

Shannon McNinch

From: Shannon McNinch
Sent: Friday, July 12, 2019 1:36 PM
To: Shannon McNinch
Subject: RE: OPRA request - 1717 Rue Mirador, Point Pleasant OPRA

-----Original Message-----

From: Shannon McNinch
Sent: Friday, July 12, 2019 1:34 PM
To: Shannon McNinch <SMcNinch@ptboro.com>
Subject: RE: OPRA request - 1717 Rue Mirador, Point Pleasant OPRA

2019-234

Construction/Zoning/Tax/Code/Tax Assessor
In: 7/12/19
Due: 7/23/19

-----Original Message-----

From: Antoinette Jones
Sent: Friday, July 12, 2019 1:14 PM
To: Shannon McNinch <SMcNinch@ptboro.com>
Subject: FW: OPRA request - 1717 Rue Mirador, Point Pleasant OPRA

Please log and distribute.

Thanks.
Toni

Antoinette Jones, RMC, CMR
Borough Clerk
Pt. Pleasant Borough
2233 Bridge Avenue
Pt. Pleasant, NJ 08742
(732) 892-3434 Ext. 117
Email ajones@ptboro.com

-----Original Message-----

From: Susan E Payne <opra+request-6315-bae3f799@requests.opramachine.com>
Sent: Friday, July 12, 2019 12:29 PM
To: Antoinette Jones <ajones@ptboro.com>
Subject: OPRA request - 1717 Rue Mirador, Point Pleasant OPRA

Dear Point Pleasant Borough,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

PROPERTY RECORD CARD

All Open Permits
All Zoning permits
Open Property Liens
Open Violations
Survey of Property if applicable including permits,

Elevation Certification

"any information regarding the presence of an underground oil tank if applicable"
including permits, remediation reports, environmental reports"
"survey showing underground oil tank location septic systems" applicable"
"any information of the presence of a septic system"
"No Further Action Letter"
"Substantial Damage Letter"

Property Location 1717 RUE MIRADOR
County 15 - Ocean
District 25 - Point Pleasant Boro
Block Number 279
Lot Number 174

Yours faithfully,

Susan E Payne

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-6315-bae3f799@requests.opramachine.com

Is ajones@ptboro.com the wrong address for OPRA requests to Point Pleasant Borough? If so, please contact us using this form:

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

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

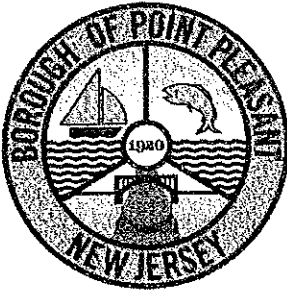
<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/1717_rue_mirador_point_pleasant

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.



BOROUGH OF POINT PLEASANT

OCEAN COUNTY, NEW JERSEY

MEMO

To: A. Jones; Borough Clerk
From: L. Kelly; Administrative Assistant to Construction Office
Subject: OPRA # 2019-234
Date: 7/12/2019
Cc:

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RE: 1717 RUE MIRADOR (BLOCK 279, LOT 174)

The Construction Office has the following records on the above property:

- (2) closed permits (see attached permit record cards)
- No Open Permits
- No Oil Tank or Septic permits or anything relating to them
- No Property Survey on file
- No Substantial Damage letter was issued
- No Elevation Certificate on file

Per. # 1588

4

## BOROUGH OF POINT PLEASANT

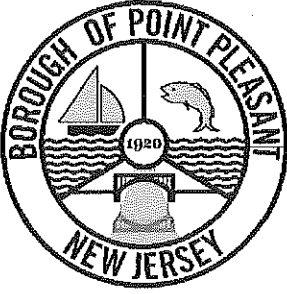
Campanella, Leonard P. Permit No. 8698 1717 Rue Mirador  
Lot Owner (Last name first) Street Location  
Builder Same Issued: 4-6-70 Blk 279 Lot 174  
Address Permit Issued for:  
City Dwelling 1 Story Store  
Garage Car Port  
Breezeway Alteration  
Other Gas - HW  
Assessment of Building Increased as follows:  
1970 AAL  
19 Added to Duplicate  
Final Inspection made and Certificate of Occupancy Issued:  
Date 1/13/21  
Building Inspector

*James A. Alessa*  
(Assessors Office)

## BOROUGH OF POINT PLEASANT

KING, RICHARD Permit No. 98-0682 1717 Rue Mirador  
Lot Owner (Last name first) Street Location  
Builder Homeowner Issued: 8-28-98 Blk 279 Lot 174  
Address Permit Issued for:  
City Dwelling Store  
Garage Pool  
Deck Shed 6 x 10  
Other  
Assessment of Building Increased as follows:  
19 AAL  
19 Added to Duplicate  
Final Inspection made and Certificate of Occupancy Issued:  
Date 9-3-98  
Building Inspector

*G.A.M.*  
(Assessors Office)



**BOROUGH OF POINT PLEASANT**  
OCEAN COUNTY, NEW JERSEY

**Memorandum**

To: Antoinette Jones, Boro Clerk

From: Robyn Palughi, Tax Assessor

Date: July 12, 2019

Re: OPRA Request #2019-234

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Please see attached property record card, that is the only thing my department would have.

