: 4/11/2024 I-(Thomas Connelly)3/12/2024 A
3	UNIT B BY STEPS	MAINTAIN FIRE RATED WALLS, FLOORS, AND CEILINGS (CEILING TILE NEEDS TO BE INSTALLED)	703.1	Abate by: 4/11/2024 I-(Thomas Connelly)3/12/2024 B
4	UNIT B LIVING ROOM	VENT NEEDS TO BE INSTALLED BACK ON WALL	102.1.1 Dangerous condition	Abate by: 4/11/2024 I-(Thomas Connelly)3/12/2024 A

Inspection Summary Key:

I - Initial U - Violation Unabated A - Violation Abated R - Repeat Violation
Violation Status - Inspection Number (Inspector ID) Inspection Date

Note: The numbering of violation(s) is for identification purposes only and shall not be construed as bearing in anyway on the seriousness of any violation.

5:71-3.7(b)3.

N.J.A.C. 5:70-3, 2015 International Fire Code New Jersey Edition, which has been adopted by reference.

N.J.A.C. 5:70-4, Subchapter 4 Retrofit Requirements

10-11-21
Encl 1

22 East Park Avenue • Merchantville, New Jersey 08109
(856) 488-0404 • FAX: (856) 488-1228



To: Francis X Reed Jr
8 King Arthur Drive
Medford NJ 08055

REGISTRATION FEE INVOICE

Registration No.: R100260
Date: 10/01/2021
Due: 10/31/2021
Invoice No.: 21-4471

Amount remitted: \$ 55.90

Yearly Registration Fee(s) for 2021 as required under Chapter 32 of the Code of the Borough of Merchantville.

Fee Amount	Type of Use/Registration	Residential, 2 to 3 units	55.00
TOTAL DUE:			55.00

Please return this invoice with your payment, payable to:

BOROUGH OF MERCHANTVILLE

Mail to: BOROUGH OF MERCHANTVILLE
BUREAU OF FIRE PREVENTION
22 East Park Avenue
Merchantville, New Jersey 08109



22 East Park Avenue • Merchantville, New Jersey 08109
(856) 488-0404 • FAX: (856) 488-1228

FIRE INSPECTION REGISTRATION FORM
(please print or type all information)

this area office use only

Local ID #: R100260 State ID #: _____ Date Registered: 08/14/2013

Business Name: DUPLEX - 112 E PARK AVE

Street Address: 112 East Park Ave

Merchantville, N.J. 08109

Phone #: _____

Block/Lot: _____ Do you... OWN or LEASE the property (circle one)

Building Owner's Name: FRANCIS X. REES JR.

Phone #: 609-654-1473

Federal I.D. #: 130-36-8337

Street Address: 8 KING ARTHUR DRIVE

Merfords

New Jersey 08055

Business Owner's Name: Same

Phone #: _____

Federal I.D. #: _____

Street Address: _____

Phone #: _____

Business Type: Individual ☒ Partnership _____ Corporation _____ Other _____

Manager/Agent: none

Street Address: _____

Phone #: _____

Emergency Contact #1: LARRY PARISH

Phone #: 1-856-383-3726

Emergency Contact #2: _____

Phone #: _____

Emergency Contact #3: _____

Phone #: _____

Alarm/Suppression System Information:

Describe System: _____

Monitoring Co. Name: none

Address: _____

Phone #: _____

FIRE INSPECTION REGISTRATION FORM

(page 2)

this area office use only
*****Local ID #: R100260 State ID #: _____ Date Registered: 08/14/2013

Fire Insurance Information (Building):

Name of Carrier: MERRIMACK MUTUAL FIRE INS. COAddress: The Anyover Co.95 Old River Rd, Andover, MA 01810 Phone #: _____Policy #: FP 5548697Policy Amt.: dwelling 335,800Date of Inception: 3/10/21FIREpersonal prop 4000
TOTAL BASE PREMIUM 9879.20Does building contain three (3) or more dwelling units? Y _____ or N XIf Yes, is the building registered with the Department
of Community Affairs, State of New Jersey? Y _____ or N _____

If Yes, please give Registration #: _____

I CERTIFY THAT ALL STATEMENTS MADE ABOVE ARE TRUE

Signature: Francis X. Reed, Jr.Print Name/Title: OwnerAddress: SameFrancis X. Reed, Jr.
8 King Arthur Drive
Medford 609-654-1473
New Jersey 08055Henry D BEAN & SONS
247 KING HIGHWAY EAST
P.O. BOX 8
HADDONFIELD
N.J. 08033-0008

1-856-429-7500

} INS.
AGENT

NEW JERSEY UNIFORM FIRE CODE

CERTIFICATE OF INSPECTION

Registration #: R100260
Name: DUPLEX - 112 E PARK AVE
Address: 112 East Park Ave
Date of Inspection: September 1, 2020
Expiration Date: September 1, 2021
Block - Lot:

This certifies that the reference property has been inspected pursuant to the New Jersey Uniform Fire Safety Act and satisfies minimum requirements of the New Jersey Uniform Fire Code. This Certificate must be posted in a conspicuous location in the above premises.

September 1, 2020
Date


Kevin J. Patti
Fire Official



22 East Park Avenue • Merchantville, New Jersey 08109
(856) 488-0404 • FAX: (856) 488-1228

NEW JERSEY UNIFORM FIRE CODE CERTIFICATE OF INSPECTION

Issued To: DUPLEX - 112 E PARK AVE
112 East Park Ave
Merchantville, N.J. 08109

Date: August 15, 2019
Reg #: R100260

Issued By: BOROUGH OF MERCHANTVILLE
BUREAU OF FIRE PREVENTION
22 East Park Avenue
Merchantville, New Jersey 08109
LEA Code # 0424-001

Expiration Date: August 15, 2020

THIS CERTIFIES THAT THE REFERENCED PROPERTY HAS BEEN INSPECTED
PURSUANT TO THE UNIFORM FIRE SAFETY ACT AND SATISFIES MINIMUM
REQUIREMENTS OF THE NEW JERSEY UNIFORM FIRE CODE.

THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS LOCATION IN
THE ABOVE PREMISES.

8/15/19
Date


Kevin J. Patti
Fire Official



22 East Park Avenue • Merchantville, New Jersey 08109
(856) 488-0404 • FAX: (856) 488-1228

FIRE INSPECTION REGISTRATION FORM
(please print or type all information)

this area office use only

Local ID #: R100260 State ID #: _____ Date Registered: 08/14/2013

Business Name: DUPLEX - 112 E PARK AVE

Street Address: 112 East Park Ave

Merchantville, N.J. 08109 Phone #: _____

Block/Lot: 60 Do you... OWN or LEASE the property (circle one)

Building Owner's Name: FRANCIS X REES JR.

Phone #: 609-654-1473 Federal I.D. #: _____

Street Address: 8 KING ARTHUR DRIVE
MERFORS, N.J. 08055

Business Owner's Name: SAME

Phone #: _____ Federal I.D. #: _____

Street Address: _____

Phone #: _____

Business Type: Individual X Partnership _____ Corporation _____ Other _____

Manager/Agent: SAME

Street Address: _____

Phone #: _____

Emergency Contact #1: GAIL L REES Phone #: 609-234-966

Emergency Contact #2: _____ Phone #: _____

Emergency Contact #3: _____ Phone #: _____

Alarm/Suppression System Information:

Describe System: _____

Monitoring Co. Name: _____

Address: _____

Phone #: _____



22 East Park Avenue • Merchantville, New Jersey 08109
(856) 488-0404 • FAX: (856) 488-1228

Francis X Reed Jr
8 King arthur Drive
Medford NJ 08055

REGISTRATION FEE INVOICE

Registration No.: R100260
Date: 09/27/2019
Due: 10/27/2019
Invoice No.: 19-4123

Amount remitted: \$ 55.00

Early Registration Fee(s) for 2019 as required under Chapter 32 of the Code of the Borough of Merchantville.

Type of Use/Registration	Fee Amount
Residential, 2 to 3 units	55.00
TOTAL DUE:	55.00

Please return this invoice with your payment, payable to:

BOROUGH OF MERCHANTVILLE

Mail to: BOROUGH OF MERCHANTVILLE
BUREAU OF FIRE PREVENTION
22 East Park Avenue
Merchantville, New Jersey 08109

FIRE INSPECTION REGISTRATION FORM

(page 2)

this area office use only

Local ID #: R100260 State ID #: _____ Date Registered: 08/14/2013

Fire Insurance Information (Building):

Name of Carrier: MERRIMACK MUTUAL FIRE INS. CO.

Address: 95 OLD RIVER RD., ANDOVER, MA. 01810

HENRY D. BENT & SONS AGENT
Phone #: 856-429-7500

Policy #: FP 5522359

Policy Amt.: \$ 910.33

Date of Inception: _____

Does building contain three (3) or more dwelling units? Y _____ or N X

If Yes, is the building registered with the Department
of Community Affairs, State of New Jersey? Y _____ or N _____

If Yes, please give Registration #: _____

I CERTIFY THAT ALL STATEMENTS MADE ABOVE ARE TRUE

Signature: _____

Francis X. Rees Jr.

Print Name/Title: FRANCIS X. REES JR. OWNER LAWS CORP

Address: 8 KING ARTHUR DRIVE, MEDFORD, N.J. 08055



22 East Park Avenue • Merchantville, New Jersey 08109
(856) 488-0404 • FAX: (856) 488-1228

FIRE INSPECTION REGISTRATION FORM
(please print or type all information)

this area office use only

Local ID #: R100260 State ID #: _____ Date Registered: 08/14/2013

Business Name: DUPLEX - 112 E PARK AVE

Street Address: 112 East Park Ave

Merchantville, N.J. 08109

Phone #: _____

Block/Lot: _____ Do you... OWN or LEASE the property (circle one)

Building Owner's Name: FRANCIS X. REES JR.

Phone #: 609-654-1473

Federal I.D. #: _____

Street Address: 8 KING ARTHUR DRIVE
MEDFORD, N.J. 08055

Business Owner's Name: SAME

Phone #: _____

Federal I.D. #: _____

Street Address: _____

Phone #: _____

Business Type: Individual X Partnership _____ Corporation _____ Other _____

Manager/Agent: SAME

Street Address: _____

Phone #: _____

Emergency Contact #1: FRANCIS X REES JR

Phone #: 609-654-1473

Emergency Contact #2: FRAN REES

Phone #: 609-234-9513

Emergency Contact #3: GALE L REES

Phone #: 609-234-9683

Alarm/Suppression System Information:

Describe System: _____

Monitoring Co. Name: _____

Address: _____

Phone #: _____

FIRE INSPECTION REGISTRATION FORM

(page 2)

this area office use only

Local ID #: R100260 State ID #: _____ Date Registered: 08/14/2013

Fire Insurance Information (Building):

Name of Carrier: MERRIMACK MUTUAL FIRE INS. CO.

Address: ANDOVER

MASS. 01810

Phone #: _____

Policy #: FP 5522359

Policy Amt.: _____

Date of Inception: 10/17/18

Does building contain three (3) or more dwelling units? Y _____ or N X

If Yes, is the building registered with the Department
of Community Affairs, State of New Jersey?

Y _____ or N _____

If Yes, please give Registration #: _____

I CERTIFY THAT ALL STATEMENTS MADE ABOVE ARE TRUE

Signature: _____

Francis X. Reed Jr.

Print Name/Title: FRANCIS X. REED JR. Owner

Address: 8 KING ARTHUR DRIVE, MERTON N.J. 08055



Merchantville Borough
Code Enforcement
1 West Maple Ave
Merchantville Borough, NJ 08109
856-662-2474 x310

3/12/2024

Inspected: ☐ Tenant ☒ Owner

REED FRANCIS & GALE L
8 KING ARTHUR DRIVE
MEDFORD, NJ 08055

VIOLATION NOTICE

Block 60 Lot 1.01 Qualifier 112 E PARK AVE A
Inspector Thomas Connelly

Inspection Notes

(No Inspection Notes)

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code or international property maintenance code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Tracking #	Violations Resulting From This Inspection		
CV-03-24-82	Date 3/12/2024	Compliance Date 4/11/2024	Status OPEN
{ Location UNIT A BATHROOM			
{ Statute 305.3 : Interior surfaces			
{ Summary HOLE IN WALL MUST BE PROPERLY REPAIRED			
CV-03-24-83	Date 3/12/2024	Compliance Date 4/11/2024	Status OPEN
{ Location UNIT A KITCHEN			
{ Statute 705.4 : Fire extinguishers			
{ Summary 2A:10BC FIRE EXTINGUISHER MUST BE HUNG ON BRACKET			

If you have questions regarding the status or nature of a violation please contact the department at
856-662-2474 x310

Inspection Footer

Thomas Connelly



No. CERT-24-074

Code Enforcement Rental Certificate

ISSUED TO:

REED FRANCIS & GALE L

(Applicant)

112 E PARK AVE - A

(Street Address)

B: 60 L: 1.01

This inspection is to ensure compliance with the Borough's municipal ordinance and international property maintenance code.

Tenants

VIVIAN CHINN

DATE ISSUED
APRIL 2, 2024

DATE EXPIRES
APRIL 2, 2027

Inspection: Thomas Connelly 4/2/2024 9:00:00 AM

Property Maintenance Official



No. CERT-23-050

Code Enforcement Change in Tenancy Inspection

ISSUED TO:

REED FRANCIS & GALE L

112 E PARK AVE - A

(Applicant)

(Street Address)

B: 60 L: 1.01

This inspection ensures the rental unit is in compliance with the Borough's municipal ordinance and international property maintenance code prior to new tenant occupying.

Tenants

ESTHER STEELE

DATE ISSUED

FEBRUARY 22, 2023

DATE EXPIRES

APRIL 23, 2023

Inspection: Thomas Connelly 3/22/2023 9:00:00 AM



Merchantville Borough
Code Enforcement
1 West Maple Ave
Merchantville Borough, NJ 08109
856-662-2474 x310

12/1/2022

Inspected: ☒ Tenant ☐ Owner

112 E PARK AVE Unit A
Merchantville Borough, NJ

VIOLATION NOTICE

Block 60 Lot 1.01 Qualifier 112 E PARK AVE A
Inspector Matt Krienbring

Inspection Notes

(No Inspection Notes)

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code or international property maintenance code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Tracking #	Violations Resulting From This Inspection
CV-12-22-284	Date 12/1/2022 Compliance Date 12/31/2022 Status OPEN
{ Location BATHROOM CEILING	
{ Statute PM-704.1 : General	
{ Summary MUST MAINTAIN FIRE RATED WALLS AND CEILINGS	
CV-12-22-285	Date 12/1/2022 Compliance Date 12/31/2022 Status OPEN
{ Location BATHROOM	
{ Statute 504.1 : General	
{ Summary TUB IS LEAKING	
CV-12-22-286	Date 12/1/2022 Compliance Date 12/31/2022 Status OPEN
{ Location	
{ Statute 504.1 : General	
{ Summary TOILET AND BATHTUB MUST BE CAULKED	
CV-12-22-287	Date 12/1/2022 Compliance Date 12/31/2022 Status OPEN
{ Location	
{ Statute 304 EXTERIOR STRUCTURE : 304.1 General	
{ Summary ENTRANCE WAY STAIRS MUST BE PAINTED , CURRENT PAINT IS CHIPPING AWAY	

If you have questions regarding the status or nature of a violation please contact the department at
856-662-2474 x310

Inspection Footer

Matt Krienbring



No. CERT-23-038

Code Enforcement Rental Certificate

ISSUED TO: REED FRANCIS & GALE L

(Applicant)

112 E PARK AVE - A

(Street Address)

B: 60 L: 1.01

This inspection is to ensure compliance with the Borough's municipal ordinance and international property maintenance code.