BLK: 279 LOT: 174

CARD 01 OF 01

1717 RUE MIRADOR

POINT PLEASANT BORO

KING, ALISON EST  
1717 RUE MIRADOR  
PT PLEASANT NJ 08742Class: 2  
Zone: R-1A  
Map: 22  
VCS: 105--Curr. Values--  
Land: 400,000  
Impr: 125,700  
Net: 525,700--Sales History--  
01/14/2003 1  
08/18/1998 237,000  
09/12/1995 187,500KING, RICHARD & ALISON  
KOPAC, JOHN & SUSAN

| BUILDING DESCRIPTION              | FLOOR AREAS           | LAND DESC.  | UNITS | APPRAISED VALUES (COST APPROCH)           |
|-----------------------------------|-----------------------|-------------|-------|-------------------------------------------|
| Building Class 16                 | 1st Story 1,440       | FRONT FEET  | 50    | Main Bidg Replacement Cost 121,703        |
| ONE FAMILY 1SB                    | Upper Stories 0       | SITE VALUE  | 1     | CCF:1.35,NetCond:.690,MtAdj:1.00 * .93150 |
| 1 STORY / RANCH                   | Half Stories 0        |             |       | Main Bidg Appraised Value = 113,366       |
| Built: 1970 Eff Yr: 1985          | Attic Area 0          |             |       | Total Detached Item Value + 12,334        |
| Endatn: BLK/CONCRT                | Basement Area 0       |             |       | Total Improve Value (rounded) = 125,700   |
| Roof: GABLE / ASPH SHNGL          | Sq. Foot Living 1,440 |             |       | Total Land Value + 400,000                |
| ExtFin: ALL BRICK                 | ATTACHED ITEMS        |             |       | TOTAL NET VALUE: 525,700                  |
| Heat: GAS                         | CATH CELL             | A: 1S-CR    | 864sf |                                           |
| HOTWTR BB                         | CONC PATIO            | B: CC-1S-CR | 576sf |                                           |
| Air: NONE                         |                       | C: CP       | 169sf |                                           |
| IntFin: DRYWALL                   | DETACHED ITEMS        |             |       |                                           |
| FlrFin: MIXED                     | BULKHEAD              |             | 50    |                                           |
| Plumb: 3FIX BATH                  | DOCK                  |             | 225   |                                           |
| OTHER ITEMS                       |                       |             |       |                                           |
| 1STY FP                           |                       |             | 1     |                                           |
| * BEDROOMS                        |                       |             | 3     |                                           |
| * BATHROOMS                       |                       |             | 2.0   |                                           |
| * TOTAL ROOMS                     |                       |             | 5     |                                           |
| CONDITION                         |                       |             |       |                                           |
| INT.: AVERAGE                     |                       |             |       |                                           |
| EXT.: AVERAGE                     |                       |             |       |                                           |
| LAYOUT: AVERAGE                   |                       |             |       |                                           |
| INFOBY: OWNER                     |                       |             |       |                                           |
| * For Informational Purposes Only |                       |             |       |                                           |

**ADMINISTRATOR/CLERK**  
732-892-3434  
**CHIEF FINANCIAL OFFICER**  
732-892-3434  
**CONSTRUCTION**  
732-892-7129  
**ZONING & CODE ENFORCEMENT**  
732-892-3205



**REGISTRAR**  
732-892-4183  
**TAX ASSESSOR**  
732-892-3447  
**TAX COLLECTOR**  
732-892-3434  
**PUBLIC WORKS**  
732-892-1287

**BOROUGH OF POINT PLEASANT**  
Office of the Zoning & Code Enforcement Officer  
2233 Bridge Avenue – P.O. Box 25  
Point Pleasant, New Jersey 08742  
Email: [zoningcode@ptboro.com](mailto:zoningcode@ptboro.com) • Fax: 732-899-2655 • Website: [www.ptboro.com](http://www.ptboro.com)

**MEMO OF THE  
ZONING & CODE ENFORCEMENT OFFICER  
BOROUGH OF POINT PLEASANT**

**TO:** Toni Jones - Borough Clerk  
**From:** Kevin R. Burke – Zoning & Code Enforcement Officer  
**Date:** July 16, 2019  
**Re:** OPRA Request # 2019-234

Attached, please find the requested documents from the Zoning & Code Enforcement files.