Tenants

DATE ISSUED

FEBRUARY 22, 2023

DATE EXPIRES

FEBRUARY 22, 2026

Property Maintenance Official



Merchantville Borough
Code Enforcement
1 West Maple Ave
Merchantville Borough, NJ 08109
856-662-2474 x310

3/12/2024

Inspected: ☒ Tenant ☒ Owner

REED FRANCIS & GALE L
8 KING ARTHUR DRIVE
MEDFORD, NJ 08055

VIOLATION NOTICE

Block 60 Lot 1.01 Qualifier 112 E PARK AVE B
Inspector Thomas Connelly

Inspection Notes

(No Inspection Notes)

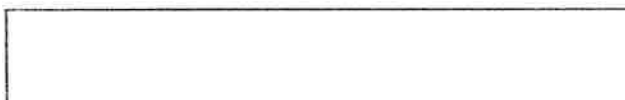
You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code or international property maintenance code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Tracking #	Violations Resulting From This Inspection		
CV-03-24-84	Date 3/12/2024	Compliance Date 4/11/2024	Status OPEN
{ Location UNIT B BATHROOM			
{ Statute 503.4 : Floor surface			
{ Summary FLOORING IS CRACKING & BREAKING. MUST BE REPAIRED			
CV-03-24-85	Date 3/12/2024	Compliance Date 4/11/2024	Status OPEN
{ Location UNIT B ABOVE STAIRS			
{ Statute 305.3 : Interior surfaces			
{ Summary CEILING TILE MISSING, MUST INSTALL NEW ONE			
CV-03-24-86	Date 3/12/2024	Compliance Date 4/11/2024	Status OPEN
{ Location UNIT B LIVING ROOM			
{ Statute 305.3 : Interior surfaces			
{ Summary VENT NEEDS TO BE ATTACHED TO WALL			

If you have questions regarding the status or nature of a violation please contact the department at

856-662-2474 x310

Inspection Footer



Thomas Connelly



No. CERT-24-075

Code Enforcement Rental Certificate

ISSUED TO:

REED FRANCIS & GALE L

(Applicant)

112 E PARK AVE - B

(Street Address)

B: 60 L: 1.01

This inspection is to ensure compliance with the Borough's municipal ordinance and international property maintenance code.

Tenants

ESTHER STEELE

DATE ISSUED
APRIL 3, 2024

DATE EXPIRES
APRIL 3, 2027

Inspection: Thomas Connelly 4/2/2024 9:00:00 AM

Property Maintenance Official



Merchantville Borough
Code Enforcement
1 West Maple Ave
Merchantville Borough, NJ 08109
856-662-2474 x310

12/1/2022

Inspected: ☒ Tenant ☐ Owner

112 E PARK AVE Unit B
Merchantville Borough, NJ

VIOLATION NOTICE

Block 60 Lot 1.01 Qualifier 112 E PARK AVE B
Inspector Matt Krienbring

Inspection Notes

(No Inspection Notes)

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code or international property maintenance code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Tracking #	Violations Resulting From This Inspection		
CV-12-22-288	Date 12/1/2022	Compliance Date 12/31/2022	Status OPEN
{ Location			
{ Statute 504.1 : General			
{ Summary BATHROOM TILE IS CRACKED, MUST BE PROPERLY REPAIRED			
CV-12-22-289	Date 12/1/2022	Compliance Date 12/31/2022	Status OPEN
{ Location FRONT DOOR			
{ Statute [F] 702.3 : Locked doors			
{ Summary DOUBLE KEY LOCKS ARE PERMITTED, MUST BE REMOVED			

If you have questions regarding the status or nature of a violation please contact the department at
856-662-2474 x310

Inspection Footer

Matt Krienbring



No. CERT-23-039

Code Enforcement Rental Certificate

ISSUED TO:

REED FRANCIS & GALE L

(Applicant)

112 E PARK AVE - B

(Street Address)

B: 60 L: 1.01

This inspection is to ensure compliance with the Borough's municipal ordinance and international property maintenance code.

Tenants

DATE ISSUED

FEBRUARY 22, 2023

DATE EXPIRES

FEBRUARY 22, 2026

Property Maintenance Official



Merchantville Borough
Code Violation Response Form

Date Created: 9/1/2022
Date Received: 9/1/2022
Time Received: 10:58:39 AM
Tracking Number:
CC-09-22-063

Code Violation:

Municipality: Merchantville Borough Category: Code Violation
Department Origin: CodeEnforcement Complaint Type: Property maintenance issue
User Origin: Thomas Connelly Status: Complete
Assigned to Department: CodeEnforcement Priority: Routine
Assign to User: Thomas Connelly Method Received: Code Enforcement
Private: No

Code Violation Summary:

CAR PARKED ON GRASS IN REAR OF DRIVEWAY

TENT ON PROPERTY FOR MONTH

Complaint Result:

TENT HAS BEEN REMOVED

Location:

112 E PARK AVE

Street Address 1: 112 E PARK AVE
Street Address 2: _____
City: Merchantville Borough State: NJ Zip: _____
Block: 60 Lot 1.01 Qualifier _____

Owner:

REED FRANCIS & GALE L

Street Address 1: 8 KING ARTHUR DRIVE
Street Address 2: _____
City: MEDFORD State: NJ Zip: 08055
Telephone: (609) 744-1203 Cellphone: _____
Email: _____

Tenant:

Street Address 1: _____
Street Address 2: _____
City: _____ State: NJ Zip: _____
Telephone: _____ Cellphone: _____
Email: _____

Code Violation Submitted By:

First Name: _____ Last Name: _____
Street Address 1: _____
Street Address 2: _____
City: _____ State: NJ Zip: _____
Telephone: _____ Cellphone: _____

Code Violation Notes:

---Notes Added by: Thomas Connelly Thursday, September 1, 2022 at 10:58:39 AM
Added through Code Unit - 112 E PARK AVE



Merchantville Borough
Code Violation Response Form

Date Created: 9/1/2022
Date Received: 9/1/2022
Time Received: 10:58:39 AM
Tracking Number:
CC-09-22-063



Merchantville Borough
Code Enforcement
1 West Maple Ave
Merchantville Borough, NJ 08109
856-662-2474 x310

9/1/2022

Inspected: ☒ Tenant ☒ Owner

REED FRANCIS & GALE L
8 KING ARTHUR DRIVE
MEDFORD, NJ 08055

VIOLATION NOTICE

Block 60 Lot 1.01 Qualifier 112 E PARK AVE
Inspector Thomas Connelly

Inspection Notes

This inspection was created as a follow-up to complaint# CC-09-22-063

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code or international property maintenance code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Tracking #	Violations Resulting From This Inspection		
CV-09-22-127	Date 9/1/2022	Compliance Date 9/8/2022	Status OPEN
{ Location REAR OF DRIVEWAY			
{ Statute CHAPTER 42 LITTERING : 42-13 Parking and keeping of vehicles			
{ Summary VEHICLE PARKED ON GRASS MUST BE REMOVED			
CV-09-22-128	Date 9/1/2022	Compliance Date 9/14/2022	Status OPEN
{ Location REAR YARD			
{ Statute 302.7 : Accessory Structures			
{ Summary TENT NEEDS TO BE TAKEN DOWN IF NOT IN USE AND PUT BACK UP WHEN USING.			

If you have questions regarding the status or nature of a violation please contact the department at
856-662-2474 x310

Inspection Footer



Thomas Connelly

Merchantville Borough
Merchantville Bureau of Fire Prevention
22 East Park Ave
Merchantville, NJ 08109
Phone: 856-662-0900



Premises:

DUPLEX - 112 E PARK AVE
112 East Park Ave
Merchantville, NJ 08109

Inspection Certificate

Registration Number:
LHU Code/Local Type:

Inspection Number: FPI-23-00071
Inspector: Thomas Connelly
Inspection Date: 2/22/2023

Take Notice:

This Certifies that the referenced property has been inspected pursuant to the Uniform Fire Safety Act and satisfies minimum requirements of the New Jersey Uniform Fire Code.

**This certificate Expires
August 17, 2023**

**This certificate must be posted in a
conspicuous location at the above premises.**

By: Kevin Patti

This certificate does not take the place of other approvals, permits, or licenses required by law. It is non-transferable, and any change in use or occupancy of these premises shall require a new certificate.

5.71-3.7(b)11.
Version: 22.4.26

Local ID - R100260
Printed on 2/22/2023



Merchantville Borough
Merchantville Bureau of Fire Prevention
22 East Park Ave
Merchantville, NJ 08109
Phone: 856-662-0900

Notice of Violations and Order to Correct

Local ID - R100260

Page 1 of 3

To: Francis X Reed Jr
8 King Arthur Drive
Medford, NJ 08055

Date: 3/12/2024 Inspector: Thomas Connelly Registration No:

(Name of Business, Structure, Premises) DUPLEX - 112 E PARK AVE		
(Address) B: L: - 112 East Park Ave Merchantville NJ, 08109		
(Telephone Number) (609) 744-1203	LHU Code/Local Type	(Use Group)
Owner	Agent	Tenant/Operator
Name) Francis X Reed Jr		Francis X Reed Jr
(Address) 8 King Arthur Drive		8 King arthur Drive
(City,State,Zip) Medford NJ, 08055		Medford NJ, 08055
(Telephone) (609) 744-1203		(609) 744-1203

YOU ARE HEREBY NOTIFIED THAT an inspection of the above referenced property by the Merchantville Bureau of Fire Prevention disclosed violations of the Uniform Fire Code (N.J.A.C. 5:70-1 et seq.) promulgated pursuant to the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.). The violations are specified on the accompanying "violations" page(s).

YOU ARE HEREBY ORDERED by the Commissioner to correct the violations listed on the accompanying "violations" page(s) within the time, or by the date specified. If a reinspection discloses that violations have not been corrected and an extension of time has not been requested and granted, you will be subject to penalties of up to \$5000.00 per violation per day or as otherwise authorized by the Act and Department Regulations. IN ADDITION, the ACT imposes liability on the owner for the actual costs of fire suppression where a violation directly or indirectly results in a fire.

By Order Of Commissioner

By: Kevin Patti

I hereby acknowledge receipt of a copy of this NOTICE OF VIOLATIONS and ORDER TO CORRECT.

Signature

Printed Name

Title

Date

APPEAL RIGHTS-EXTENSIONS

5:71-3.7(b)3.

>See final page for information concerning your administrative appeal rights<

Version:24.1.7

Printed on 3/12/2024



Merchantville Borough
Merchantville Bureau of Fire Prevention
22 East Park Ave
Merchantville, NJ 08109
Phone: 856-662-0900

Fire Code Violations

Page 2 of Page 3

Registration No. _____

Date 3/12/2024

Inspector Thomas Connelly -

Local ID - R100260

Premises: DUPLEX - 112 E PARK AVE

112 East Park Ave

Merchantville NJ, 08109

Owner or Agent Francis X Reed Jr

- ☒ Maintenance
☐ Continuation Sheet
☐ Retrofit
☐ If box is checked, a New Jersey State Uniform Construction
Code Permit is required.

Violations cited on the above premises are as follows:

NO.	Location	Nature & Description	Code Reference	Inspection Summary
1	UNIT A BATHROOM	MAINTAIN FIRE RATED WALLS, FLOORS, AND CEILINGS (BATHROOM WALL NEEDS TO BE REPAIRED)	703.1	Abate by: 4/11/2024 I-(Thomas Connelly)3/12/2024
2	UNIT A KITCHEN ON BRACKET	2A:10BC FIRE EXTINGUISHER REQUIRED	906.1	Abate by: 4/11/2024 I-(Thomas Connelly)3/12/2024
3	UNIT B BY STEPS	MAINTAIN FIRE RATED WALLS, FLOORS, AND CEILINGS (CEILING TILE NEEDS TO BE INSTALLED)	703.1	Abate by: 4/11/2024 I-(Thomas Connelly)3/12/2024
4	UNIT B LIVING ROOM	VENT NEEDS TO BE INSTALLED BACK ON WALL	102.1.1 Dangerous condition	Abate by: 4/11/2024 I-(Thomas Connelly)3/12/2024

Inspection Summary Key:

I - Initial U - Violation Unabated A - Violation Abated R - Repeat Violation
Violation Status - Inspection Number (Inspector ID) Inspection Date

Note: The numbering of violation(s) is for identification purposes only and shall not be construed as bearing in anyway on the seriousness of any violation.

5:71-3.7(b)3.

N.J.A.C. 5:70-3, 2015 International Fire Code New Jersey Edition, which has been adopted by reference.

N.J.A.C. 5:70-4, Subchapter 4 Retrofit Requirements



Merchantville Borough
Merchantville Bureau of Fire Prevention
22 East Park Ave
Merchantville, NJ 08109
Phone: 856-662-0900

Administrative Appeal Rights

Page 3 of 3

The owner of the premises or of the use, or an authorized agent of the owner MAY CONTEST THIS ORDER at an Administrative Hearing. The request for a hearing must be in writing within 15 days after receipt of this order. You are advised that the appeal is sent to the Camden County Construction Board of Appeals must be accompanied by the fee of \$50.00 payable to the Camden County Board of Appeals and mailed to:

Camden County Construction Board of Appeals C/O County Counsel (JAF/DBO) Attn: Donna Baker 14 Floor - City Hall 520 Market Street Camden, NJ 08102	Merchantville Bureau of Fire Prevention 22 East Park Ave Merchantville NJ, 08109
---	---

In accordance with N.J.A.C 5:70-2.19 an appeal shall be signed by a proper party and shall include:

- The date of the act that is subject to the appeal;
- The name and status of the person submitting the appeal;
- The specific violations or other act claimed to be in error; and
- A concise statement of the basis of the appeal.

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a Hearing is scheduled, you will be notified in advance of the time and place.

Extensions

If a specified time has been given to abate a violation, YOU MAY REQUEST AN EXTENSION OF TIME by submitting a written request to the MERCHANTVILLE BUREAU OF FIRE PREVENTION. To be considered, the request must be made before the compliance date specified and must set forth the work accomplished, the work remaining, the reason why an extension of time is necessary and the date by which all work must be completed.

TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.10(d)2, an application for an extension constitutes an admission that the violation notice is factually and procedurally correct and that the violations do or did exist. In addition, the request for an extension constitutes a waiver of the right to a Hearing as to those violations for which the extension is applied.