ADMINISTRATOR/CLERK

732-892-3434

CHIEF FINANCIAL OFFICER

732-892-3434

CONSTRUCTION

732-892-7129

ZONING & CODE ENFORCEMENT

732-892-3205



REGISTRAR

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TAX ASSESSOR

732-892-3447

TAX COLLECTOR

732-892-3434

PUBLIC WORKS

732-892-1287

## BOROUGH OF POINT PLEASANT

Office of the Zoning & Code Enforcement Officer

2233 Bridge Avenue – P.O. Box 25

Point Pleasant, New Jersey 08742

Email: [zoningcode@ptboro.com](mailto:zoningcode@ptboro.com) • Fax: 732-892-2655 • Website: [www.ptboro.com](http://www.ptboro.com)

## NOTICE OF VIOLATION

February 28, 2019

U.S. Bank Trust N.A., as trustee for  
LSF9 Master Participation Trust  
13801 Wireless Way  
Oklahoma City, OK 73134

Re: 1717 Rue Mirador a/k/a Block: 279 Lot: 174

Dear Sir/Madame,

Over the years the Borough has established several ordinances, which are aimed at maintaining public health & safety. Other ordinances are aimed at maintaining aesthetics & property values in the community. Inspection of the above referenced property indicated the existence of the following condition(s), which are in violation of such ordinances: **This department has received a complaint regarding your property maintenance (see enclosed photos). Please replace, repair or remove the bulkhead; remove all rubbish, refuse & debris and dispose of them properly; remove all peeling, flaking & chipped paint and repaint those surfaces; remove all rust and erosion to metal surfaces and stabilize those surfaces to inhibit further rust; and keep your property properly maintained.**

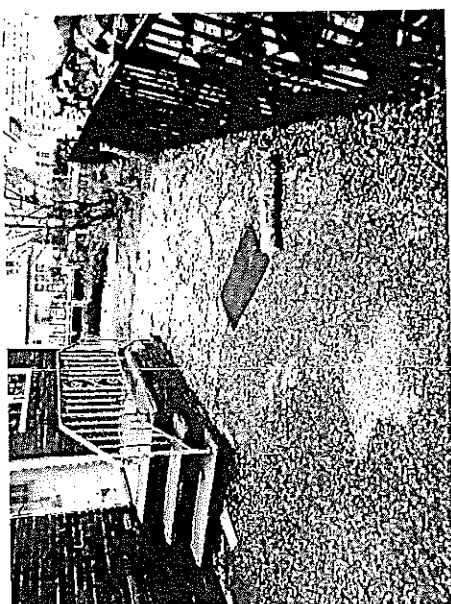
(x) Chapter VIII – Building & Housing – Ord. #8-5 – Property Maintenance Regulations

We realize that not all residents and business owners are aware of all the requirements of the municipal codes. This letter is intended to inform you of requirements not being observed at the current time on your property so that you can take corrective action. The above violation(s) should be abated **no later than ten (10) days** from the above date. **Failure to abate the violation(s) by that time shall cause the Borough to enforce the ordinances through the issuance of a summons requiring your appearance in Municipal Court and/or the Borough will abate the violation(s) and place a municipal lien on the property.** We respectfully request timely action on your part to avoid the necessity of such action. If you have any questions regarding this matter, please feel free to contact me.

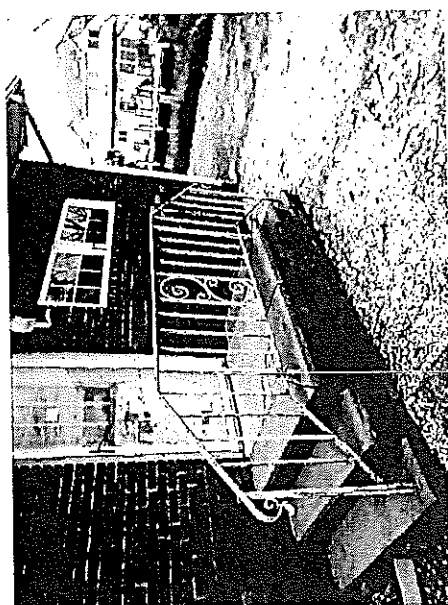
Sincerely,

Kevin R. Burke

Zoning & Code Enforcement Officer



2/6/2019 4:14:06 PM



2/6/2019 4:14:13 PM



2/6/2019 4:14:22 PM



2/6/2019 4:14:30 PM



2/6/2019 4:15:13 PM



2/6/2019 4:15:24 PM



2/6/2019 4:15:31 PM



2/6/2019 4:16:00 PM



2/6/2019 4:16:12 PM