Penalties

Pursuant to N.J.A.C. 5:70-2.12, a violation of the code is punishable by monetary penalties of not more than \$5,000 per day for each violation. Each day a violation continues is an additional, separate violation except while an appeal is pending.

ALSO TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.12A, when an owner has been given notice of the existence of a violation and has not abated the violation, that owner shall, in addition to being liable to the penalty provided for by N.J.A.C. 5:70-2.12, be liable to a dedicated penalty in the like amount.

A violation that is recurring justifies imposition of an immediate penalty without the necessity for an interval in which corrections can be made. A violation shall be deemed to be a recurring violation if a notice has been served within two years from the date that a previous notice was served and the violation, premises and responsible party are substantially the same.

Claims arising out of penalty assessments can be compromised or settled if it shall be likely to result in compliance. Moreover, no such disposition can be finalized while the violation continues to exist.

Any penalties assessed are in addition to others previously assessed. Penalties must be paid in full within 30 days after an order to pay. If full payment is not made within 30 days, the local enforcing agency may institute a civil penalty action by a summary proceeding under the Penalty Enforcement Law (N.J.S.A. 2A:58-10 et seq.) in the Superior Court or Municipal Court.

Notice:

If you require guidance or advice concerning your legal rights, obligations or the course of action you should follow, consult your own advisor.



Merchantville Borough
Merchantville Bureau of Fire Prevention
22 East Park Ave
Merchantville, NJ 08109
Phone: 856-662-0900

Code Reference

Location 112 East Park Ave

Inspection Number: FPI-24-00206

Inspector: Thomas Connelly

Inspection Notes:

Statute Rule

Statute Text

703.1

The required fire-resistance rating of fire-resistance-rated construction, including, but not limited to, walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems, shall be maintained. Such elements shall be visually inspected by the owner annually and properly repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.

906.1

Portable fire extinguishers shall be installed in all of the following locations:

1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.

Exceptions:

1. In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 2A:10-B:C.

2. In Group A, B and E occupancies equipped throughout with quick response sprinklers, portable fire extinguishers shall be required only in locations specified in Items 2 through 6.

2. Within 30 feet (9144 mm) of commercial cooking equipment.

3. In areas where flammable or combustible liquids are stored, used or dispensed.

4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 3315.1.

5. Where required by the sections indicated in Table 906.1.

6. Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official.

102.1.1 Dangerous condition

Any dangerous or hazardous conditions that are outlined in 1 through 10 below shall be removed or remedied in accordance with the provisions of N.J.A.C. 5:702.10:

1. Dangerous conditions that are liable to cause or contribute to the spread of fire in or on said premises, building or structure or endanger the occupants thereof.

2. Conditions that would interfere with the efficiency and use of any fire protection equipment.

3. Obstruction to or on fire escapes, stairs, passageways, doors or windows, liable to interfere with the egress of occupants or the operation of the fire department in case of fire.

4. Accumulations of dust or waste material in air conditioning or ventilating systems or grease in kitchen or other exhaust ducts.

5. Accumulations of grease on kitchen cooking equipment, or oil, grease or dirt upon, under or around any mechanical equipment.

6. Accumulations of rubbish, waste, paper, boxes, shavings, or other combustible materials, or excessive storage of any combustible material.

7. Hazardous conditions arising from defective or improperly used or installed electrical wiring, equipment or appliances.

8. Hazardous conditions arising from defective or improperly installed equipment for handling or use of combustible, explosive or otherwise hazardous materials.

9. Dangerous or unlawful amounts of combustible, explosive or otherwise hazardous materials.

10. All equipment, materials, processes or operations that are in violation of the provisions and intent of this code.

Merchantville Borough
Merchantville Bureau of Fire Prevention
22 East Park Ave
Merchantville, NJ 08109
Phone: 856-662-0900



Premises:

DUPLEX - 112 E PARK AVE
112 East Park Ave
Merchantville, NJ 08109

Inspection Certificate

Registration Number:
LHU Code/Local Type:

Certificate Number: FPI-23-00071
Inspection Number: FPI-24-00204
Inspector: Thomas Connelly
Inspection Date: 4/3/2024

Take Notice:

This Certifies that the referenced property has been inspected pursuant to the Uniform Fire Safety Act and satisfies minimum requirements of the New Jersey Uniform Fire Code.

**This certificate must be posted in a
conspicuous location at the above premises.**

By: Kevin Patti

**This certificate Expires
March 12, 2025**

**This certificate does not take the place of other approvals, permits, or licenses required by law. It is
non-transferable, and any change in use or occupancy of these premises shall require a new certificate.**

5:71-3.7(b)1.
Version 24.1.25

Local ID - R100260
Printed on 4/3/2024



Borough of Merchantville
1 W Maple Avenue
Merchantville, NJ 08109

4. The managing agent is as follows (names, address and phone number):

Name: FRANCIS X. REES JR. Name: _____
Address: 8 KING ARTHUR DRIVE, MONTICELLO, N.J. 08055 Address: _____
Phone #: 609-654-1473 HOME Phone #: 609-744-1203

☒ There is no managing agent

5. A superintendent, janitor, custodian or other person employed to provide regular maintenance services are as follows: (name, address, including apartment number, dwelling unit, etc. and phone number):

Name: Ø Name: _____
Address: _____ Apt# _____ Unit: _____ Address: _____ Apt# _____ Unit: _____
Phone #: _____ Phone #: _____

☐ There is no person employed to provide regular maintenance

6. The individual representative of the record owner or managing agent who may be reached at any time in the event of any emergency affecting the dwelling or any dwelling unit, including such emergencies as the failure of any essential service of system and who has the authority to make decisions concerning the building, including the making of repairs and expenditures, are as follows (name, address and phone number):

Name: SEE ABOVE Name: _____
Address: _____ Address: _____
Phone #: _____ Phone #: _____

☐ Does not apply

7. The name and address of holders of recorded mortgages on the property are as follows:

Name: Ø Address: _____

☒ There is no recorded mortgage on the property

8. If fuel oil is used to heat the building and the owner furnishes the heat, the name and address of the fuel oil dealer servicing the building and the grade of oil used are as follows (name, address and phone number):

Name: _____ Address: _____
Phone #: _____ Grade of Fuel Oil: _____

☒ Does not apply

9. The owner of the property is a senior citizen and qualifies under NJSA 54:4-8.41 ☒ Yes ☐ No



Borough of Merchantville
1 W Maple Avenue
Merchantville, NJ 08109

Noted 09/26/21 11:49 AM (0-0125-0)
Date 10/13/21 09:41:55
Noted 09/26/21 Sept 15 to 18

A SEPARATE FORM AND A \$150.00 FEE FOR EACH UNIT IS REQUIRED
(PLEASE REPRODUCE ONE OF THESE PAGES FOR EACH RENTAL UNIT AND ATTACH)

ADDRESS: _____ Block# 60 Lot 1.01 UNIT# 1
FIRST FLOOR

9. **A floor plan must be submitted.**

The floor plan can be hand drawn. It must show all rooms and include **measurements** of living room and bedrooms, specifically.

☒ **YOUR FLOOR PLANS ARE ALREADY ON FILE WITH THE BOROUGH OF MERCHANTVILLE**

10. Name (first and last), phone and unit numbers of all tenants, including children:

First & Last Name: VIVIAN CHINN First & Last Name: _____

Phone #: 1-215-876-4684 Phone#: _____

Children: _____ Age: _____ Children: _____ Age: _____

Children: _____ Age: _____ Children: _____ Age: _____

Children: _____ Age: _____ Children: _____ Age: _____

11. Name of Pet (Cat/Dog): 0 Breed of Pet: _____

License Number issued to Pet through the Borough of Merchantville: _____

I verify that all information contained herein, is true, correct and complete.

Drivers License Number for the registered owner: R2163 26787 11474 State N.J.

Francis X. Rees Jr. FRANCIS X. REES JR. owner 3-17-2024
Signature Printed Name Title Date

Make checks payable to the Borough of Merchantville. If the forms are not received by the due date, a \$20.00 late fee will be assessed. If you have any questions concerning this form, please call the Office of Rental Inspections at 856-662-2474 x 310.



Borough of Merchantville
1 W Maple Avenue
Merchantville, NJ 08109

Revised /2016

CHANGE IN TENANCY INSPECTION

A SEPARATE FORM AND A \$50.00 FEE FOR EACH CHANGE IN TENANCY/INSPECTION
IS REQUIRED

(Keep in your file for use in case of "change in tenancy")

(REPRODUCE THIS PAGE FOR EACH CHANGE IN TENANCY AND ATTACH CHECK)

ADDRESS: 112 EAST PARK Block: 60 Lot: 1.01 UNIT: # 1

2ND FLOOR

12. Name (first and last), phone and unit numbers of all tenants, including children:

First & Last Name: ESTHER SIEELE First & Last Name: _____

Phone #: 215-678-5362 Phone: _____

Children: 0 Age: _____ Children: _____ Age: _____

Children: _____ Age: _____ Children: _____ Age: _____

Children: _____ Age: _____ Children: _____ Age: _____

13. Name of Pet: (Cat/Dog) 0 Breed of Pet: (Cat/Dog) _____

License # issued to Pet through the Borough of Merchantville: _____

I verify that all information contained herein, is true, correct and complete.

Drivers License Number for the registered owner: R2163 26787 11474 State N. J.

Francis X. Rees Jr. FRANCIS X. REES JR. owner 3-17-2021
Signature Printed Name Title Date



Borough of Merchantville
1 W Maple Avenue
Merchantville, NJ 08109

APPLICATION FOR INSPECTION

DUE DATE: 2021

BUILDING ADDRESS: 112 E Park Ave

BLOCK #: 60 LOT #: 1.01

OF DWELLING UNITS: 2

A \$150. APPLICATION FEE MUST BE PAID FOR EACH RENTAL UNIT

Please type or print all information: (For additional information, attach separate sheet)

1. Name and Addresses of all record owners of the building or of the rental business including all general partners in case of a partnership are as follows (name, address, and phone number):

Name: FRANCIS X REES JR. Name: _____
Address: 8 KING ARTHUR DRIVE Address: _____
MESSENGER, NJ 08053
Phone #: 609-654-1473 Phone #: _____
E-Mail: FRANLIE@YAHOO.COM E-Mail: _____

2. If the record owner is a corporation, the names and addresses of the registered agent and of the corporate officers are as follows (name, address, and phone number):

Name: _____ Name: _____
Address: _____ Address: _____
Phone #: _____ Phone #: _____

☒ Record owner is not a corporation or

3. If the address of any record owner is not located in the County in which the dwelling is located, the name of a person who resides in the county and is authorized to accept notices from a tenant to issue receipts for those notices and to accept service of process on behalf of the out of county record of owner(s) are as follows (name, address, and phone number):

Name: DAWN GALLO Name: _____
Address: 112 E. PARK AVE Address: _____
MERCHANTVILLE, NJ
Phone #: 1-856-313-9711 Phone #: _____

() Does not apply



Borough of Merchantville
1 W Maple Avenue
Merchantville, NJ 08109

4. The managing agent is as follows (names, address and phone number):

Name: _____ Name: _____
Address: _____ Address: _____
Phone #: _____ Phone #: _____

☒ There is no managing agent

5. A superintendent, janitor, custodian or other person employed to provide regular maintenance services are as follows:
(name, address, including apartment number, dwelling unit, etc. and phone number):

Name: _____ Name: _____
Address: _____ Apt# _____ Unit: _____ Address: _____ Apt# _____ Unit: _____
Phone #: _____ Phone #: _____

☒ There is no person employed to provide regular maintenance

6. The individual representative of the record owner or managing agent who may be reached at any time in the event of any emergency affecting the dwelling or any dwelling unit, including such emergencies as the failure of any essential service of system and who has the authority to make decisions concerning the building, including the making of repairs and expenditures, are as follows (name, address and phone number):

Name: _____ Name: _____
Address: _____ Address: _____
Phone #: _____ Phone #: _____

☒ Does not apply

7. The name and address of holders of recorded mortgages on the property are as follows:

Name: _____ Address: _____

☒ There is no recorded mortgage on the property

8. If fuel oil is used to heat the building and the owner furnishes the heat, the name and address of the fuel oil dealer servicing the building and the grade of oil used are as follows (name, address and phone number):

Name: _____ Address: _____
Phone #: _____ Grade of Fuel Oil: _____

☒ Does not apply



Borough of Merchantville
1 W Maple Avenue
Merchantville, NJ 08109

9. The owner of the property is a senior citizen and qualifies under NJSA 54:4-8.41 () Yes () No

A SEPARATE FORM AND A \$150.00 FEE FOR EACH UNIT IS REQUIRED
(PLEASE REPRODUCE ONE OF THESE PAGES FOR EACH RENTAL UNIT AND ATTACH)

ADDRESS: _____ Block# _____ Lot _____ UNIT# _____

9. **A floor plan must be submitted.**

The floor plan can be hand drawn. It must show all rooms and include measurements of living room and bedrooms, specifically.

☒ **YOUR FLOOR PLANS ARE ALREADY ON FILE WITH THE BOROUGH OF MERCHANTVILLE**

10. Name (first and last), phone and unit numbers of all tenants, including children:

First & Last Name: DANN & NICK GALLO First & Last Name: YVONNE PAGAN
Phone #: 1-856-313-9711 Phone #: 1-856-254-7408
Children: NONE Age: _____ Children: NATASH PEREZ Age: 4-12-2007
Children: _____ Age: _____ Children: SELINA Age: _____
Children: _____ Age: _____ Children: ANGELIS Age: 4-10-2011

NO PETS ALLOWED

11. Name of Pet (Cat/Dog): CHECK WITH RENTERS Breed of Pet: _____

License Number issued to Pet through the Borough of Merchantville: _____

I verify that all information contained herein, is true, correct and complete.

Drivers License Number for the registered owner: R2163 26787 11474 State NJ

Signature: Francis X. Reed Printed Name: FRANCIS X REED JR. Title: owner Date: 8-21-2021



Borough of Merchantville

Code Enforcement

1 West Maple Avenue

Merchantville NJ 08109

(856)-662-2474

November 10, 2021

FRANCIS REED AND GALE L. REED

8 KING ARTHUR DR

MEDFORD NJ 08055

Dear Applicant,

Re: Site Address : 112 E PARK AVE

Block : 60 Lot : 1.01

Reference Number: 1007770

"CERTIFICATE OF INSPECTION"

MAXIMUM OCCUPANCY: _____

Tenant:

Inspection date: 8/18/2021

Take notice the aforementioned premise has been inspected by a duly authorized local enforcing agency for the above jurisdiction.

Take further notice that this premise conforms to the applicable regulations of the BOCA National Property Maintenance Code 2006 and all complaints and inquiries concerning the above captioned property should be directed to the Agency listed below.

Issued Date: 11/10/2021

Issued By:


Code Enforcement Officer

Phone #: 856-662-2474 x310

THE OWNER MUST POST THIS CERTIFICATE ON THE PREMISE LISTED ABOVE

THE CERTIFICATE SHALL BECOME VOID UPON CHANGE OF OCCUPANCY
AND/OR THE EXPIRATION DATE, WHICHEVER OCCURS FIRST

Rental Inspection Agent

Cathleen Aaron



Borough of Merchantville

Code Enforcement

1 West Maple Avenue

Merchantville NJ 08109

(856)-662-2474

July 18, 2018

FRANCIS REED AND GALE L. REED

8 KING ARTHUR DR

MEDFORD NJ 08055

Dear Applicant,

Re: Site Address : 112 E PARK - UNIT #1

Block : 60 Lot : 1.01

Reference Number: 1006237

"CERTIFICATE OF INSPECTION"

MAXIMUM OCCUPANCY: 5

Tenant: Nick and Dawn Gallo

Inspection date: 07/10/2018

Take notice the aforementioned premise has been inspected by a duly authorized local enforcing agency for the above jurisdiction.

Take further notice that this premise conforms to the applicable regulations of the BOCA National Property Maintenance Code/2006 and all complaints and inquiries concerning the above captioned property should be directed to the Agency listed below.

Issued Date: 07/18/2018

Issued By: Chief Kevin J. Patti
Code Enforcement Officer

Phone #: 856-662-2474 x 321

THE OWNER MUST POST THIS CERTIFICATE ON THE PREMISE LISTED ABOVE

THE CERTIFICATE SHALL BECOME VOID UPON CHANGE OF OCCUPANCY
AND/OR THE EXPIRATION DATE. WHICHEVER OCCURS FIRST

Rental Inspection Agent

Cathleen Aaron

Cathleen Aaron

MERCHANTVILLE BOROUGH

INSPECTION WORKSHEET

NH-6237

Registration Number: EM-00119

Date of inspection: 07/10/2018

Name of Property: 112 G Park

Address: Unit #1

B:60 L:1.01 Zone 1

Number of Apts: 2 Tenants: ☒ Yes ☐ No (if yes provide names and contact information)

Registered with the Borough ☒ Yes ☐ No

Registration fee paid for current year ☒ Yes ☐ No

Date of Re-inspection: _____

Notify: None

Construction Office

Fire Department

Code Enforcement

Zoning

☒ Owner Mgr. Name: Frank Reed

Address: 8 King Arthur Dr

Phone #: H: _____ Cell: 609-744-1203

Work: _____

Emergency Contact

1. Name: _____ Ph.: _____

2. Name: _____ Ph.: _____

3. Name: _____ Ph.: _____

Notes: Unit #1 1 Bedrm/Acc: 5

PASSED insp. 7/17/18

Nick Gallo

Glenn Gallo



Borough of Merchantville

Code Enforcement

1 West Maple Avenue

Merchantville NJ 08109

(856)-662-2474

NOTICE OF VIOLATION AND ORDER TO CORRECT IDENTIFICATION

Reference Number: 1006237

Notice Date: 07/11/2018

Comply Date: 08/10/2018

Name: FRANCIS REED AND GALE L. R
EED

Block: 60

Lot : 1.01 Qual :

Address: 8 KING ARTHUR DR
MEDFORD, NJ 08055

Site Address: 112 E PARK - UNIT #1
MERCHANTVILLE

Phone: (609)-744-1203

A recent inspection of your area, or a housing sale inspection has found that your property has a violation(s) of the Merchantville Borough Administrative Code. The violation(s) are attached to this letter so that you may take steps to abate the violation(s) before the comply date.

"Please contact the Officer who issued this notice" at the below listed number(s) as soon as you receive this notice. Failure to contact this office "WILL" result in a court summons being issued. It is our hope this would not be necessary.

Chief Kevin Patti
Code Enforcement Officer
codeenforcement@merchantvillenj.gov
(856) 662-2474 x 310
Hours: T, W, & F
8:30 am - 4:30 pm

Thomas Connelly
Deputy Code Officer
tconnelly@merchantvillenj.gov
(856) 662-2474 x 320
Hours: T, W, TH, F
8:30 am - 4:30 pm

Sincerely,

Chief Kevin Patti
@

Chief Kevin Patti

Date 07/11/2018

PROPERTY MAINTENANCE MANAGER

List Of Violations

July 11, 2018

Reference No: 1006237

Violation No.	Violation Comments
Violation Date	Violation Code Text
604.3	Comments: EXTENSION CORDS SHALL NOT TAKE THE PLACE OF PERMANENT WIRING - IN THE BEDROOM
07/11/2018	Code Text: PM-604.3 Electrical system hazards: Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

RENTAL REGISTRATION CHECKLIST

PROPERTY: 112 G Park Ave BLOCK: 60 LOT 1.01
OF RENTAL UNITS: 2

INCEPTION: May 1, 2013

Previous Owner

UNIT # 1A - Lower

REGISTRATION #100 1700

REGISTERED: 9/30/13 FEE \$50.

LATE CHARGES \$

MISSING INFO Complete

CHANGE IN TENANCY

COMMUNICATION

ACTION TAKEN:

March 1, 2014

New Owner
11/2013

UNIT # 1A - Lower

#100 2397

Same Tenants

3/25/14 FEE \$50.

LATE CHARGES \$

Complete
9/17 See correspondence

February 1, 2015

1 Bedroom 5

UNIT # 1A - Lower

#100 3053

4/3/15 FEE \$50. ✓

LATE HARGES \$

Complete

R/E - YES ☒ NO

C/O ISSUED 10/06/2014

#100 2397

R/E - YES ☒ NO

C/O ISSUED 02/07/2015

#100 3053

RENTAL INSPECTION #100 1726

INSPECTED: 8/14/2013

RE-INSPECT#1 FEE -0-

RE-INSPECT#2 FEE \$20

RE-INSPECT#3 FEE \$30

New Owner Insp

INSPECTED: 9/30/2014

RE-INSP#1 #100 3104

#2 FEE \$30

#3 FEE \$30

INSPECTED

RE-INSP#1

#2 FEE \$20

#3 FEE \$30

VIOLATIONS RPT SENT ☒

SECOND NOTICE SENT

R/E TAXES PAID - YES ☒ NO

CERT/LICENSE ISSUED 10/07/2013

#100 1726

s/b 1700

VIOLATIONS RPT ☒

2ND NOTICE

R/E TAXES - YES NO

CERT/LICENSE 10/06/2014

#100 2397

VIOLATIONS RPT

2ND NOTICE

R/E TAXES - YES NO

CERT/LICENSE

#100



Borough of Merchantville
1 W Maple Avenue
Merchantville, NJ 08109

6237/#6238

EM-00119

Zone #1

INVOICE / APPLICATION FOR INSPECTION

DUE DATE: JUNE 2, 2018

RENTAL ADDRESS: 112 E PARK AVE

BLOCK #: 60 LOT #: 1.01 # OF DWELLINGS: 2 RENTAL UNITS

A \$150. APPLICATION FEE MUST BE PAID FOR EACH RENTAL UNIT

Please type or print all information: (For additional information, attach separate sheet)

1. Name and Addresses of all record owners of the building or of the rental business including all general partners in case of a partnership) are as follows (name, address, and phone number):

Name: <u>Francis X. Reed Jr.</u>	Name: _____
Address: <u>8 King Arthur Drive</u>	Address: _____
Phone #: <u>Medford, NJ 08055</u>	Phone #: _____
Phone #: <u>609-654-1473 Home</u>	Phone #: _____
E-Mail: <u>609-744-1203 Cell</u>	E-Mail: _____

2. If the record owner is a corporation, the names and addresses of the registered agent and of the corporate officers are as follows (name, address, and phone number):

Name: _____	Name: _____
Address: _____	Address: _____
Phone #: _____	Phone #: _____

☒ Record owner is not a corporation or

3. If the address of any record owner is not located in the County in which the dwelling is located, the name of a person who resides in the county and is authorized to accept notices from a tenant to issue receipts for those notices and to accept service of process on behalf of the out of county record of owner(s) are as follows (name, address, and phone number):

Name: <u>DAN GIALLO</u>	Name: _____
Address: <u>112 EAST PARK AVE</u>	Address: <u>MERCHANTVILLE, NJ 08109</u>
Phone #: <u>856-313-0241</u>	Phone #: <u>856-313-9711</u>

() Does not apply



Borough of Merchantville
1 W Maple Avenue
Merchantville, NJ 08109

4. The managing agent is as follows (names, address and phone number):

Name: _____ Name: _____

Address: _____ Address: _____

Phone #: _____ Phone #: _____

☒ There is no managing agent

5. A superintendent, janitor, custodian or other person employed to provide regular maintenance services are as follows: (name, address, including apartment number, dwelling unit, etc. and phone number):

Name: _____ Name: _____

Address: _____ Apt# _____ Unit: _____ Address: _____ Apt# _____ Unit: _____

Phone #: _____ Phone #: _____

☒ There is no person employed to provide regular maintenance

6. The individual representative of the record owner or managing agent who may be reached at any time in the event of any emergency affecting the dwelling or any dwelling unit, including such emergencies as the failure of any essential service of system and who has the authority to make decisions concerning the building, including the making of repairs and expenditures, are as follows (name, address and phone number):

Name: _____ Name: _____

Address: _____ Address: _____

Phone #: _____ Phone #: _____

☒ Does not apply

7. The name and address of holders of recorded mortgages on the property are as follows:

Name: _____ Address: _____

☒ There is no recorded mortgage on the property

8. If fuel oil is used to heat the building and the owner furnishes the heat, the name and address of the fuel oil dealer servicing the building and the grade of oil used are as follows (name, address and phone number):

Name: _____ Address: _____

Phone #: _____ Grade of Fuel Oil: _____

☒ Does not apply

9. The owner of the property is a senior citizen and qualifies under NJSA 54:4-8.41 () Yes () No



Borough of Merchantville
1 W Maple Avenue
Merchantville, NJ 08109

A SEPARATE FORM AND A \$150.00 FEE FOR EACH UNIT IS REQUIRED
(PLEASE REPRODUCE ONE OF THESE PAGES FOR EACH RENTAL UNIT AND ATTACH)

ADDRESS: 112 E PARK AVE Block# 60 Lot# 1.01 UNIT # 1

9. A floor plan must be submitted.
The floor plan must show all rooms and include **measurements** of living room and bedrooms, specifically.
(X) **YOUR FLOOR PLANS ARE ALREADY ON FILE WITH THE BOROUGH OF MERCHANTVILLE**

10. Name (first and last), phone and unit numbers of all tenants, including children:

First & Last Name: NICK GALLO First & Last Name: DANN GALLO
Phone #: 856 313-0241 Phone#: 856-313-9711
Children: None Age: _____ Children: _____ Age: _____
Children: _____ Age: _____ Children: _____ Age: _____
Children: _____ Age: _____ Children: _____ Age: _____

11. Name of Pet (Cat/Dog): N/A Breed of Pet: _____

License Number issued to Pet through the Borough of Merchantville: _____

12. Chickens must be licensed by the Borough of Merchantville. If you have been approved for chickens, please record

License Number issued for your chicken pen: _____

I verify that all information contained herein, is true, correct and complete.

Drivers License Number for the registered owner: R 216 3 26787 11474 State NJ

Francis X Rees FRANCIS X REES JR owner 5/5/2018
Signature Printed Name Title Date

Make checks payable to the Borough of Merchantville. If the forms are not received by the due date, a **\$20.00** late fee will be assessed. If you have any questions concerning this form, please call the Office of Rental Inspections at 856-662-2474 x 321.



Borough of Merchantville
1 W Maple Avenue
Merchantville, NJ 08109

A SEPARATE FORM AND A \$150.00 FEE FOR EACH UNIT IS REQUIRED
(PLEASE REPRODUCE ONE OF THESE PAGES FOR EACH RENTAL UNIT AND ATTACH)

ADDRESS: 112 E PARK AVE **Block#** 60 **Lot#** 1.01 **UNIT #** 2

9. A floor plan must be submitted.

The floor plan must show all rooms and include measurements of living room and bedrooms, specifically.

☒ **YOUR FLOOR PLANS ARE ALREADY ON FILE WITH THE BOROUGH OF MERCHANTVILLE**

10. Name (first and last), phone and unit numbers of all tenants, including children:

First & Last Name: YVONNE PAGON First & Last Name: _____

Phone #: _____ Phone #: _____

Children: NATASHA PAGON Age: 4-12-2002 Children: _____ Age: _____

Children: _____ Age: _____ Children: _____ Age: _____

Children: _____ Age: _____ Children: _____ Age: _____

11. Name of Pet (Cat/Dog): N/A Breed of Pet: _____

License Number issued to Pet through the Borough of Merchantville: _____

12. Chickens must be licensed by the Borough of Merchantville. If you have been approved for chickens, please record

License Number issued for your chicken pen: _____

I verify that all information contained herein, is true, correct and complete.

Drivers License Number for the registered owner: R2163 26787 11474 State N.J.

Francis X Rees Jr FRANCIS X REES JR owner 5/5/2018
Signature Printed Name Title Date

Make checks payable to the Borough of Merchantville. If the forms are not received by the due date, a \$20.00 late fee will be assessed. If you have any questions concerning this form, please call the Office of Rental Inspections at 856-662-2474 x 321.



Borough of Merchantville
1 W Maple Avenue
Merchantville, NJ 08109

May 2, 2018

FRANCIS REED, JR.
8 KING ARTHUR DRIVE
MEDFORD, NJ 08055

RE: 112 E PARK AVE, BLOCK 60, LOT 1.01

Dear Property Owner:

As a rental property owner in the Borough of Merchantville, you may be aware of Ordinance #12-12, Article I of Chapter 66, "Rental Properties". However, effective September 12, 2016, Ordinance 16-11, Article I of Chapter 66, "Rental Certificate of Inspection Requirements", in the code of the Borough of Merchantville amends the previous ordinance #12-12, listed above.

According to the amendment of Chapter 66, Rental Certificate of Inspection Requirements, please note the following changes:

ARTICLE II – Article I – Section 66-2 "Inspection"

All rental units within a rental facility, hereinabove defined, shall be inspected by the Borough of Merchantville every **thirty-six (36) months**, or with each change in occupancy, whichever shall occur first.

ARTICLE XI – Article I – Section 66-11 "Fees"

At the time of the filing of the "**Application for Inspection**" and prior to the issuance of a certificate, the owner or agent of the owner must pay a fee in accordance with the following:

- An "**Application**" fee of One hundred Fifty Dollars (\$150.00) per rental unit in rental facilities per inspection period (the inspection period is three (3) years)

$$2 \text{ Rental Units @ } \$50.00 = \$100.00 \times 3 \text{ yrs} = 300.00$$

You must complete the attached "**Application for Inspection**" for each non-owner occupied unit, and return no later than **JUNE 2, 2018**.

This form may be duplicated as needed or may be accessed along with Amendment to Chapter 66, on our website @ www.merchantvillenj.gov.

Sincerely,

Chief Kevin J. Patti

Zoning/Code Enforcement Official
codeenforcement@merchantvillenj.gov
(856) 662-2474 Ext. 321

KJP:cla

Attachments (Invoice/Application for Inspection)